

Design & Access Statement

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Temporary Accommodation for
Day Houses

for

Epsom College

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FOR PLANNING SUBMISSION

 **NVB Architects**
ROOK LANE

Rook Lane Chapel
Bath Street, Frome
Somerset.
BA11 1DN

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Project Team



Client
College Rd,
Epsom
KT17 4JQ

Project Partners

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Introduction

Purpose of Report

This Design and Access Statement forms part of the submission package for a planning application for proposed works at Epsom College to provide new Temporary Accommodation to expand the girls day house facilities. It should be read alongside the submitted plans, sections reports and elevations.

Background

NVB Architects have considerable experience of working on education developments in both private and local authority schools, as well as in conservation areas and with listed buildings. We have built up an extensive portfolio of education work over the past thirty years, including new-build projects, extensions and masterplanning of school campuses.

NVB Architects have been instructed by Epsom College to see which day houses can be provided with temporary accommodation. NVB and the school have developed the brief for the day house accommodation and each unit is to have study space for an additional ten girls. This report outlines the design and access considerations that informed this development.

Introduction

Brief

Epsom College is a coeducational independent boarding and day school for pupils aged 11-18 located in Epsom, Surrey. Over the last 20 years NVB Architects have submitted many planning applications for development at the College. Over this period the College has grown in significance, becoming fully co educational and taking pupils from the age of 11. The College is very successful and each year grows from strength to strength.

Epsom College has seen its academic performance increase greatly over the last 5 years which has undoubtedly contributed to an increase in demand from prospective pupils. Epsom College is the strongest performing co-ed school in Surrey at A-level. Each year, the Department for Education collates data from every school in the country. The results, published in January 2020, are among the strongest in Epsom's history:

- Top 1% of all schools (44th of 4,470)
- Top 5% of all independent schools (37th of 747)
- The top co-ed school in Surrey
- 67% of all exams graded A*-A
- 90% of all exams graded A*-B
- 45% of all students achieved a clean sweep of top grades

It is therefore not very surprising that Epsom College is in demand and the school have witnessed an increase on the number of applicants year on year.

This year however they have noticed a marked increase in applications for places at the school. In total the number of applicants has increased by 33%. At each point of entry the figures are as follows:

- Year 7 applicants for September 2021 – up 31%
- Year 9 applicants for September 2023 – up 22%

- Year 12 applicants for September 2021 – up 54%

The largest increase in applications is from girls looking for a 6th Form place. At present the College has 168 (33 day and 135 boarding) applications but currently only have space for 3 days girls and 12 boarding girls. Spaces are limited because of the house structure that underpins the high quality pastoral care of pupils at the College. Every pupil is allocated their own individual space to work/sleep in a day or boarding house under the supervision of a Housemaster/mistress and a Matron. Unless more space is made available then the College is unable to offer a place to all the applicants who meet the College's entrance criteria. The number of applicants has increased greatly from 2019 when there were 84 applicants and the rise has been slowly increasing year on year. The College are unsure why this year has seen such a marked jump in applications but believe that the national pandemic may be skewing the numbers.

Firstly, whilst many schools have faced difficulties due to Covid 19, the College rose to the challenge. The remote teaching that the College provided was praised in the national press (The Times and Telegraph) and on the BBC website. Secondly it has been well reported that the number of parents seeking to move from state education to private education is increasing year on year and this may well be contributing to the rise in demand.

With The College being unsure of the reasons behind this unprecedented increase in demand for places, they are worried as to whether this increase is sustainable. As such the College is initially looking to make temporary changes before considering any permanent alterations to the estate.

In line with the general demand for places the College are actively seeking to widen the attraction of an education at Epsom College to those who could not otherwise afford it. The College is currently expecting to spend £1.565m on bursaries this year. This compares to £1.313m in 2019/20. In total 77 pupils (7.5% of total roll) are now receiving means tested assistance, with the average award of £20,332. 45 of the recipients receive an award worth 75% or more of

the fees. Recipients include 6 pupils under the Royal National Springboard Foundation and 2 under the Boarding Schools Partnership Scheme. By increasing the number of spaces available at the College this would enable the College, both from a financial and physical perspective, to further increase its life changing bursary provision.

At present the College consider that they will serve the additional pupils without an increase in staffing numbers.

The College also believe that they can achieve their aims within the DfE maximum capacity for the College which is currently 1,050

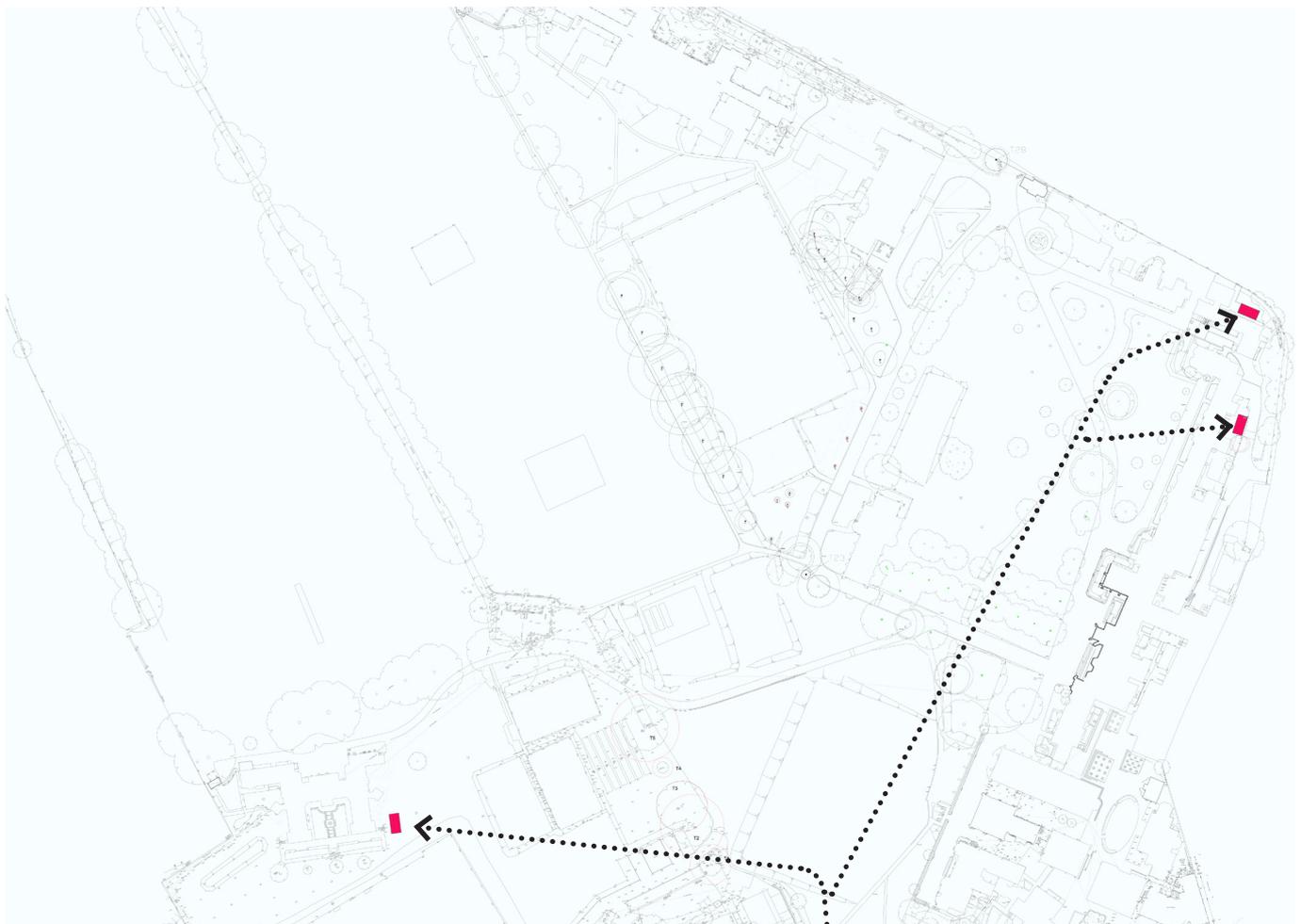
Proposals

Use

The College intend to provide temporary accommodation in three locations around the College, which will increase the capacity at three of the girls day houses. Each one of the temporary day houses will provide study space for up to ten girls. The reason why the College wish to consider temporary accommodation is twofold:

- The College are uncertain as to whether the requirement will be long lasting
- It is not possible to construct a permanent extension to the day houses in time for the commencement of the new academic year in September 2021.

The following pages describe the location of each of the proposed temporary units.

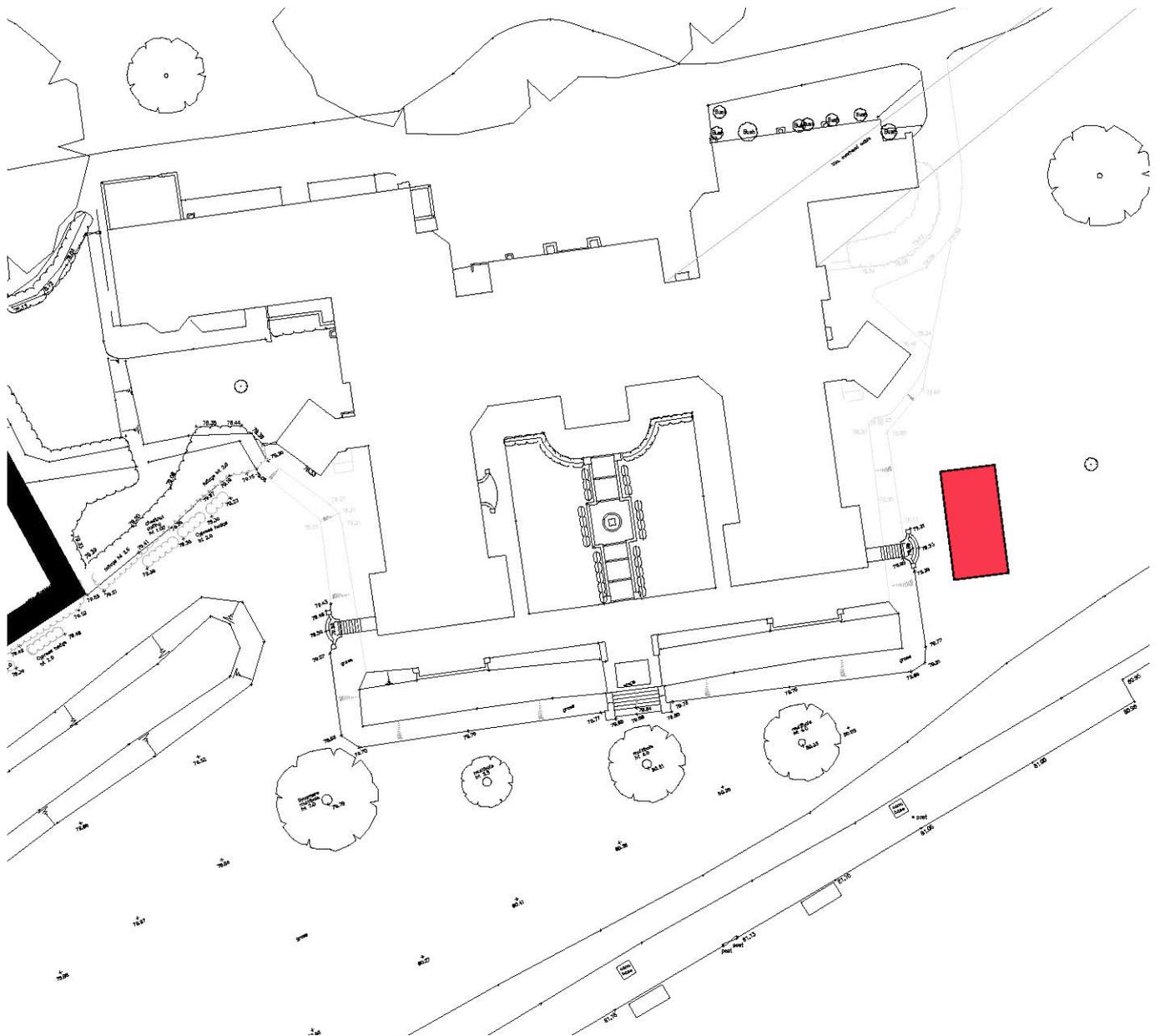


Proposed location for the temporary Units on the site of the College

Murrell House

The temporary accommodation for Murrell House has been provided on a flat part of the site and has access to an external door in the Common Room for the house. From the common room the day girls can obtain access to all of the facilities in the house to which the girls in the house have access to, these include the matron, kitchen, library and sanitary facilities. There may be a requirement for access

control on both the door to the temporary unit and the Common Room.

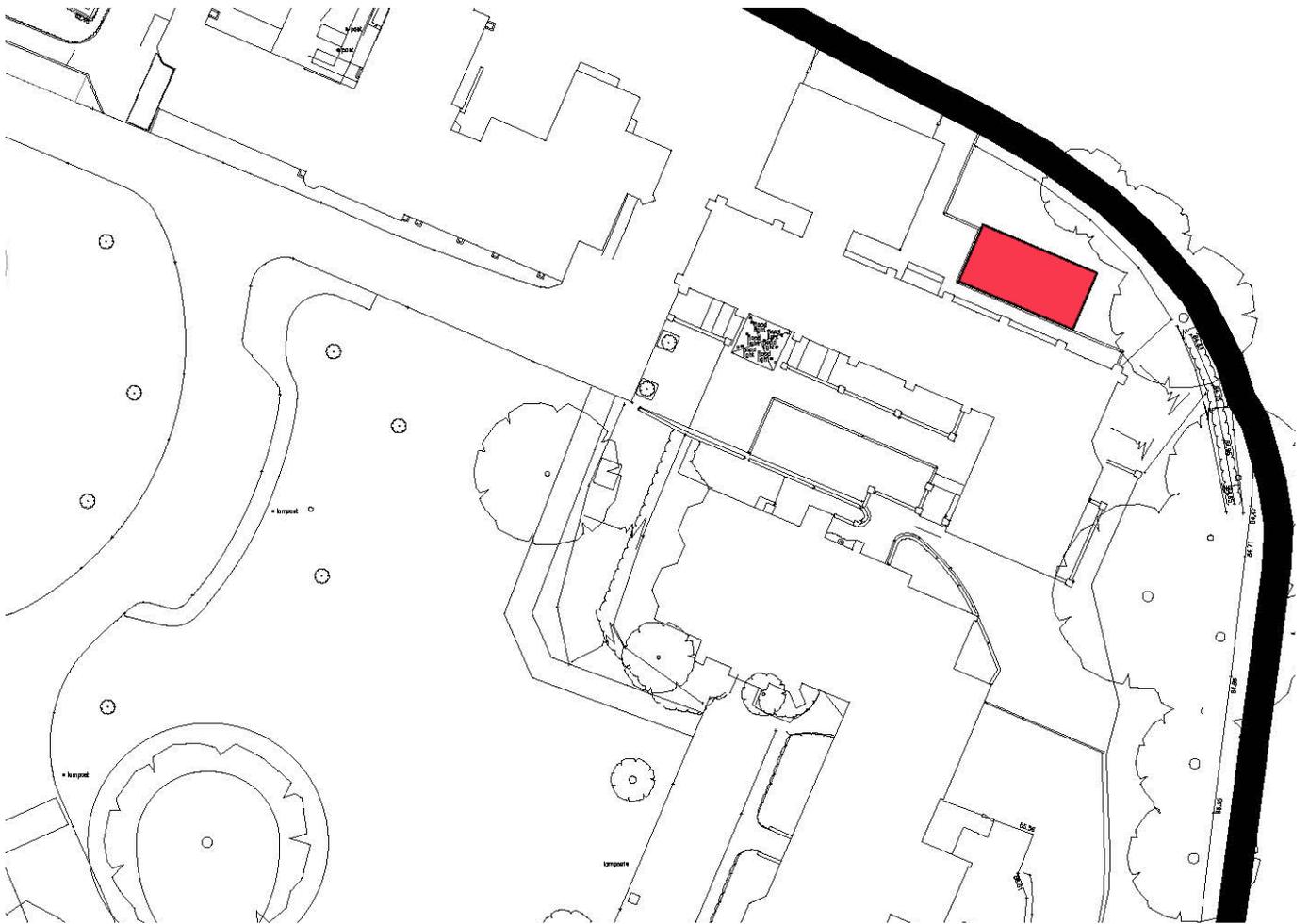


Proposed location for the temporary Murrell unit 1:500 @ A4

Rosebery House

The option for new temporary accommodation at Rosebery House is provided to the north of the main house. The new unit will have to be carefully lifted by crane, from the College Rd side of the boundary and carefully placed on site. The manoeuvre will have to avoid the trees which are located on the boundary. Access to the main day house can be achieved from the back door to the house located on the north

elevation. In this option the day house extension will be secure, although there will be a loss of outside garden space.

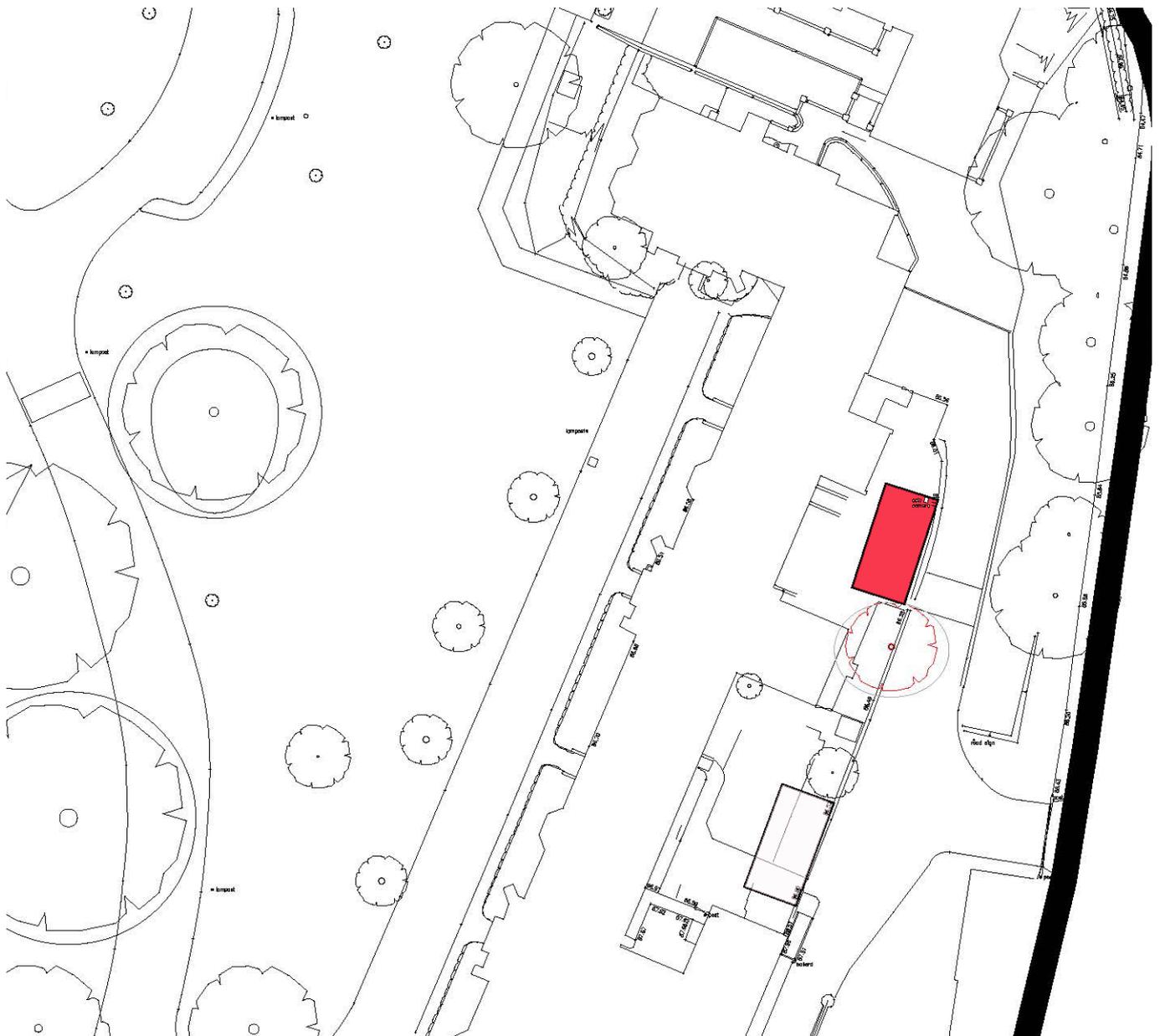


Proposed location for the temporary Rosebery House unit 1:500 @ A4

Whitehouse

It is proposed that the new accommodation for Whitehouse can be provided in the rear garden of the building. It is acknowledged that this will have the effect of reducing external space for the girls, but at least it will ensure that the whole day house accommodation can be provided as a secure facility. Access to the day house will be via the lower level common room which has a door way into the garden area.

The new accommodation can be carefully lifted over the boundary fence between the rear access drive and the garden of White house.



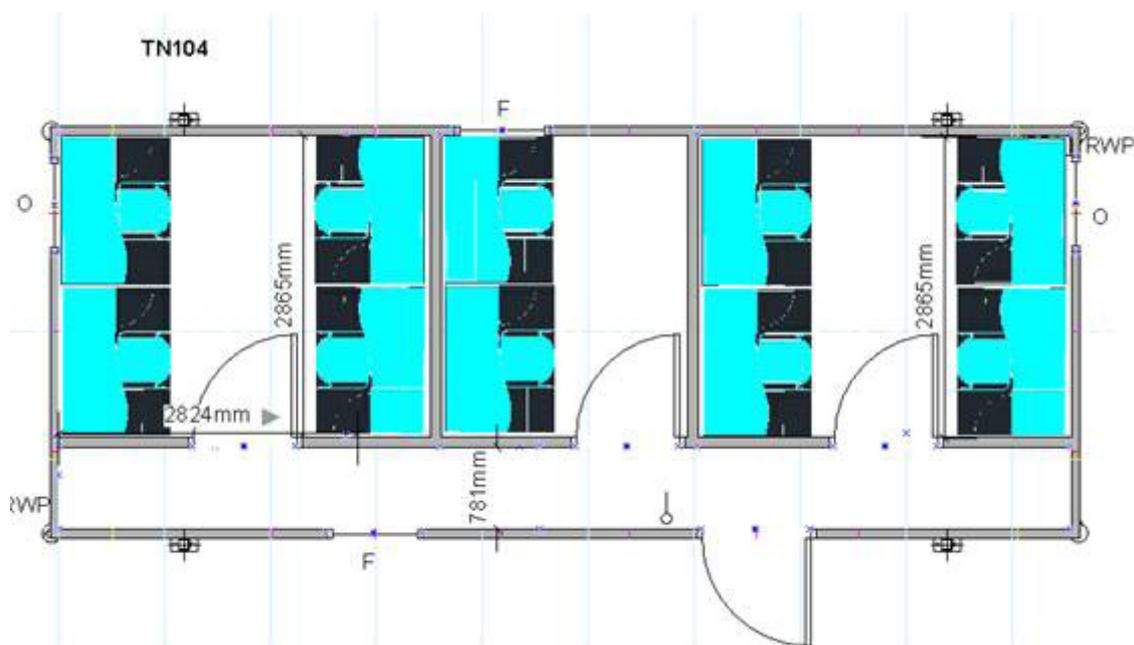
Proposed location for the temporary Whitehouse unit 1:500 @ A4

Design

Amount and scale

The amount of accommodation is determined by the number of pupils that are needed to be accommodated. At present the College are looking at expanding three day houses by an additional ten pupils in each, being 30 pupils.

The units that are proposed are Portakabin TN104 unit which is 10m x 4.2m The unit will be single storey and has an overall height of 2.975m.

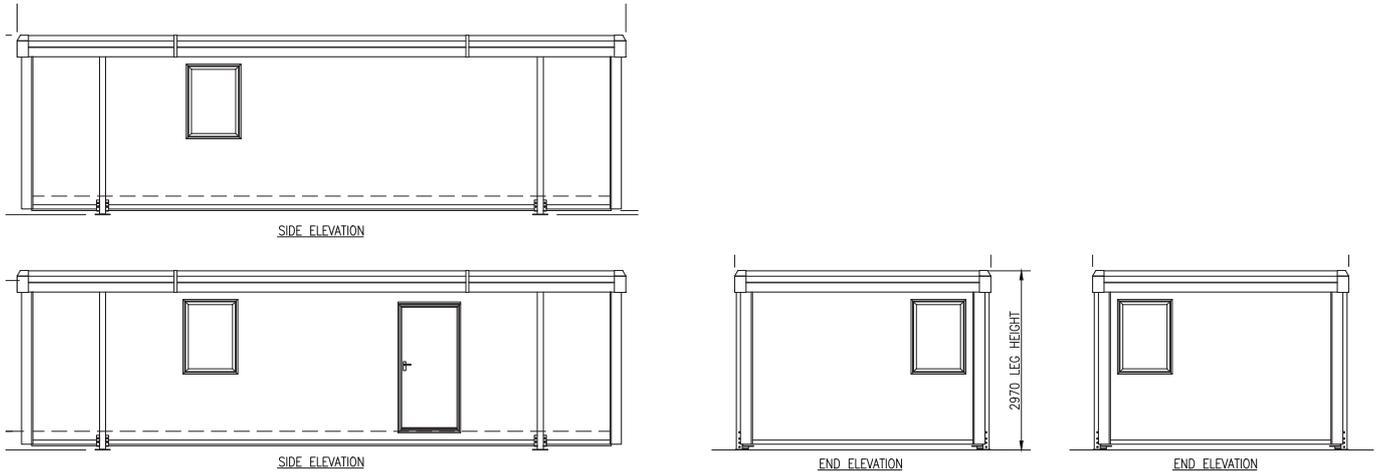


Illustrative Layout of the temporary unit.

Design

Appearance

NVB have suggested that the buildings have a bespoke external cladding which will be more pleasant than the standard grey cladding which these type of buildings are normally clad with.



Typical example of unit elevations nts



Typical example of Trespa Meteon Timber effect cladding panel.

Conclusion

Summary

This document has outlined the need for the additional accommodation at Epsom College. It has confirmed that the College are unsure as to whether the requirement is a long term need or just a short term reaction to the current pandemic. This is the reason why the accommodation is temporary in nature.

NVB have completed a feasibility study which identifies possible permanent locations for these extensions to each day house and would be happy to share that document with the Local Planning Authority if there is

a need to justify that the temporary accommodation will not be a permanent installation.

We look forward to the approval of these proposals which will allow the College to continue to serve the requirements of the pupils and parents within its catchment area.

