

Thomas's Richmond Hill

Design & Access Statement to
accompany Full Planning and Listed
Building Consent application

1714-IID-RP-A-014 P03

1st July 2024



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Introduction

SUMMARY

This report is written in support of an application for Full Planning and Listed Building Consent.

It relates to works on the former Richmond American University London site, which is proposed to be re-purposed as a new secondary school for Thomas's London Day Schools.

The application follows directly from the approval of Lister Building Consent by the London Borough of Richmond-upon-Thames on the 12th June 2024 (ref. 24/0534/LBC).

This report has been prepared by IID Architects on behalf of Thomas's London Day Schools in collaboration with the following consultants:

- Client: Thomas's London Day Schools
- Project Manager: Bidwells
- Architect: IID Architects
- Cost Consultant: Synergy
- Structural Engineer: Integral Engineering Design
- Services Engineer: Troup Bywaters + Anders
- Heritage Consultant: Heritage Information Ltd
- Fire Engineer: Hilson Moran
- Acoustic Consultant: Ion Acoustics
- Planning Consultant: Savills

BACKGROUND

Thomas's London Day Schools are a family-run group of co-educational independent schools in central London for children between the ages of two and sixteen.

Thomas's College Richmond Hill will open in September 2025, initially for years 7 to 12, building to a capacity of up to 630 pupils up to Year 13. The proposed school will also accommodate boarding accommodation for up to 50 pupils.

Thomas's ethos of forward thinking and outward-looking education, based on core values of kindness and pastoral care, is of central importance to the design of the school site. The architecture should foster creativity and freedom of expression alongside critical thinking and independent thought.



Site Overview

The site was used for Richmond Theological College, originally a Methodist ministerial and missionary training college, between 1843 and 1972.

It then became a part of the American University London, comprising a range of teaching facilities together with student bed-spaces for c. 216 students.

The site comprises the following buildings located within approximately 2.1 hectares of landscaped gardens:

- Grade II listed:
 - **Main Building**
- Locally listed / curtilage listed buildings:
 - **Red House**
 - Lower and Upper Cottages
 - Oak Tree Cottage
- Buildings outside curtilage of the listed building
 - Sir Cyril Taylor Library
 - Orchard House
 - Longley House

This application relates to works to the Main Building, Sir Cyril Taylor Library, Red and Longley Houses and external landscaping, gates, fencing and signage works as part of the site's redevelopment. The Lower and Upper Cottages and Oak Tree Cottage will remain as existing.

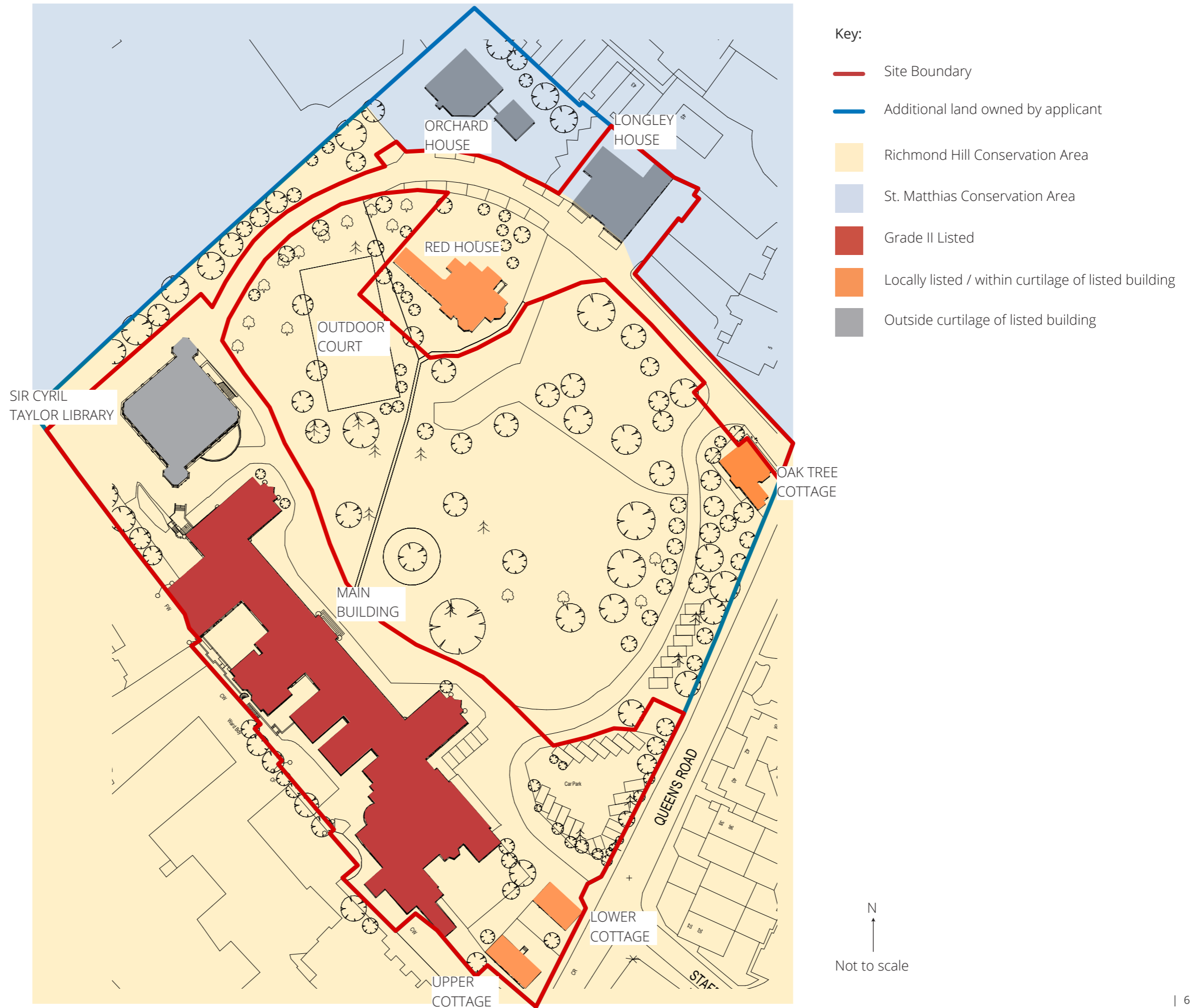


Aerial view of site [Credit: Google, Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group]

- Site Boundary
- Additional land owned by applicant



Site Plan

The site falls within CA5. Richmond Hill Conservation Area, CA30. St. Matthias Conservation Area, a "Village Character Area", and a "Critical Drainage Area".



Site Analysis



- Key
-  Site Boundary
 -  Additional land owned by applicant
 -  Vehicular movement
 -  Pedestrian movement
 -  Open lawn
 -  Car parking
 -  Security
-  Background noise levels high due to aircraft flight paths - may impact natural ventilation options
-  Gardens contain many high quality mature trees which are protected, so new development opportunities are limited

Aerial view of site [Credit: Google, Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group]

Site Photos - Listed Buildings



Main Building (Grade II listed)

19th Century Building with adjoining 'George House' to the south. Set over 5 storeys including the basement, the building houses dining and kitchen facilities, administrative spaces and residential accommodation, some of which would be best maintained as boarding accommodation for Thomas's in order to suit their requirement for circa 50 student bedrooms.



Lower and Upper Cottages (locally & curtilage listed)

No works proposed to existing buildings

Two, 2-storey cottage buildings located next to the front entrance, and designated as Buildings of Townscape Merit. Lower Cottage is adjacent the entrance way and would be ideally suited to a porter or gate-person's accommodation for security reasons. Upper Cottage is set behind this and could be used for estates staff or administrative purposes. The domestic nature of the cottages and their separation from the Main School means that they would not be ideal for teaching accommodation.



Red House (locally & curtilage listed)

A 3 storey "Building of Townscape Merit" with smaller cellular rooms, which is well suited to use as a self-contained 6th Form centre, with common room and study spaces as well as offices.



Oak Tree Cottage (locally & curtilage listed)

No works proposed to existing building

A single storey gatehouse building on the eastern corner of campus, designated as a Building of Townscape Merit. This would be suited to security or administrative purposes.

Site Photos - Later Additions



Sir Cyril Taylor Library

A teaching and library block built in the late 1990s, spread over 5 storeys including the basement. The floor plan with 2 stair cores in opposite corners, and 4 columns arranged in the centre of each floor, offers good flexibility for adaptation. The larger spaces also provide the best opportunities currently available on site for an assembly hall of the scale that Thomas's require.



Orchard House

No works proposed to existing building

A 2-storey building which must be used as a self-contained residential unit. This would be best dedicated to the Head of School.



Outdoor Court

An approximately 17 x 33.5m size hard court, in need of resurfacing.



Longley House

A single storey building near the eastern edge of the campus, previously used for student bedrooms and common areas. As this building is modern and there is flexibility to demolish partitions, it could be used as a self-contained Design Technology building.

Internal Photos

Main Building - Lower Ground Floor



1



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3



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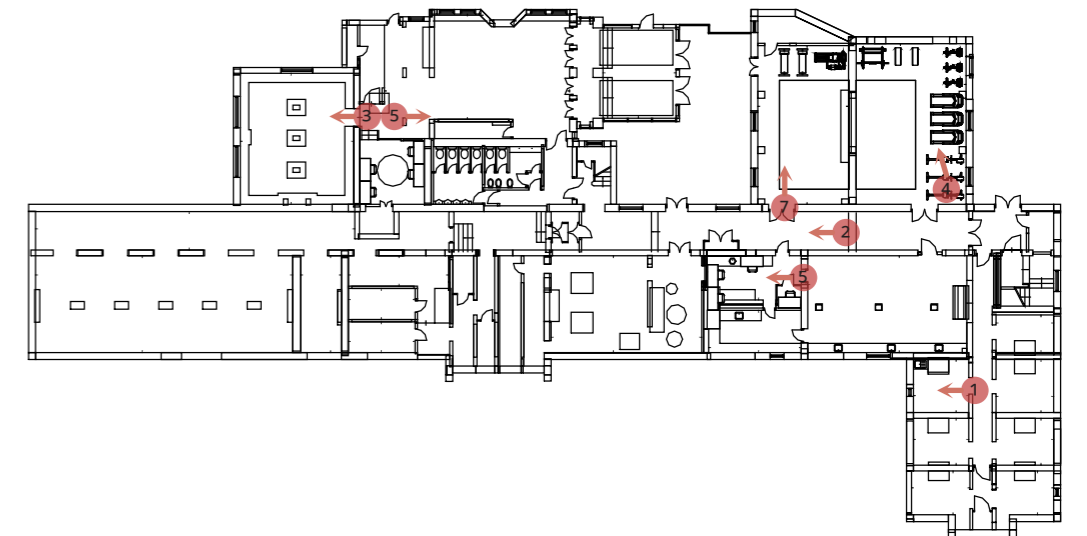
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Internal Photos

Main Building - Ground Floor



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6



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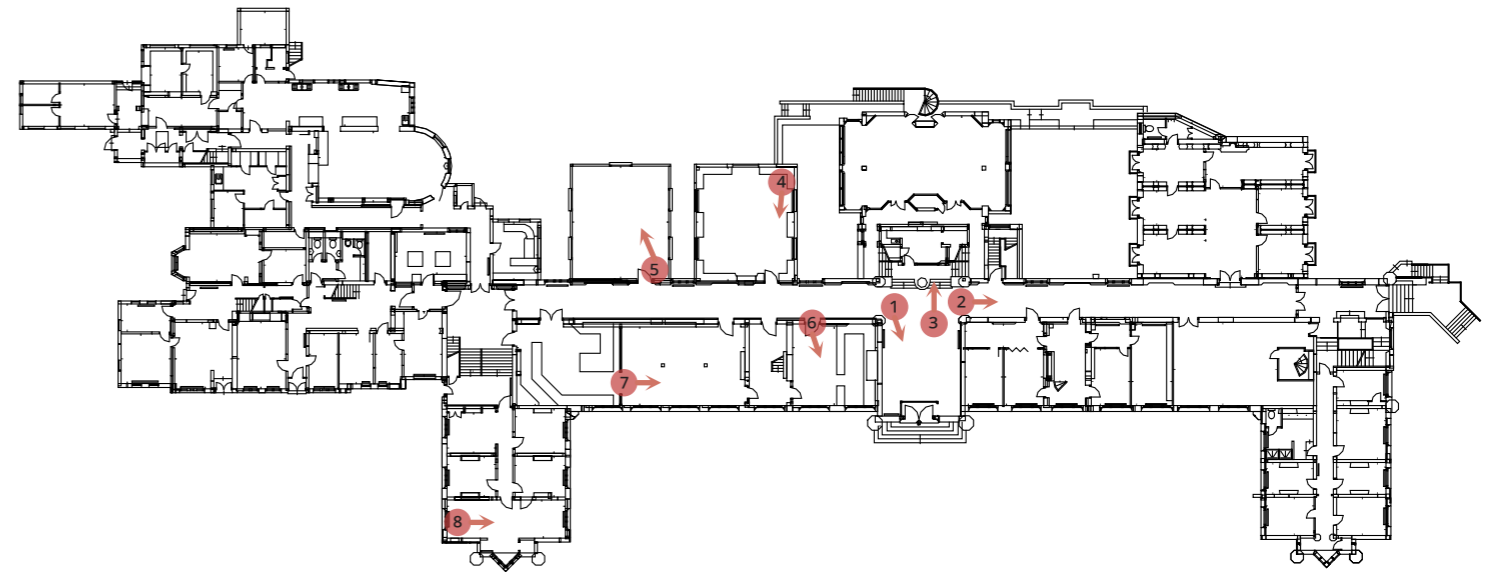
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Internal Photos

Main Building - Ground Floor



1



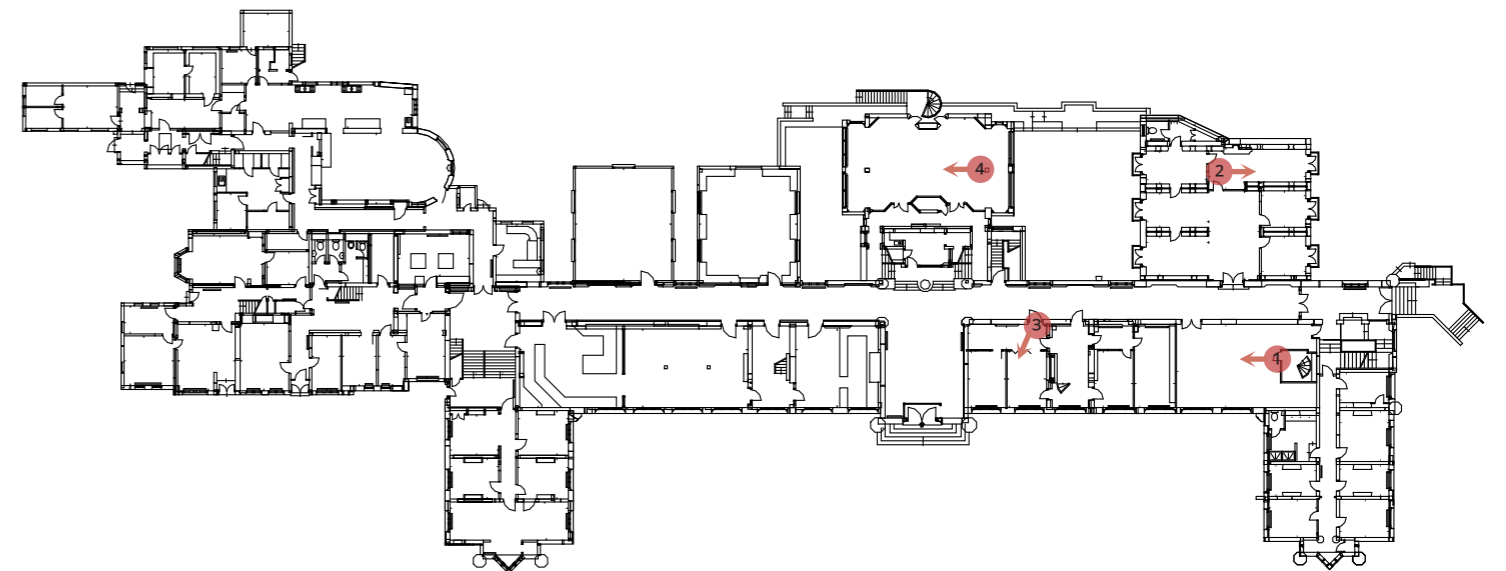
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Internal Photos

Main Building - First Floor



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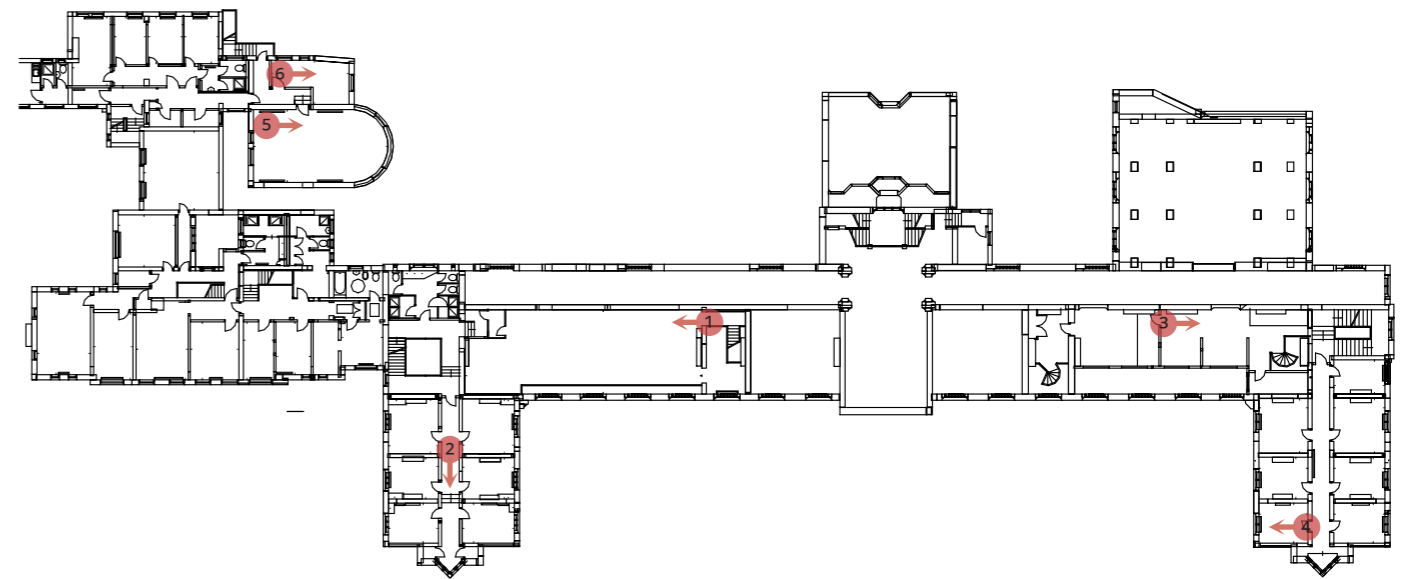
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Internal Photos

Main Building - Second Floor



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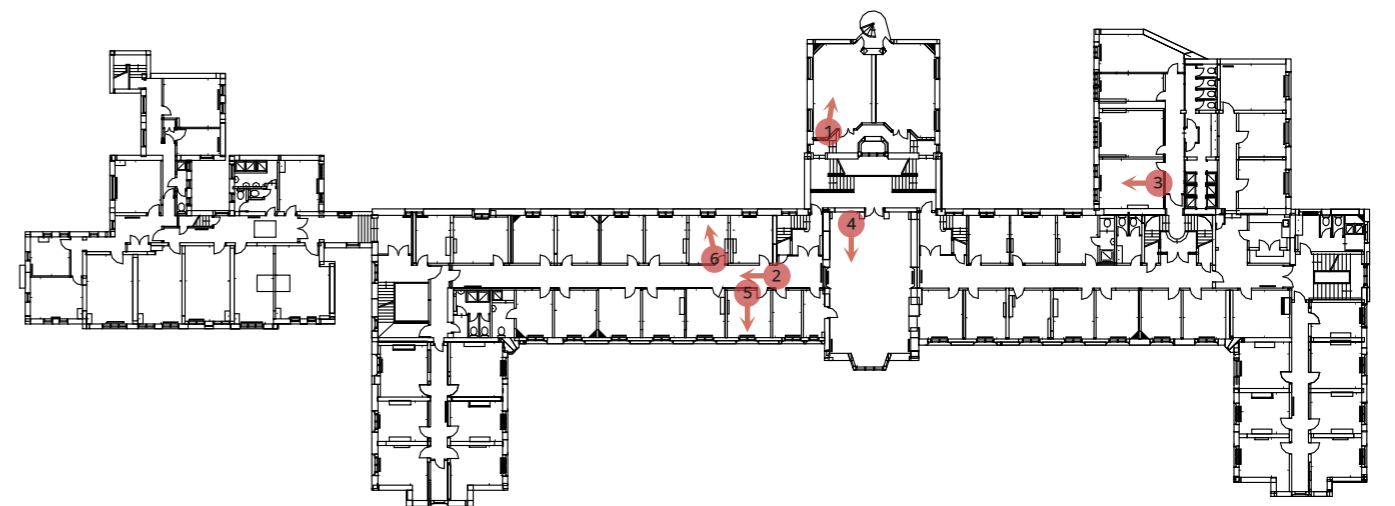
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Internal Photos

Main Building - Third and Fourth Floors



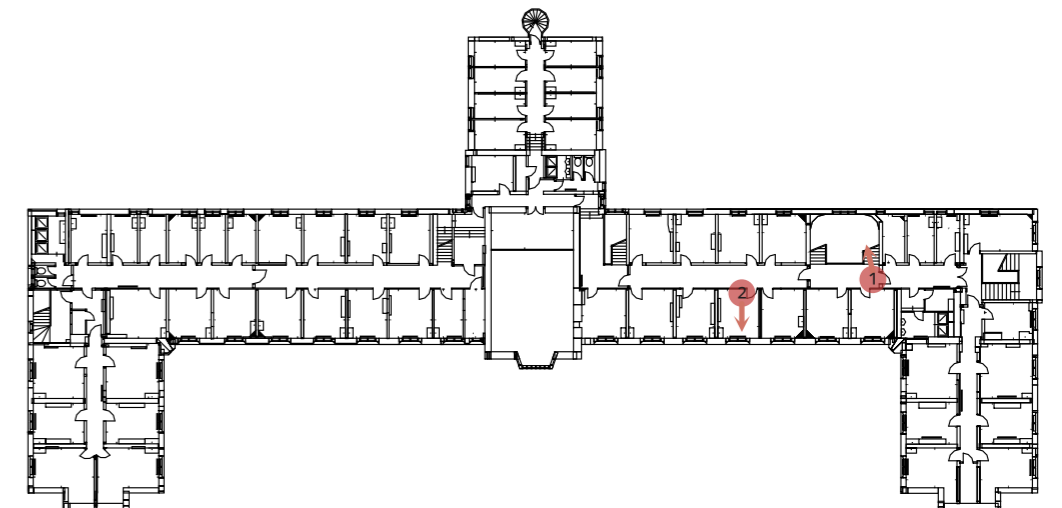
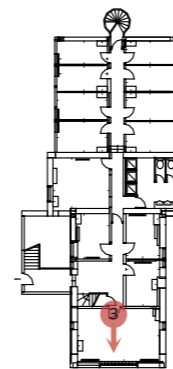
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2



3



Internal Photos

Red House



1



2



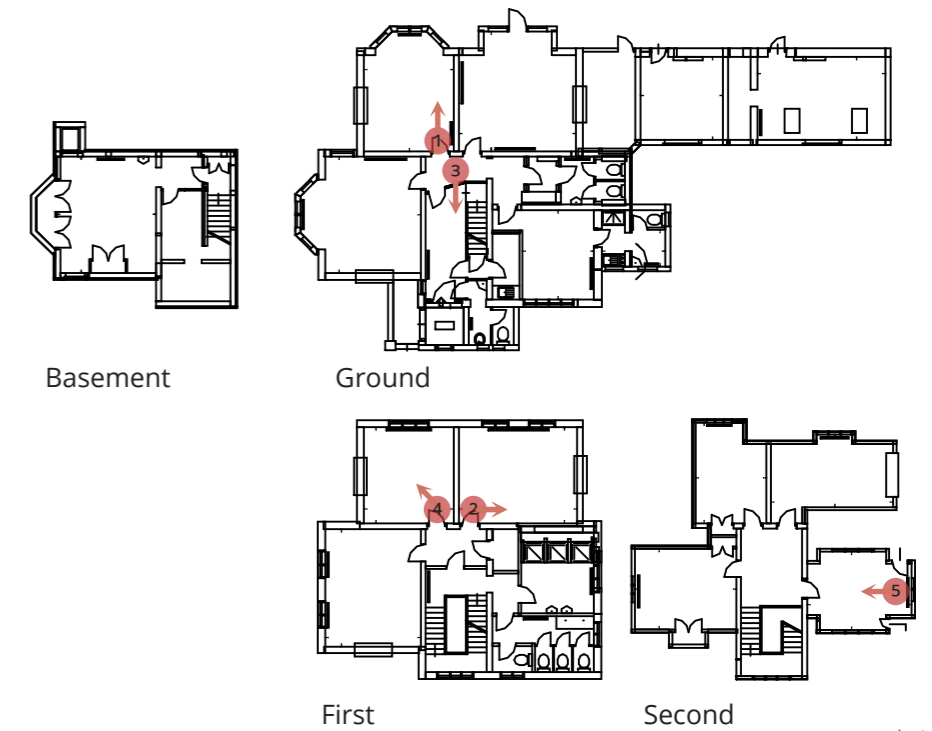
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Internal Photos

Sir Cyril Taylor Library



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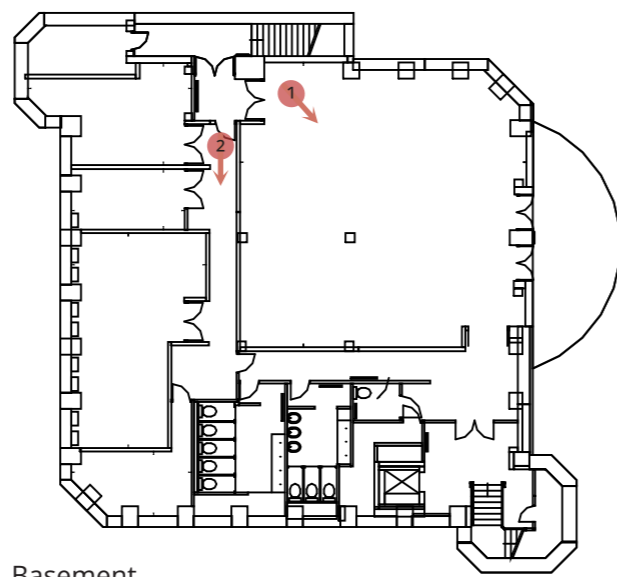
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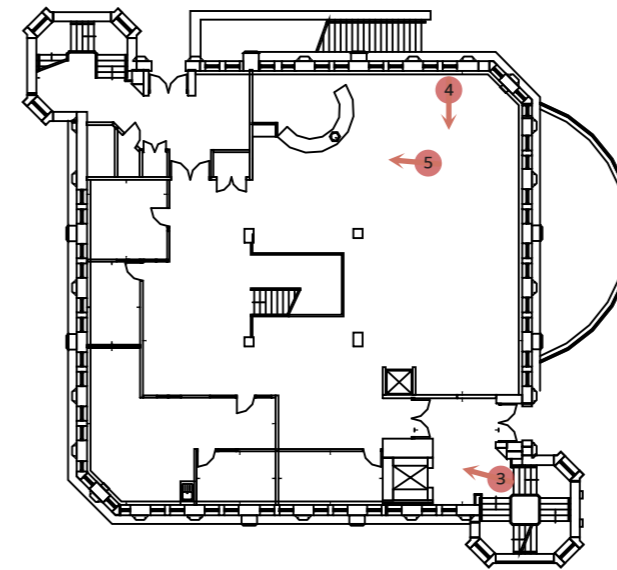
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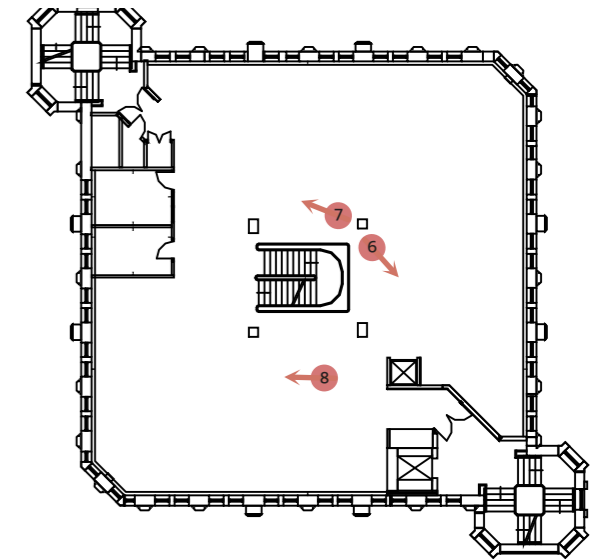
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Basement



Ground



First

Internal Photos

Sir Cyril Taylor Library



1



2



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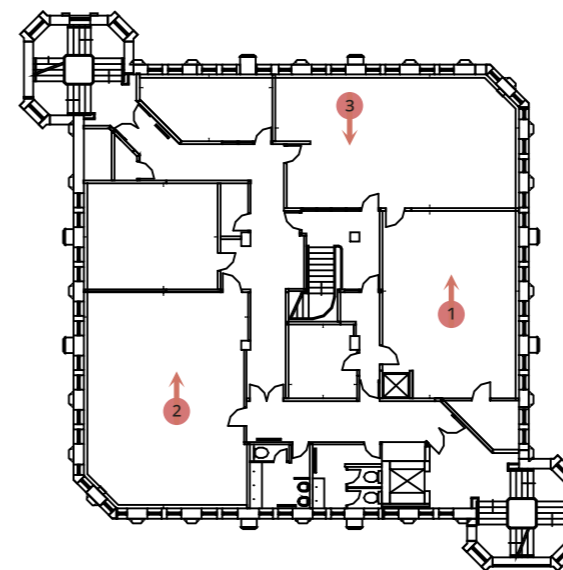
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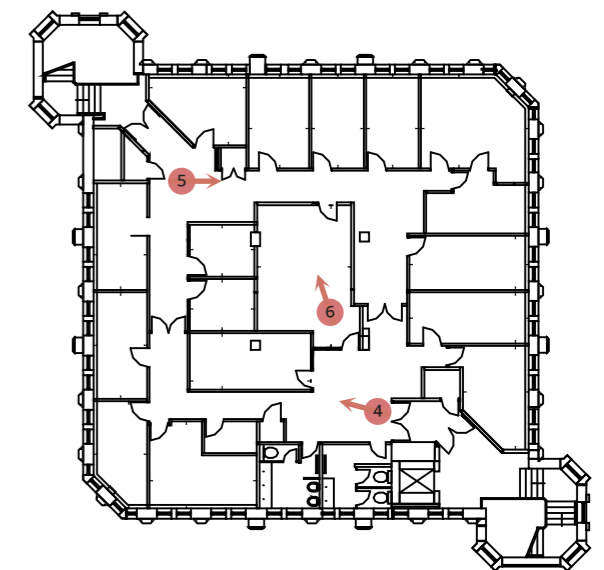
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Second



Third

Internal Photos

Longley House



1



2



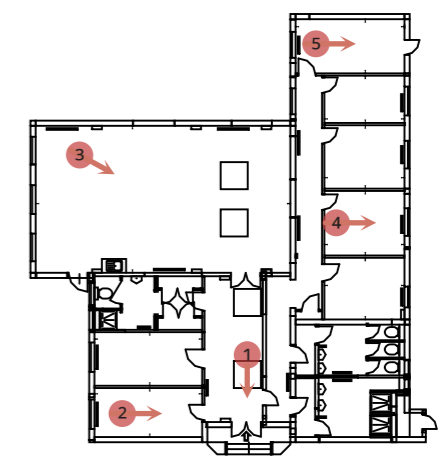
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Ground

Planning Background

PRE-APPLICATION ADVICE

Ref. - 23/P0237/PREAPP

The first submission of pre-application information to London Borough of Richmond-upon-Thames was made on 28th September 2023. IID met LBRuT on site on 1st November and they requested further information to justify the alterations to the 1840s Main College Building at second floor.

IID produced a supplementary report, which was submitted to LBRuT on 10th November 2023, explaining why the extent of alterations at second floor is necessary, and highlighting the proposed heritage improvements that counteract the alterations. This information is included within Appendix A of this report.

This supplementary report was related to the internal changes which have been approved under the LBC application listed below and therefore is not for consideration as part of this application.

A second application for pre-application advice was made at the end of December 2023, and a meeting was held on the 30th January 2024.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT APPLICATION

An application for a Certificate of Lawful Use or Development was made on the 23rd February 2024 to cover the proposed use of the site as a school providing boarding accommodation. The application reference was 24/0471/PS192. The CLOPUD Decision Notice was issued on the 17th April 2024 confirming that the works and use of the premises were/ was lawful.

LISTED BUILDING CONSENT APPLICATION

An application for Listed Building Consent was made on 29th February 2024 to cover the internal works to the Main Building and Red House. The application reference was 24/0534/LBC. The LBC Decision Notice was issued on the 12th June 2024 granting consent for the works proposed.

PREVIOUS APPLICATIONS

89/0313/LBC - Extension Of Library Mezzanine, Construction Of Half Mezzanine In Reference Room And New Timber Staircase To Link Basement, Library And Mezzanine.

89/2049/FUL and 89/2085/LBC - Erection Of A Four Storey Building To Provide A New Library Complex On Ground & 1st Floors & Classrooms & Seminar Rooms On 2nd & 3rd Floors. Provision Of Replacement Parking. Granted Permission 13/12/1990

90/1480/FUL - Amendment To Condition (h) Of Planning Permission 89/2049 To Allow For Number Of Students On College Premises To Be A Maximum Of 590. Granted Permission 10/12/1990

94/2198/FUL - Erection Of 4 Storey Building To Provide A New Library On Ground And First Floors And Additional Classrooms And Seminar Rooms On 2nd And 3rd Floors, Formation Of Parking Areas. Granted Permission 13/04/1995

97/2740 - Erection Of A 5 Storey Building (including Basement) To Provide A New Library On Ground And First Floors, Additional Classrooms Seminar Rooms And Faculty Offices On The Second And Third Floors And Seminar Area And Plant In The Basement With. Granted Permission 29/06/1998

00/0882 - Alterations To Parts Of Main Building, Ground Floor Toilets And 2 Bedrooms. Granted Permission 05/05/2000

00/0905 - Alterations To Main Building (ground Floor Main Entrance And Corridor). Granted Permission 22/05/2000

00/0906 - Alterations To Main Building (it Centre). Granted Permission 30/06/2000

01/2172 - Proposed Conservatory Leading From Common Room To Courtyard. Granted Permission 09/10/2001

02/3383 - Removal Of Timber Staircase Linking Ground And First Floor Of Canteen. Formation Of New Door At First Floor Level Linking Canteen To Secondary Staircase. Granted Permission 16/12/2002

05/3600/LBC & 05/3599/FUL - Formation of a new mansard roof to George House to provide 8 additional

bedrooms as ancillary accommodation, and provision of cycle storage. Granted Permission 24/07/2006

07/4090/FUL & 07/4091/LBC & 07/4254/CAC - Erection of a new 3 storey building adjacent to the Red House for student accommodation with 90 beds (and basement plant room), together with external works and landscaping. **Withdrawn** by the Applicant 25/02/2008

08/3022/LBC - Retention of three windows. **Refused** Permission 12/05/2009

10/0002/LBC - Existing small pane single glazed metal casement windows set in brickwork reveals to be replaced with powder coated crittal window system: casement sizes, mullion and transom forms to be replicated: window panes to be 14mm double glazed units incorporating low emissivity glass with face fixed glazing beads to replicate individual small panes. Granted Permission 05/03/2010

10/0247/LBC & 10/0249/CAC - Replacement of 3no. windows at rear of main building, to match pattern proposed for windows replacement programme on George House. Granted Permission 24/03/2010

15/1603/S62H - First floor level - Refurbishment of bathroom to modern standards by formation of two wet rooms in the location of one w.c. Granted Permission 18/05/2015

15/4492/LBC - External fabric repairs to 3no high level flat roof areas with associated parapet and rooflight repairs and replacement of crittall metal windows to main building. Timber frame surrounds to be retained and repaired. Granted Permission 11/12/2015

There is evidence of an application for a new boarding house building adjacent to the Red House in 2007, which was **withdrawn** since it was deemed unacceptable by the planners. The reason for this is not clear from the documents available, but it could be due to the impact on trees in the area.

Overview

USE

The site was part of the Richmond American University London from 1972 - 2022, comprising a range of teaching facilities together with student bed-spaces for c. 216 students.

The proposals seek to convert the site into a new secondary boarding school within the Thomas's London Day Schools group, retaining the current C2 use class.

AMOUNT

The school will open in September 2025, initially for years 7 to 12, building to a capacity of up to 630 pupils up to Year 13. The proposed school will also accommodate boarding accommodation for up to 58 pupils.

The combined total area of buildings is circa 9,800m².

The total number of students is limited to 630 by a planning restriction imposed on the site.

Detailed design studies have been undertaken to confirm that the required facilities can be housed within existing buildings on the site. The spaces provided are outlined on the following pages.

LANDSCAPE

The site has a well-established landscape with many mature trees.

Reinstatement and making good to the existing courtyard hard surfacing is proposed following the demolition of the existing single-storey conservatory to the Main Building.

External ramps and locally regraded hard surfacing are proposed to the Main Building, Sir Cyril Taylor Library, Red and Longley Houses to provide wheelchair access.

New fencing, vehicular and pedestrian gates and hard-surfacing are proposed to the site entrance and exit off Queen's Road in order to secure the school site.

Otherwise, the landscaping will remain as existing, and external works will be limited to repair, redecoration, and making good of existing landscaping materials.

Some external plant is proposed to be replaced, positions to remain as existing or be relocated within new visual screening in the Main Building courtyard.

SCALE & APPEARANCE

No new buildings are proposed therefore the scale and massing of the site is to remain as existing, and there is no impact on the character of the conservation areas that the site lies within.

- Assembly Hall
 - General teaching
 - Science
- Key:**
- Site Boundary
 - Additional land owned by applicant
 - Teaching & Boarding
 - Security / Estates Staff
 - Staff Residential House
 - Sports
 - Proposed external works

- Reception and Administration
- General teaching
- Art, Music, Drama, Gym, SEN
- Dining & Kitchen
- Boarding Accommodation

N
↑
Not to scale

[Right] Proposed Site Plan



Layout

Following the approval of the LBC application referenced earlier in this report, details of the further proposed alterations have been set out below. These have been highlighted on the following plan drawings with associated reference numbers.

The facilities required by the school have been arranged to make best use of the space available and to avoid undue changes to the Listed Buildings and other heritage assets, as summarised below. The proposal responds both to the Heritage Statement by Heritage Information Ltd and pre-application advice by London Borough of Richmond upon Thames. IID have also worked closely with Thomas's staff to ensure that the arrangement of spaces is suitable for their requirements.

The demolition of structural elements has been avoided as far as possible. The proposal also seeks to make heritage improvements to counter the required alterations to the Listed Building, as summarised on the following pages.

ALTERATIONS TO LISTED BUILDINGS -

MAIN SCHOOL BUILDING (GRADE II LISTED)

Particular focus was given to minimising alterations within the principal 1840s college building, which is the part of the listed building with the greatest heritage significance. Although George House predates this building, its interior has less heritage value, as it has already been altered significantly. The modern extensions also have less heritage significance. Refer to the full Heritage Statement for more information.

Basement

1. Removal of the existing single-storey conservatory is proposed to open up the Courtyard space and provide a means of escape along the rear elevation to suit the proposed fire and escape strategy.
2. External plant in the rear courtyard is being reduced and consolidated to the corner behind visual screening to reduce impact on the listed building and provide a means of escape along the rear elevation to suit the proposed fire strategy.
3. Internal layout alterations to form Accessible Shower and Changing Room and separate Staff Shower and Changing facilities.

Ground floor

1. New external door to be formed in the Kitchen end of George House to provide the required clear open width to suit the proposed fire and escape strategy.
2. Internal layout alterations are proposed to form Medical Suite, Accessible WC and Shower, Visitor and Staff WC's and Showers and Stores.
3. The existing external doorway is proposed to be widened to provide the required clear open width to suit the proposed fire and escape strategy.
4. Internal layout alteration proposed to provide separate SEN Resource space from the adjacent Circulation.
5. Former central Lecture Room is subdivided with new partitions to form Offices and a Meeting Room.
6. The Maufe Library is opened up through the removal of the more modern partitions to reinstate the space to its original form and Library use, with the fireplace retained as a central feature. No subdivision of this space is proposed as shown in the updated sketch perspectives in the following section.
7. Removal of the modern partitions, spiral staircases and mezzanine floor reinstates the space to its original volume to be used as a Hall. The remaining existing cellular space to the south of the Hall is retained to accommodate the Masters Office.

First floor

1. Internal layout alteration proposed to provide Accessible WC and disabled refuge at first floor level.
2. Modern teaching mezzanine to north of the main entrance and associated spiral staircases and partitions are proposed to be removed to restore the original room volume and grandeur.

Second Floor

1. Internal layout alteration proposed to provide improved WC facilities.
2. Internal layout alteration proposed to provide disabled refuge in stair at second floor level.
3. Existing fireplaces and boxing out is proposed to be removed to enable the installation of the proposed structure shown in the approved LBC application.

4. Proposed layout has been amended to retain the original structure along with a new partition to separate the Circulation for the proposed fire strategy.
5. The existing partition is proposed to be removed to form a large open Staff Room. This has been sited in the 1980s extension to reduce negative impact on the original building.
6. Internal layout alterations proposed to relocate the Kiln from the Maufe extension into the main college building to reduce the structural interventions and extent of Circulation required. This enables the repositioned Kiln to be an accessible facility.

Third floor - Boarding Accommodation

1. Existing door openings are proposed to be widened and repositioned to improve accessibility and the efficiency of the new furniture layouts.
2. The existing partition and internal door onto the former Auditorium is proposed to be removed to open the Balcony area up to the volume of space.

Fourth floor - Boarding Accommodation

1. Internal layout alterations are proposed to provide the Staff Flat and adjacent Cleaners Cupboard. These have both been sited in the 1980s extension to reduce negative impact on the original building.
2. Proposed partition and internal door has been added to the layouts in order to lobby the existing internal staircase to suit the proposed fire and escape strategy.

RED HOUSE (LOCALLY LISTED/ WITHIN CURTILAGE OF LISTED BUILDING)

1. The existing external rear door is proposed to be altered and widened to include the adjacent timber side panels along with a low level threshold to provide an accessible entrance and exit to this building.
2. The existing external front door is proposed to be altered and mirrored to open outwards in order to suit the proposed fire and escape strategy.

USE OF REMAINING BUILDINGS -

Sir Cyril Taylor Library

No heritage significance or listing, so the floor plan is flexible. Opportunity to locate larger spaces:

- Assembly Hall
- Exam / Study Hall
- 5no. science laboratories & 4no. science classrooms
- 3no. general teaching classroom

Longley House

No heritage significance or listing, so the floor plan is flexible. Opportunity to locate larger spaces:

- DT Studio
- Graphics & Digital Fabrication

Orchard House

- No heritage significance or listing.
- Remains as staff housing to comply with a historic planning condition. No work proposed to existing building.

Upper & Lower Cottages and Oak Tree Cottage (locally listed & within curtilage of listed building)

- Spaces are too small to be used for teaching.
- Security and estates team accommodation.
- No work proposed to existing buildings.

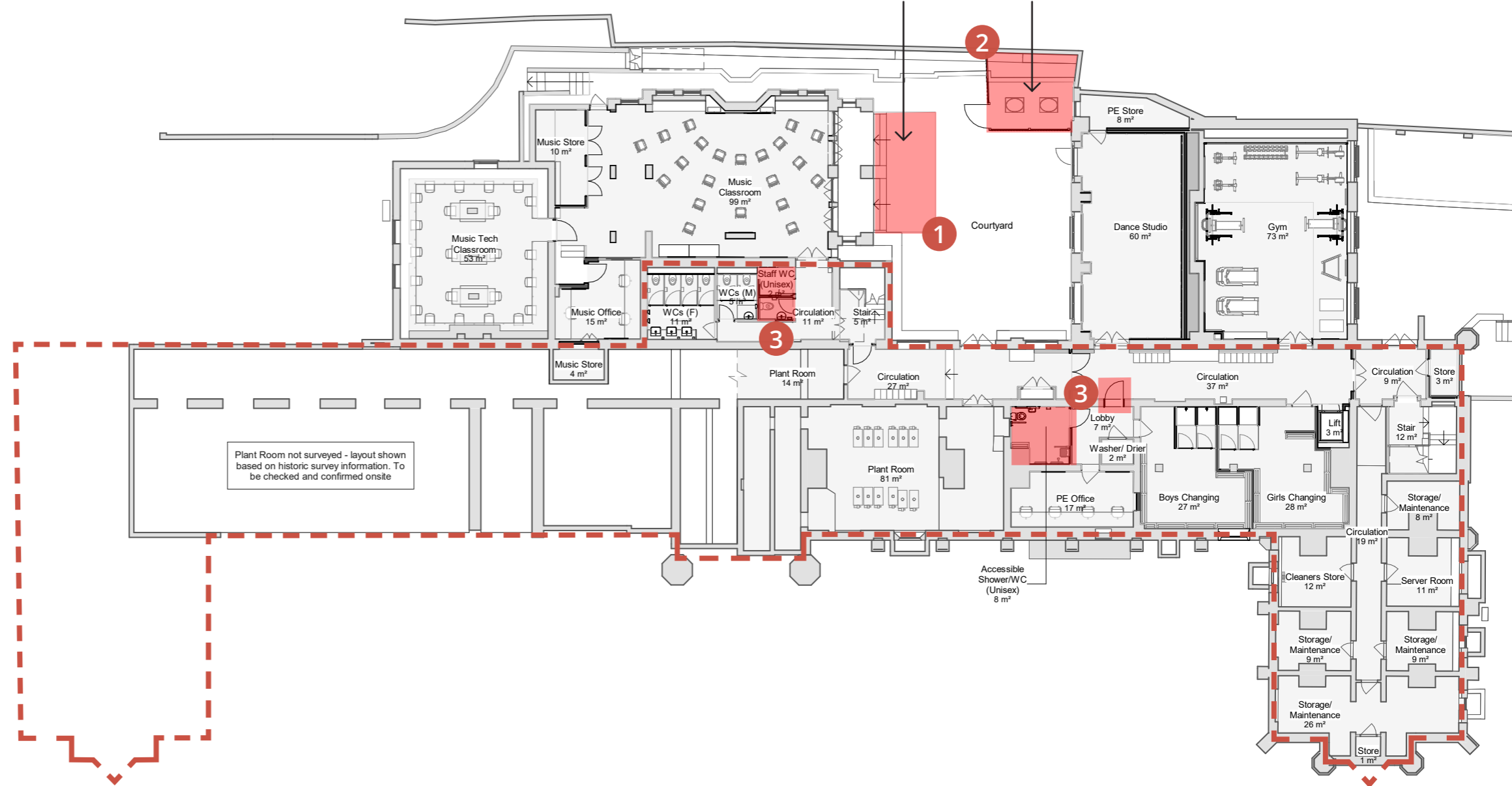
Main Building Layout - Lower Ground Floor

LOBBY REMOVED

Removal of the low grade, poly-carbonate roofed lobby area, which was added to the 1980s extension at the rear, to open up the courtyard

PLANT AREA REDUCED

Size and quantity of external plant has been reduced and consolidated to the corner of Courtyard area behind new screening fence



Key:

RED TEXT

Denotes heritage improvement

Footprint of principal 1840s College Building (*greatest heritage significance*)

■

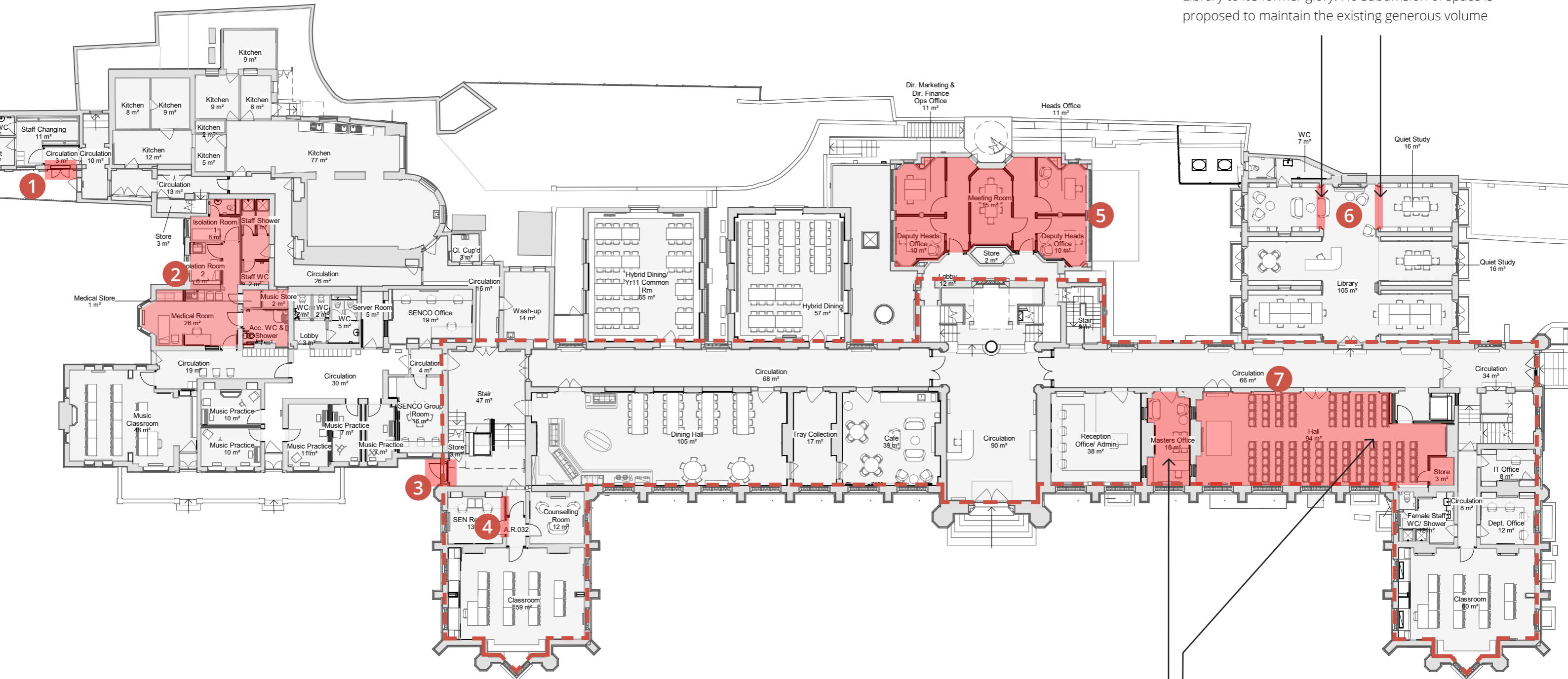
Areas of alterations proposed further to approved LBC (24/0534/LBC)



Main Building Layout - Ground Floor

MAUFE LIBRARY REINSTATEMENT

Removal of solid partitions to open up the Maufe Library to its former glory. No subdivision of space is proposed to maintain the existing generous volume



STAIRS, PARTITIONS & MEZZANINE REMOVED

Removal of the Mezzanine and modern spiral staircases and boxing to reveal the chimney breast and fire surround and return the original volume of space

Key:

RED TEXT

Denotes heritage improvement



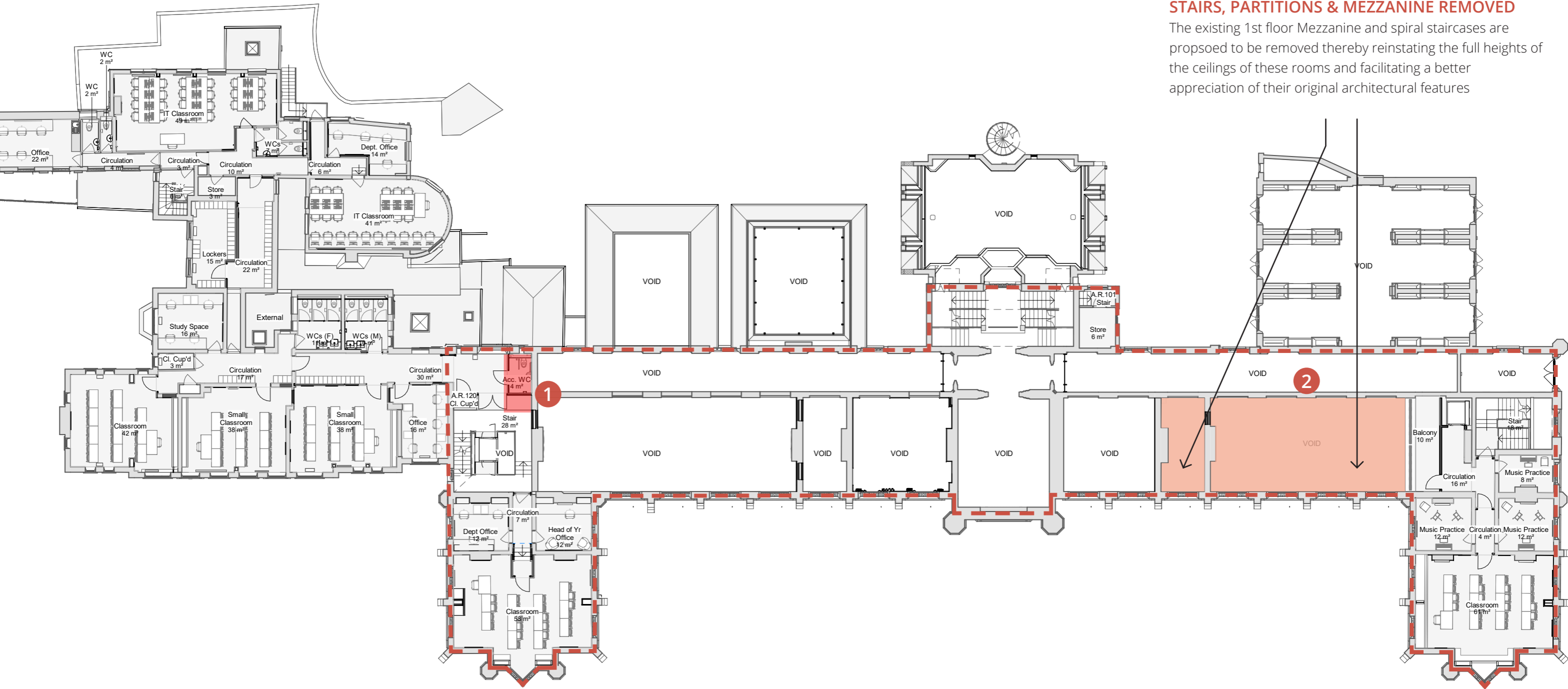
Footprint of principal 1840s College Building (*greatest heritage significance*)



Areas of alterations proposed further to approved LBC (24/0534/LBC)



Main Building Layout - First Floor



STAIRS, PARTITIONS & MEZZANINE REMOVED

The existing 1st floor Mezzanine and spiral staircases are proposed to be removed thereby reinstating the full heights of the ceilings of these rooms and facilitating a better appreciation of their original architectural features

Key:

- RED TEXT** Denotes heritage improvement
- Footprint of principal 1840s College Building (*greatest heritage significance*)
- Areas of alterations proposed further to approved LBC (24/0534/LBC)



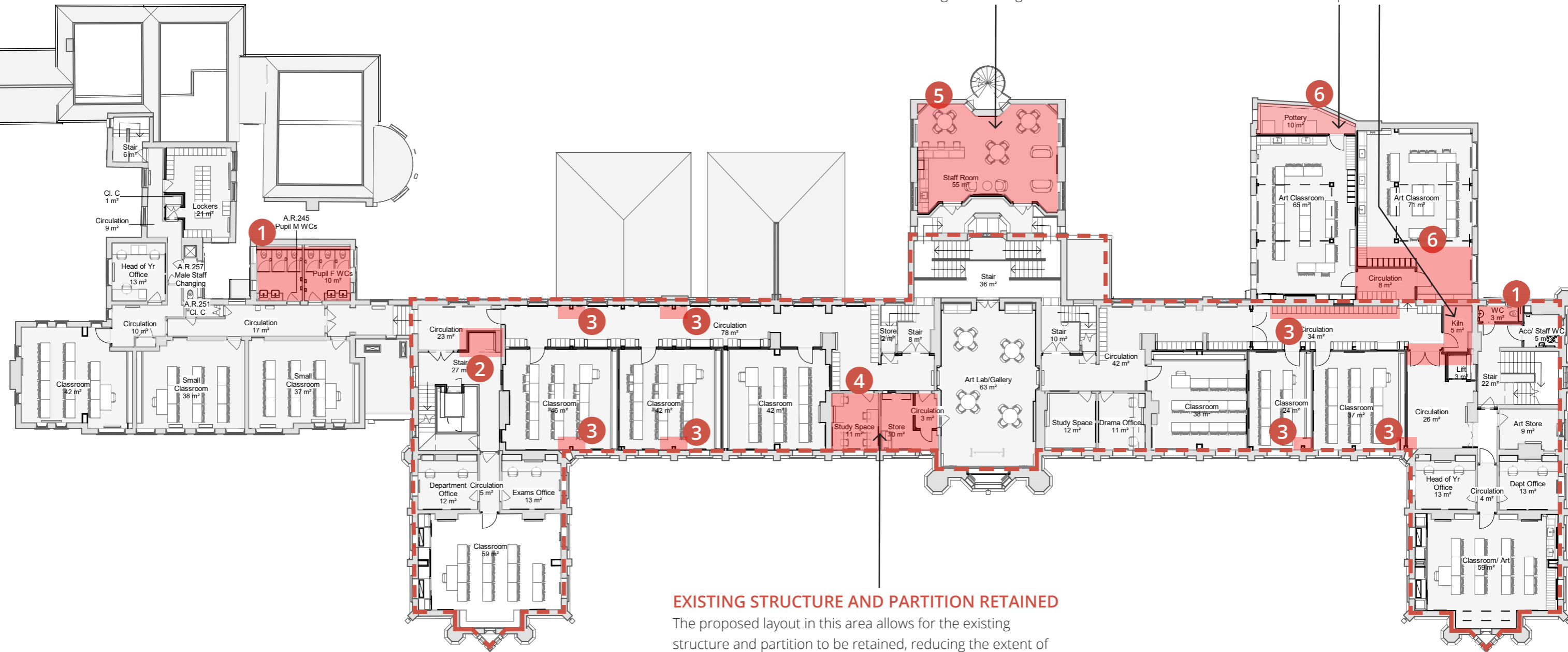
Main Building Layout - Second Floor

STAFF ROOM

The proposed layout and Staff Room and layout has been sited in the 1980s extension to reduce negative impact on the original building.

LAYOUT OF ART FACILITIES

The location of the proposed Kiln has been amended from the Maufe extension into the main college building to reduce the structural interventions and extent of Circulation required.



EXISTING STRUCTURE AND PARTITION RETAINED

The proposed layout in this area allows for the existing structure and partition to be retained, reducing the extent of interventions at this level which have been approved in the previous LBC application.

Key:

RED TEXT

Denotes heritage improvement



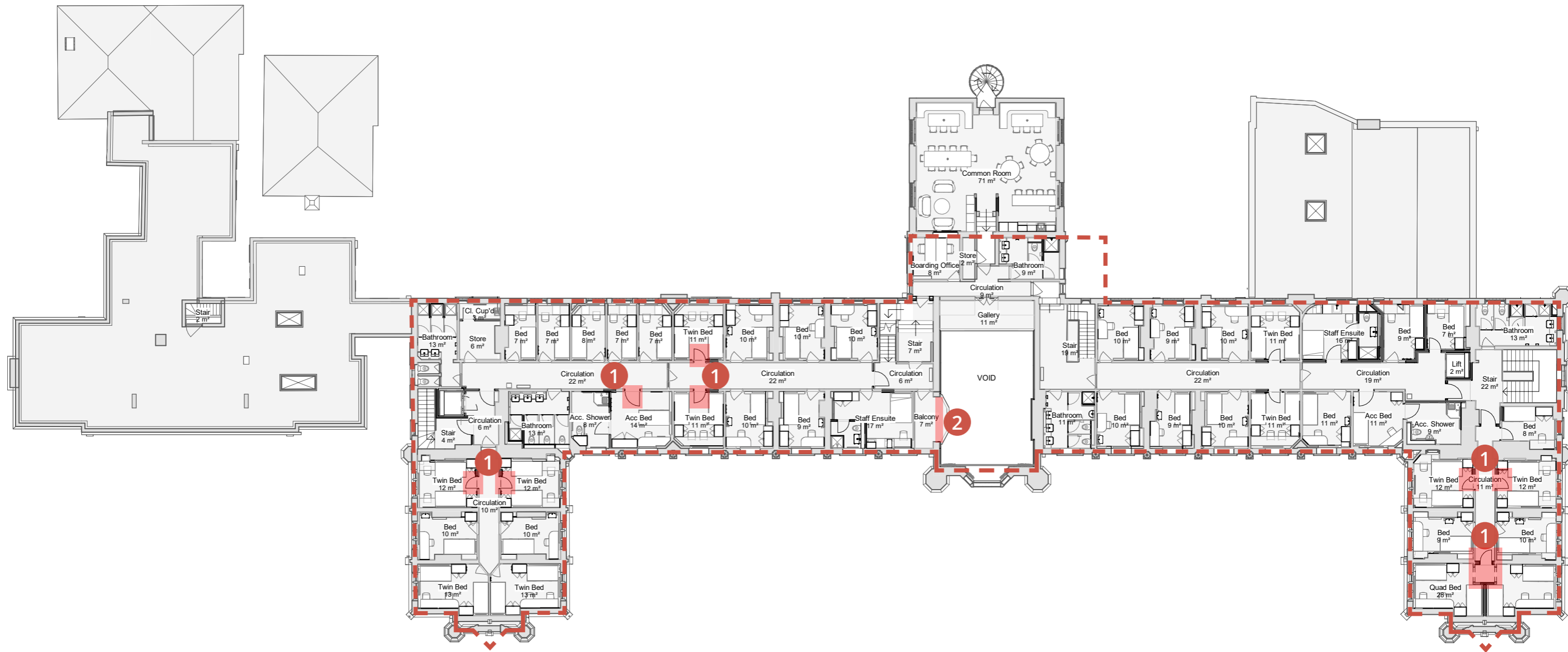
Footprint of principal 1840s College Building (*greatest heritage significance*)



Areas of alterations proposed further to approved LBC (24/0534/LBC)



Main Building Layout - Third Floor



Key:

RED TEXT

Denotes heritage improvement



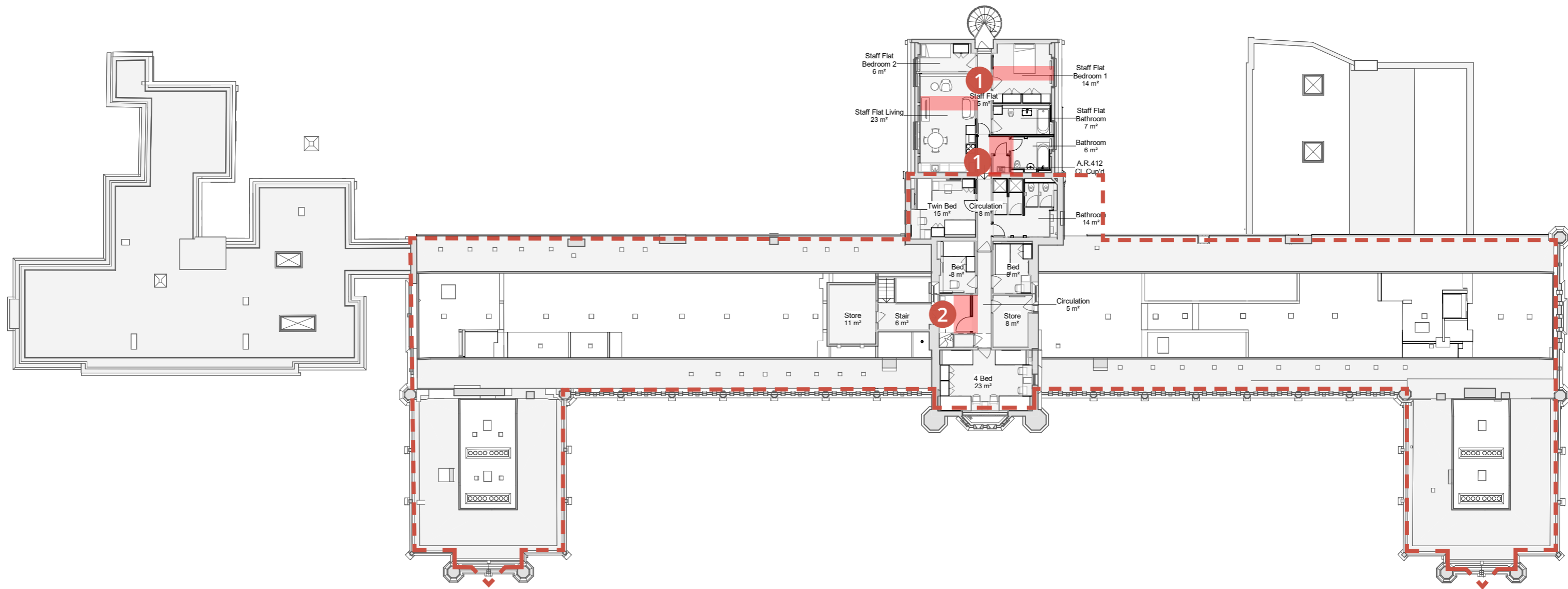
Footprint of principal 1840s College Building (*greatest heritage significance*)



Areas of alterations proposed further to approved LBC (24/0534/LBC)



Main Building Layout - Fourth Floor



Key:

RED TEXT

Denotes heritage improvement



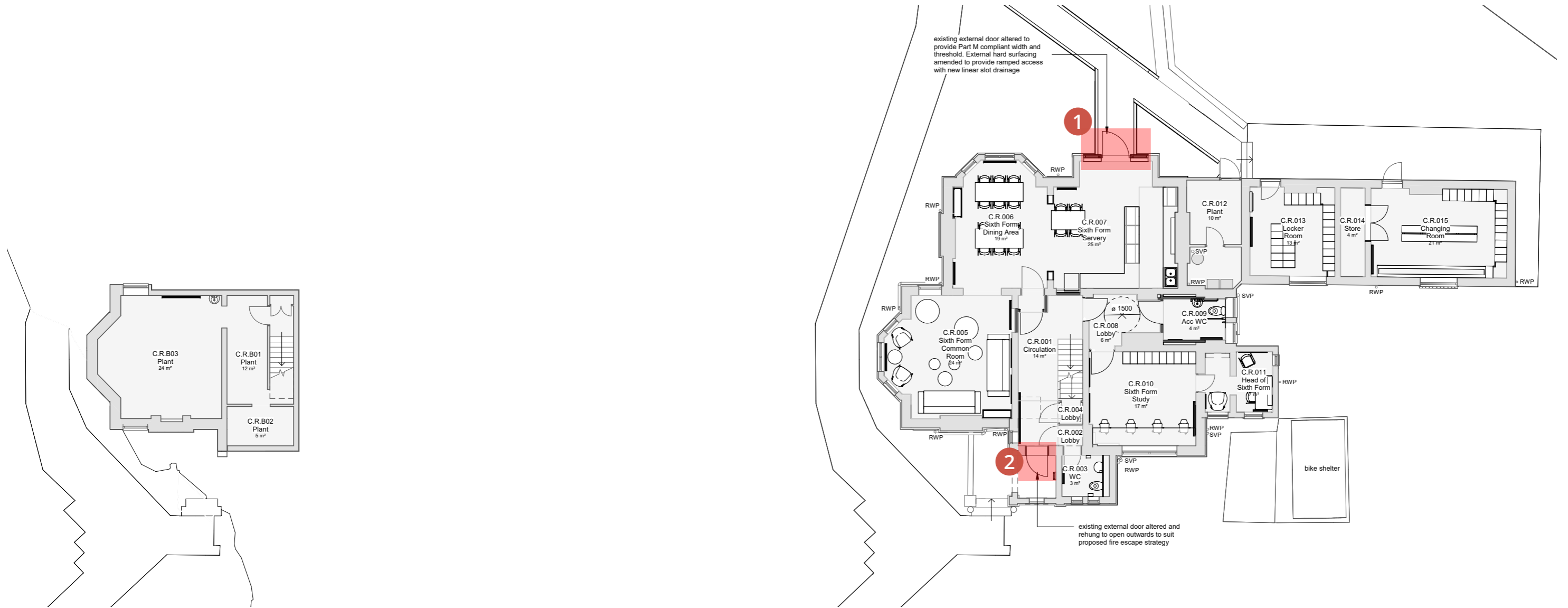
Footprint of principal 1840s College Building (*greatest heritage significance*)



Areas of alterations proposed further to approved LBC (24/0534/LBC)



Red House Layout - Basement and Ground Floors

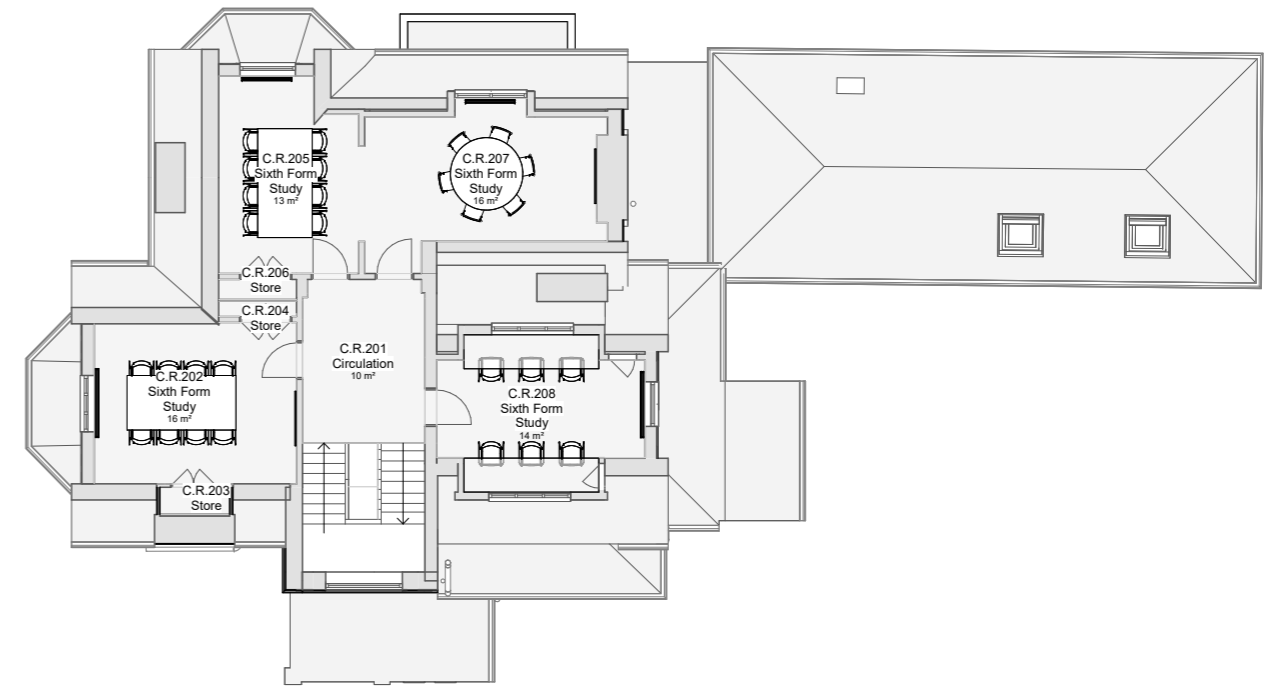
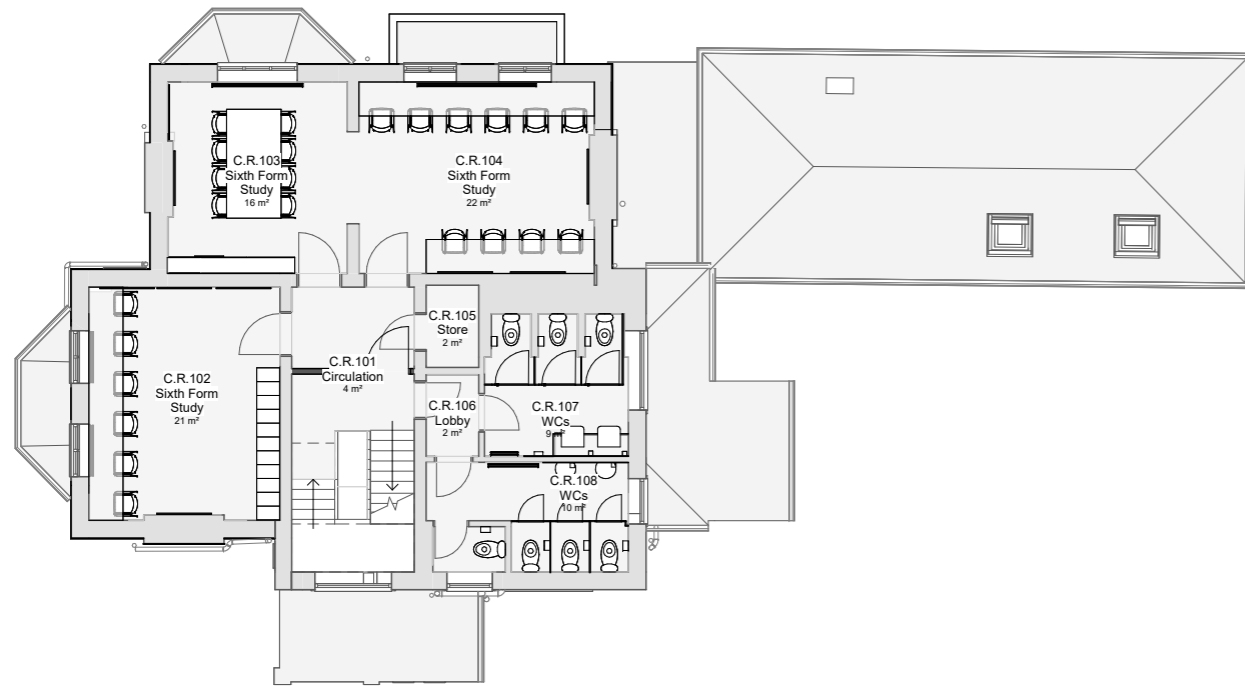


Key:



Areas of alterations proposed further to approved LBC (24/0534/LBC)

Red House Layout - First and Second Floors



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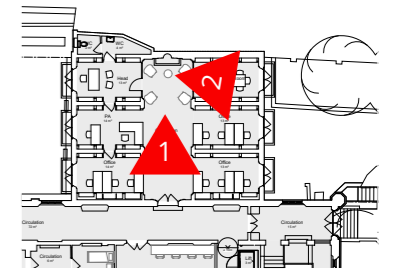


Areas of alterations proposed further to approved LBC (24/0534/LBC)

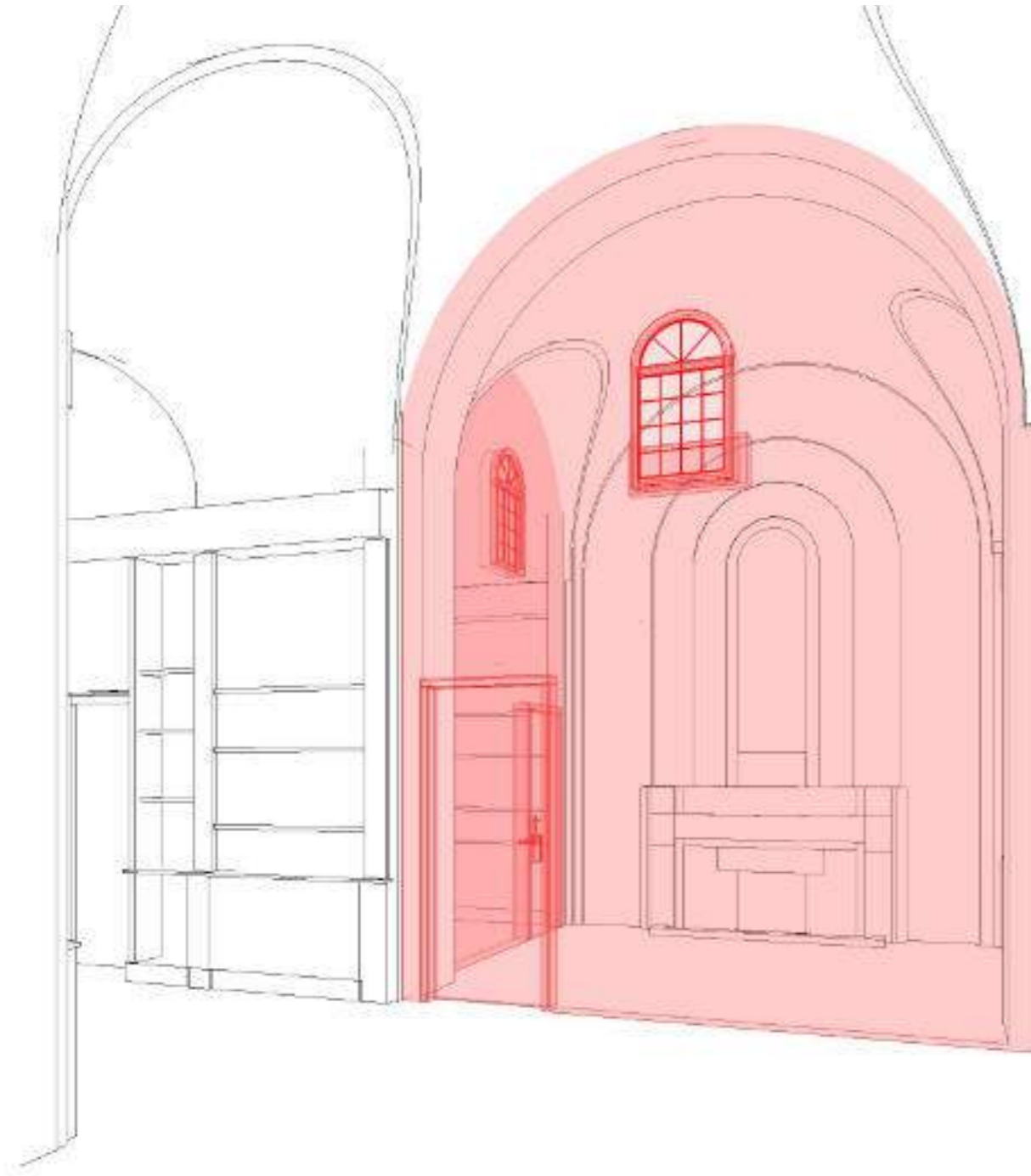
Main Building - Maufe Library Reinstatement

PARTITIONS TO BE REMOVED

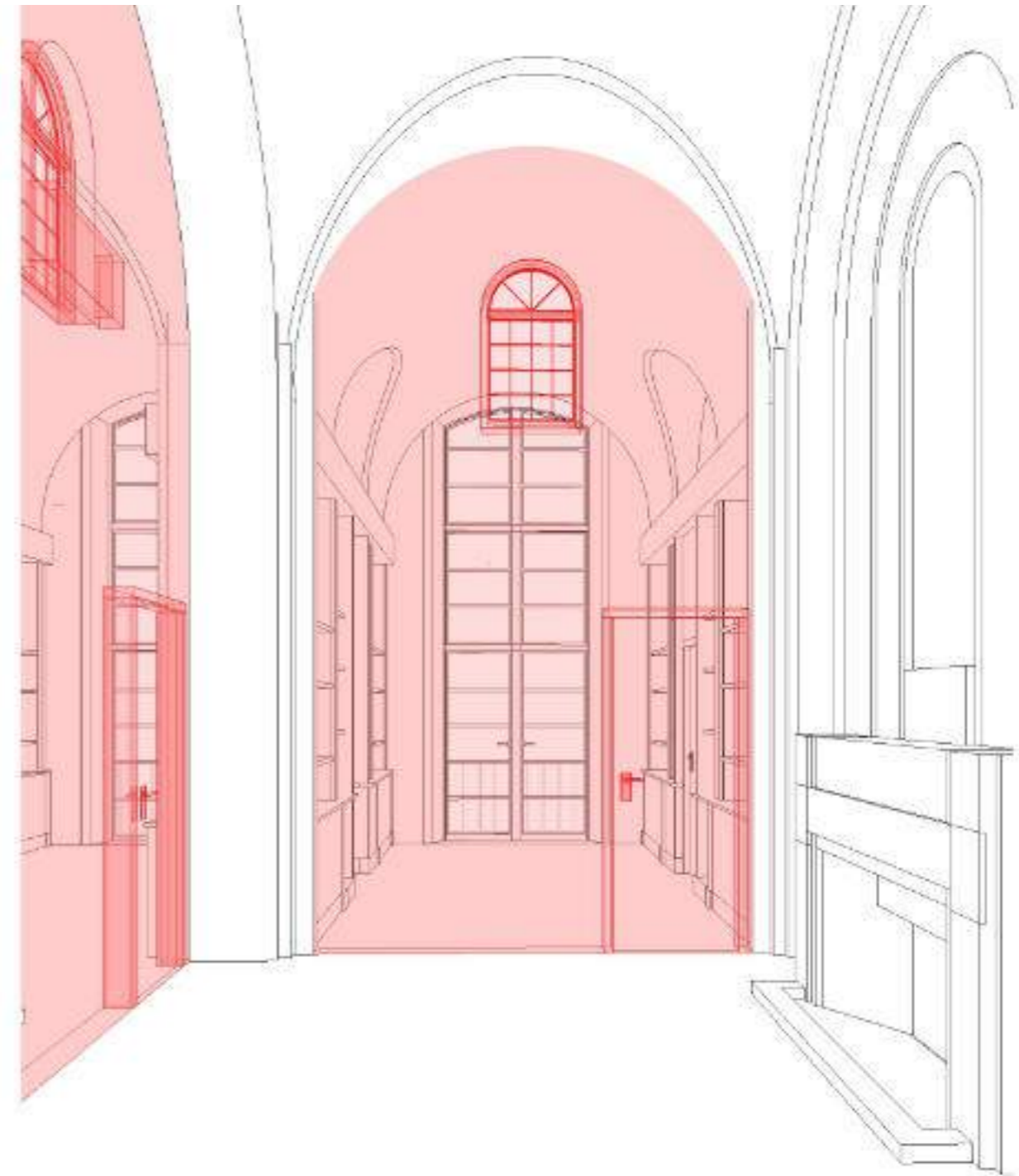
The walls and windows highlighted in red below are later additions which are to be demolished to return the space to the original design.



KEY PLAN



View 1

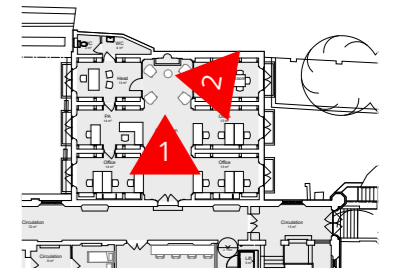


View 2

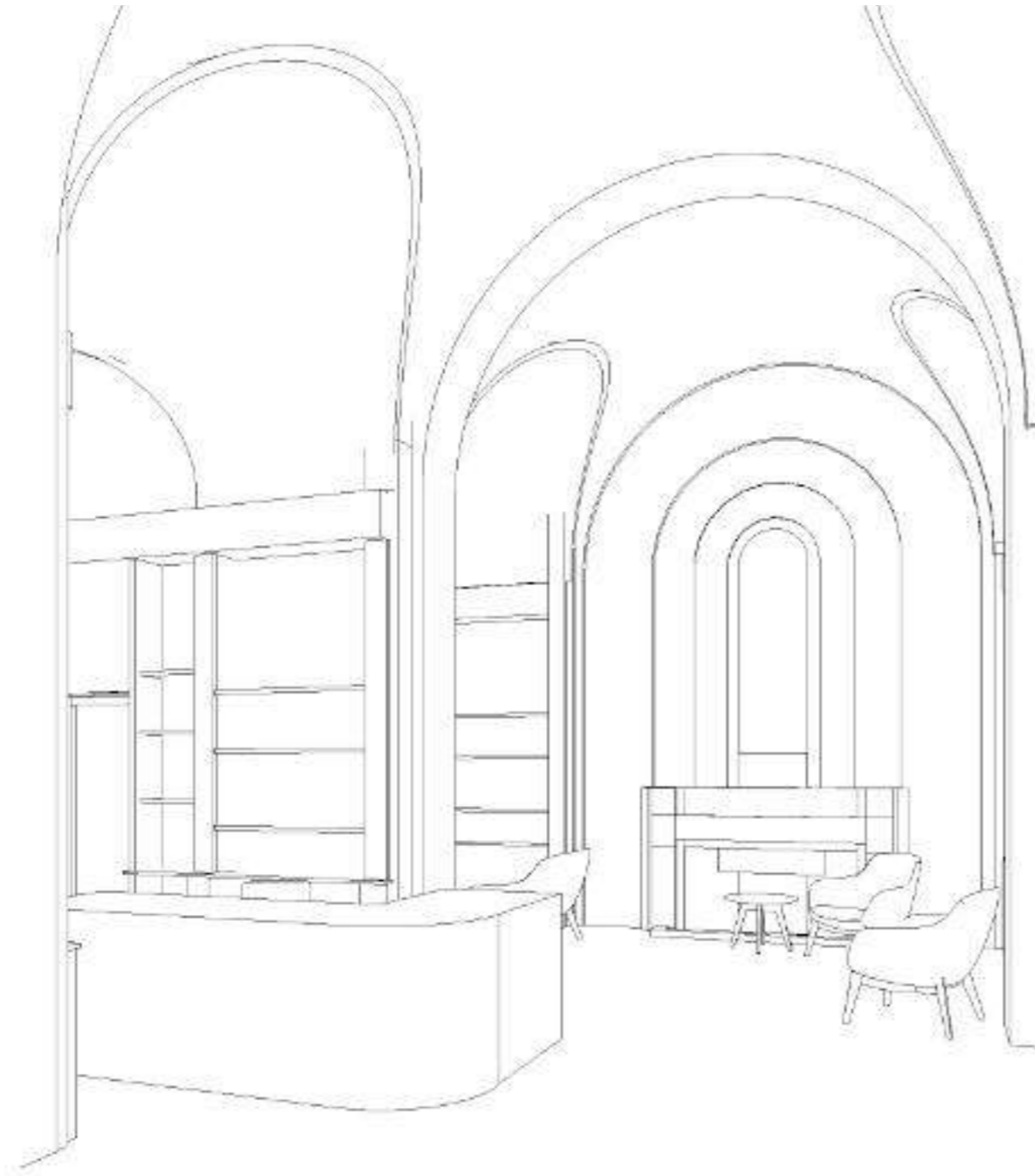
Main Building - Maufe Library Reinstatement

SKETCH PERSPECTIVE TO SHOW THE PROPOSED DESIGN

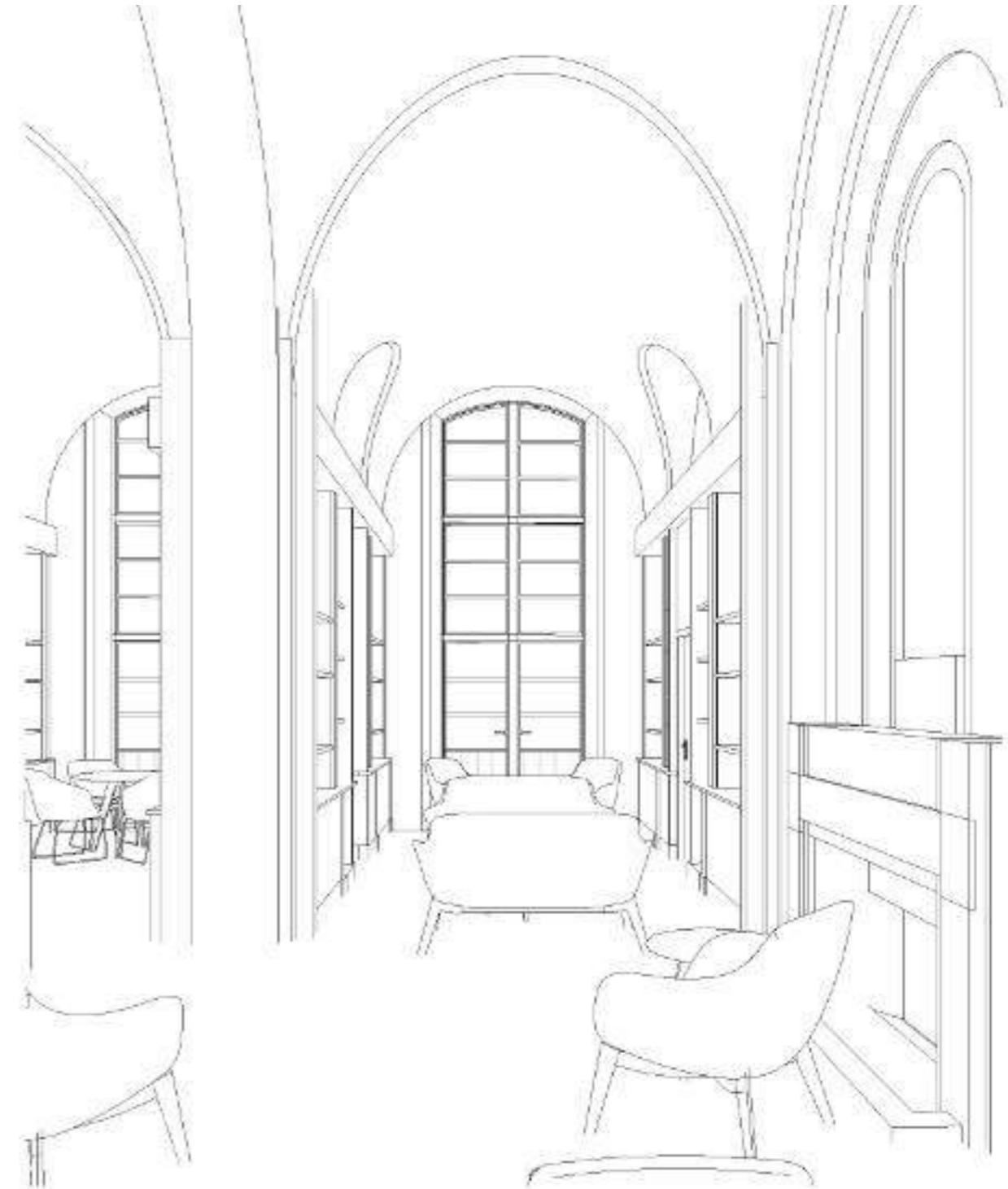
The view from the entrance into the space is returned to its original design intent so that the fireplace becomes a central feature (image left). No subdivision of the space is proposed to maintain the original volume.



KEY PLAN

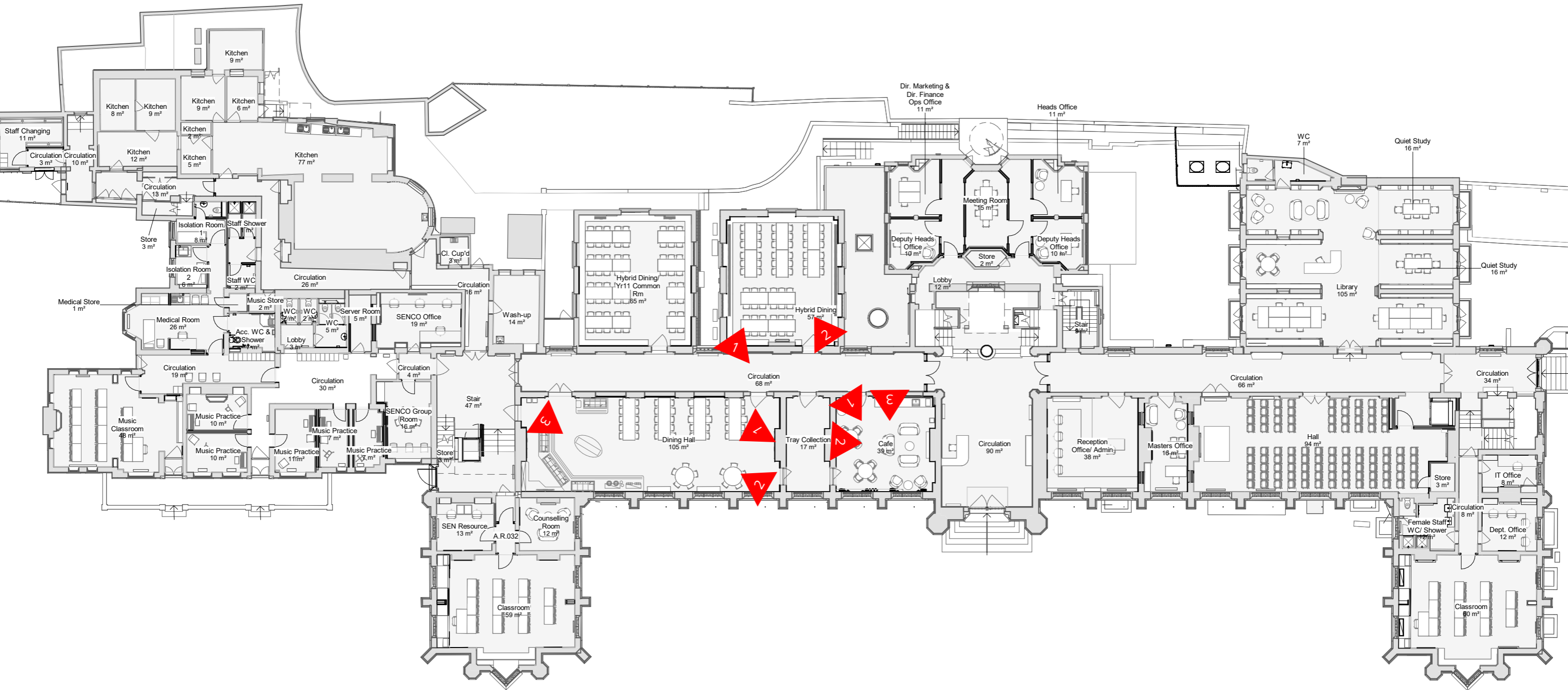


View 1



View 2

Main Building - Ground Floor Visualisation Key Plan



Visualisation - Dining Room - Main Building, Ground Floor



Please note that the visualisations provided are indicative and are to show the general arrangement. Finishes, colours and décor are subject to change.

Visualisation - Dining Room - Main Building, Ground Floor









Visualisation - Cafe & Reception Room - Main Building, Ground Floor



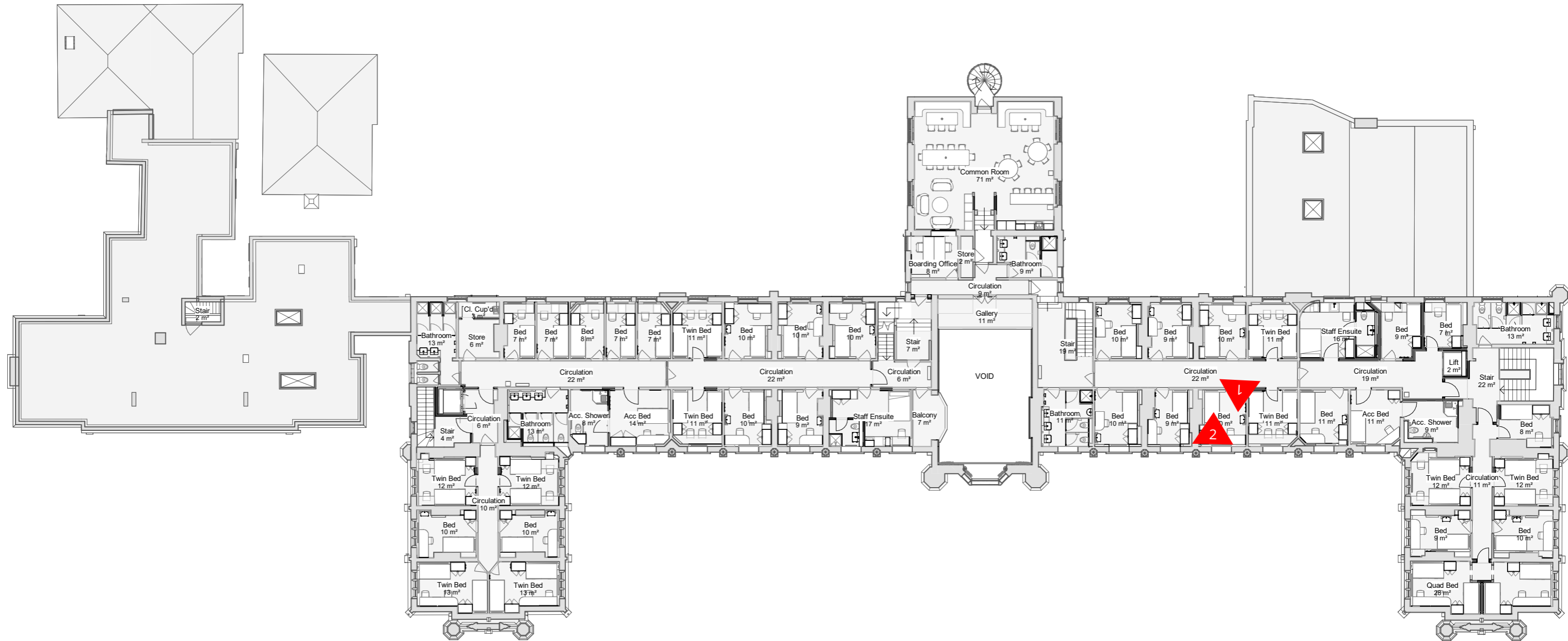
Visualisation - Hybrid Dining Room - Main Building (1897 Extension), Ground Floor



Visualisation - Hybrid Dining Room - Main Building (1897 Extension), Ground Floor



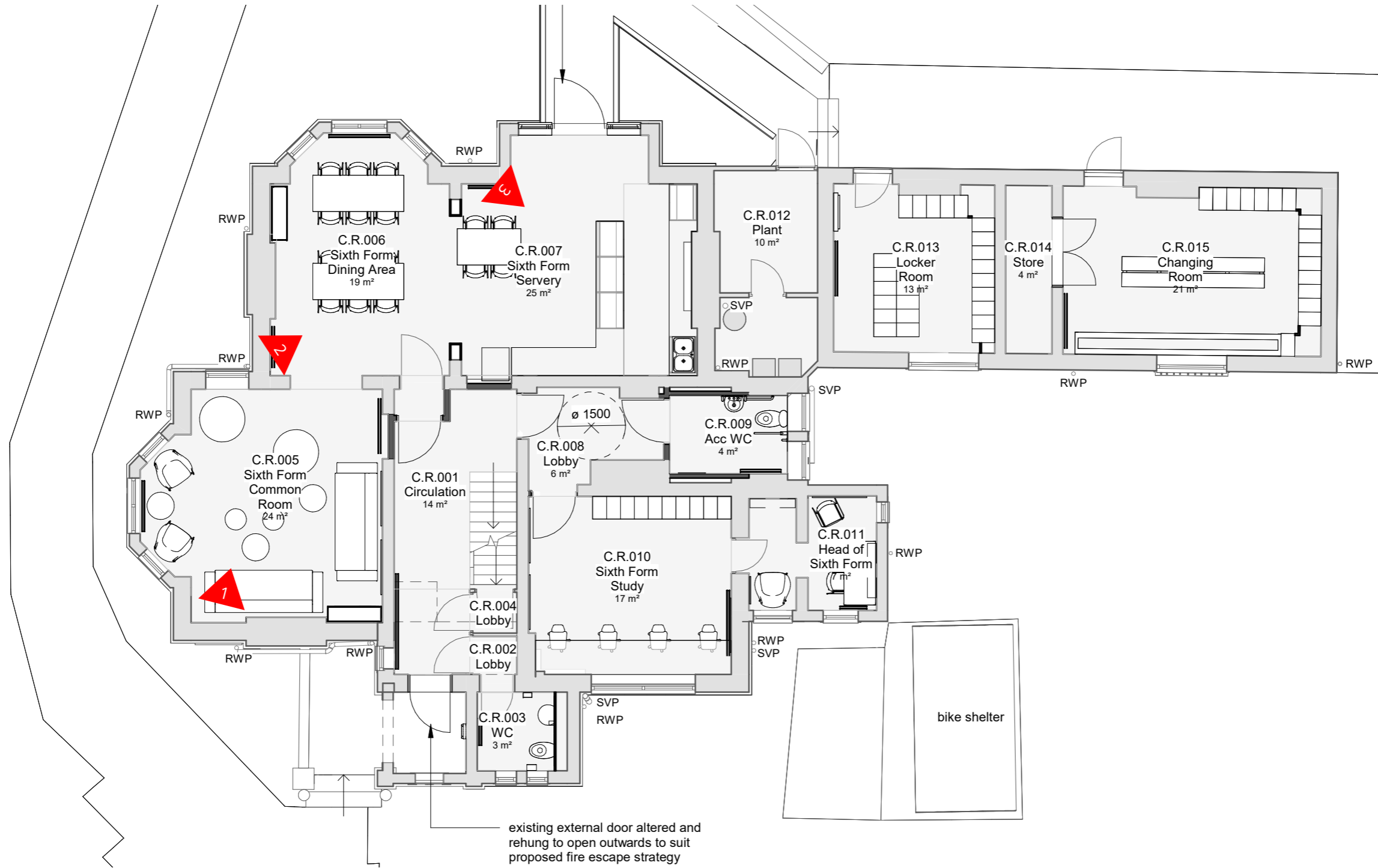
Main Building - Third Floor Visualisation Key Plan







Red House - Visualisation Key Plan









Site Access

PUBLIC TRANSPORT

The site is located approximately 20mins walk from Richmond Station, where there are good connections with London Waterloo and the rest of London and the South East via National Rail Services, the Overground and District Lines. Bus number 371 also runs along Queen's Road, from Richmond Sainsbury's to Kingston

VEHICULAR ACCESS

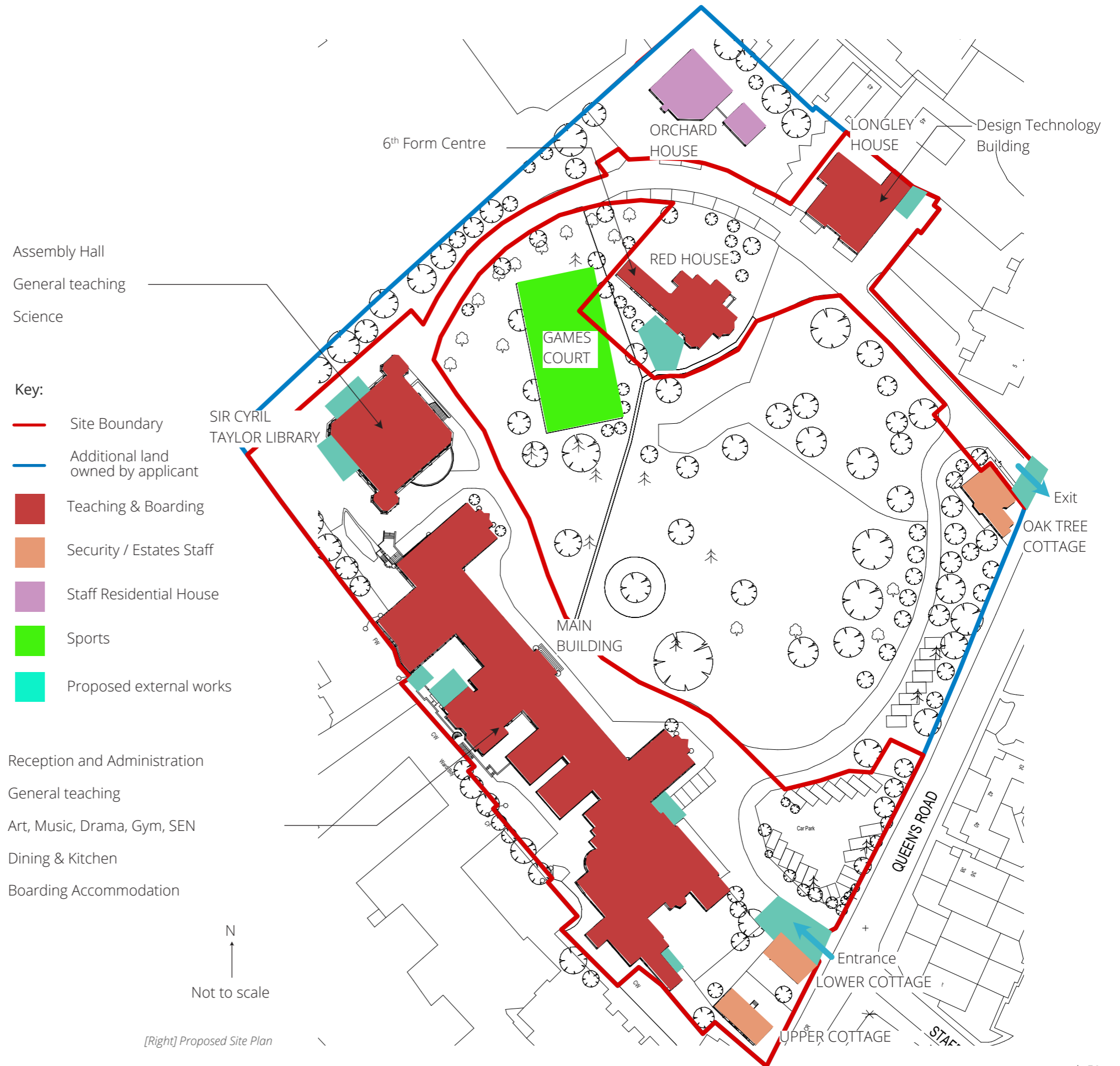
Vehicular access to the site and parking spaces are to remain as existing.

PEDESTRIAN ACCESS

Pedestrian access to and around the site remains as existing.

ACCESS TO BUILDINGS

To comply with Part M, new interventions in the building must comply with accessibility regulations. Given the level of investment in the existing building, reasonable provision also must be made to ensure that buildings are accessible and usable by all in accordance with the Equality Act 2010. To demonstrate compliance, IID have produced the following accessibility statement with an explanation of any derogations.



Accessibility - External Alterations

MAIN BUILDING

The main entrance doors are currently accessed with a set of steps and there is no level route into the building. An external door on the south-east elevation of the 1840s college building will be altered to provide a suitable entrance for wheelchair users. The doorway will be widened to provide 1050mm clear opening width.

This approach minimises heritage impact by avoiding the need for an external platform lift or ramp at the front of the building. The door is in a convenient location, as it provides easy access to the main circulation spine of the building, George House, and the platform lift to upper floors.

The profile of the existing stonework surround will be replicated and the new door will be timber to match the existing with glazed panels for visibility. Landscaping works are required to grade up to the amended door and provide level access into the stair.

A new door is also proposed to the extension at the back of George House, which is necessary for compliance with Approved Document B. The door will be installed within an existing arched recess and the glazed fanlight above will be retained. Landscaping works are required to grade up to the new door and provide level access.



Location of entrance door to be altered



Photograph of main entrance showing stepped approach



Entrance door to be altered

RED HOUSE

There is currently not a door providing level access into Red House. Landscaping works are required to ramp up to the rear entrance door on the south-west of the building and provide flush threshold access into the Common Room. New paving will match the existing path.

A new wider door will be installed within the current opening and glazed surround, removing the fixed timber side panels to provide the required clear opening width of 850mm. This door is a modern door, so can be replaced without impacting the heritage significance of Red House. The proposed will be a timber glazed door, painted white to match the existing.



Landscaping required to path to provide level access to the rear entrance



Photograph of door to be replaced

Accessibility - External Alterations

SIR CYRIL TAYLOR LIBRARY

As part of the proposed fire strategy, 2nr existing window openings to the north and west elevations are proposed to be altered to form a set of new external escape doors. New ramps including low level retaining walls, balustrade and handrails are proposed in order for both of these new doors to be accessible to wheel chair users.

The materials for the proposed ramp are as follows:

- Facing masonry - to match the existing building.
- Balustrade - metal painted black to match the existing profile arrangement surrounding this building.
- Doors - glazed aluminium with fanlight above to match the fenestration proportioning to the existing building.



Sir Cyril Taylor Library - existing window opening to be amended to form external door



Sir Cyril Taylor Library - existing balustrade to be matched

LONGLEY HOUSE

All of the four existing external doors have stepped approaches making this building inaccessible. The proposals allow for the existing door to the south east elevation to be widened and adapted to provide an accessible entrance with level threshold.

The new door is proposed to be aluminium with glazing, white finish colour to match the existing removed door and adjacent retained windows.



Photograph showing location of existing external door to be altered



Photograph of existing external door to be altered

Accessibility - Internal Alterations

MAIN BUILDING

The upper floors of this building are currently not accessible to all users. Two new platform lifts, one installed in each wing of the 1840s college building, will make the majority of the college building accessible. The southern lift is installed within an existing stairwell, so a new floor opening is only required at the third floor. The northern lift will require a new lift shaft, but is located in a corner to minimise impact.

These proposed lifts have been approved under the LBC application noted earlier in this report and therefore are not for consideration as part of this application.

The locations of the two lifts have been selected to provide best possible access across the building, while minimising impact to the Listed Building, but some areas of the building will remain accessible by staircases only.

Care has been taken in the planning of rooms to make sure that no unique facility is placed in an inaccessible part of the building. The following derogation's have been considered:

- Basement Music and Tech Classrooms - the open plan Hall can be scheduled for larger group music practice classes as required.
- Ground floor Library - the building management plan will allow for temporary ramps to be formed in order to enable access to this space as required.
- Ground floor Senior Leadership offices and meeting room - an alternative reception office space provision is made to the north of the main entrance lobby.
- Small portions of the Kitchen & Staff Changing - most of this area is accessible and an alternative accessible Shower/ WC provision is proposed at basement level.
- Second floor of George House - alternative accommodation (general teaching classrooms and departmental offices) provided elsewhere.
- Second floor Art Classrooms in 80s extension - an alternative accessible Art Classroom has been provided elsewhere in the building with access via lift. The specialist Kiln has been located centrally between these Art Classrooms and will be an accessible facility.

- Third floor Common Room in the 1980s extension is not accessible. The Hybrid Dining Room and Café at ground floor provides a secondary social and study area for boarding students.
- Some basement plant rooms - infrequent access for maintenance only.

The accessibility of sanitary facilities across the building have been significantly improved for compliance with Building Regulations and The Equality Act 2010. To minimise alterations, the provision for sanitary facilities will be a re-fit of the existing toilet locations across the building. Where alterations are required to improve compliance or provide additional facilities, existing positions for supply & drainage have been utilised.

Day School:

There are 11 staff/ visitor WCs and 26 pupil WCs across the day-school part of the building. This provides two staff toilets at each floor level, visitor toilets close to the ground floor entrance and pupil toilets for 90% occupation of all teaching spaces at once. Numbers are based on the UK regulations for 1WC per 20 users.

Separate male and female pupil toilet cubicles have been retained to help provide numbers and pupil unisex toilets are also now provided at most levels.

Four accessible toilets have been added to the building at ground, basement, first and second floor. The WCs are positioned within close proximity to either lift core so these facilities can be reached within 40m of anywhere in the building via the two lifts in accordance with the Building Regulations. The basement is provided with an accessible Shower and Changing Room for those using sport facilities at this level.

Boarding Accommodation:

The fourth-floor boarding accommodation and staff flat are not serviced by the new lifts but an accessible pupil bedroom and en-suite shower/ WC, compliant with Building Regulations, have been provided in each wing of the third floor. The staff accommodation at third floor will be designed so that reasonable adjustments can be made to these living quarters should the need arise for a member of staff.

Showers, toilets and washing basins have been provided for pupil numbers based on the UK Regulations for boarding schools as follows:

- 1 WC per 5 boarders in each wing
- 1 WHB per 2 boarders in each wing
- 1 shower per 6 boarders in each wing

Regulations require that a proportion of baths are provided but it is the School's policy to provide showers only.

RED HOUSE

Installing a lift to this existing building in the curtilage of the Listed Building is not feasible so upper floors will remain inaccessible. However, the building has been planned so that a portion of all sixth form facilities are accessible at ground floor including Sixth Form study, staff offices and common room.

The existing toilet facilities will undergo minor reconfiguration to provide an accessible WC as this building is detached and far from other facilities on the site.

SIR CYRIL TAYLOR LIBRARY

The existing lift which serves all levels of this building is proposed to be retained thereby maintaining accessibility throughout. The existing accessible WC at basement level is retained and a new accessible WC is proposed at third floor level.

LONGLEY HOUSE

The existing layout is proposed to be reconfigured to provide new separate WC's and Accessible WC provisions as this building is detached and far from other facilities on the site.

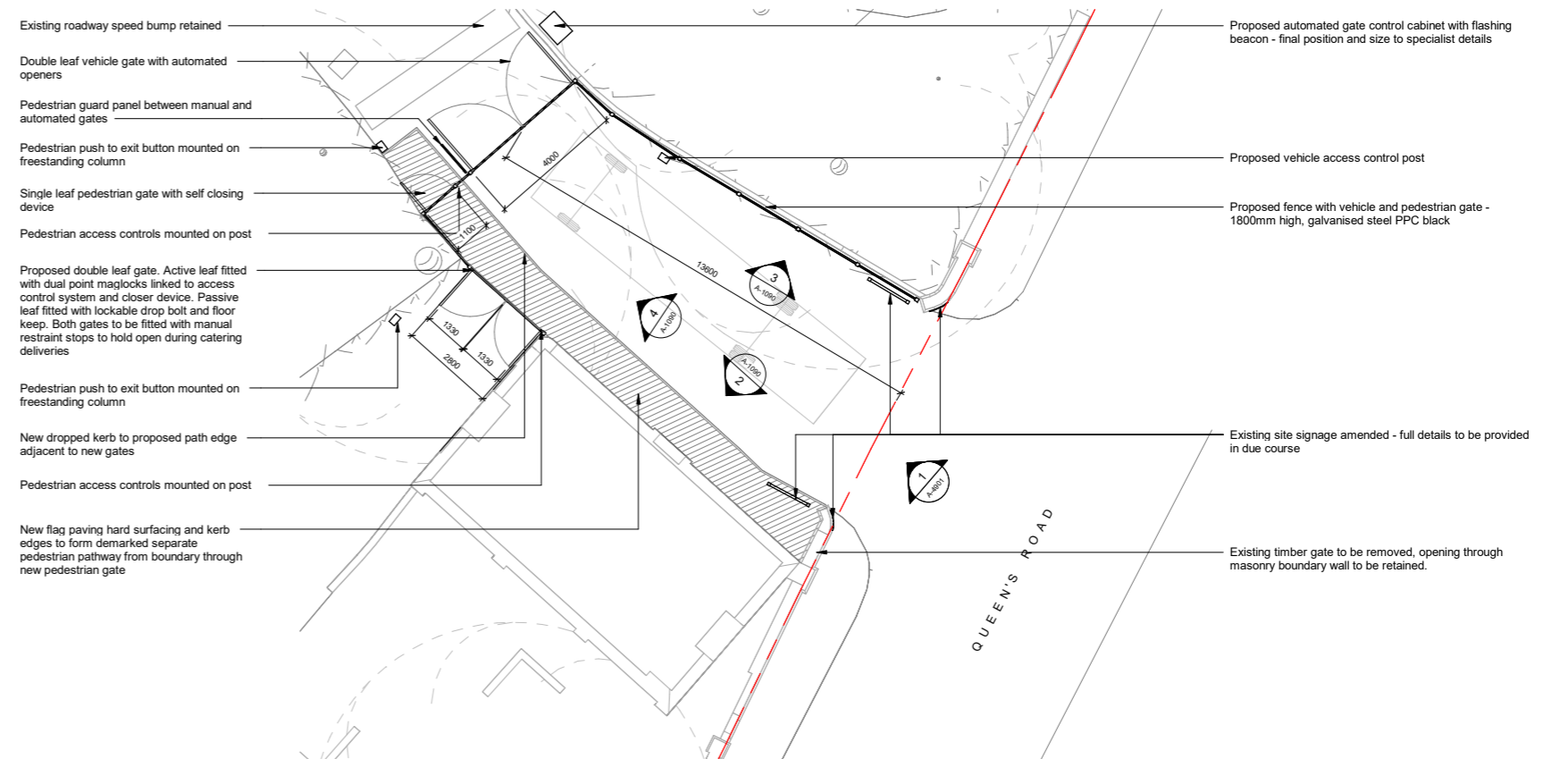
Proposed Gates, Fencing and Signage

New gates, fencing and signage are proposed to both the site entrance and exit off Queen's Road. These are needed to secure the site and will form part of the access control and secure school boundary. Refer to the 'Proposed Works at Site Entrance' and 'Proposed Works at Site Exit' drawings.

The new fencing and gates are proposed to be a 1800mm tall black metal railing in order to tie in with the existing balustrade across the site.

An indicative image of this fence style and arrangement is included below for reference.

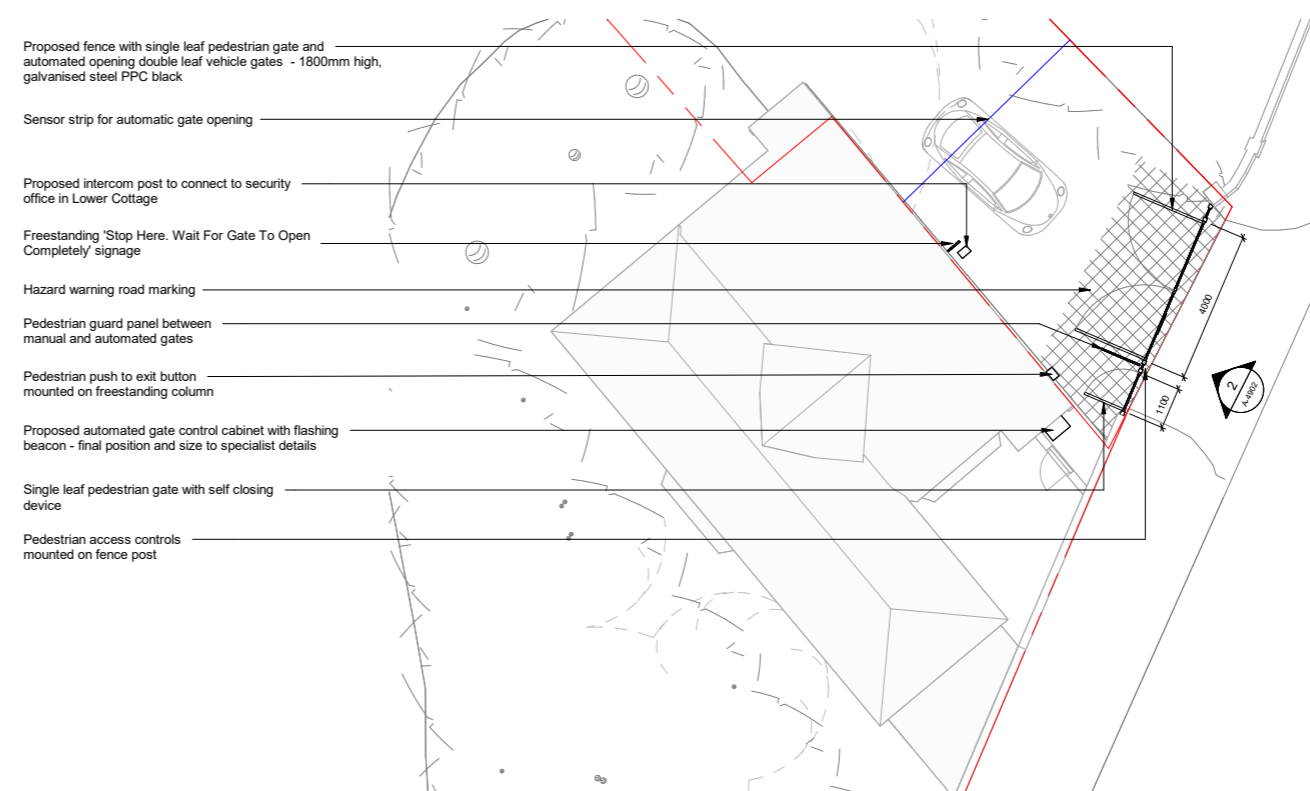
The existing signage to the site entrance is intended to be altered as part of the proposed works as shown on the above drawing. New signage is proposed at the site exit as shown on the above drawing. Full details of signage proposals are to be submitted in due course.



Extract from 'Proposed Works at Site Entrance' drawing showing fencing, gates and signage



Indicative image of black steel fencing and gates proposed



Extract from 'Proposed Works at Site Exit' drawing showing fencing, gates and signage

