



Meadhurst : Uppingham School
Design & Access Statement

Date: January 2024

r h partnership architects

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Design Team

Project Manager: Ridge & Partners

Architect: R H Partnership Architects (RHP)

Quantity Surveyor: CB3 Consulting Ltd

Structure & Civils: Conisbee

M&E/Sustainability: Max Fordham

Planning Consultant: Fisher German

Landscape: Livingston Eyre Associates

Transport: Mayer Brown

Fire Consultant: Jenson Hughes

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Arboriculture: Ligna Consultancy

Approved Inspector: Salus

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Overview

Overview

The Client

UPPINGHAM

1584 Forward

For the forward thinkers, makers, debaters and creators
The pioneers who ask why, And why not
For tomorrow's leaders
not defined by where they have gone
But where they are yet to go



Uppingham School was founded in 1584. The school campus is integral to the town of Uppingham, uniting historic buildings and modern facilities to create a unique environment where pupils can flourish.

The school buildings, integrated throughout the beautiful market town of Uppingham and its immediate surrounds, provide sanctuary, warmth and exceptional facilities for learning, exploration and expression.

Through significant investments in their buildings and facilities over recent years, they have always sought to integrate the new with the old, and to uphold an identity that is uniquely Uppingham. The campus is a place of bold ambition that celebrates its illustrious past while always building with foresight and optimism for the future – creating an environment that pupils will cherish and value throughout their school years, and remember with fondness for life.

Meadhurst, the focus of this project was one of the original 'country boarding houses' opening in 1896 originally in farmland to the north of the town.

The building fabric and services are nearing the end of their serviceable life and the school are reviewing ways to improve the quality of the facilities and securing a long term future for the site and the Meadhurst community.

Overview

The Architect



RHP are award winning architects with specialism in conservation, regeneration, building in historic context and award winning new residential buildings for education based clients – Universities, Oxbridge Colleges and commercial providers.

We believe buildings should be beautiful and practical and should be designed to respond to their unique physical and social context.

With craftsmanship and sustainability awards for all of our most recent buildings of similar scale we enjoy working with traditional materials and forms and designing buildings which are well crafted, long life, adaptable and will stand the test of time in their environments.

We aim to enrich the locality as well as the users experience of the site.



Overview:

Summary of Proposal



The proposal has been developed with the school in collaboration with the design team over the last eleven months. The proposal seeks to remove the majority of the later additions to the original 'Meadhurst' house and construct a new building to the west of the site and a small 'gate lodge' pavilion adjacent to the existing car park access road to the north of the site.

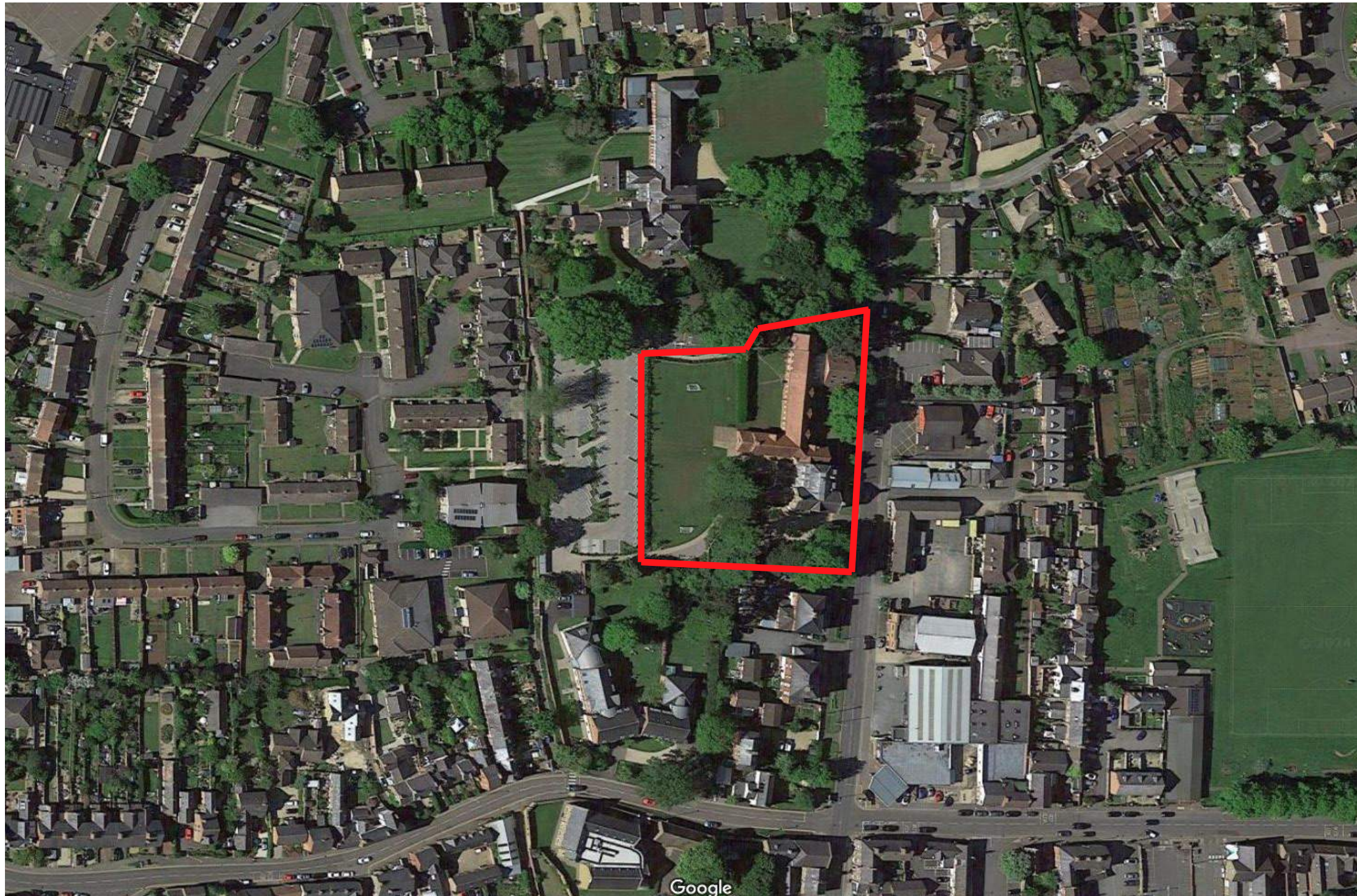
The existing building would be retained and its original 'setting' restored, the new building set approx. 15m away as a subservient annexe to the main house. The two elements linked by an open cloister structure which acts as arrival point for pupils, access to both buildings and a natural gathering point in the landscape for the house.

Concept

- Improve the setting of the original 'country house';
- Ensure continued operation of the boarding house during design and construction;
- Quality – use appropriate to context high quality materials for the building envelope, selection of materials considered on aesthetic, practical and sustainable criteria;
- Sustainability – a simple building form, well insulated and air tight, designed following Passivhaus principals. Low energy in use, all electric with MVHR and Air Source Heat Pumps;
- Adaptability – ensure building design and structure allow for future adaptation, long life structure, loose fit interior;

Site

Meadhurst Location



The site is located to the north side of Uppingham with frontage to Ayston Road (A6003).

The original house main façade faces south with its side eastern façade fronting the main road.

The red line indicates the extent of the application site within the 'Meadhurst' grounds including gardens and an informal football pitch to the west.

The site is bounded by the access road to the staff car park to the north.

Site

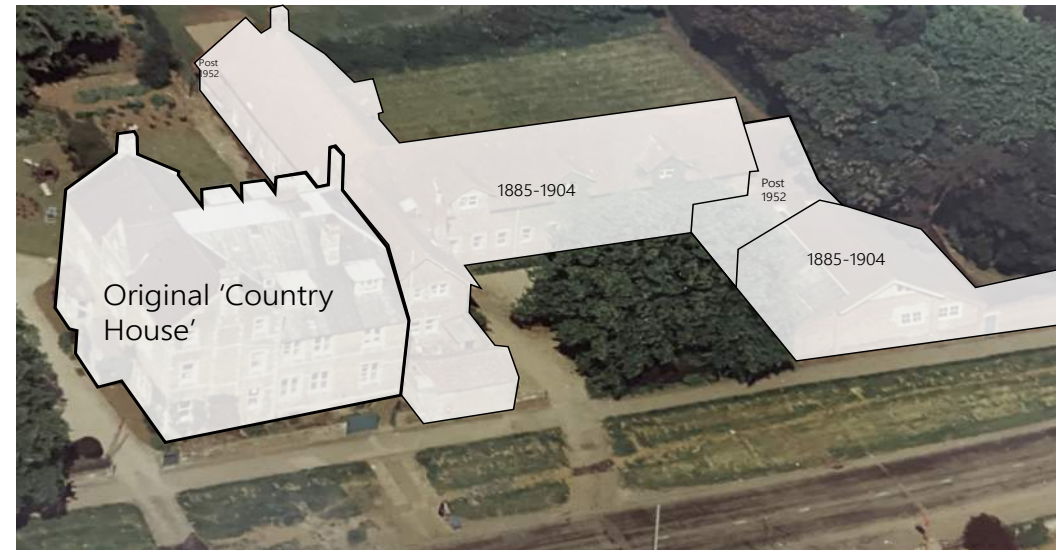
Uppingham School Estate

The school estate covers various site locations across the town. Meadhurst and neighbouring Farleigh boys boarding houses are to the north of the town a short walk from the more central teaching and sports facilities.



Site

Historical Context

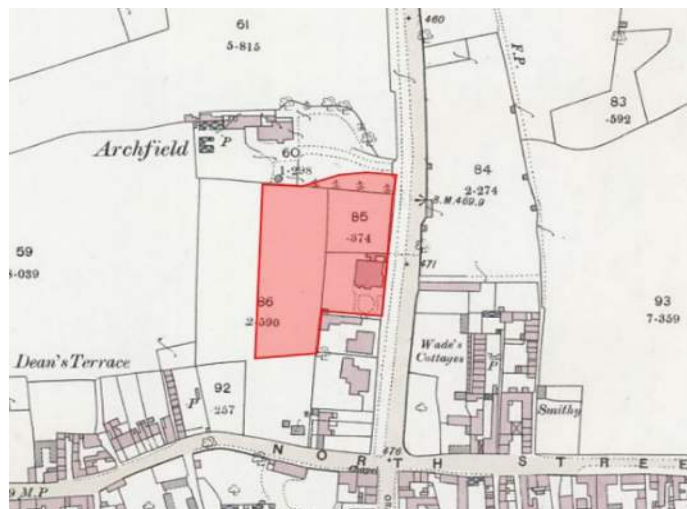


Records do not show when the original Meadhurst house was built, we believe it dates from 1850-1890.

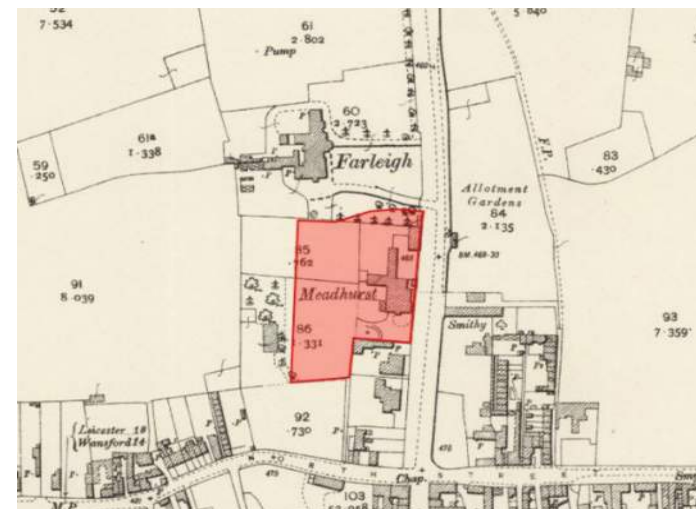
It opened as a boarding house in 1896 and the existing residential wing to the north appears to have been constructed at that time.

This aerial photo dates from the mid 20th century and shows all parts of the building (apart from the dining room extension) constructed.

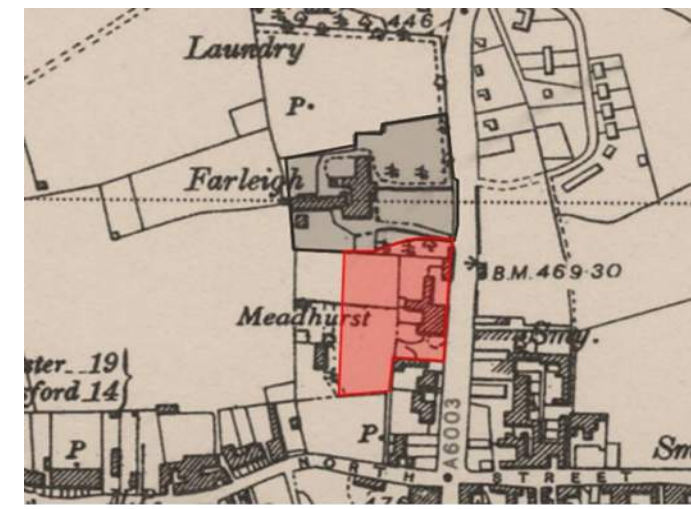
The car park access road and car park has been constructed in the last five years.



1885
'Meadhurst' opened as a 'country house' boarding house in 1896.



1904
Accommodation wing constructed between 1885 and 1906.

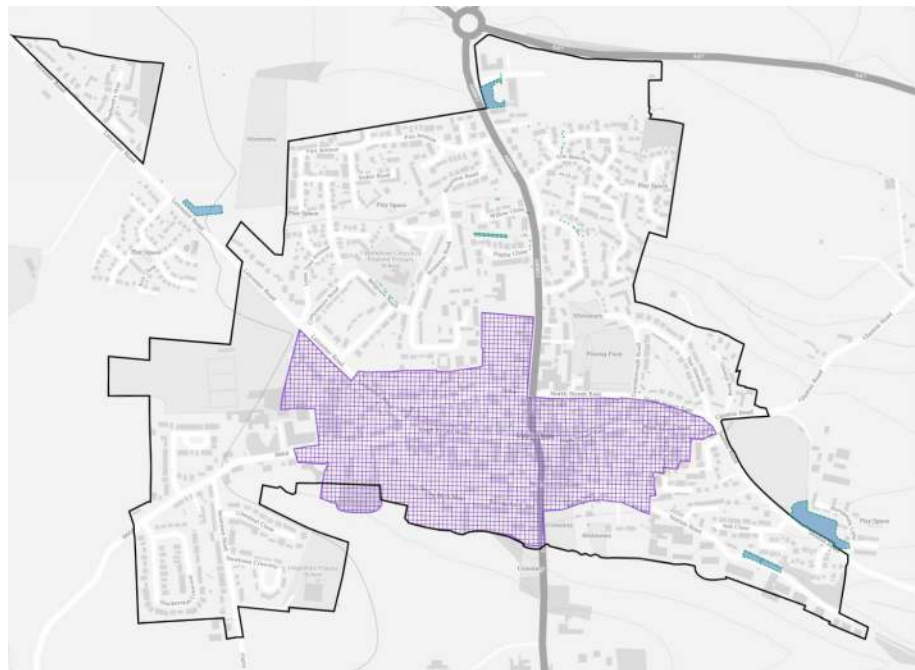


1952
No notable changes between 1904 and 1952.

Site

Conservation Area & Listed Buildings

Conservation Area Map



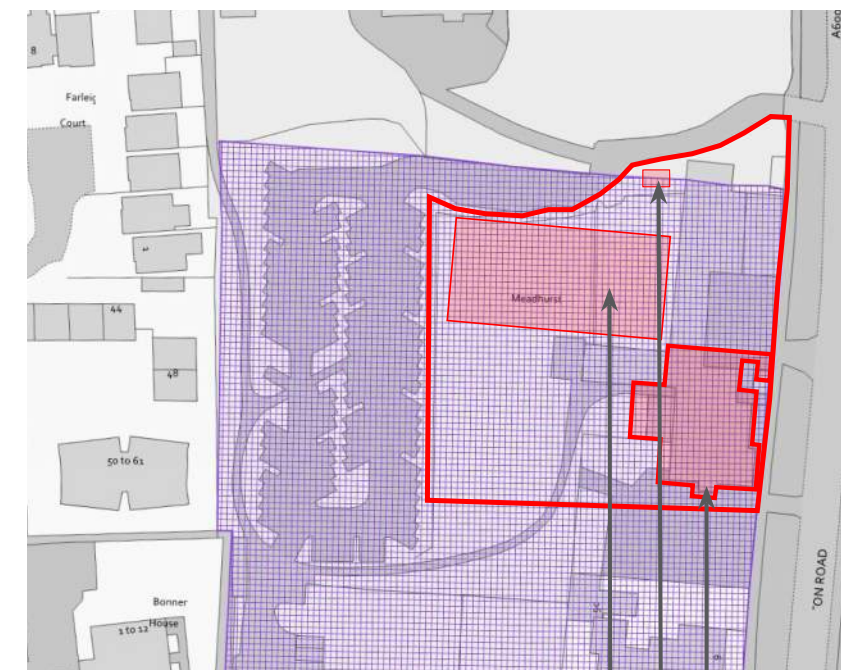
The site is located at the northern boundary of the Uppingham Conservation Area.

Listed Buildings Map



It is located some distance from the nearest listed buildings.

Planning Context: Summary of Development



Location for new boarding house

Proposed energy hub building (nom 25m² GIA)

'Meadhurst' – Existing original country house retained (approx. 800m² GIA)

Site

Historical Photographs



1900
Illustrates recently constructed dormitory wing.



1910
Roofspace within rear section of original house converted, dormers added. Single storey extension to dormitory wing,



1920
Giant redwoods growing rapidly.

Site

Meadhurst External Photos

The existing extensions are in poor condition, constructed with low quality materials.



Site

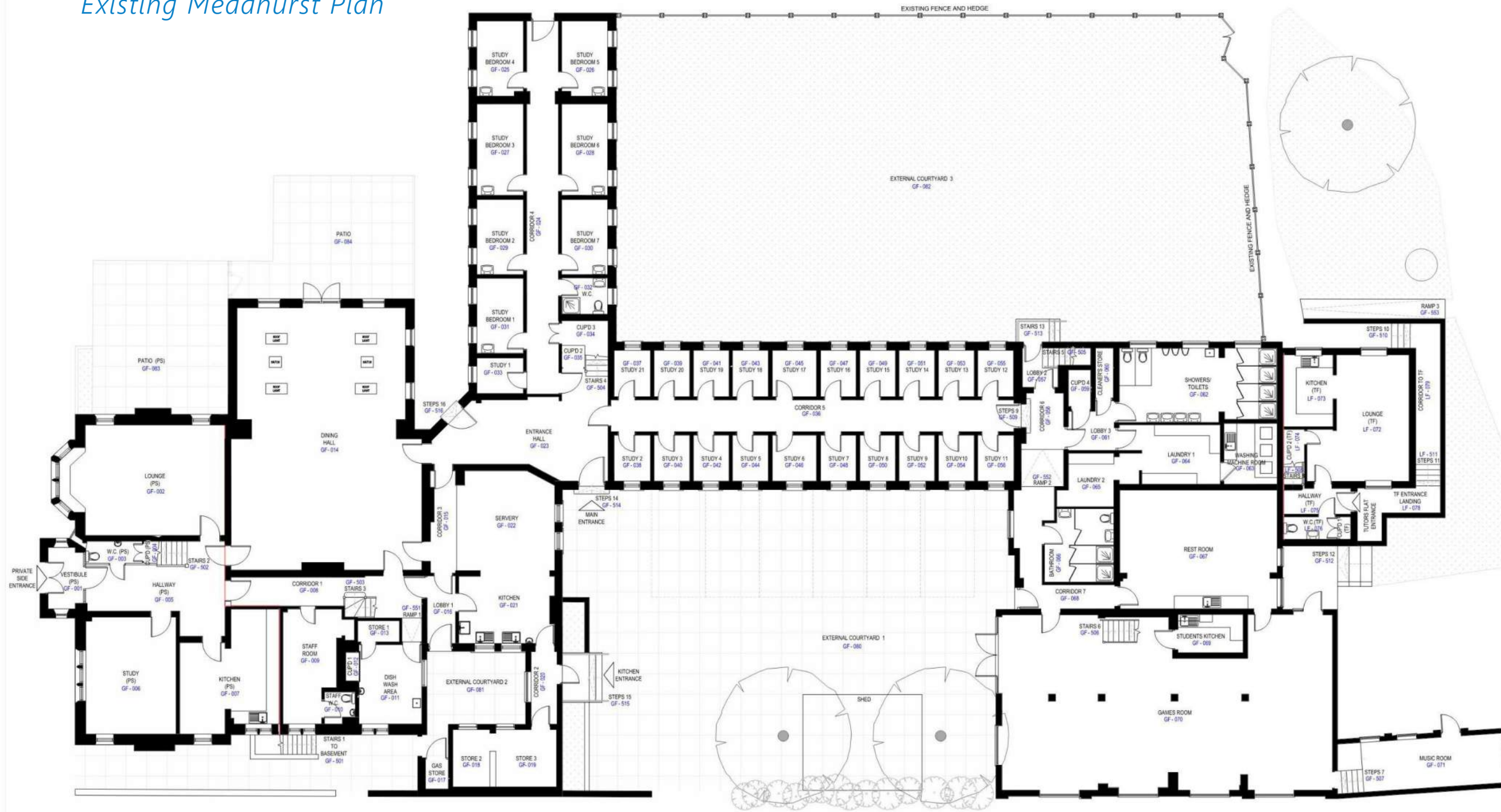
Meadhurst Internal Photos



The internal arrangement of space is inflexible and poorly suited to boarding in the 21st C with little scope for improvement or adaption due to the form of construction.

Site

Existing Meadhurst Plan



Do not scale from this drawing
All dimensions to be checked on site

Notes:



Rev: Amendment: Date:

Site:
**UPPINGHAM - RUTLAND -
UPPINGHAM SCHOOL
MEADHURST BH**

Title:
**GROUND FLOOR
PLAN**

Scale: 1:100 @ A1 Date: 04.05.2021

Drawn: XC Rev: -

Dwg.no: BH-MEAD-B-002-RT

GA - ROOM TAGS -

UPPINGHAM
Estates Department

Units 1 & 2 Pullman Trading Estate
Station Road
Uppingham
Rutland
LE15 9TX
t: 01572 82657 e: MC2@uppingham.co.uk

Brief

Brief

The Need & Aspiration

The Need



The school has an international reputation for high quality education but its accommodation in Meadhurst is below the standard required to continue to allow it to attract pupils and maintain its reputation.

The fabric and services are at the end of their serviceable lives and the whole building needs a major rethink to secure its role in educating future generations.

Aspiration



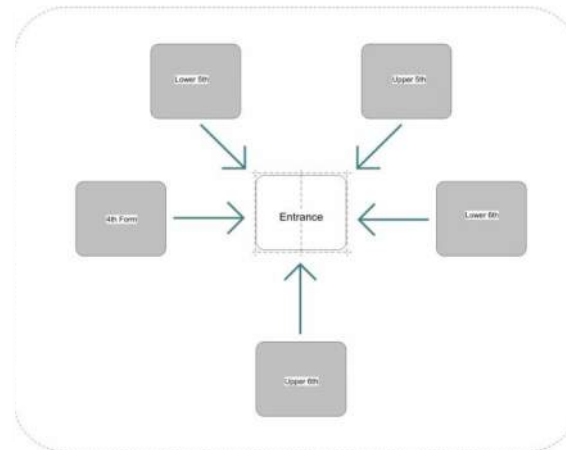
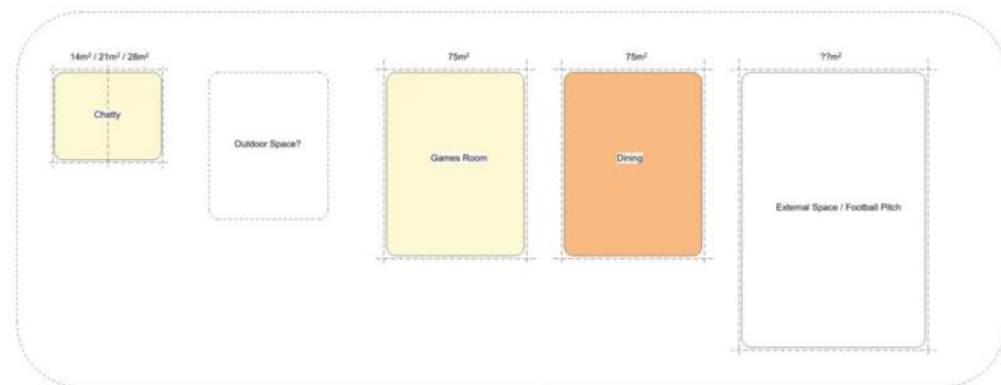
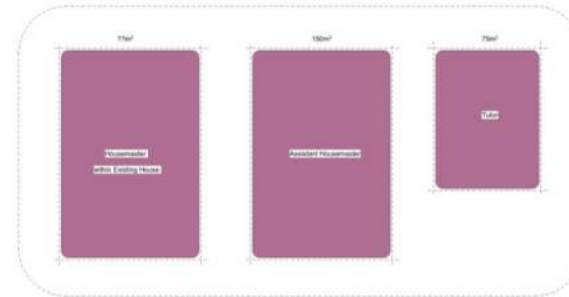
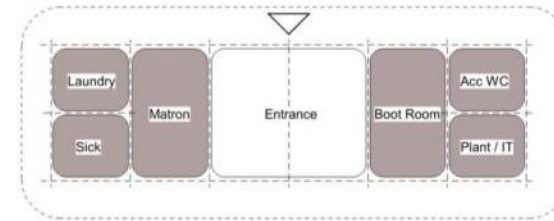
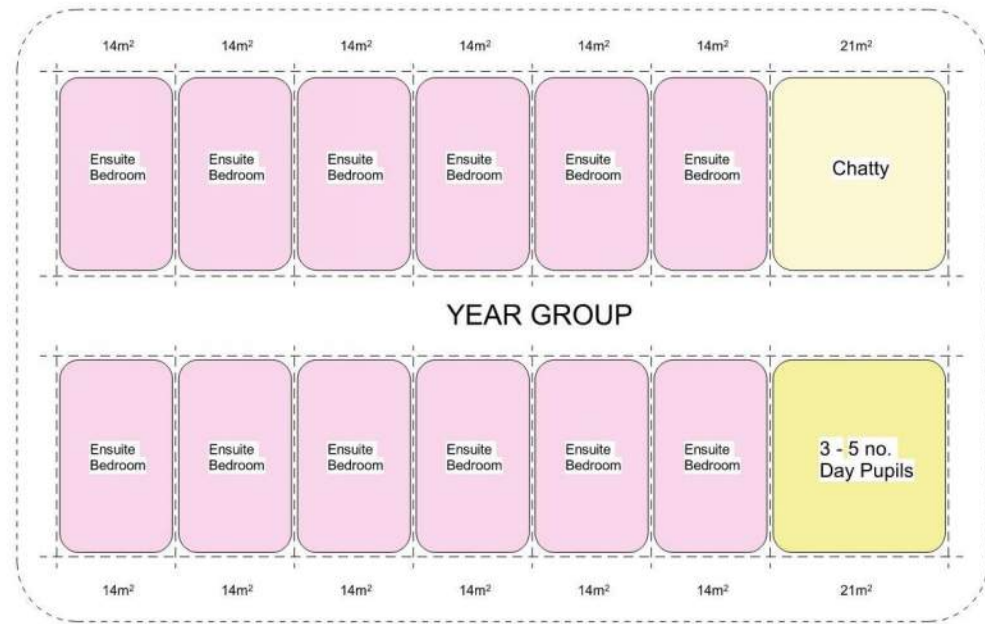
The new proposal would create a sustainable and inclusive learning environment that is set within the landscape of the site and is subservient to the existing house.

The aspirations are for a beautiful and highly functional building that facilitates inclusion and engagement and that feels like a home and community. The proposal would replace current accommodation facilities that are no longer fit for purpose and provide new spaces that are more inclusive and welcoming as well as more sustainable and efficient from an operational perspective.

Brief

Schedule of Accommodation

5 Year Groups



The proposed new building will house four academic years, each with 12no boarders and 3no day pupils.

The remaining year group will be housed in the existing Meadhurst house.

Dining would remain in the historic dining room in the existing house. Social space will be provided for each year group in the new house and shared lounge/ games space will be provided in the new building for use by all years.

The new building will also provide homes for the Deputy House Master (3 bed house) and a Tutor (1 bed apartment).

Summary of Accommodation:

Existing Building Retained: 802m² GIA

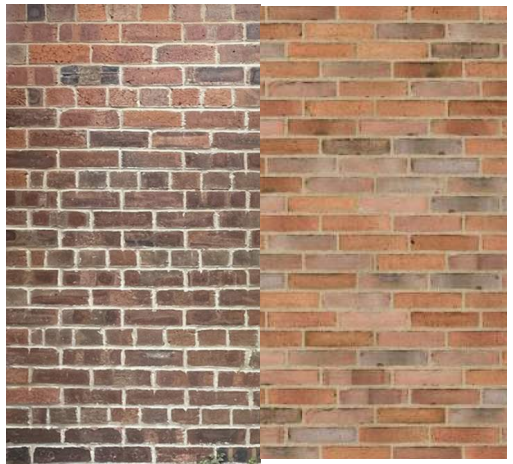
Demolitions: 979m² GIA

New Build : 1827m² GIA

Site Analysis

Site Analysis

Existing Building Materials



The front and side elevations (principal elevations) of the original house materials are stone (South, East & West).

The rear elevation (service elevation) is red brick, this is a traditional detail in Uppingham seen repeated across the Conservation Area.

The main residential wing to the north is red brick and red plain tile roof as a subservient aesthetic counter point to the main house.

A variety of brick types and colours are used on different ages of extension.

Site Analysis

Materials: A Building of Two Halves

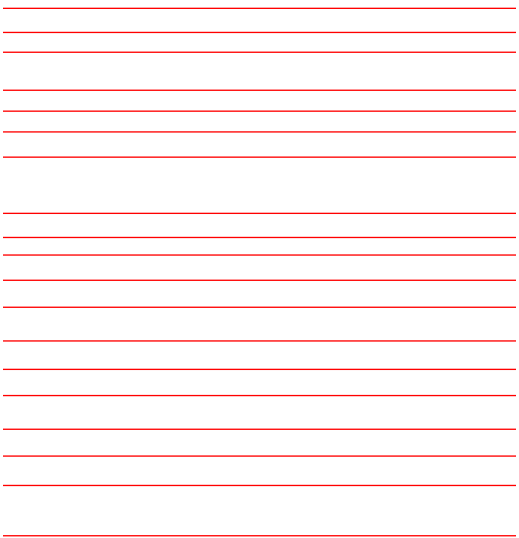


Red Brick & Red plain Tile

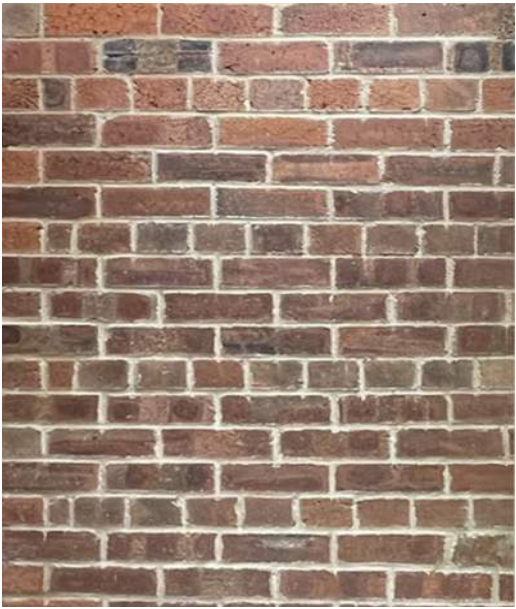
Stone & Slate Roof



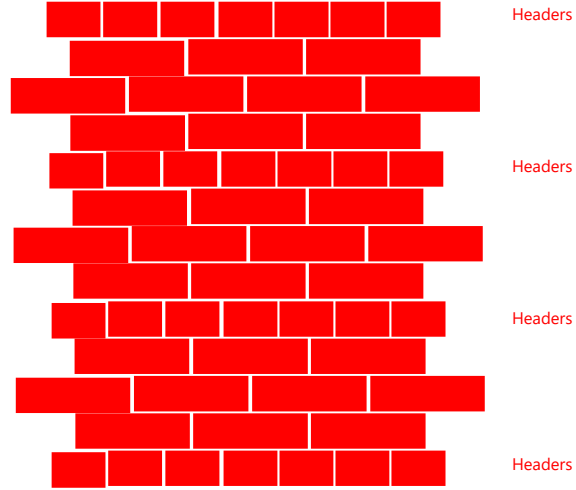
Original Meadhurst Country House Primary Elevations



As the images demonstrate, the materiality of the existing site is split between mostly stone and a slater of for the main house and the red brick and red plain tile for the extension and addition.



Meadhurst Original Country House 'Rear' Elevation



Site Analysis

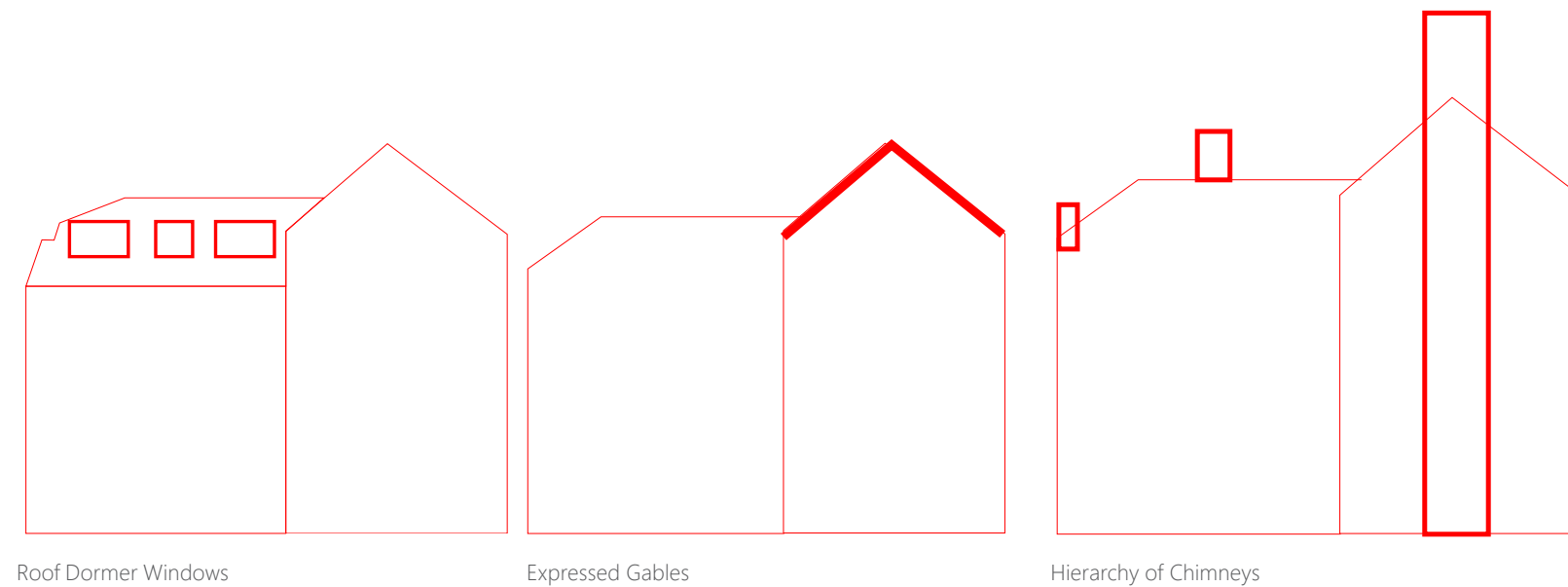
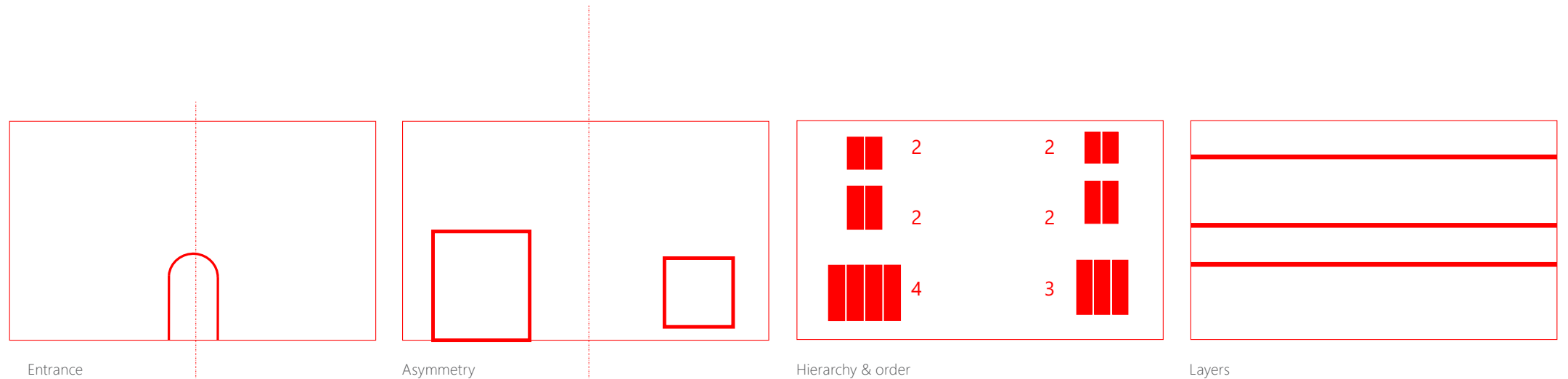
Massing & Detail Characteristics

The following pages illustrate the key characteristics of the original retained Meadhurst 'Country House'.

We have used these characteristics to help shape the form, massing and detail of the proposed new building.

The new buildings references the scale, detail and materiality of the existing house.

The new building has been designed to be a complimentary subservient counter point to the existing house, improving its setting and restoring its presence, whilst improving the streetscape.



Site Analysis

Streetscape & Context



View from opposite to the existing forecourt vehicle access which is to be retained.

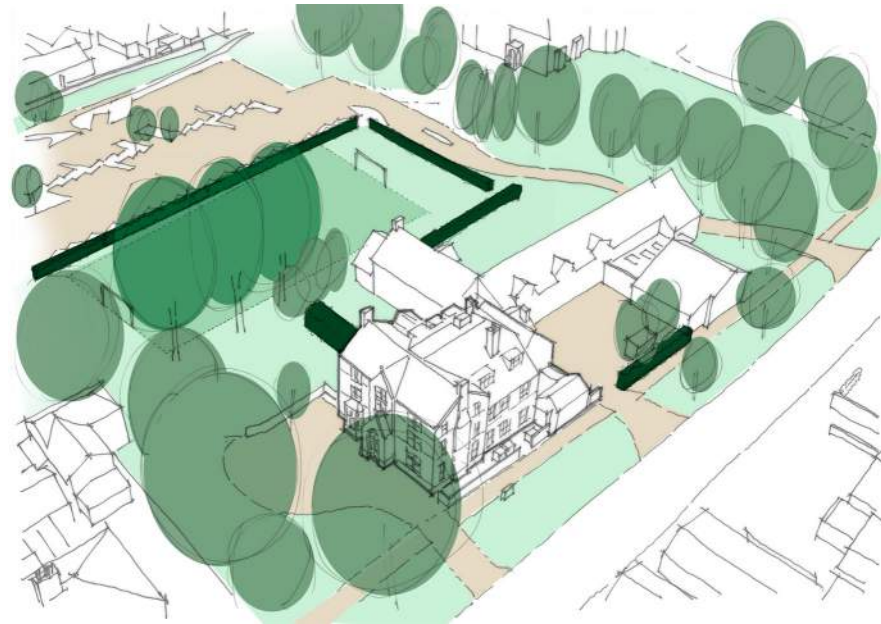


View from south of the site looking north along Ayston Road.

Concept

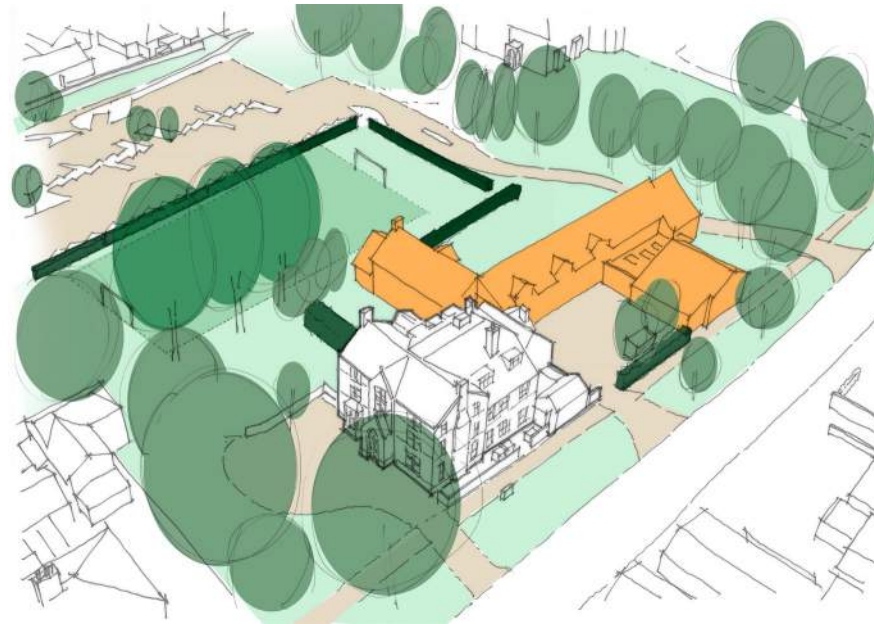
Concept:

Approach



Existing

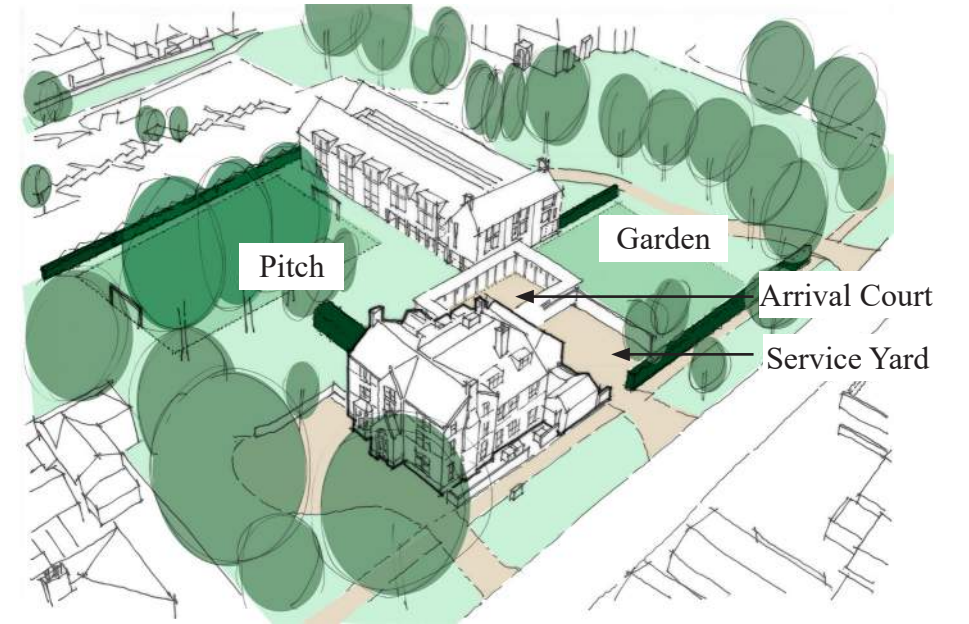
Meadhurst in its current form with the staff car park to the west constructed within the last five years.



Demolition

The existing residential wing is in poor condition in terms of fabric and servicing. The original fabric is relatively poor quality, with 'common brickwork' to the main facades and limited and slightly odd rustic stone detail to dormers on the high level first floor windows.

The result of the various studies of the existing building and development of the brief and aims for the project and desire for a long term solution have led to the decision to demolish this section of building and rebuild on an adjacent site and create a new setting for the existing retained original house, improved street frontage and a proposal that uses higher quality materials, with longer life and lower maintenance than those we remove.



Redevelopment Concept

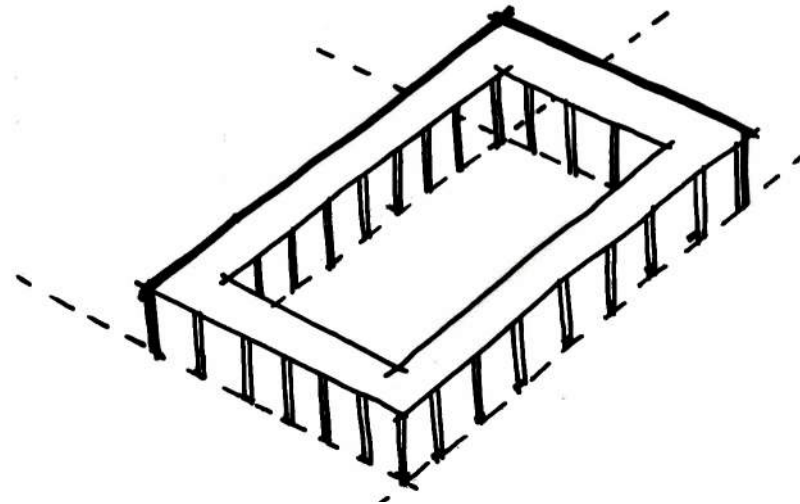
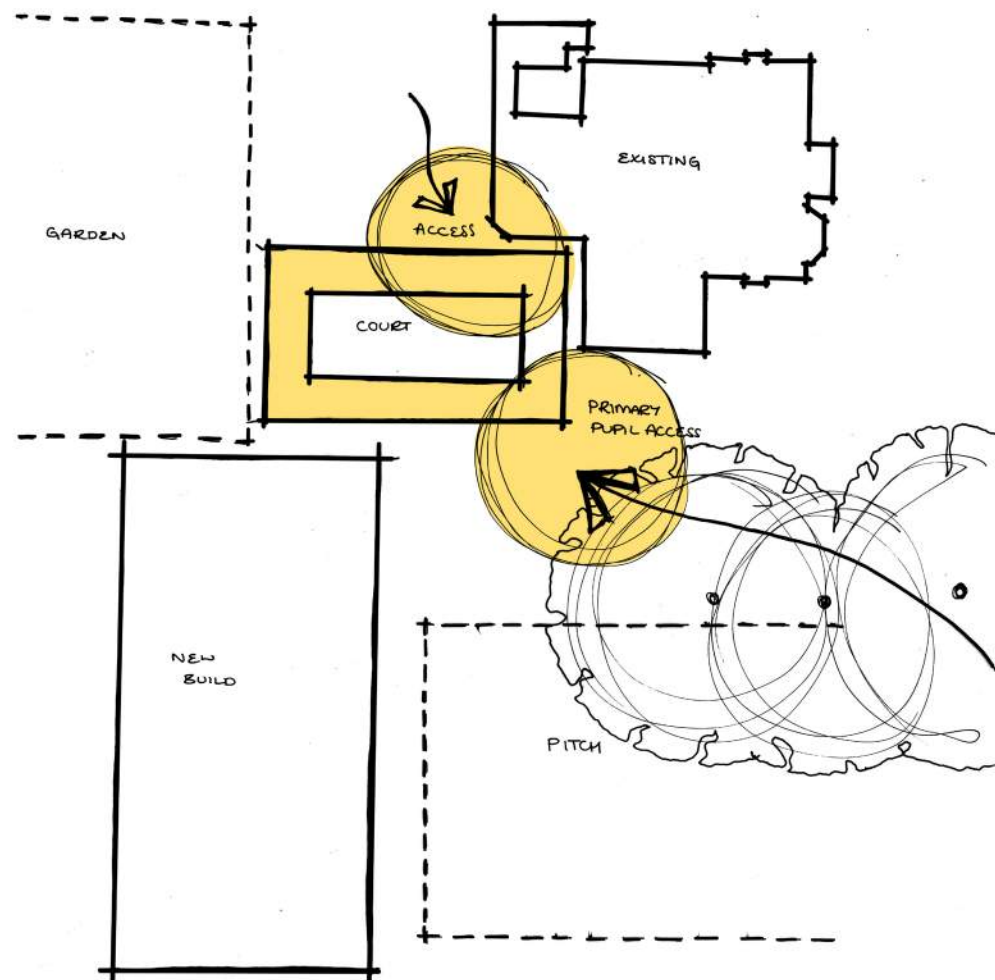
The new buildings would be constructed with the existing building in operation.

The existing would then be demolished and a new gable added to the rear of the existing house and the cloister and landscaping completed.

The early concept masterplan illustrates the various component of the proposed vision for Meadhurst for the next 100 years.

Concept

'Country House' & Linked New Building



The new building will be constructed to the west of the existing building. The new building can be constructed before the existing residential wing is demolished allowing continuous occupancy of the site.

The existing original house and the new building will work together to form the 'Meadhurst Experience' for pupils.

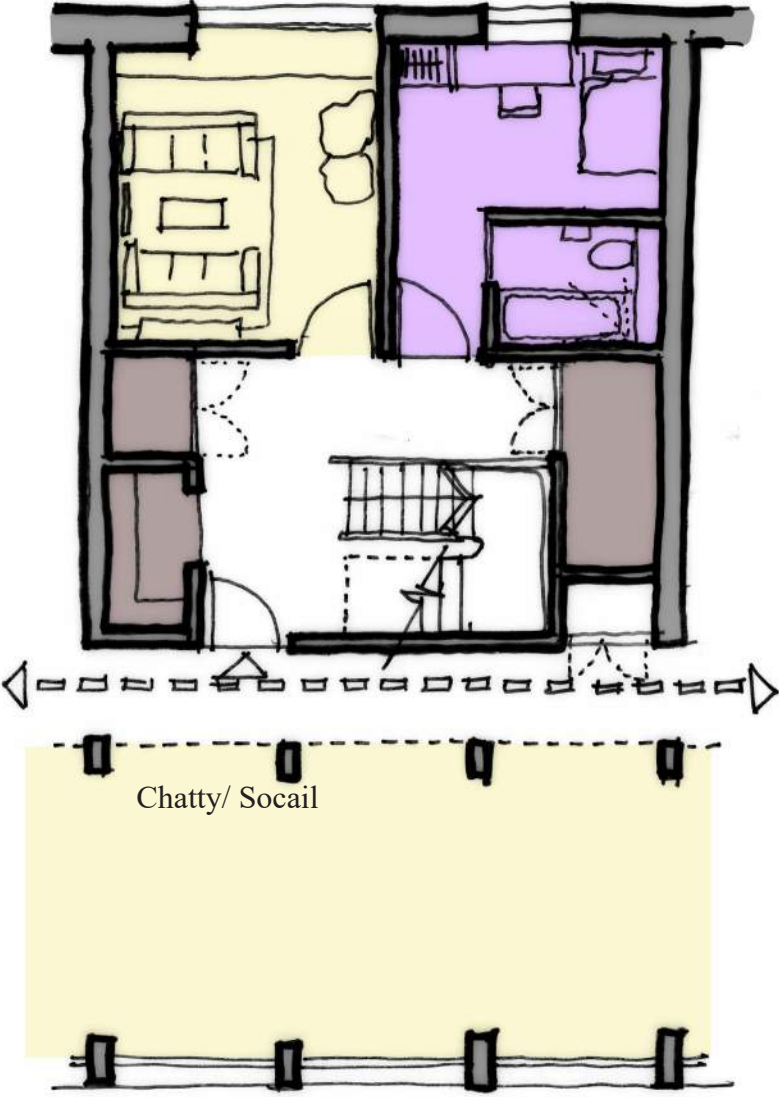
The two elements connected by an open cloister structure create an arrival point and entry for both buildings and a central focus for house activities.

The cloister form is inspired by the historic core of the school

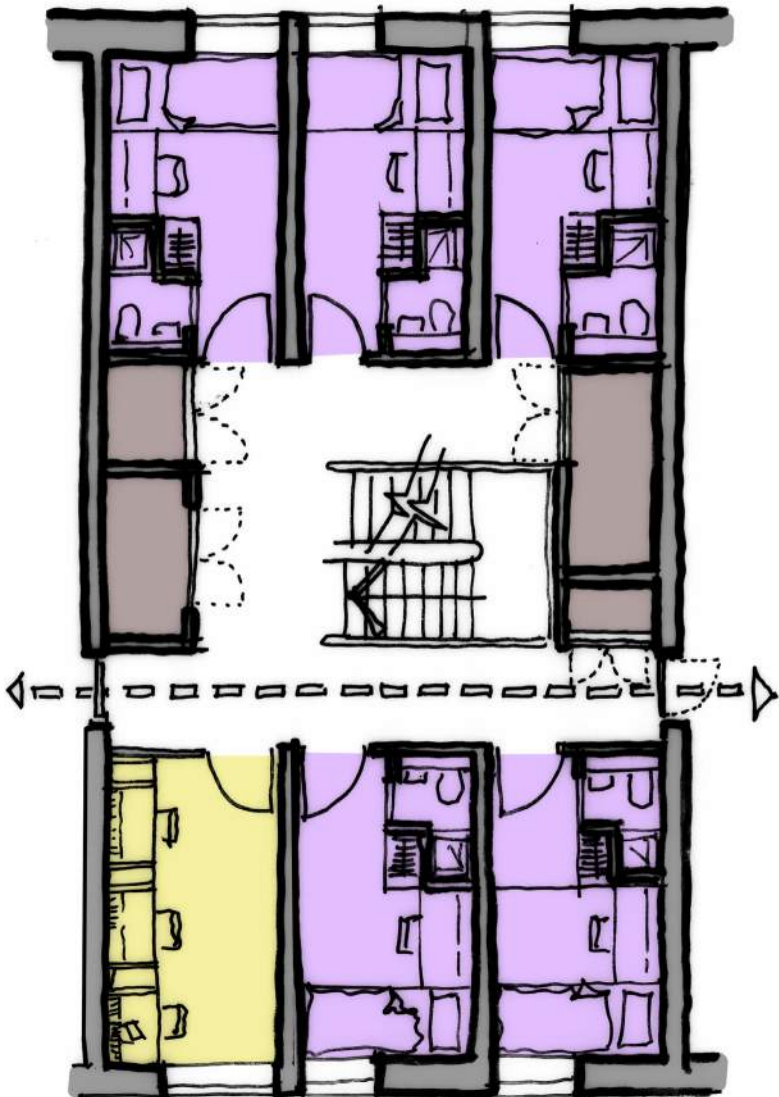
Concept

Terrace of Houses

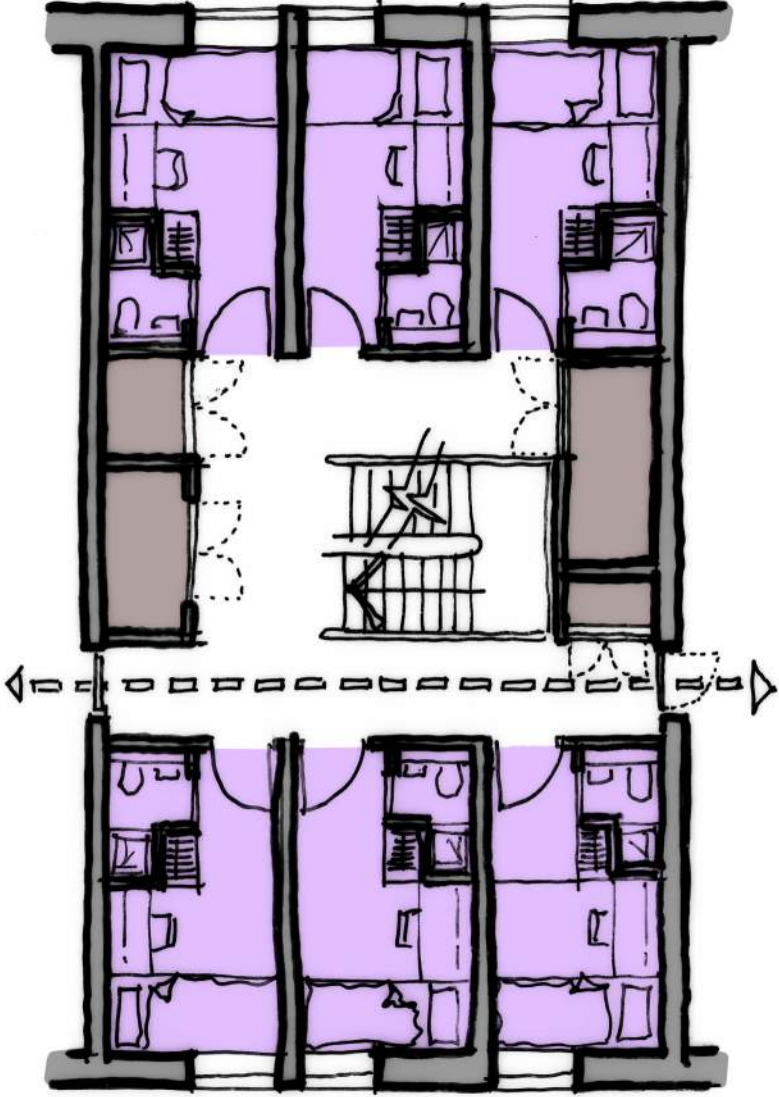
The new building is designed as a terrace of five houses, four houses designed to suit a single year group, with the east house facing the street designed for a Deputy House Master.



Ground Floor



First Floor

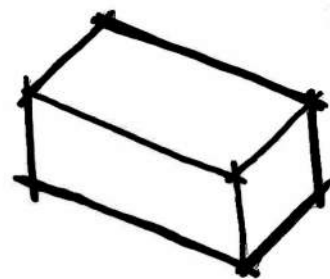


Second Floor

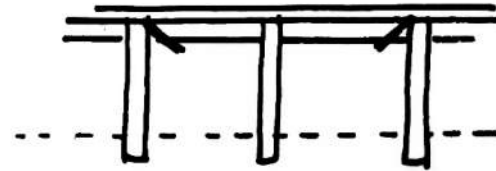
Consultation

Consultation

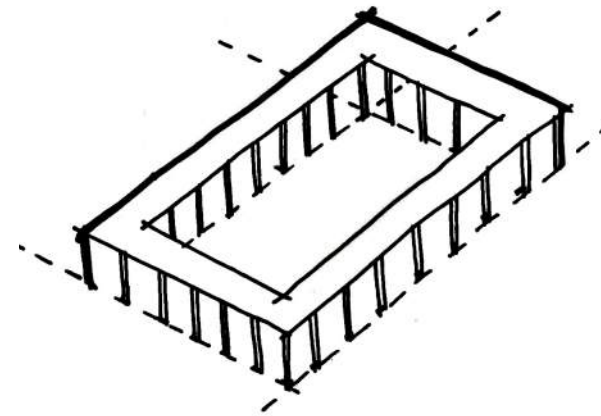
Massing & Form Strategy



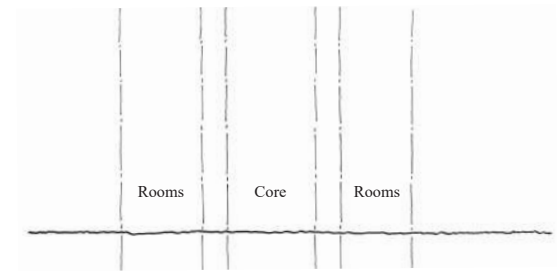
Massing



Cloisters



Arrival Court



Ordered

The new building takes its massing, form and detail references from the existing original Meadhurst Country House.

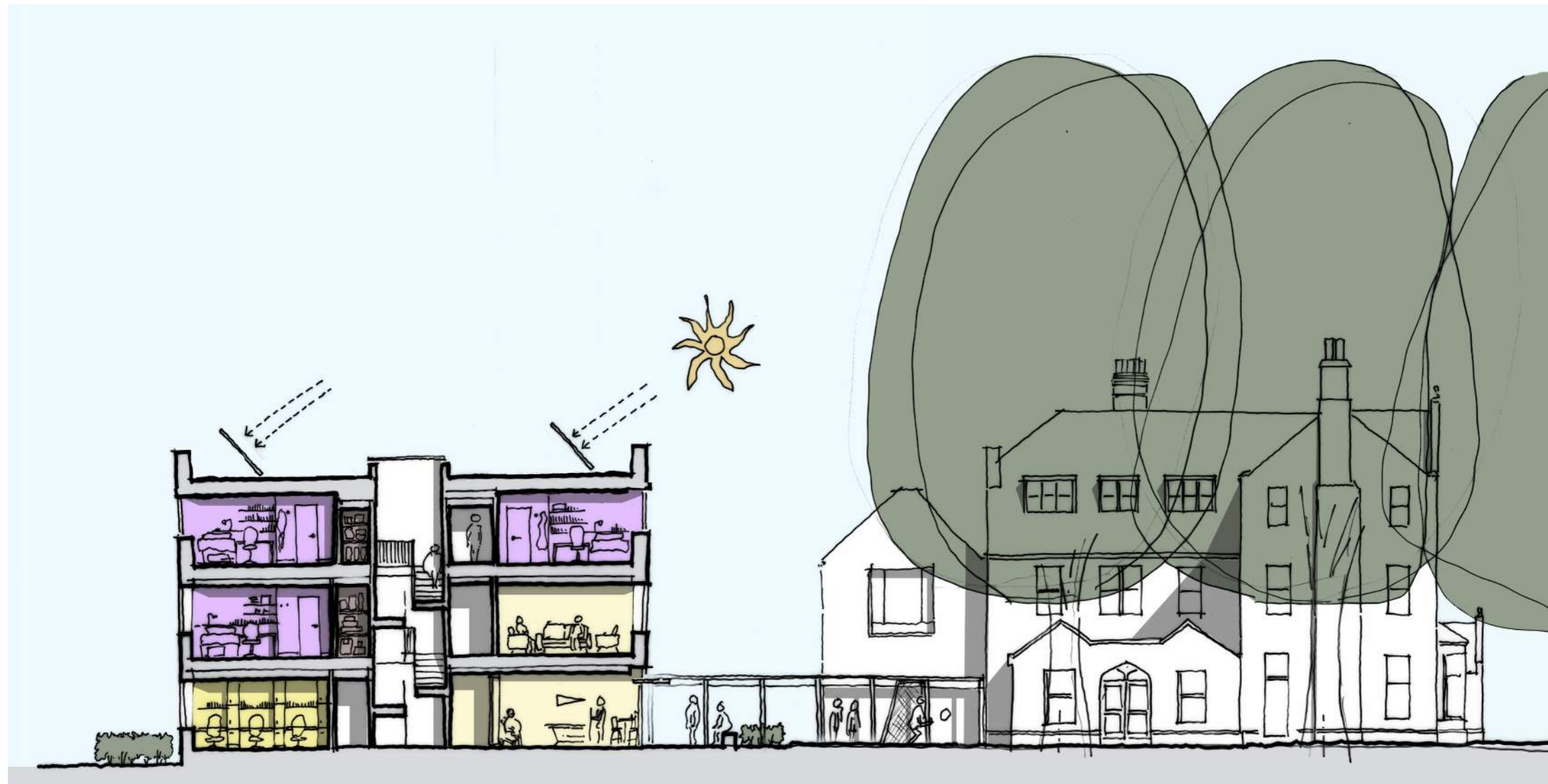
The form of the building is simple, this references the existing building but also ensures it follows Passivhaus principles for good low-energy design with a good form factor – minimal wall areas for maximum floorspace to minimise energy use and heating demand.

Other architectural details reference both the existing building and the historic core of the school.

The building has been designed as a simple frame structure to aid future adaptability

Consultation

Scale & Roof Form



A new building that is subservient in scale and materiality to the original house, aiming to complement and not compete.

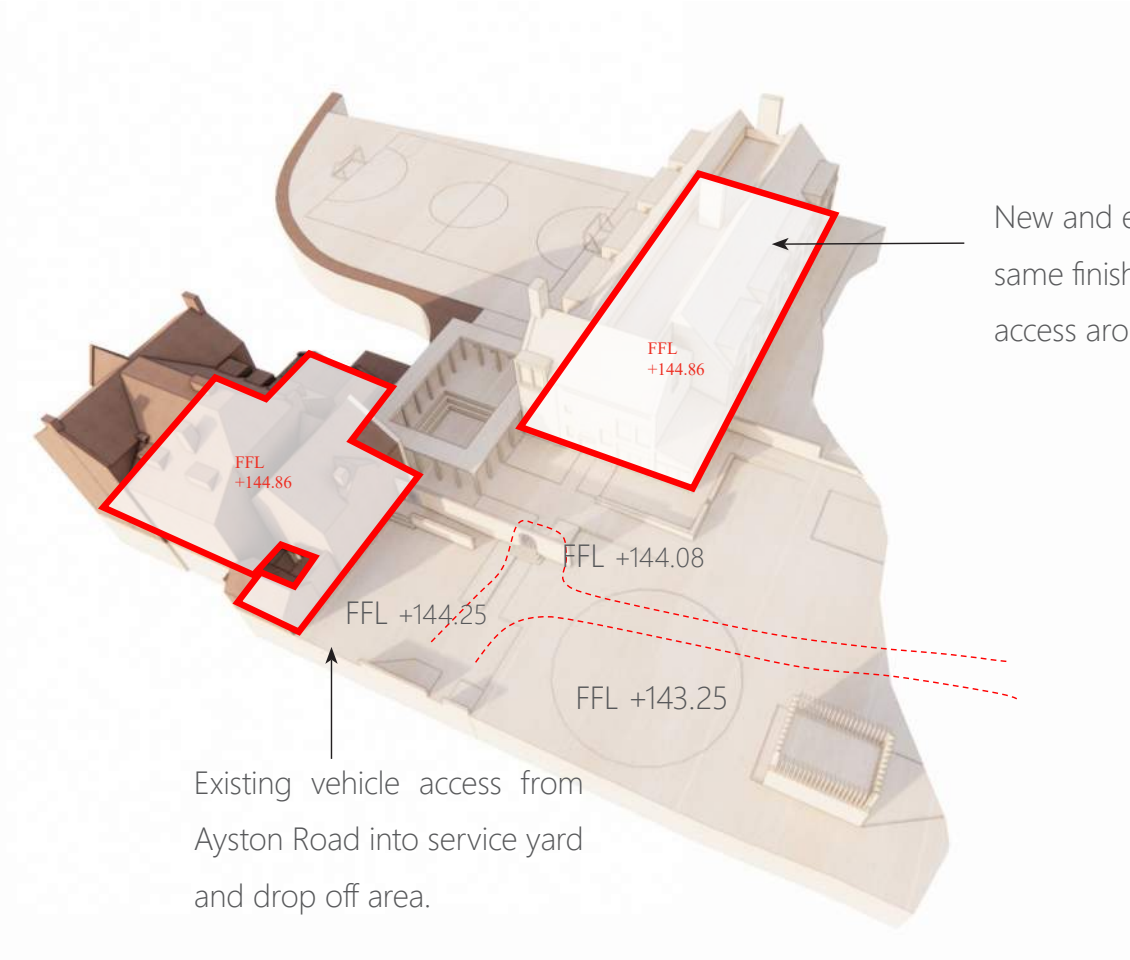
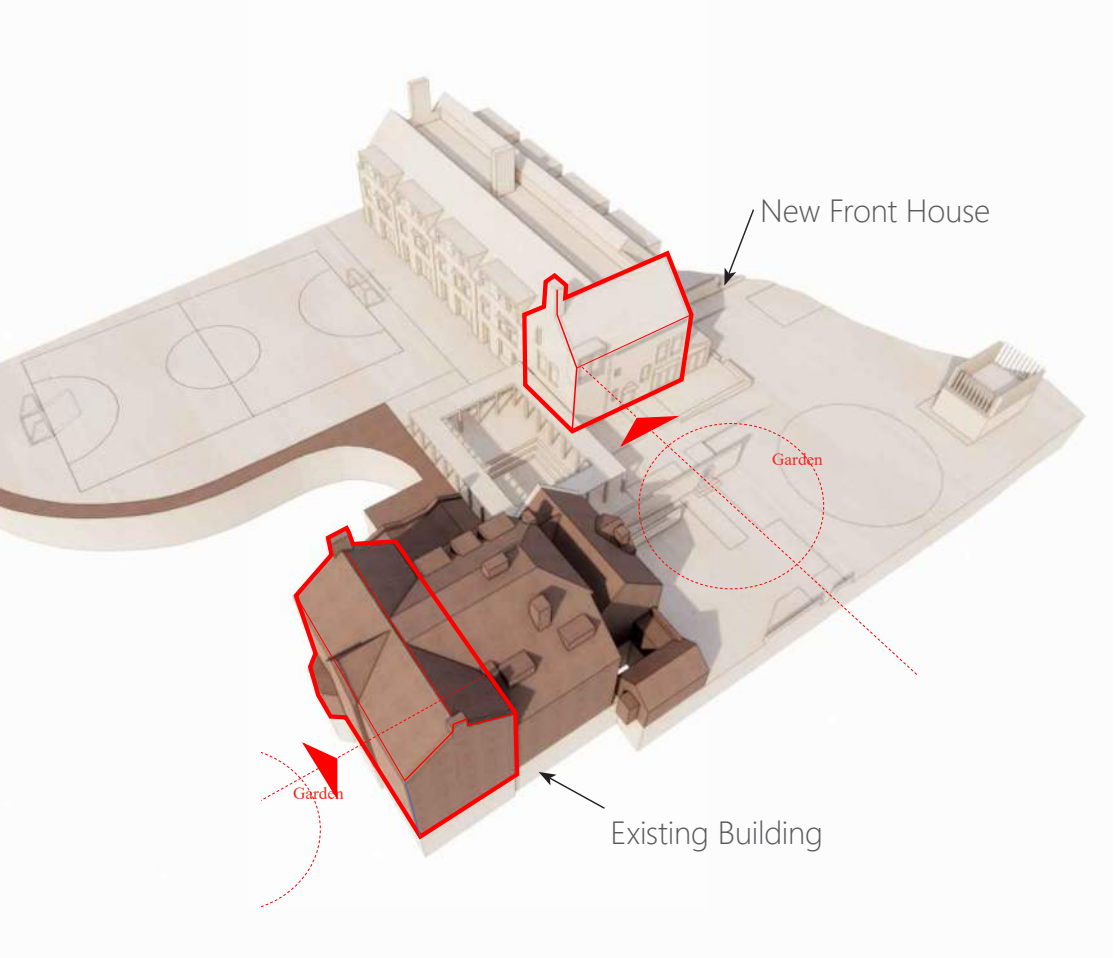
The new building is respectful in scale in relation to the new building.

Its roofline, ridge and eaves heights are subservient to the main old house.

The existing mature trees on the site will be retained.

Consultation

Model Studies : Proposed Concept Masterplan



New building responds to massing and detail of existing building, the massing is rotated 90 degrees with the 'front' house containing the deputy house master and tutor facing the street but set back in its own garden.

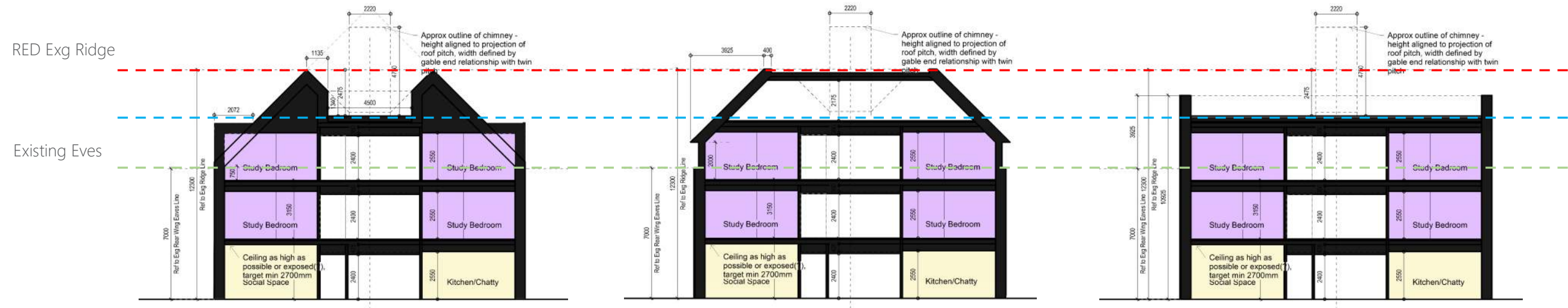
Street trees will be retained and reinforced to provide a green edge to the street.

NOTE : Model shows built form, excludes existing and proposed landscaping.

Consultation

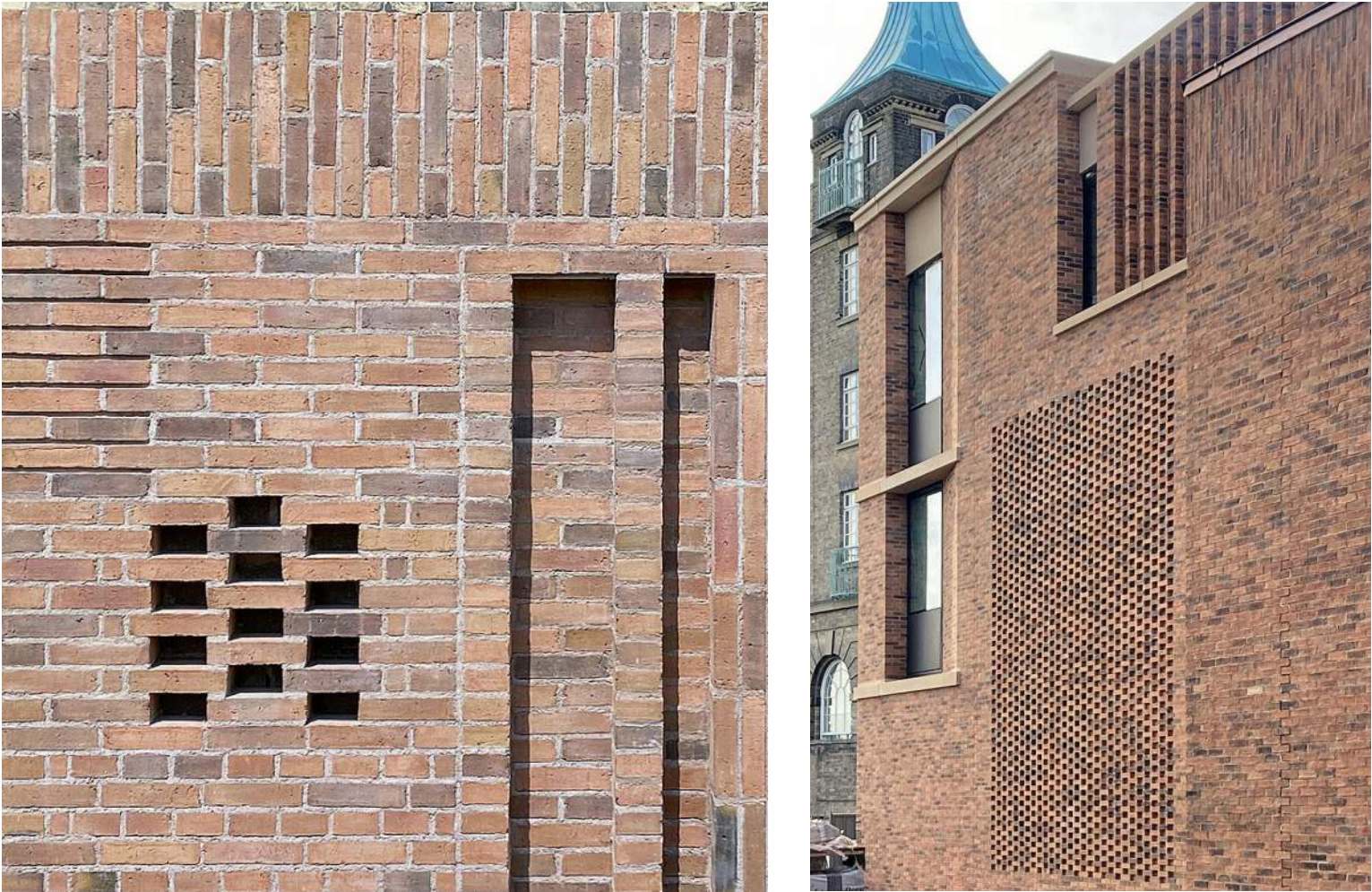
Roof Form

A variety of building forms and roofscapes have been reviewed and tested through physical and computer models to determine the most appropriate format to ensure the new building is visually, aesthetically and physically subservient to the original house.



Consultation

Precedent : Materials



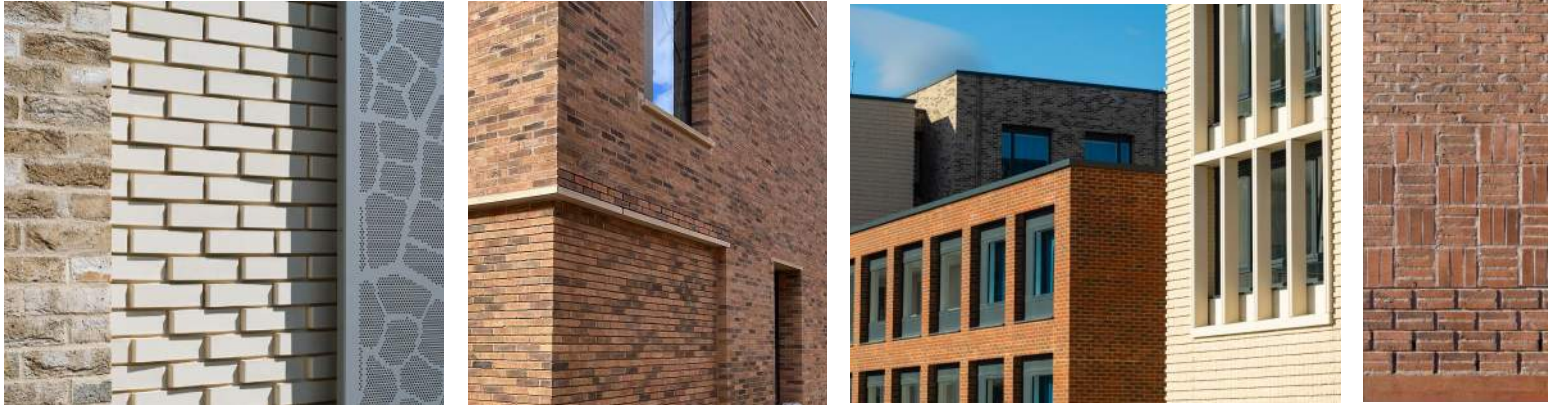
Façade Precedents

Emmanuel College, Cambridge, designed by Stanton Williams

Brownish Red brick with varied brick detailing

Swirles Court, Eddington, Cambridge, designed by RHP

Mix of buff and white brick with light coloured perforated metal panels.



Proposal

Precedent : Cloister & Court



Cloister Precedents

Selection of relevant precedents that RHP and Livingston Eyre have used to demonstrate materiality and detail and how these can be applied to the new cloister proposal.

Consultation

Materials Palettes



Main Red Blend Brick



Buff Highlight Brick

Brick colour and bond selection has been considered to match and compliment the existing palette already found on site.

The proposal is for a mix of reddish brown blended brickwork with a stretcher bond and a light buff brick that matches and compliment the stone detailing on the existing house.

Consultation

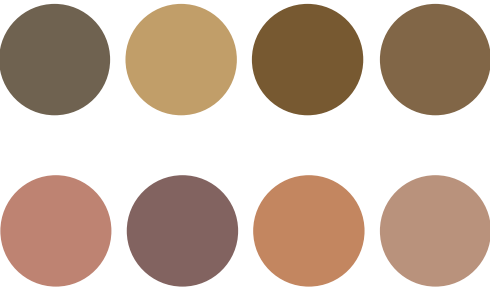
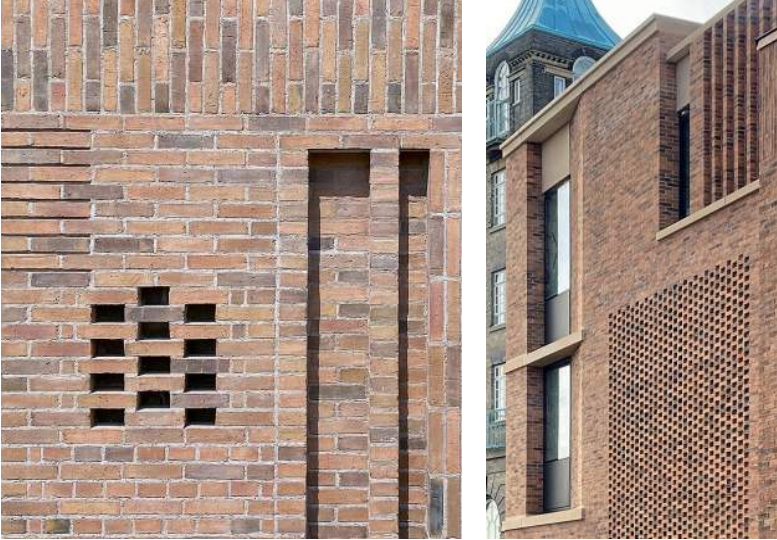
Testing Brick Colours Through Modelling



Mixed Red Brick as primary material

White/buff feature brick, colour to match stone banding on existing

Bronze coloured windows/metalwork, colour to blend with local stone



Design Development

Design Development

Testing Massing & Detail

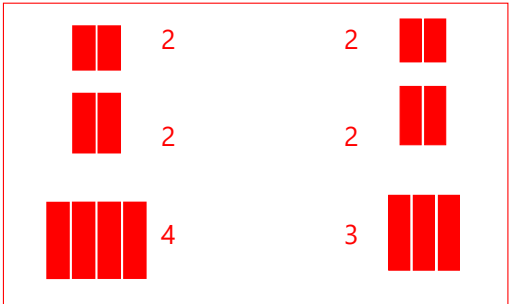


Throughout the design process we have tested massing and details proposals through physical and computer models.

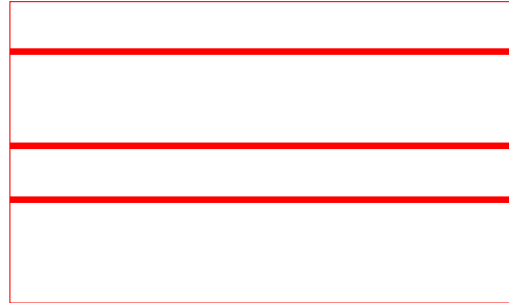
This process has helped us to develop a proposal that responds directly to key scale, detail and proportions of the existing original house.

Design Development

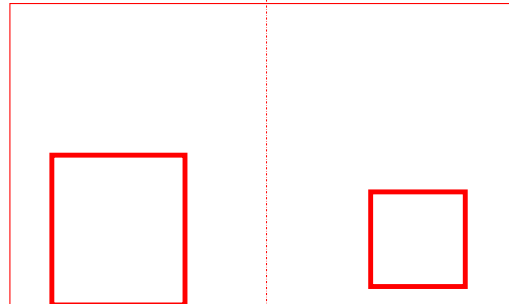
Typical Town House



Hierarchy Proportion & Order



Layers

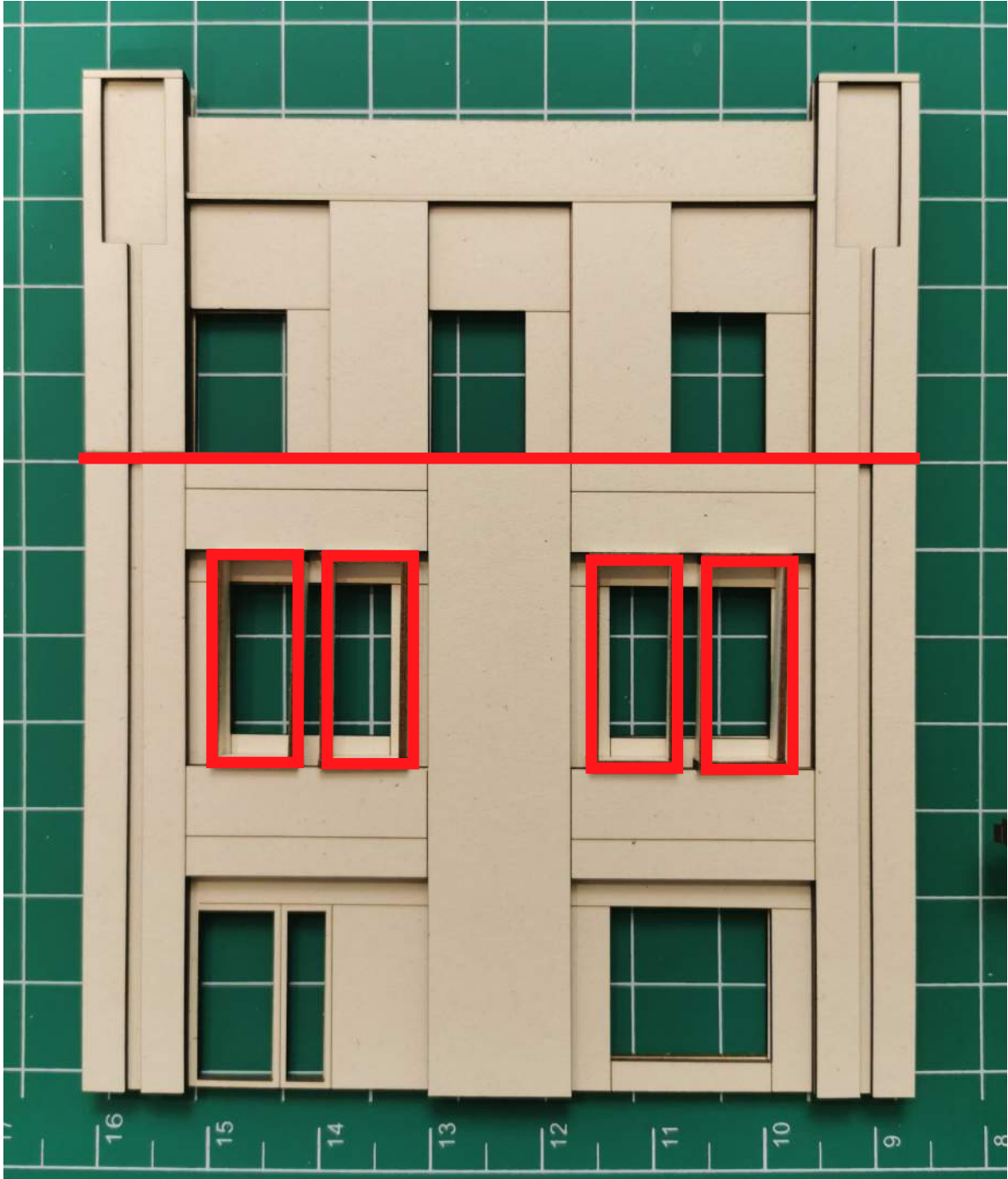


Asymmetry

Facade study model of typical 'townhouse' south elevation.

Developing the asymmetry, order and proportions of the existing house with a contemporary detail.

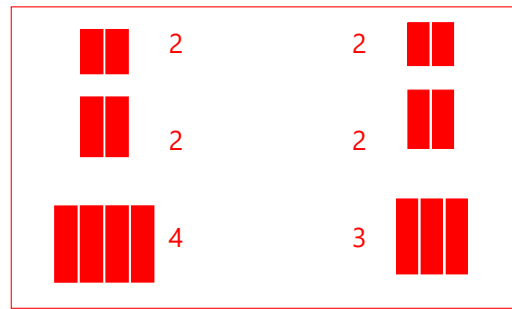
The metal bronze coloured solar shading at first floor echoes the proportions of the main fenestration on the existing house.



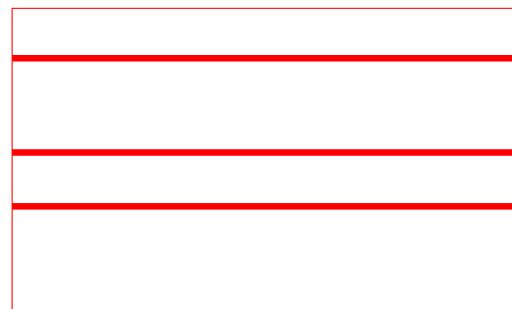


Design Development

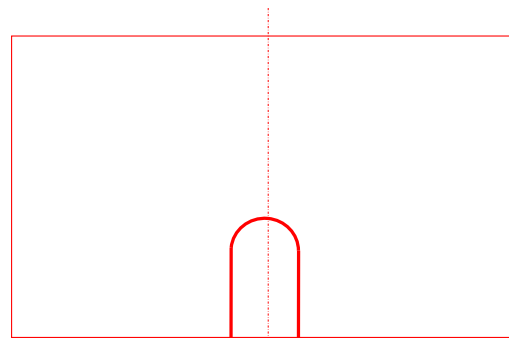
East Facade



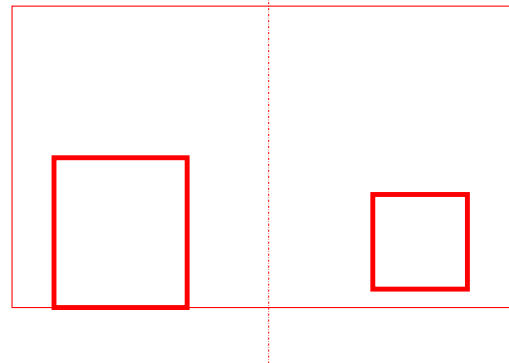
Hierarchy & order



Layers



Entrance



Asymmetry

Facade study model of east elevation. The gable to the new building but the 'front' of the building with presence to the street frontage.

The design has been developed

to respond to the south entrance elevation of the existing house.

Simple ordered facade with asymmetry and 3:2:2 order of existing house and the arched entrance porch.





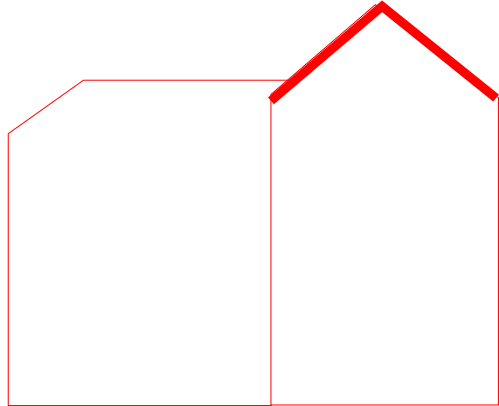
Design Development

New Gable to Meadhurst

Facade study model of new gable on the west of the existing house.

The new gable marks the pupil entrance to the existing house and dining room, and connects to the new cloister.

The upper floor windows follow the proportion of the existing building with precast detail and brickwork to match the new building, the gable is a transitional piece in the composition of the development.



Expressed Gables





Design Development

Detail & The Contemporary Terrace

The studies illustrated below show how the use of chimney-like piers help to break down to massing into a defined 'townhouse' facade arrangement.



Set back (nom 450mm) 1100mm guarding – perforated metal panel on metal support frame, colour to match buff brickwork.

Piers define 'houses' – rainwater pipes and hoppers integrated.

