

Design and Access Statement

Lord Wandsworth College, Junior Boarding House Refurbishment



Document

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1 Introduction

1.1 Purpose of Report

This report has been prepared by NVB Architects for the Director of development and senior leadership team at Lord Wandsworth College in Hampshire.

The report is intended to accompany a Listed Building Consent application to Hart District Council.

1.2 Lord Wandsworth College

Lord Wandsworth College (LWC) is a leading independent co-educational boarding and day school for pupils aged 11-18 in Long Sutton Hampshire.

The school was founded in 1928 at the bequest of Sydney Stern (1st Baron Wandsworth) to provide education and a supportive boarding environment to boys who had lost one or both parents. Known for its charitable foundation, it was originally called Wandsworth Agricultural College and provided rural skills and training within 1200 acres of working farmland. It was renamed Lord Wandsworth College in 1938, becoming fully independent in 1946, and co-educational in 1997.

The school operates in a highly competitive market serving the M3 corridor, Hampshire, Sussex, Surrey and Berkshire. It directly employs 255 staff and provides additional supply chain opportunities to the wider region.



Aerial view of campus

1.3 The Business Case

The Junior house boarding accommodation has changed very little since its construction and is in urgent need of improvement in order to attract new pupils to the school, and deliver the expected standards of pastoral care. There are a number of elements to this:

- The format of large dormitory rooms for 25 or more pupils is now outdated and should be subdivided into smaller groups of up to 5 pupils.
- Washrooms are of an open-plan format with no separate changing/ privacy screening to shower areas, which is now a legal requirement
- Condition of rooms is below the expected standard, and the style is generally in need of improvement.

1.4 Description of Works

Works are limited to the first floor only, and do not involve any change to the external appearance of the building. They include the following:

- Subdivision of 3 large dormitories (2 boys' and 1 girls') into smaller rooms for 4 or 5 pupils.
- Minor internal alterations to 2 smaller girls bedrooms to remove inner room and create 1 larger bedroom.
- Strip out existing communal bathrooms, and replace with new single person washrooms.



Sample imagery from Junior Boarding house

2 Site and Context

2.1 Site Context

Planning

- The Local Planning Authority (LPA) is Hart District Council,
- The local Parish Council is Long Sutton and Well Parish Council

Heritage

- The site is not a conservation area
- The building is Grade II listed.

The Wider Campus

- The school was set up as an agricultural college and retains a working farm on the extended estate. The boundary between farm holding and school has been agreed with the local planning authority
- The main campus includes a range of buildings by Guy Dawber. Although they are individually listed, it is understood that their value is principally as a group of buildings or body of work, rather than for individual quality.
- There are no wider landscape character designations which are likely to affect proposals or planning applications.



Aerial photo showing location of boarding houses within study

2.2 Junior House

Building is located on Hyde Road which is unadopted.

Principal access is via the main school, and internal roads. There is a road barrier approximately 100m north of the junior house on Hyde Road limiting access from Long Sutton.

Building is Grade II listed (see separate heritage statement). The building was constructed as a boarding house for the school and has remained largely unchanged since 1928.

The house accommodates up to 60 pupils (30 boys and 30 girls). The ground floor provides social spaces. The first floor is divided into two parts - the northern wing is for boys and the southern wing for girls. There is a single staff house for the 'house parent' and 4 assistant staff flats distributed through the building.

Houses adjacent to the building are owned by the school and rented to staff.



1. Front of listed building to Hyde Road



2. Typical large boarding rooms for up to 20 pupils



3. Typical shower arrangement with no privacy screening



4. general washroom area.

2.4 Survey Information

A detailed building survey has been provided. It has been checked for accuracy and minor alterations made to the existing plans.

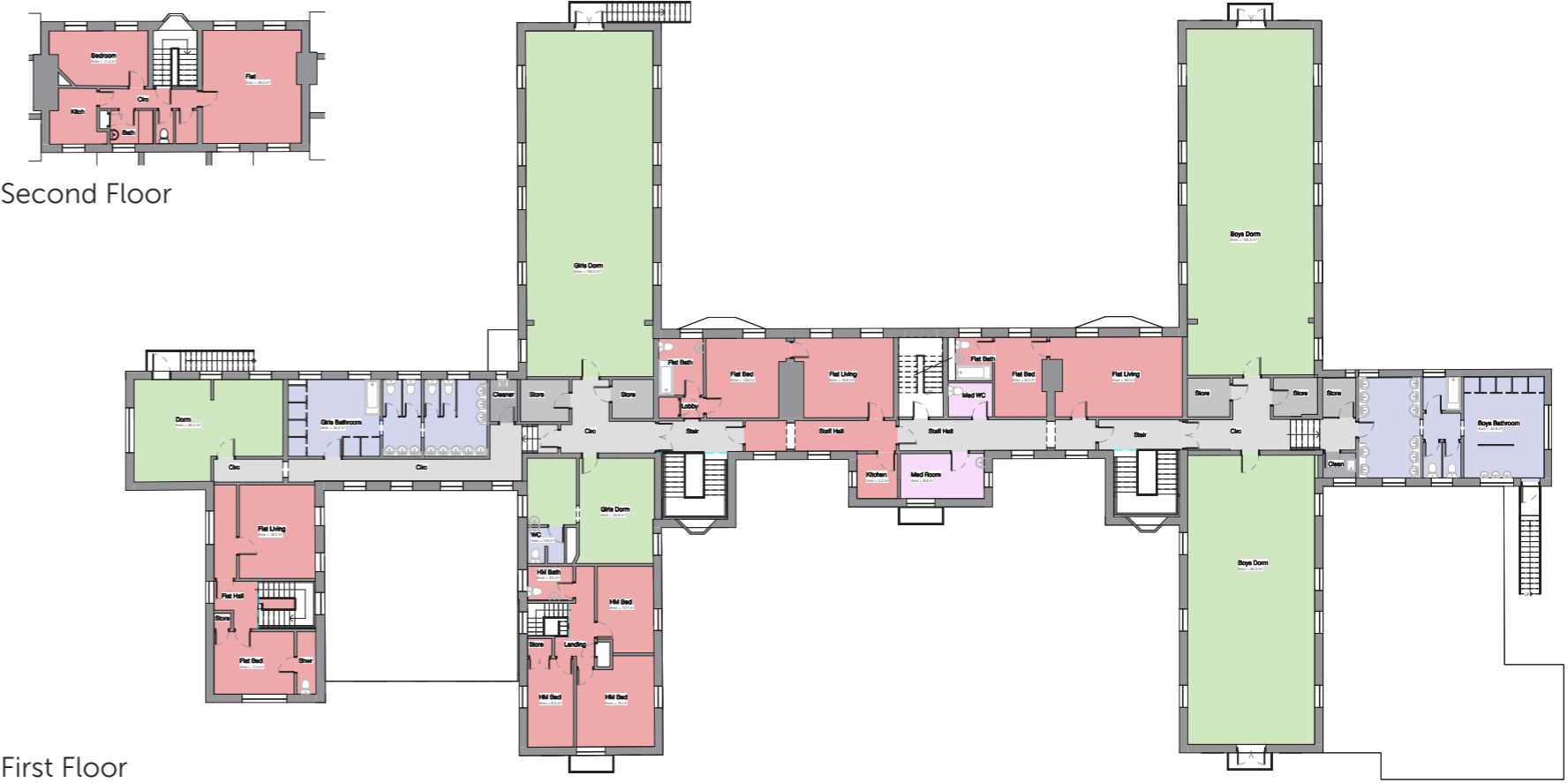
Topographic surveys have also been provided but are not required for this application.

Fire risk assessments have been undertaken by the school. Although the building does not meet the latest standards, it has been adapted to minimise the risk to occupants.

Ground Floor - predominantly social space including dining, kitchens, laundry, changing, homework spaces and offices.

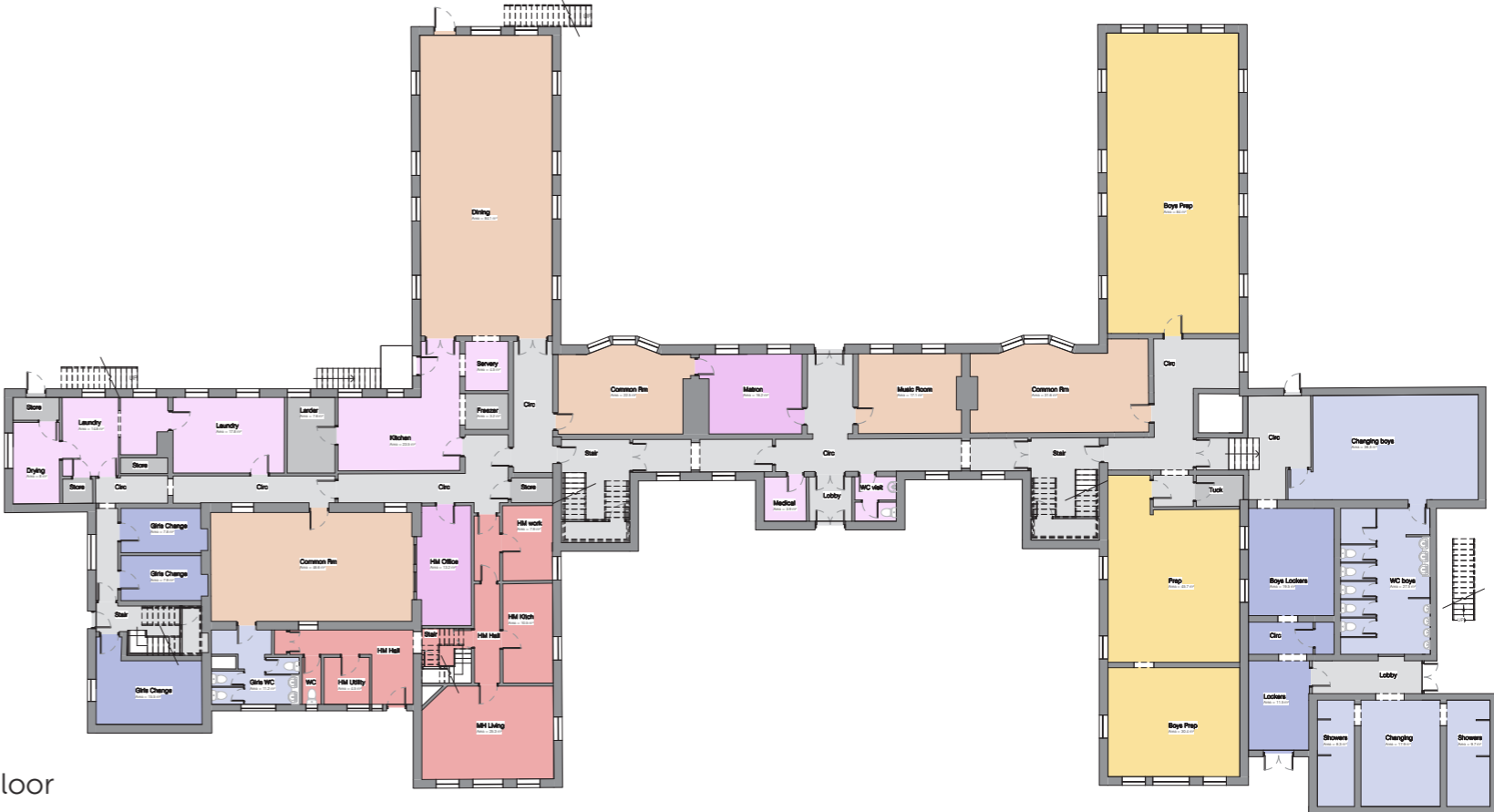
First Floor - boarding provision split with boys in the northern wings (right hand site) and girls in the southern wings. They are separated by staff accommodation which is required for supervision and pastoral care.

Second Floor - There is a taller section in the centre of the plan between boys and girls with an additional staff flat.












Second Floor

First Floor



Ground Floor

Room Usage

 Washroom	 Prep Rooms	 Staff Accommodation
 Social	 Admin Support	 Store
 Lockers	 Support	 Circulation

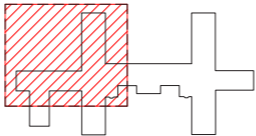
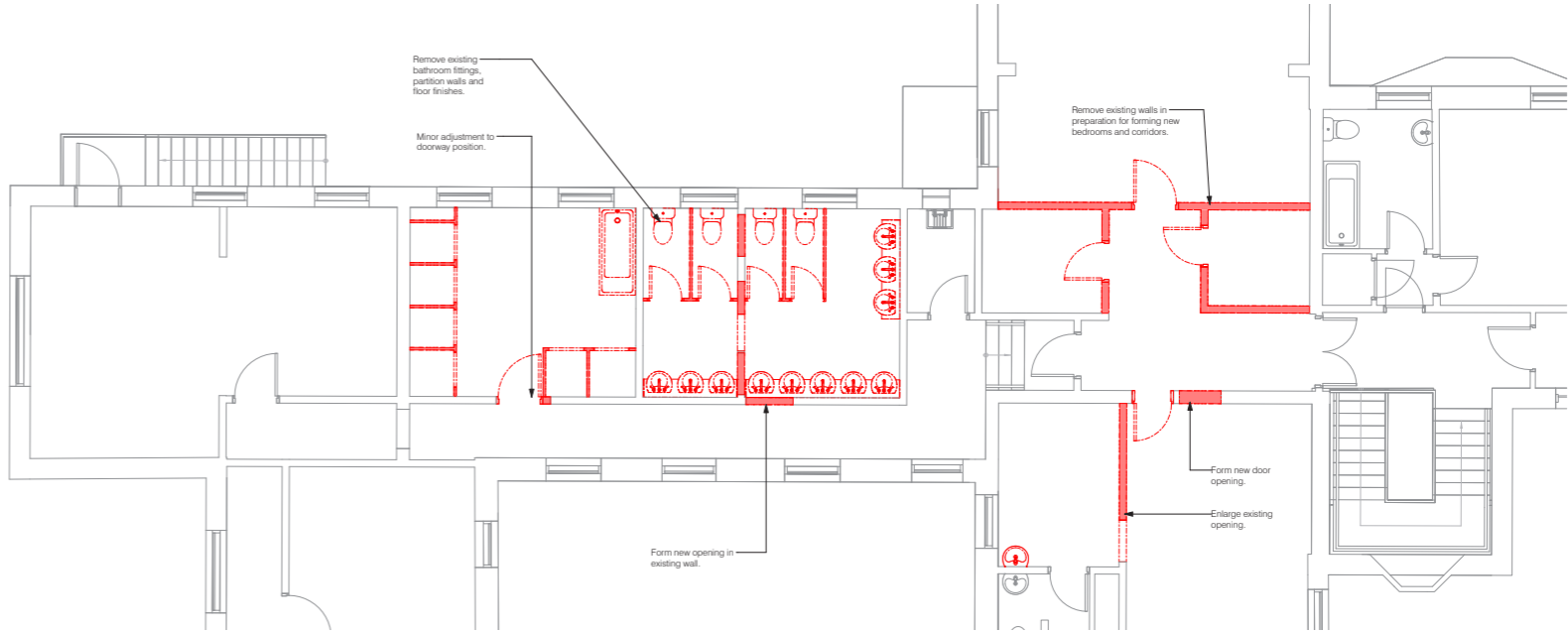
3 Proposals

3.1 Demolitions

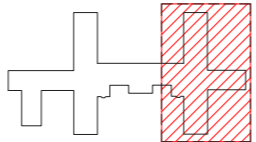
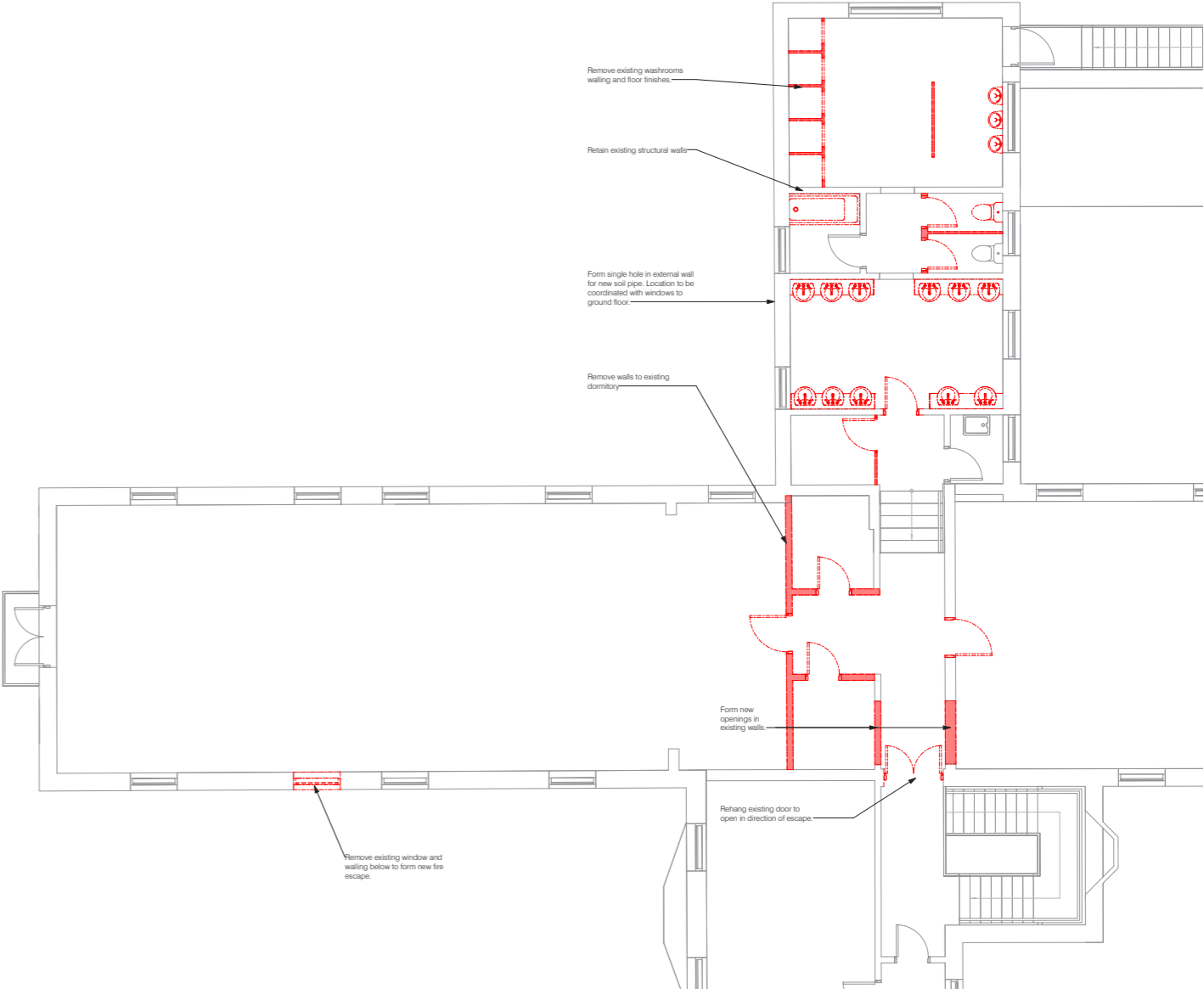
There are no changes to the ground floor plans or to the exterior of the building.

The extent of demolitions is identified on the application drawings and include the following:

- Removal of washroom fittings and stud partitions. We have retained all existing structural walls.
- Removal of storage rooms at the entrance to each large dormitory. These are original fabric and may provide some structural support. An engineer has been engaged to undertake technical design for this works.



Girls Wing



Boys Wing

3.2 Proposed Plans

Proposed drawings are included within the application. Existing walls are shown in outline. New walls are shown in black.

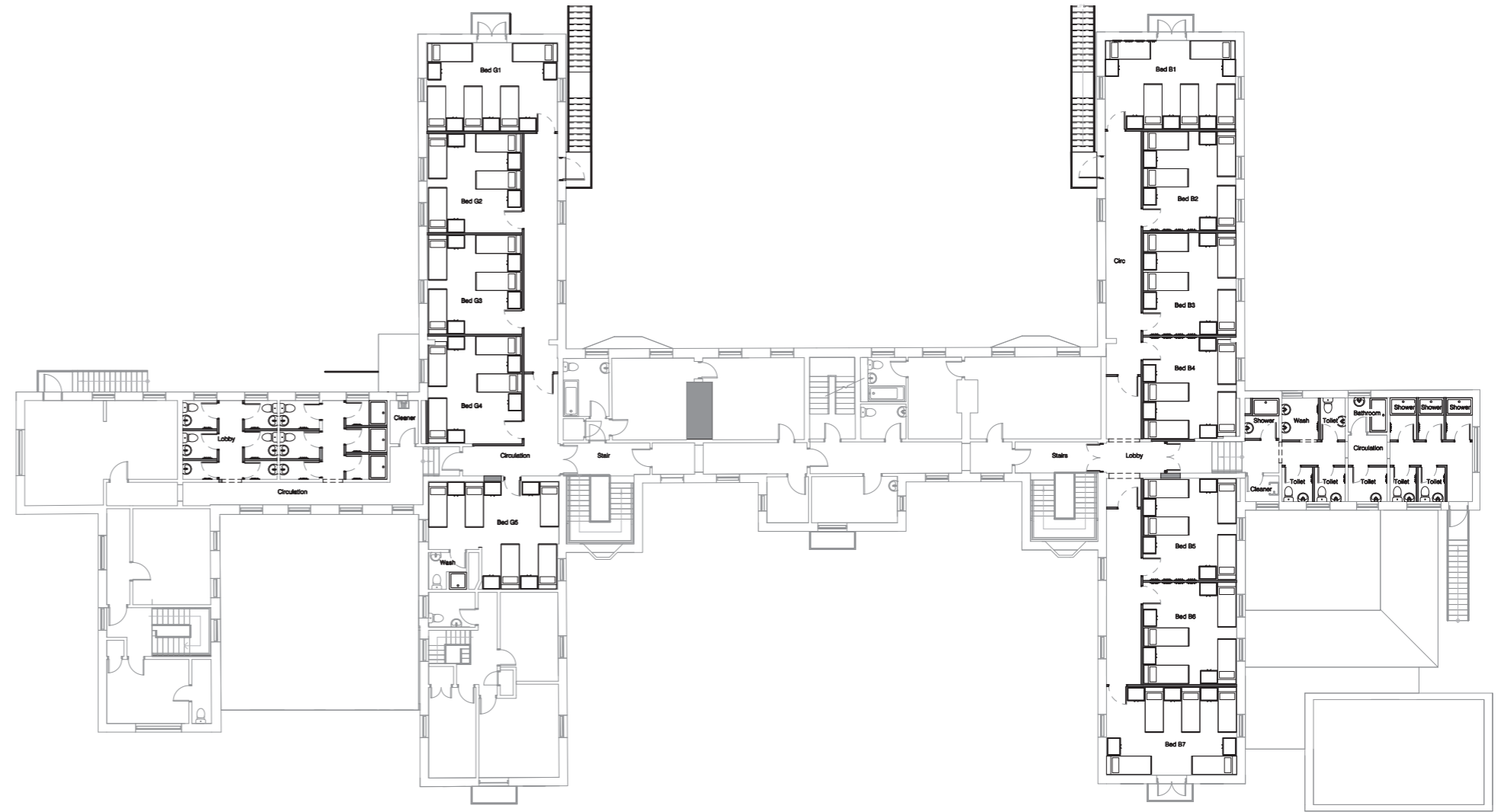
Large dormitories are subdivided to create smaller bedrooms of up to 5 pupils.

Washrooms are stripped out and replaced with individual rooms containing washroom fittings.

Fire Strategy

The external stair to the girls wing is relocated as required under building regulations to avoid escape through a secondary room. A new staircase is required to the boys wing to provide the same safety measures.

The door to the internal staircase in the boys wing is reconfigured so that it opens in the direction of escape.





Proposed first floor plan

3.3 Potential Phasing

The extent of works is likely to be too great to be undertaken during a single summer holiday period, and cannot be completed whilst the building is in occupation. It is therefore likely that the works would be undertaken in phases over several years. The following have been identified as the most likely phases, although this would not be confirmed until negotiations with a contractor had been completed.



Proposed phasing

-  Phase 1
-  Phase 2

4 Conclusions

4.1 Summary and Commendation

The following noted by way of summary and conclusions.

Business Case

- The proposed works are essential to meet current regulations and for the building to remain in operation as a boarding house.
- The ability to attract new pupils to the school is vital to the continued business success in a strong competitive market.
- LWC provides a range of full and part time employment opportunities in the surrounding rural area.

Heritage

- The building is by Guy Dawber and is Grade II listed. It is noted that this is in part due to its group value representing a 'body of work' across the estate.
- It was originally designed as a boarding house, and has remained so since 1928. The proposed changes are necessary for it to continue in its original purpose.
- Works have been optimised to minimise the impact on original fabric and there are no proposed changes to the exterior of the building.

Planning Policy Context

- There is no neighbourhood plan applicable to the application site in Long Sutton.
- The site has established education usage which will continue under the project proposals.
- NPPF para 88-89 (supporting a prosperous rural economy). Proposals will support the applicant providing a wide range of rural employment opportunities.
- NPPF para 203 (Conserving and enhancing the historic environment). Proposals enable the continued 'viable use consistent with their conservation'.
- NPPF para 205-214 (considering potential impacts on heritage assets). We believe the impact is 'less than substantial', and that the minimal harm is clearly offset by the benefits of continued use of the heritage asset.

Conclusions

- We believe that this application is in accordance with national and local planning policy. It retains and important heritage asset in its original design purpose, ensuring its continued life and vitality as an important part of the Estate.



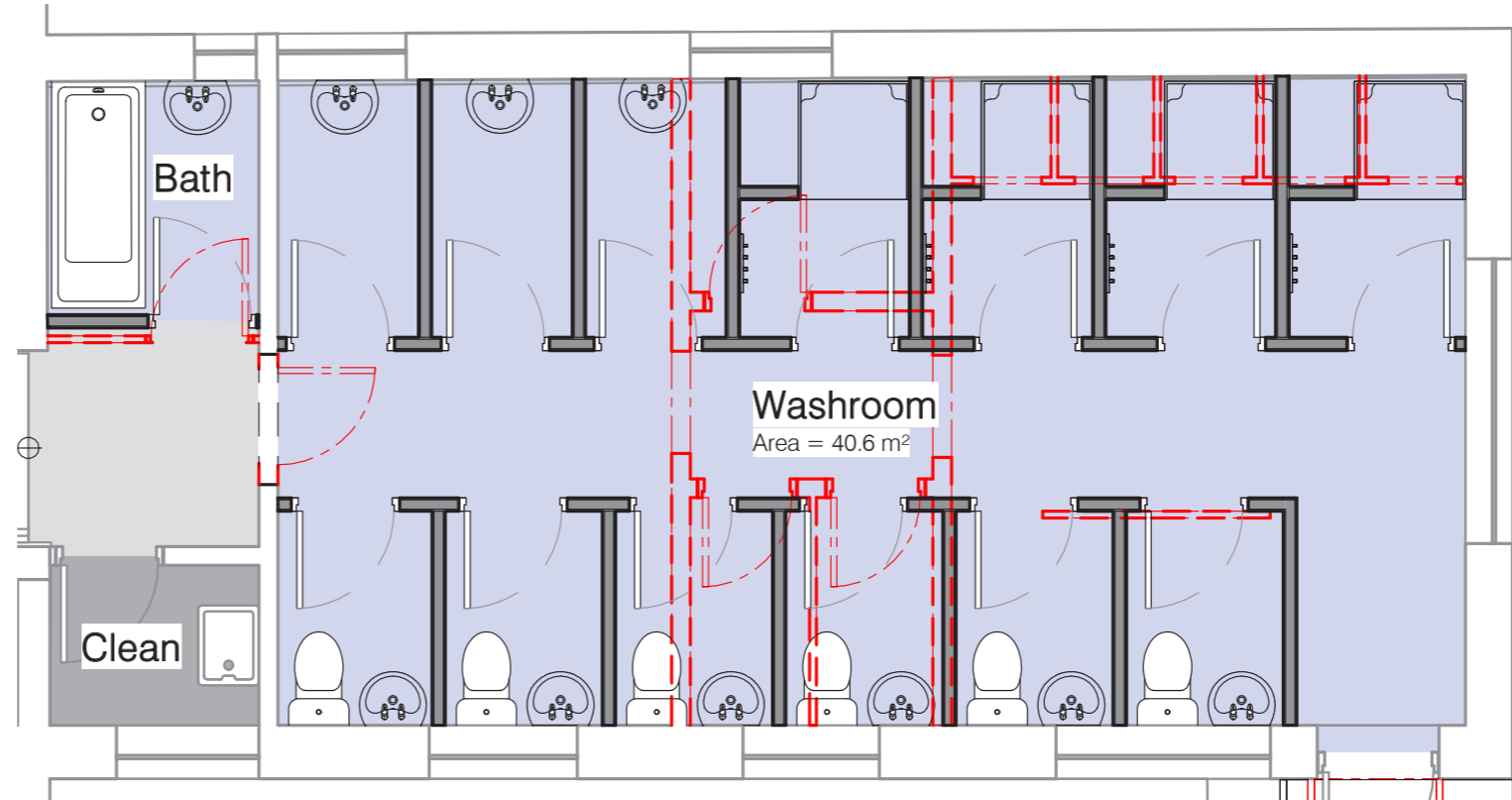
Illustrative boarding accommodation

5 Appendices

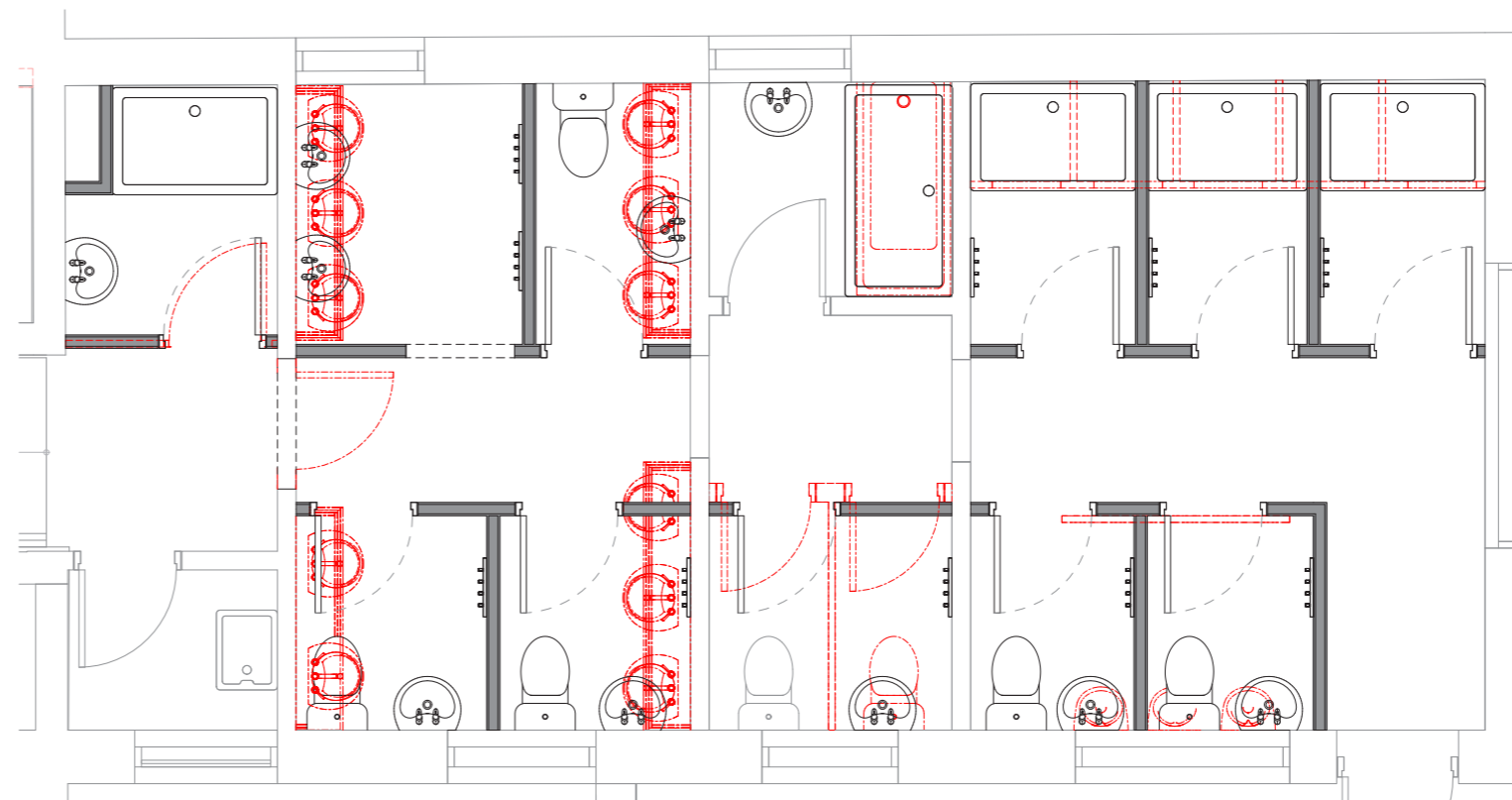
5.1 Design Development

The following is noted by way of design development which was undertaken to optimise the design and minimise the impact on potential heritage fabric:

The boys bathroom. Layouts were optimised to minimise the loss of original fabric. Internal walls were retained as far as possible (see opposite).



Initial proposal for internal alterations to boys bathroom.



Final proposal for boys bathroom retaining original structural walls to interior.

The design team considered the configuration of external stairs to minimise the impact on the rear elevation. The following views are extracts from the building model.

Figure 1 - Existing arrangement

Figure 2 - Dogleg stair considered but discounted as it has a greater impact on the appearance of the elevation, and particularly the more formal bay windows.

Figure 3 - Layout adopted. Straight flights lessen the impact in terms of views of the building exterior and from within principal rooms of the house.



Figure 1



Figure 2



Figure 3



End