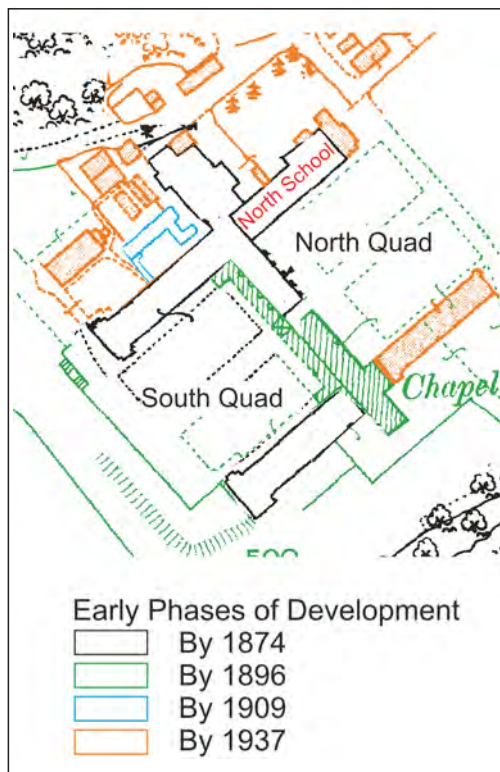




PROPOSED ALTERATIONS TO THE NORTH SCHOOL, ARDINGLY COLLEGE, ARDINGLY, RH17 6SQ (NGR: TQ 33715 28543)

HERITAGE STATEMENT AND IMPACT ASSESSMENT



Prepared by Maggie Henderson
With contributions from
Philippa Whitehill
Project No. 2024620
December 2024

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Abstract

The following document considers a programme of alterations proposed for part of the first floor facilities in the North School, part of the evolved H-Block situated at the historic core of the college campus.

It is clear that Ardingly College is of significance due to retaining at its historic core, the architect-designed school buildings that were commissioned by Nathaniel Woodard in the third quarter of the 19th century. Ardingly College was one of three schools built during the same era, and mostly designed by the same architect at the behest of Woodard, all on specifically chosen, prominent and often dramatic sites in close proximity to each other in West Sussex. All three schools retain a very high degree of their original buildings, all in Gothic style and arranged around carefully planned open areas and quads, it is particularly notable that all three schools included a farmstead from the outset. As a group, and individually, all three schools are prominent features in the West Sussex landscape, each contributing strongly to the character areas and to the communities that surround them.

The buildings at the historic core of the campus are of particular significance in their early origin, and in their coherent appearance in fabric and form, despite the fact that they were built in stages over the course of the late 19th and into the early decades of the 20th centuries. The scale and mass of the school buildings is emphasised by the sheer extent of materials utilised in their construction, the abundance of brickwork, the contrasting honey-toned sandstone and the vast swathe of clay tiled roofs, all of which contribute strongly to the special character and significance of the group.

The proposal scheme under consideration comprises the reconfiguration of the northwestern side of the northeastern end of the North School and its 1937 extension to create a two-bedroom flat on the first floor. The proposal scheme, as set out by PenwardenHale Architects is a welcome one that will sweep away a series of partitions inserted into the building over the course of the 20th and 21st centuries that have resulted in an awkward compartmentalisation of the accommodation and the concealment in whole or in part of historic features and fabric.

The work is confined to later interventions excepting the insertion of a single-width doorway. The doorway has been precisely located to ensure that a high degree of historic fabric is preserved to each side and above the entrance in order to allow the original intended form and extents to remain visually accessible. All other alterations will impact only upon later work and will have the following clear benefits:

- Rationalisation of the floor plan to remove clutter and reveal rooms that are closer to those originally intended in the late 19th century
- Removal of modern fabric and partitions to reveal the two internally projecting chimney stacks in the northwestern rooms
- Removal of partitions that currently bisect an original two-light window
- No harmful extensions or external alterations to the group

The proposal scheme brings the inherently adaptable facilities into use for onsite staff accommodation removing the need to consider extensions or new buildings within the college campus. The scheme offers no harmful external alterations and ensures that the building retains its own special character and significance whilst continuing to make a strong, positive contribution to the setting of neighbouring heritage assets and to the High Weald Area of Outstanding Natural Beauty.

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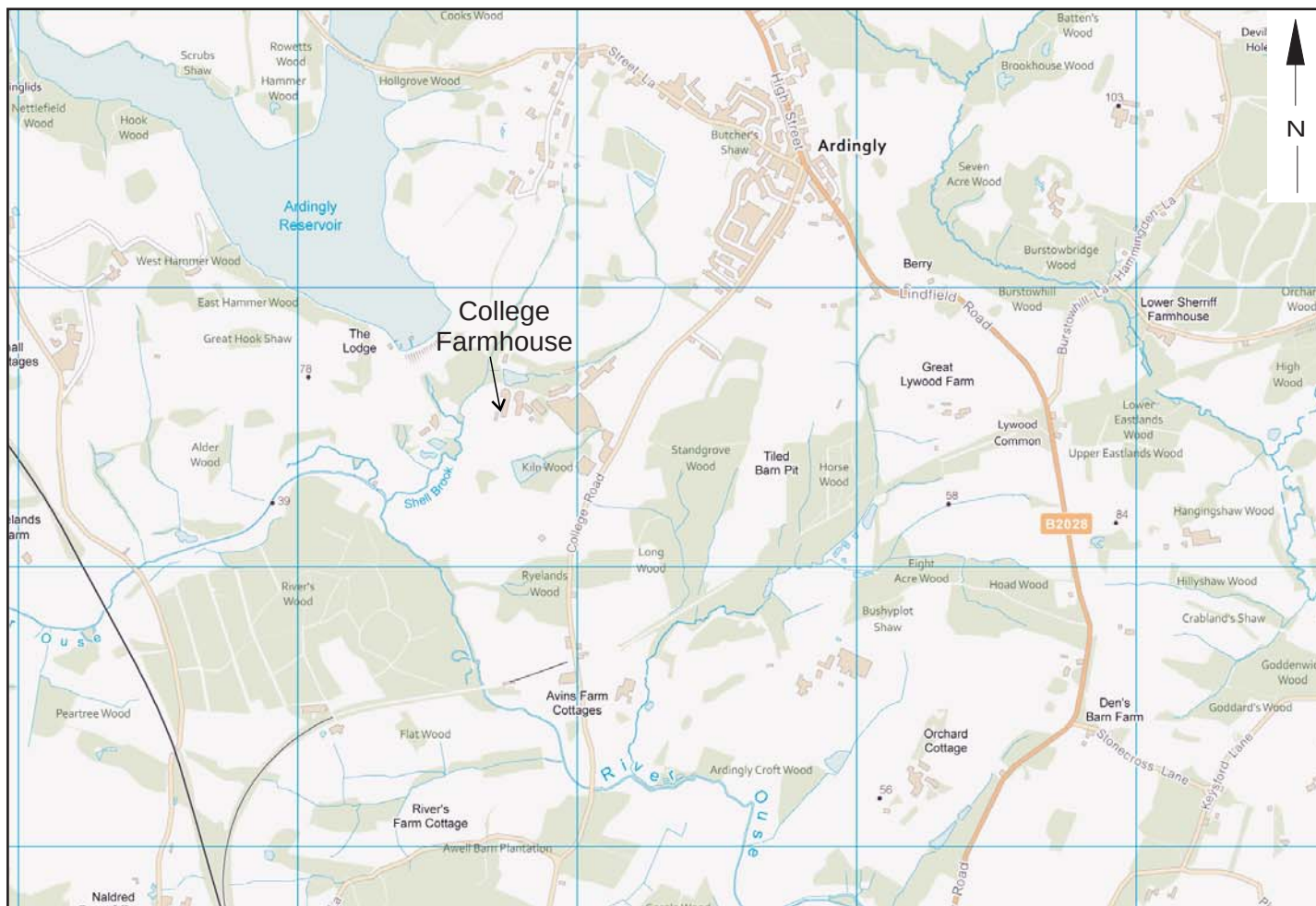
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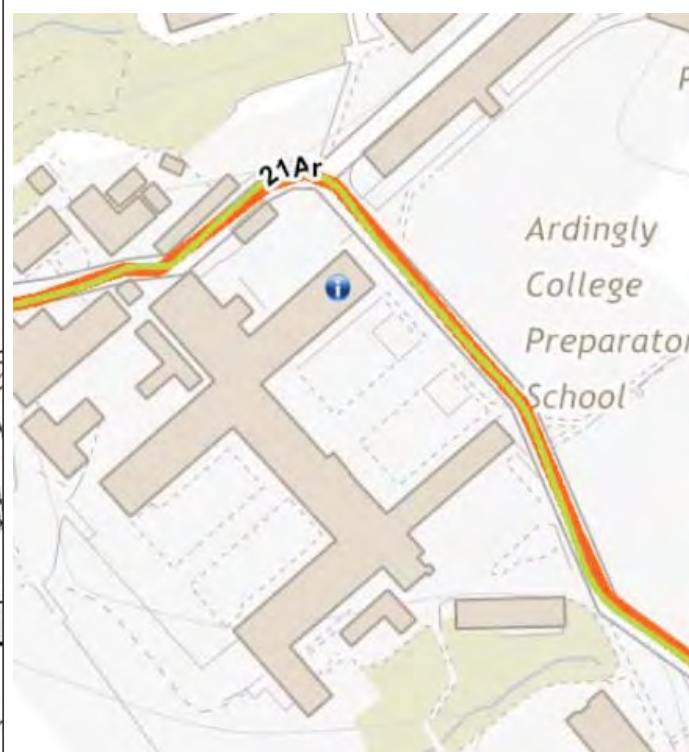
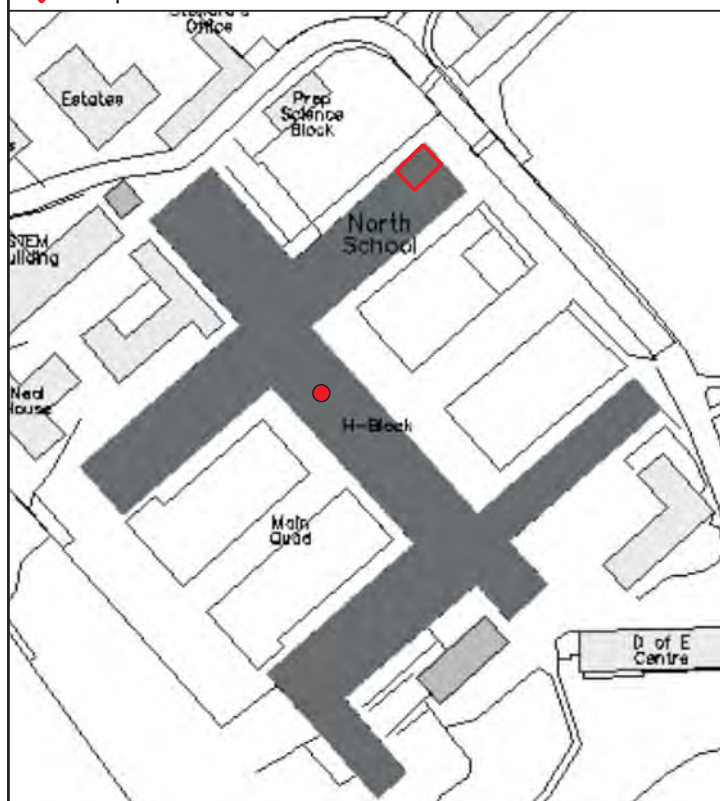
Appendix 1: List Entry Summary

Appendix 2: The Proposal Scheme Drawings Prepared by PenwardenHale Architects



- Listed Building
- ◊ Proposal Site

Public Rights of Way



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© HB Archaeology & Conservation Ltd		Former Farmhouse at Ardingly College, Ardingly, RH17 6SQ	Figure 1
Project Ref: 2024620	October 2023		
Drawn by: mh		The Proposal Site (TQ 33715 28543)	
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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Ardingly College to prepare a heritage statement and impact assessment to accompany an application for alterations to the first floor layout of North School, part of the historic H-block at the heart of the college campus. The work comprises the reconfiguration of the existing facilities to create a two-bedroom flat for onsite staff accommodation.

2.0 SCOPE AND METHODOLOGY

2.1 The Approach

- 2.1.1 A collaborative approach has been built into the proposal scheme from the outset comprising meetings attended by Lance Brown, Director of Estates and Facilities at Ardingly College, Guy Dixon of Savills, PenwardenHale Architects, and the author of this report. The purpose of the meetings was to assess the proposals and identify and address any potential impacts at an early stage in the evolution of the scheme, to ensure a heritage-led and evidence-based approach to the repairs, intended to safeguard the future of the fabric of the buildings whilst integrating well with the existing materials, the site as a whole, the neighbouring heritage assets and the landscape setting.

2.2 Initial Report and Background Research

- 2.1.1 An initial detailed report had been prepared for Ardingly College to inform proposal schemes focussed on College Farm. As part of that project a programme of research was undertaken by Philippa Whitehill in conjunction with consultation of the school's own archive and collaboration with their Alumni, Development and Archive department. The result of the research as set out in the initial report, including historic maps, images and documents, has been drawn upon for the preparation of this document.

3.0 LOCATION

3.1 The Campus

- 3.1.1 Ardingly College campus is located 1.13km south of Ardingly village and 5.8km north of Haywards Heath (Figure 1).

3.2 The Proposal Site

- 3.2.1 The focus of this report is the first and ground floors of the northeastern end of North School, in turn; the northeastern arm of H-Block the historic heart of the college campus (Figure 1).
- 3.2.2 For further details, please refer to the drawings and documents prepared by PenwardenHale Architects, submitted as part of this application, some of which are included as Appendix 2 to this report.

4.0 DESIGNATIONS

4.1 Listed Buildings

- 4.1.1 Ardingly College Campus comprises a series of listed and curtilage listed buildings in addition to others that are situated within close proximity to the school site.

Ardingly College

- 4.1.2 The listed buildings at Ardingly College are situated c. 280 metres to the east of the former farmstead group. The listed buildings are those that are form the H-plan group at the historic core of the site, listed at Grade II on the 11th of May 1983 (List entry No. 1354803, Appendix 1). The H-plan group comprise the following structures:

- School House (built 1864-5)
- Headmaster's House (1865 – 1870)
- Dining Room with Assembly Room over (1865-1870)
- North School (by 1874)
- Chapel (1864-83)
- Cloisters (1892)
- New Wing (1926-27)

Great Saucelands Farmhouse

- 4.1.3 The former farmhouse, c. 160 metres to the north of the centre of the model farm is grade II Listed (List Entry No. 1354804). The building is described as 'C17 or earlier'. A study of the building undertaken by David and Barbara Martin in 2001 identified a two-cell smoke-bay building dating from c. 1600 with later alterations and extensions over the course of the 17th to early 20th centuries (Martin, D. and Martin, B. 2001. Report No. 1327).

College Farm - Farmhouse

- 4.1.4 The former farmhouse was listed under the name College Farmhouse on the 11th of May 1983 (List entry No. 1192376, Appendix 1). The building was designed by the architect William Butterfield and built during the period 1878 – 1881.

The Former Agricultural Buildings

- 4.1.5 Within the former farmstead, the dairy adjoining the farmhouse, the stables to the south and farm buildings to the north of the farmhouse are also listed in their own right (List entry Nos. 1025794, 1286610, 1025795, Appendix 1).
- 4.1.6 The north group includes the buildings that form three sides of a court yard that is open to the south: 'the west building was cow-stalls. The other sides were barns' (Appendix 1).

- 4.1.7 All of the buildings in the farmstead group were designed by Butterfield and erected during the same building campaign between 1878 and 1881.

Numbers 1 – 3 College Farm Cottages

- 4.1.8 The architect William Butterfield, responsible for the design of College Farmhouse and its associated farmstead buildings as set out above was also responsible for the design of a terrace of three cottages situated c. 480 metres to the south of the former farmhouse. The building was grade II Listed in their own right on the 11th of May 1983 (List Entry No. 1192440, Appendix 1).

4.2 Area of Outstanding Natural Beauty

- 4.2.1 The property falls within the boundary of the High Weald Area of Outstanding Natural Beauty (England).¹

4.3 Public Right of Way (PROW)

- 4.3.1 Two Public Rights of Way are located in close proximity to the H-Block (Plate 2)²

21Ar Permissive bridleway
High Weald Landscape Trail³

- 4.3.2 Bridleway 21Ar and the High Weald Landscape Trail follow the route of the road that borders the northeastern side of the H-Block at the historic core of the campus.



Plate 1: Public Rights of Way close to H-Block

¹ <http://www.landscapesforlife.org.uk/about-aonbs/visit-aonbs/high-weald-aonb>

² <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>

³ <https://highweald.org//things-to-do/high-weald-landscape-trail/>

5.0 The Origin and Development of Ardingly College Campus

With contributions from Philippa Whitehill

5.1 Introduction

- 5.1.1 The following historical background and development of Ardingly College is taken from an extensive archive of documents provided by the Alumni, Development and Archive department at Ardingly College (hereafter ADAD), various publications by Old Ardinians, Woodard family member David Gibbs and the British Newspaper Archives.
- 5.1.2 The origin and development of the college campus is dealt with in isolation for the purposes of this report. College Farm, built for the school and adapted as necessary since first built to meet the changing needs of the college was the focus of previous reports prepared for the college by the author: for further details please refer to the relevant reports (Henderson, M. 2024).

5.2 Foundation

- 5.2.1 Founded in 1858, St Saviour's (the Lower Middle School) was to be Woodard's third seat of learning; to provide for the lower grade middle class: the sons of 'small tradesmen and superior artisans at 14 guineas per annum (ADAD: Public Boarding School pamphlet, 1864).
- 5.2.2 St Saviour's, described in advertising for prospectuses as '*a cheap public boarding school*' (National Standard, July 1858), was temporarily housed in buildings next to the church of St Mary de Haura, Shoreham (formerly occupied by St Nicholas), until a '*suitable site near London was procured*' with the intention to '*accommodate 1,000 boys with an adequate staff of masters*' (Gibbs, 2008).
- 5.2.3 Rev. M D Martens, an assistant master of Lancing, was appointed as headmaster (until 1894) and for the next two years the staff numbered just 5: including Martens, a chaplain and three masters (Letts, 1985).

5.3 The New School Site

- 5.3.1 The new school site was situated between the town of Haywards Heath and village of Ardingly, in Sussex, '*on the slope of a hill overlooking the beautiful valley of the Ouse*' (The Builder, 1867), in an agricultural landscape of the former Saucelands Estate, held to 1862 by one William Dixon Jollands, Esq. (ADAD EAD/3/1/2).

The Saucelands Farm Estate

- 5.3.2 The location in which the college sits is recorded in subsidy rolls dating to the first quarter of the 14th c. and the name Saucelands is thought to derive from '*a place where salting was carried out in medieval times*' (Mawer and Stanton, 1930).

- 5.3.3 On 18th September, 1810, the Morning Chronicle announced the auction of ‘A most valuable and desirable freehold Estate called Saucelands, comprising a good farmhouse, cottage’ etc. ‘and upwards of 115 acres of land’ of mixed meadow, pasture, cultivation and woodland. By 1837, this freehold property of the ‘late Mr John Humble’, comprised around 130 acres (Sussex Advertiser, 14th August).
- 5.3.4 In 1839, the estate was alienated to Charles Jollands Esq., of Buxshalls (Lindfield) (ardinglyhistory.org.uk), who died in 1846 and left his freehold and leasehold estates in Lindfield and Ardingly to his son William Dixon (Brighton Gazette, 11th June).
- 5.3.5 Although no sale notice was found for the time, William must have been open to the idea of selling the Saucelands (as spelt in the conveyance of 1862, Plate 2) estate in 1861, for it is at this time the Rev. Nathaniel Woodard of New Shoreham showed an interest in the land, eventually acquiring it in September 1862 for the sum of £6,000 (Letts. 1985) (c. £354,775 in 2017, nationalarchives.gov.uk), a plan of which is included with the original Indenture between Jollands and Woodard (ADAD EAD/3/1/2).



Plate 2: Extract of the 1862 Estate Plan showing the landscape at the time of acquisition by Woodard

- 5.3.6 It is unclear why the Ardingly location was favoured, from what is assumed to have been a selection of potential others. The Bishop of Oxford K. E. Kirk, writing in 1937, suggests that Woodard’s ‘keen and loving eye for natural beauty’ accounts for the choice as, Kirk continues, ‘The view itself (from the college) is supremely beautiful as any which the schools can offer’ (pp. 166-170).

- 5.3.7 It is also possible that the view of the college building site from the Brighton to Haywards Heath train line (opened in the 1840s by the London to Brighton Railway) may have been a contributing factor (both the view and the railway are noted in the site description by The Builder in 1867).

5.4 The Development of the School

- 5.4.1 Soon after Woodard's purchase of the Saucelands Estate in 1862, the firm of Slater & Carpenter were appointed to design the buildings at Ardingly and Brighton builder Thomas Cane contracted to do the works (ADAD EAD/3/2/2).

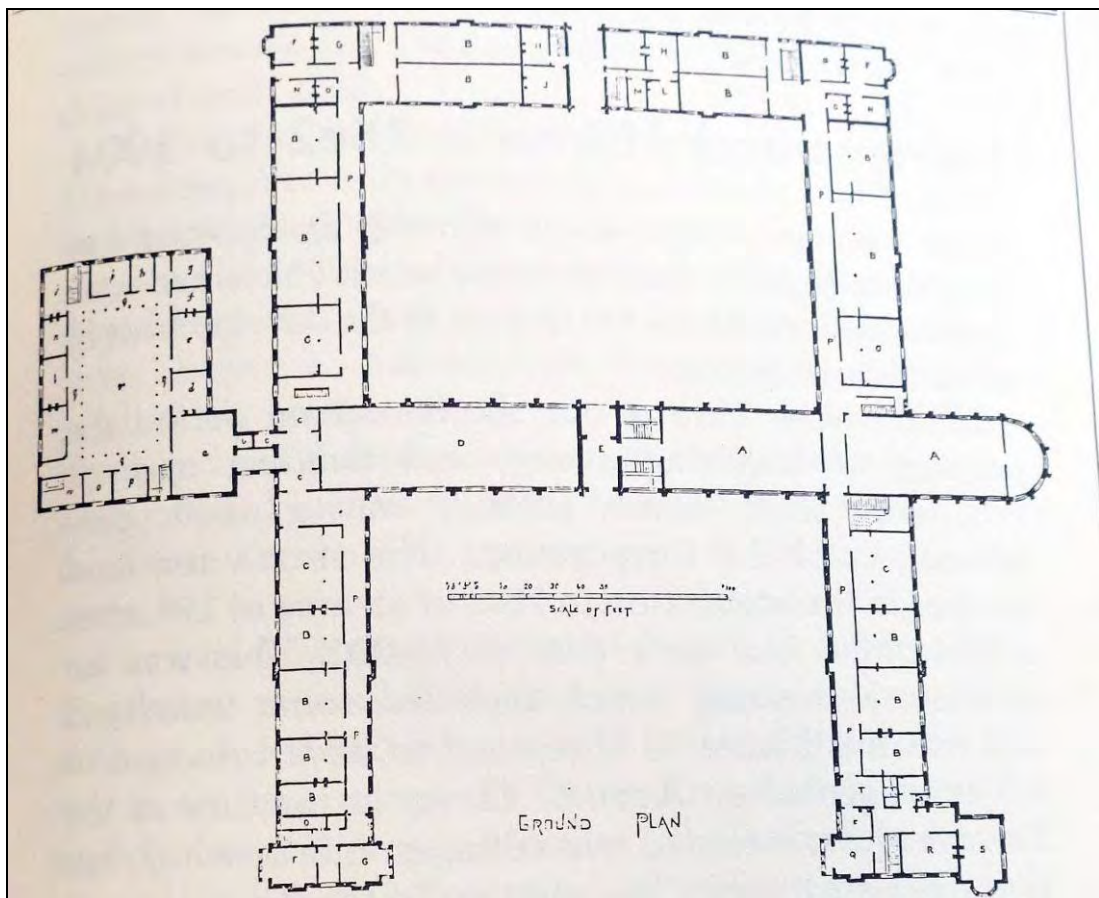


Plate 3: The original plan for the school as depicted in The Builder on November 6th 1867

- 5.4.2 The design for the school as described in The Builder in 1867 comprised the following:

'... two large quadrangles, the lower being open on the southern side. The two wings of the lower quadrangle have accommodation for 400 boys in eight dormitories of 50 boys each, the ground floors being occupied with class-rooms, with masters' rooms at the end. The headmaster's house joins onto the south end of the east wing. The cross buildings between the two quadrangles comprises the upper and under dining halls, had the two great school rooms which occupy the whole space under the chapel. A tower stands between the hall and the chapel which is reached by a staircase communicating with the ante-chapel.'

The upper quadrangle has on its three sides, double dormitories for 600 boys, with class and master's rooms, and separate school-rooms for the very young boys. The kitchens and offices stand westwards of the dining hall, and form a distinct quadrangle. The ground falls rapidly towards the southeast, a terrace will therefore be carried along the southern front and the quadrangles kept on one level' (The Builder, 1867).

- 5.4.3 The buildings were described as being in the Early Geometrical style with covered galleries commensurate with those employed at Woodard's other schools. The chapel was described as *'a building of exceptional beauty'...planned on the old collegiate type and is 152ft. long and 35ft. wide inside. The east window (finally installed in 1912 (Letts, 1985) was to have 7 lights, those at the side four lights. It is placed in the eastern half of the cross buildings, dividing the quadrangles of the North and South Schools – the western half being occupied by the two storied dining hall – a passage-way being between the two blocks.'* (ibid.).
- 5.4.4 Where possible, materials were to be sourced locally; bricks and roof tiles made on site (possibly from locally sourced clay or from St John's common, Chailey) and stone quarried from nearby Scaynes Hill: the cost of building estimated at £40,000 (ibid.).
- 5.4.5 A plea was made for annual subscribers to join a newly formed committee in 1864, to assist in promoting the building fund for the new school at Ardingly *'where the sons of farmers, trades-people, artisans and others of limited means may be educated on the plan of the great public schools, at the smallest possible cost.'* (ADAD: Public Boarding School pamphlet).
- 5.4.6 Although the foundation stone for the present college was laid in July 1864 and completion date set for 1865, progress was slow and due to disagreements (between Woodard and Cane), lack of funds, spiralling costs and an eventual dispute over unpaid bills (ADAD EAD/3/2/4, 5 and 6). The problems resulted in Woodard employing his younger son William to project-manage construction (Perry, 1951). By 1870 the College was far from finished and only South quad had been built comprising the Headmaster's House (east wing), School House (west wing) and Dining Hall/ Block (The Ardinian, 2019).
- 5.4.7 Despite the slow progress, severely cramped conditions at the Shoreham site necessitated the move of the 280 St Saviours' pupils to the new (unfinished) school blocks. Even a lack of services: inadequate toilet facilities, no heating, lighting or running water (the latter in the Headmaster's House which wasn't connected until c. 1878), would not stand in the way of the move and, it is assumed, *'Despite the hardships imposed upon them the boys appear to have accepted the situation without demur presumably assuming that all the deficiencies would shortly be remedied'* (Letts, 1985).
- 5.4.8 A temporary chapel was opened in the Under Hall, or Under as it became known (the ground floor of the Dining Hall block that also served as Assembly Hall and

classrooms to 1887), at the east end of which was built a small extension (removed in 1883) to serve as a Sanctuary which housed the Alter (Letts, 1985).

- 5.4.9 The early Annals, first published in 1871 (under the St Saviour's school name), for the period to 1877, briefly noted further progress for the year of 1873: levelling the ground for the cricket pitch was close to completion and *'A new wing has also been begun'* (North School running northwards from the dining block), *'and the walls are already making a considerable show above the ground. It will contain four additional dormitories and several class-rooms.'* *'The New Wing at the North-East Corner has been roofed in, but very much still remains to be done to render it habitable'* (1876).
- 5.4.10 A comparison of the school site as built with the plans as proposed makes it clear that the design as envisioned by the architect had never quite been realised (Plates 3 and 4, Figure 2).

College Farm and Henry Martin Gibbs

- 5.4.11 During the early years of the College, funding was bolstered by continuing to farm areas of the estate not required for building, including the rearing and selling of pigs. However, it was due to the philanthropic donations of Lancing old boy (The Ardinian, 2023) Henry Martin Gibbs, who had family ties with Woodard and played a fundamental role in the redevelopment of College Farm (now the Pre-Prep. and the focus of the proposal scheme discussed below), that completion of North School (and eventually the Chapel) was possible. The development of the farmstead is discussed in detail below.
- 5.4.12 Again, due to the generosity of Gibbs, the Terrace was created in 1878, enabling the south quads to be more fully formed (Letts, 1985). Although aspects of the College remained true to Carpenter's 1862 plan (as featured in *The Builder*, 1867), the north quadrangle was never closed, resulting in an H-shape design (Kirk, 1937), the west quad, intended for the kitchens and domestic services and great tower entrance un-built (Plate 4).

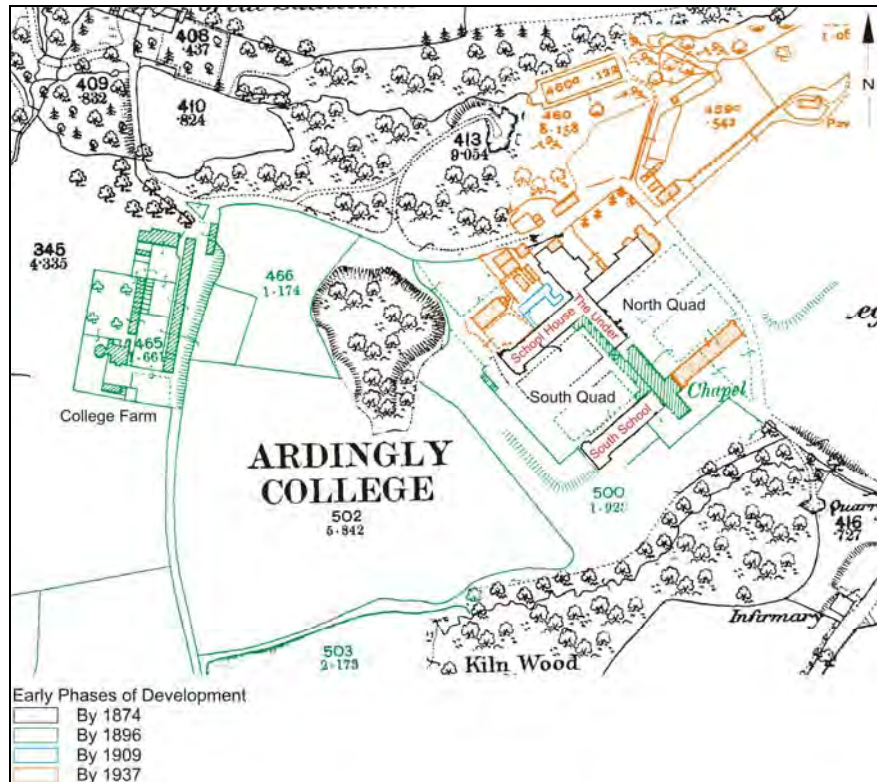


Plate 4: Phased plan of the early historic development of the college from commission until 1937

1904-1933

- 5.4.13 The period between 1904 and 1933 saw the construction of new buildings, the creation of new roads and the acquisition of further land for construction and playing fields, to meet the changing needs of the school as it continued to expand.
- 5.4.14 The Junior House was created by Rev. M. Pearson by annexing the North School as a separate wing in 1912 and transferring the younger boys to it; the seniors were moved into the Headmaster's House and the School House in the South Quad (Plates 4 and 5). The reconfiguration illustrates well the adaptation that had started at an early stage in the school's development in response to changing needs.
- 5.4.15 The foundation stone of the New Wing was laid in 1913, initiating a new building campaign designed to meet the needs of the expanding school through the creation of a wing to 'contain class-rooms, laboratories, art-room, workshops and gymnasium'. The New Wing includes a buried time capsule containing journals and '*current coins of the realm*' (Ardingly Annals, 1913-15).
- 5.4.16 As before, continuing on the early trend established at the College, the construction of the New Wing was dependant on funding, hampered at the time by the onset of WW1. Construction was postponed and remained so until 1923 due to a generous donation made by school council member Colonel Warren. The New Wing was designed by W. E. Tower and built by Messrs Webster and Cannon of Aylesbury, the work complete in 1927.

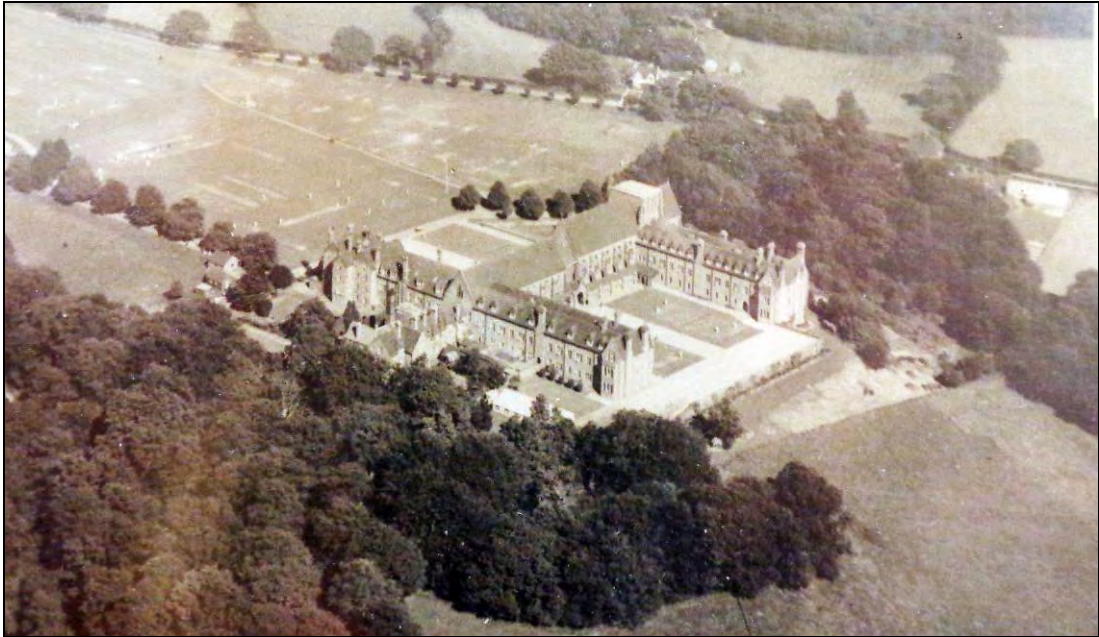


Plate 5: Ardingly College by 1925 (provided by the College and published in the Annals in 1925)

- 5.4.17 The New wing was described as *'an enormous improvement (to) the school's general efficiency. The rooms are large and light and free from the encumbrances which had to be tolerated while classrooms were also dormitory rooms. Work on these latter has begun, new dolomite flooring having been laid in two, and seating, similar to that in certain well-known schools, having been placed in one. On the east side of the new building a new quadrangle is nearly completed. This has necessitated making a new road, for which a piece of the Hard has been taken. The building is of brick and sandstone, this latter quarried at Scaynes Hill Most of the interior woodwork is of oak.'*
- 5.4.18 Minor works with less financial burdens were undertaken including the construction of a large hut in West Quad built to accommodate a science laboratory in 1920. Domestic accommodation comprised the construction of a temporary bungalow below Woodlands to accommodate the newly married school secretary (Letts, 1985).
- 5.4.19 Land was acquired on the east side of College Road (Merry Farm) to facilitate the construction of a new house for a master and space for playing fields to serve Junior House.

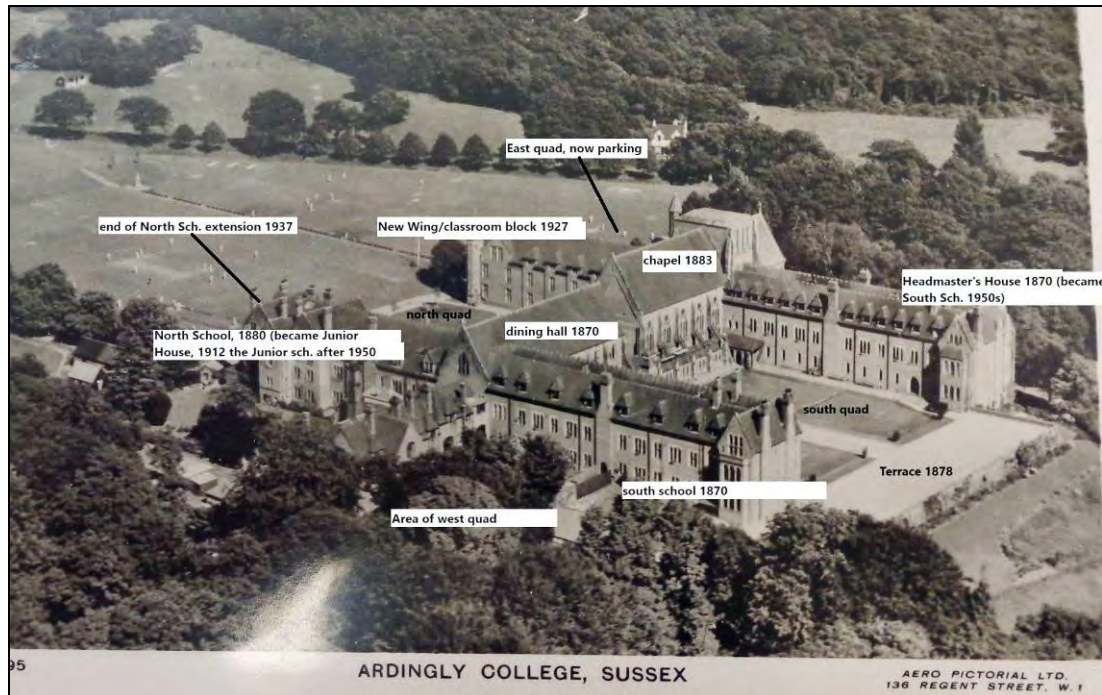


Plate 6: Postcard of Ardingly College by c. 1937

1933-1946

- 5.4.20 Despite economic depression and a decline in student admissions building works were still undertaken at the school. The north end of the Junior School designed by Leonard Keir Hett was completed in 1937, and the following year, the gap between the Chapel and the dining hall was filled in to create a new sixth form wing above a newly formed feature arch (The Opening).
- 5.4.21 The school continued to adapt to meet new needs in addition to undergoing modernisation; the former included converting the crypt to a carpenter's workshop and the gymnasium to a library and the latter to installing gas in the kitchens in place of the Victorian fittings and adding a chlorination plant to the swimming baths. New formal entrance gates were added to commemorate the Coronation of George 6th and new oak choir stalls were added to the Chapel and two new squash courts were added to the West Quad.
- 5.4.22 Further improvements comprised strengthening the floor of the Under allowing the removing of the pillars in the dining hall (1937-40) and the installation of electricity through the school (Letts, 1985 and Gibbs, 2008).
- 5.4.23 In preparation for the coming war of 1939 – 1945, the headmaster informed parents that mid-Sussex *'was officially regarded as a safe area, that all reasonable precautions had been taken against blast and incendiaries and that trenches and dug-outs would be got ready if war broke out'* (Perry, 1951).
- 5.4.24 Despite the obvious disruptions and distractions that affected the college when war eventually broke out, school routine remained little changed during 1940 and even

under threat of evacuation or the threat of the buildings being commandeered by the military or used as an emergency hospital, the college continued as best it could, although a more than usual number of pupils were removed by their parents that year (some returning shortly after as Ardingly was considered fairly safe) (Ibid.).

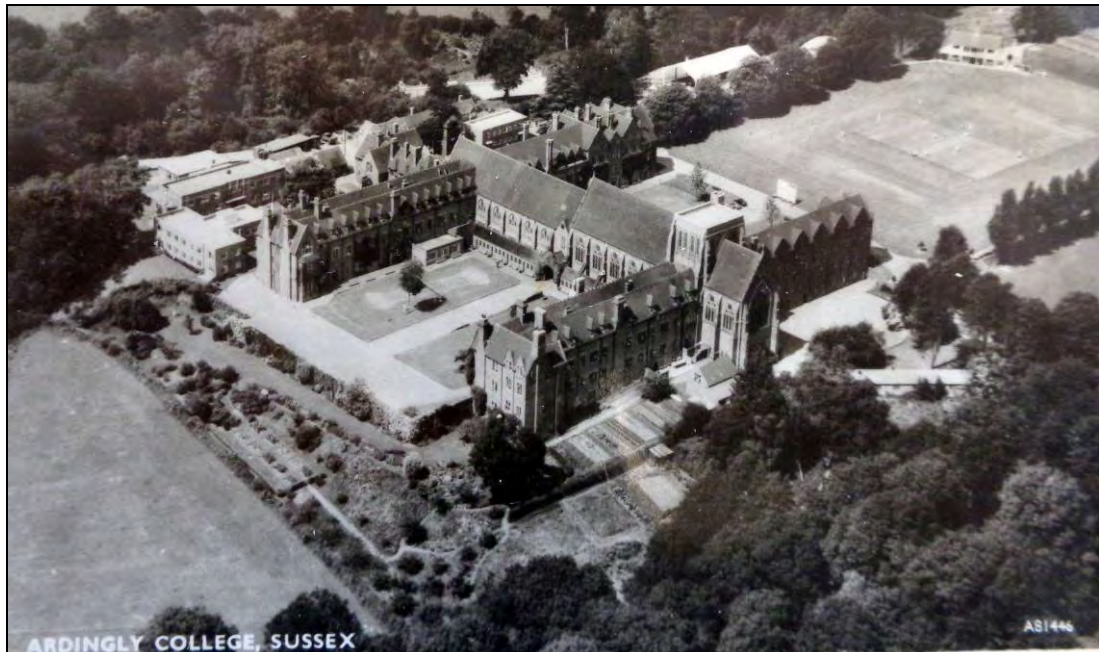


Plate 7: Postcard of Ardingly College after 1937

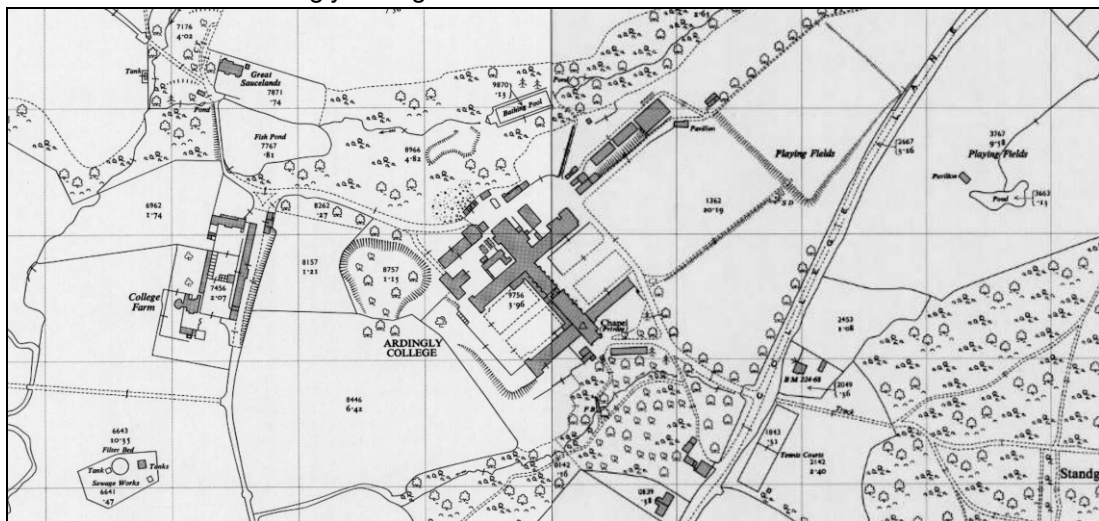


Plate 8: Ardingly College by 1955 (Ordnance Survey National Grid Map)

5.4.25 In 1943, due to the rise in student applications (pupil numbers had risen to 375 (Gibbs, 2008)), previously closed accommodation was required for use and reopened. The general feeling about the school was so confident that the Head published his plans for the future in the Annals of that year: these included the addition of a top storey for the science building, an extension to the Sanatorium, a new common room for the Masters, panelling to the Under, a gymnasium and reconstruction in the Junior House (Gibbs, 2008) - all of which would have to wait.

1946 – 1962 (Plates 6 and 7)

5.4.26 The 7th Headmaster, Rev. George Snow (to 1961), arrived in 1946 to a school that was in need of not only physical improvement to the buildings but also to the general performance and infrastructure of the institution. Much of the construction work during his tenure was undertaken by Old Ardinian, E H Munnion and architect L K Hett/ Searle & Searle of London.

5.4.27 Under Snow, the campus gained the following:

- A first floor to the science block (1949)
- Construction of the Armoury (1952)
- A new Sanatorium (1955)
- Six houses in Standgrove Place (College Road to the northeast of the main college buildings, 1949-54)
- A new wing (1957)

5.4.28 General improvements were undertaken throughout the school including the following:

- Rededication of the crypt
- Adaptation of the day rooms to include cubicles
- Panelling added to the Under
- Dormitories formed into house units with their own housemasters

5.4.29 A successful fundraising appeal was launched to cover the costs of a new roof to the Chapel tower to replace a corrugated iron one installed in 1883, to finance the replacement of the cricket pavilion built in 1879 and towards the construction of a new gymnasium.

5.4.30 A visit from Queen Elizabeth and Prince Philip on the 9th of June 1958, followed by one from the Prime Minister Harold Macmillan on the 14th June marked a series of celebrations at the newly improved college campus.

1962 – 1980

5.4.31 The 8th (and first lay) Headmaster, Christopher Bulteel, arrived at Ardingly College in 1962 and set about adapting the school to meet the challenges of social changes of the 1960s, demise of the independent education system via the labour government's Public Schools Commission, a lesser desire for boarding schools and a rise in the need for day schools closer to home (Gibbs, 2008).

5.4.32 In 1967 the first day boys were accepted to the Junior School followed by the Senior School in 1976.

5.4.33 Several building campaigns and programmes of enhancement were carried out as follows:

- New lighting and oak panelling to the dining hall
- Formal opening of the gymnasium (1964)
- New staff common room above the south quad cloisters (1966)
- A new house for the headmaster and his family (1968)

5.4.34 In 1970, the centenary year of St Saviour's move to Ardingly, funds were again sought, with the aim to develop the farm complex. A new and self-contained music school (opened in 1972) and squash courts followed shortly thereafter.

5.4.35 Further changes comprised the following:

- Admission of the first female students as day pupils to the sixth form (1972)
- Increase in female admissions from six to eight by 1973
- Conversion of the tuck shop to classrooms (1973)
- Construction of Snow House for boarding sixth form students on the former Parade Ground (1974)

5.4.36 Further changes to the school campus in response to the evolution of the school are recorded in the planning application submissions for Mid Sussex for this period as follows:

- Construction of a single-storey timber-framed building for use as a classroom 1974 (AR/015/74)
- A single-story building for use as a laboratory. 1975 (AR/013/75) 1975
- Temporary Portacabins accommodation for day study in 1976 (AR/019/76)
- A generator building, 1976 (AR/030/76)
- Demolition of existing sanitary block/ and erection of sanitary accommodation 9 studies and headmaster's garage, 1977 (AR/001/77)
- Conversion of existing houses and extension to form new sanatorium 1977 (AR/027/77)
- Extension to form teaching laboratory, 1977 (AR/030/77)
- Swiftplan classrooms on the site of the former tuck shop, 1978/9 (AR/041/78)/ (AR/042/78)

After 1980 (Plate 8)

5.4.37 Many changes to the campus has taken place since 1980, including the following:

- Construction of Aberdeen and Toynbee Houses to the east of College Farm
- Second floor extension to dormitory/study block, Wilson Block, 1980 (AR/033/80)
- New single storey scout building 1980, renewed permission 1985, 1990, 1995, 1999
- Additions of portacabins – extension of time limits to their use, 1980-1984

- Extensions and alterations to Chaplain's Cottage 1983
- Extension to girl's toilet and locker facilities, 1983
- Study/Bedroom building (Block B) with an attached master's house 1983
- Boarding accommodation for 44 girls 1984
- New squash courts and tennis courts 1984
- New girls dormitory, common rooms and staff flats replacing existing garages 1984
- Extension to the science block, 1985
- New study block, bedrooms, forum and communal area, 2-4 bedroomed houses and 2 x 1 bedroom flat and garages 1986
- New link between dormitories (Woodlands) 1988
- Modernisation of the Junior School 1988
- Alterations to Art School roof 1988
- Provision of car parking facility at Woodlands Boarding House, 1989
- Improvements to hockey pitch and pool enclosure 1989
- New classroom building 1991
- Fire Escape improvements 1992
- Change of use from Farm House to Pre-Prep School 1992
- New sports and recreation pavilion, storage and car parking 1993
- New roof-lights, mezzanine balcony and temporary bedrooms 1994
- Land and Bungalows south of Woodlands, new study bedrooms and associated facilities, house and flat for staff 1995
- Bird hides and car park 1995
- Indoor sports facility 1996
- Extensions and alterations to Activity Centre 1996
- Sports hall and associated facilities 1998. 1999
- Extension to assembly hall, removal of concrete frame barn 1999
- Two boarding houses including private house and flat for staff 2000
- Memorial sculpture 2002
- Conversion of dormitory to art school 2005
- Rearrangement of existing classrooms 2005
- Temporary building, 4 years, 2005
- Alterations to Pre-Prep School, 2006
- Overflow car park at Pre-Prep School 2006
- Car park lights and flood lights 2007 & 2008
- New sixth form boarding house 2010-11
- Conversion of squash courts to workshop and welfare 2011
- Landscape works to slopes to improve stability 2011
- New portacabins for 18 months 2011
- New sports pavilion in association with the nine-acre playing fields 2012
- New bio-disc system and decommissioning of sewage farm 2012
- New Macadam parking surface 2012
- Extension to Pearson House, removal of temporary portacabins 2012
- Extension of uniform shop into redundant boiler room 2013

- Re-grading of Pre-Prep field to accommodate additional spoil derived from the Godwin Hall development and the dredging of Great Saucelands pond 2013
- Demolition of Snow Building and creation of landscaped area and car park 2014
- Timber-framed observatory and hard-standing 2014
- All-weather sports pitch and landscaping southwest of Standgrove Place 2014
- Conservatory at Rhodes Building 2015
- External and internal alterations to Woodard Boarding House 2015
- New timber-clad barn for biomass boiler and fuel store for Pre-Prep school, Toynbee and Woodard and adjoining buildings 2015
- Internal alterations to North School, Pre-Prep boarding accommodation 2017
- Demolition of science laboratories and construction of three storey extension to create a STEM centre 2017
- Extension to the Music School 2018
- Replace existing classrooms, portacabins and garage with three-storey building for Girls Day House and Classrooms 2019
- Replacement of workshop and extension of existing maintenance building 2019
- New 193 space car park and vehicular access from College Road, associated landscaping 2019
- New drop off and parking area adjoining Farm Hill 2020
- Convert squash courts to café 2020
- Landscaping and car parking provisions 2021
- Alterations to access at Woodlands 2021
- Internal alterations to upper floors at North School 2021
- Alterations to brick walls at Pre-Prep playground 2022
- New multi-use games area 2023
- Repair strategy and programme of alterations at College Farm Farmhouse 2023



Plate 9: Ardingly College Campus by 2001 (Google Earth Image extract)

- 5.4.38 Other alterations since 1980 include minor interior reconfiguration, enhancements to fenestration, amendments to access and general modernisation and refurbishment as necessary for the ongoing use of the school buildings, landscaping, parking areas, roads and playing fields (Plate 8).

5.5 North School – The Proposal Site

- 5.5.1 As set out above, North School was part of the initial school site, the construction of which is described in the Annals of 1873 as having just begun. The building is shown in situ by 1874 on the first edition Ordnance Survey map confirming that good progress had been made *'and the walls are already making a considerable show above the ground'*. By the issue of the Annals in 1876 the roof had been added to *'the new wing at the northeast corner'* however, *'very much still remains to be done to render it habitable'*.
- 5.5.2 The long linear building comprises three distinct parts; these are visible on the southeast side as a lower two-storeys-plus-attics part at the southwestern end of the range, a series of three adjacent gables at the northeast end of the original building over four floors including attics, terminating at the northeast end of the group in Keir Hett's 1937 extension. The Keir Hett extension is also over four floors including attics, the floor levels consistent with those in the adjacent earlier end of the wing. The consistent floor levels had been achieved whilst also aligning the eaves of the extension with those of the southeastern part of the earlier building (Plate 10).



Plate 10: The southeast and northeast sides of the North School as arrived at by 1937

- 5.5.3 The differences in height and facilities contained within the building as a whole reflects the interior functions, the large dormitories, dining facilities and class-rooms

in the lower part of the range and a more compartmentalised multi-functional layout in the remainder of the building. The northwestern side of the school has the same bipartite arrangement for the original building; the northeastern end had comprised three gables similar to those on the southeast side, albeit with the central gable projecting forwards to provide a series of bathroom and WC facilities. On the northwest side of the building, the Keir Hett extension added another gable to the group (Plate 11). Much of the Keir Hett extension is concealed by the fire-escape and later additions on the northwest side of the group.



Plate 11: The northwest side of the North School showing the further gable to the group added in 1937 (behind the fire escape)

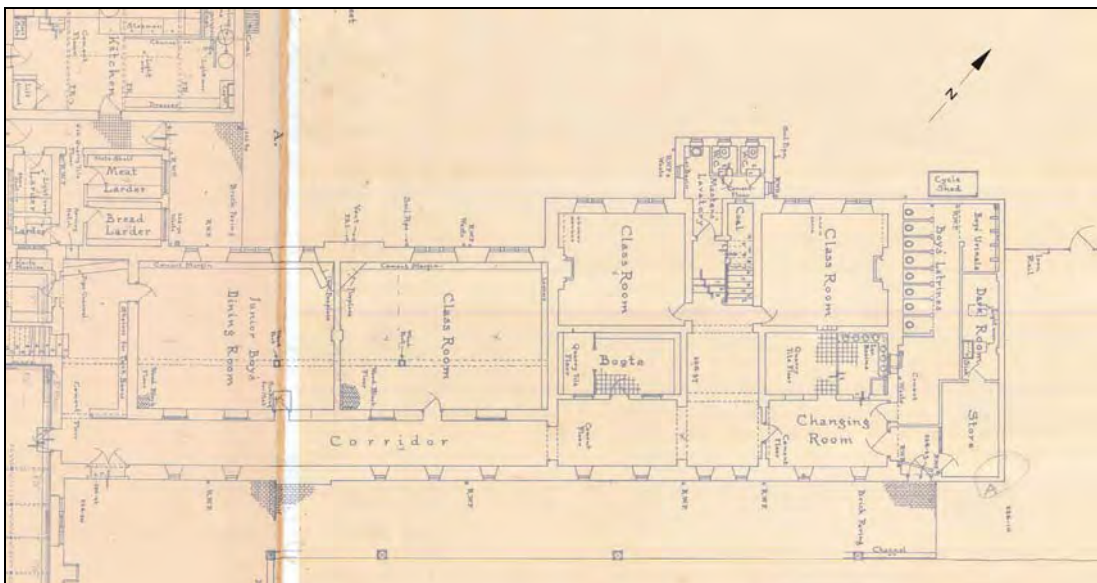


Plate 12: Reproduction of the Simpson and Ayrton as existing ground floor plan of the North School prepared in 1919

Interior

- 5.5.4 As existing floor plans for the property dating to 1919 prepared by John W. Simpson and Maxwell Ayrton Architects also illustrates the bipartite layout of the school over its ground and first floors, both areas proposed for alteration in this programme of work.
- 5.5.5 The southwestern part of the range is narrower than its northeastern counterpart and had contained a lobby, the Junior Boys dining room and a class room, all arranged against the northwest side of the building and accompanied by a long corridor on the southeast side, lit by a series of narrow windows, and providing access to the classroom and to the northeastern part of the range (Plate 12).
- 5.5.6 The wider northeastern part of the range contained a series of facilities that included the stair-hall and WC provisions for the masters' in a compact projection to the northwest end of the stairs. The stair-hall was flanked by a pair of class rooms on the northwest side and a range of facilities to the southeast: lobby and boot-room to the southwest and wash-room and changing rooms to the northeast (Plate 12).
- 5.5.7 The terminal end of the range comprised a narrow projection accommodating the boys WCs, a dark room, lobby entrance and store (Plate 12).

The First Floor

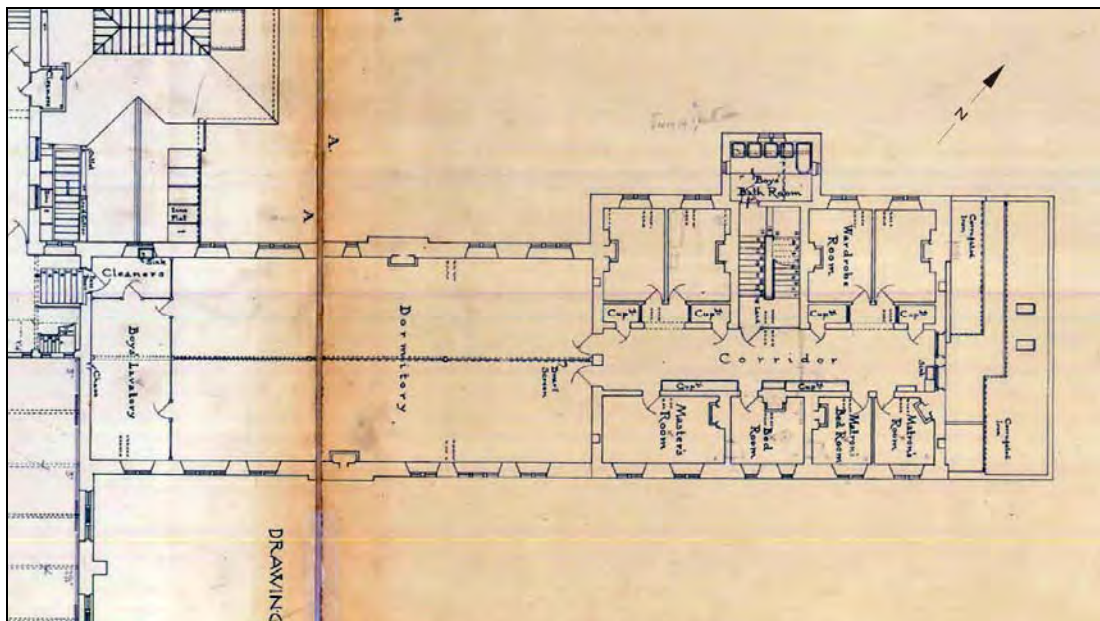


Plate 13: Reproduction of the Simpson and Ayrton as existing first floor plan of the North School prepared in 1919

- 5.5.8 The first floor plan comprised a lavatory and cleaner's room at the southwest end, the former having access directly into a large dormitory that takes up the remainder of the southwestern part of the range (Plate 13). Two fireplaces were indicated, one to each side of a 'dwarf screen' that separates the large room into two halves along its

northeast – southwest axis (Plate 13). A pair of doorways at the northeastern end of the dormitory led to a wide corridor just to the southeast of centre, in the northeastern part of the range.

- 5.5.9 As before, the northeastern part included a series of smaller rooms and compartments, comprising the centrally situated stair-hall accessed from the wide corridor, with a bathroom for the boys in the projection at the northwest end of the hall. The rooms to each side of the stair-hall on the northwest side of the building were mirror images, each comprising a pair of heated rooms lit by large windows in the northwest elevation. Each heated room was accessed from a central lobby area leading from the wide corridor: the central lobbies were flanked by a pair of cupboards, all of which were originally accessed from the corridor (Plates 13 and 14).
- 5.5.10 Within the wide corridor, a series of cupboards had been built against the southeast wall and a sink is indicated below the windows at the northeast end of the corridor.

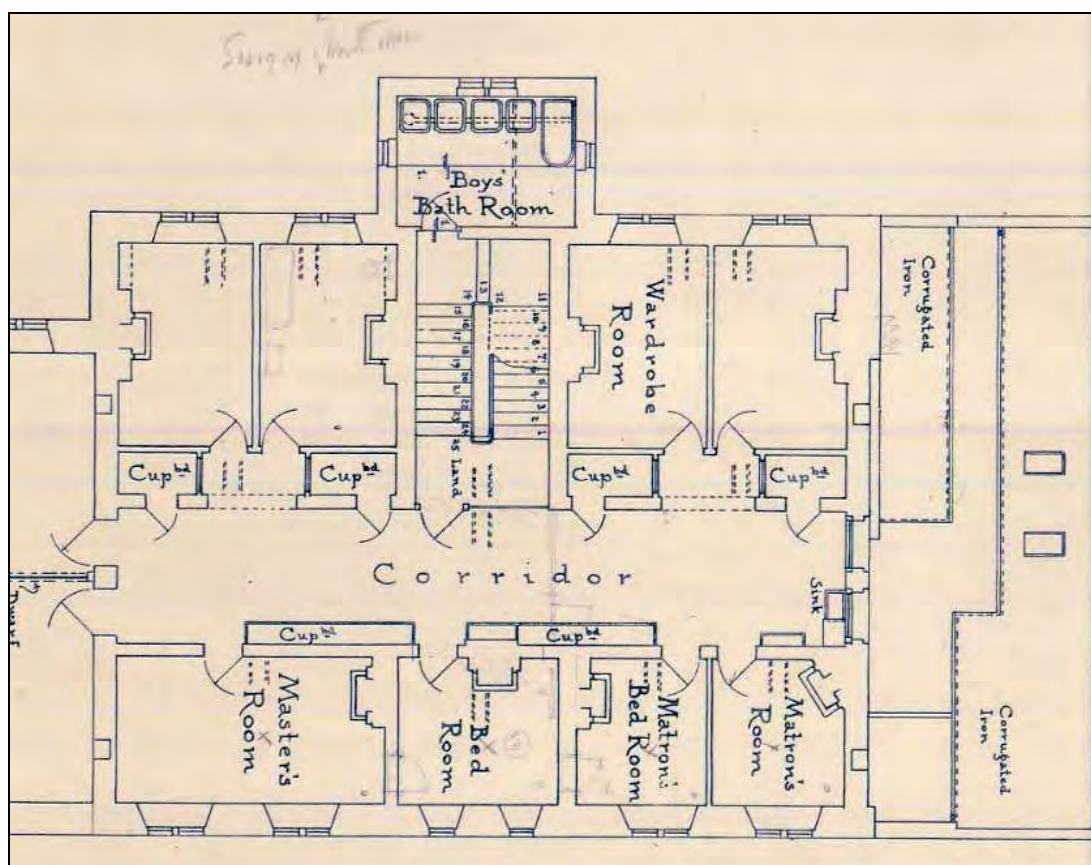


Plate 14: Detail of the first floor layout within the northeastern part of the North School

- 5.5.11 The arrangement of rooms to the southeast side of the corridor is less regular, comprising two suites: a Master's Room and bedroom at the southeast end and the more compact Matron's bedroom and Room at the northeast end of the group (Plate 14).

- 5.5.12 Traces of markings in pencil are extant, comprising a bathroom layout in the northeastern of the two rooms situated to the southwest side of the stair-hall. Further marks can be seen in the southeast group, comprising the addition of doorways in the partition walls between the Master's and Matron's bedrooms, presumably in conjunction with a reassignment of the rooms!
- 5.5.13 The northeastern end of the North School comprised a corrugated iron roof with two roof-lights surmounting the bathroom facilities on the floor below (compare Figures 3 and 5).

Northeast Extension

- 5.5.14 The north end of the North School was extended in 1937, the work, designed by Leonard Keir Hett resulted in the removal of the ad-hoc single-storey structure that had contained the lavatories, storage facilities and dark-room, replacing that with a prominent three-storey-plus-attics, brick-built extension with a feature two-storey oriel window on the northeast side of the group (Plate 15). The extension created a further gable to the northwest elevation, matching the proportions of its neighbour (Plate 15).



Plate 15: The northeast extension to the North School designed by Keir Hett

- 5.5.15 The interior of the building had undergone several programmes of adaptation since first built. The availability of the 1919 'as existing' floor plans, in addition to the extension designed by Keir Hett, finished in 1937 illustrate early phases of alteration emphasising that school buildings are not static entities, that they are inherently adaptable in response to changing needs, innovations and improved standards in living and working conditions.

The Current Layout

- 5.5.16 The availability of the ground and first floor plans for 1919, focussing on the original late 19th century North School, and the knowledge that the building was extended to the northeast in 1937, allow an assessment of the alterations that have taken place since 1937:

Ground Floor (Plate 16)

The southwestern part of the range

1. Removal of most of the wall separating the rooms on the northwest side from the corridor
2. Removal of the central partition and back-to-back corner fireplaces
3. The insertion of a new partition to the northeast of the original reducing the size of the former classroom on its northeast – southwest axis
4. Blocking of two doorways at the southwest end of the range
5. The insertion of three partitions and doorways within the southwest room and the former corridor
6. A new feature window in the southeast elevation

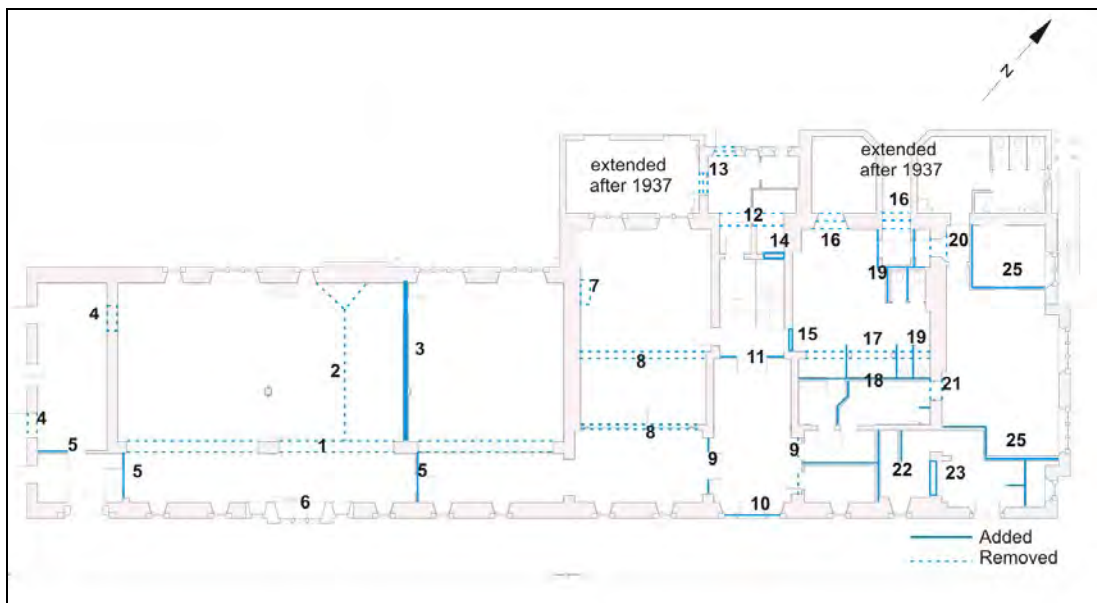


Plate 16: Detail of the ground floor plan of North School showing changes since 1937

The Northeastern part of the range

7. Removal of a fireplace
8. Removal of two walls, replacement of the southeastern of the two with a thin partition and doorway
9. Insertion of a new partition and the replacement of an original partition flanking the hall at its southeastern end
10. Replacement of two windows with double doorway
11. New partition between the southeastern part of the hall and the stair-hall
12. Removal of the wall between the stair-hall and the northwest turret
13. Conversion of two windows in the northwest turret to doorways

14. Blocked opening to the rear of the stairs
15. Blocked doorway to the northeast wall of the stair-hall to the southeast of the stairs
16. Conversion of two windows in the northwest elevation to a doorway accessing an extension
17. Removal of the original wall between the north and south rooms at the northeast side of the 19th century range
18. Insertion of a new partition to the southeast of the original; new canted partition within the reduced room
19. Partitions in the north corner to create a lobby and WC arrangement' new WCs to the south
20. New doorway inserted in the northeast elevation (northwest)
21. New doorway inserted in the northeast elevation (southeast)
22. New partitions in the southeastern room at the northeast end of the range
23. Blocked doorway in the northeast elevation, southeast end
24. Single storey extensions to the northwest elevation
25. Inserted partitions in the 1937 extension

5.5.17 The current first floor layout comprised the following alterations since 1937 (Plate 17):

First Floor (Plate 17)

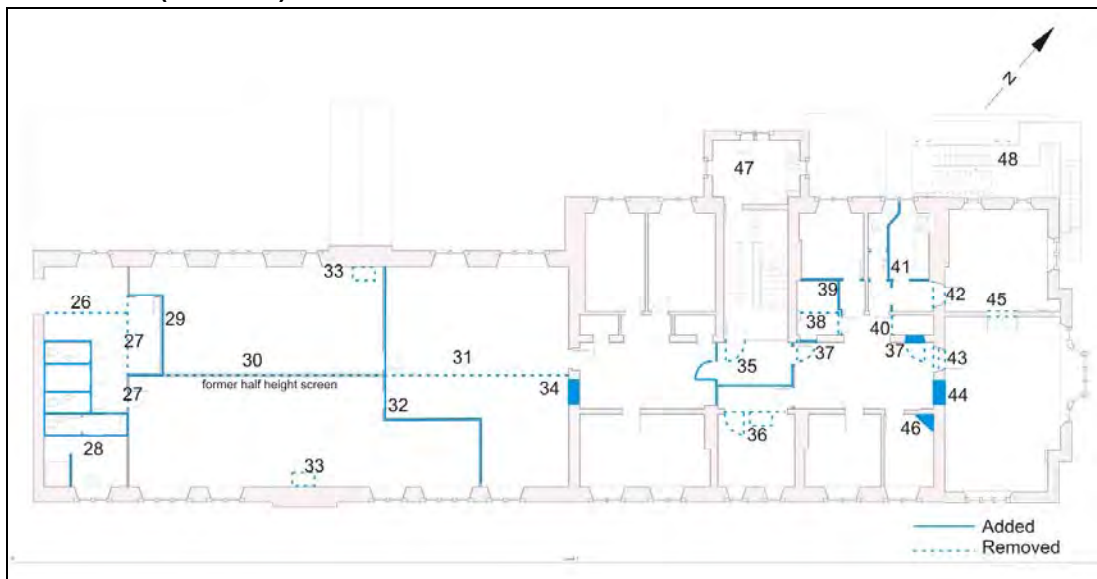


Plate 17: Detail of the first floor plan showing changes since 1937

The southwestern part of the range

26. Removal of a partition wall separating the small northwest room from its southeastern counterpart
27. Removal of part of the partition between the southwest room and the large dormitory to the northeast, insertion of a doorway
28. New WC and shower facilities
29. Addition of new partition at the southwestern end of the dormitory
30. Conversion of/removal of the half-height screen in the southwestern half of the former dormitory and replacement with a full-height partition

31. Removal of the remainder of the half-height screen
32. The addition of partitions to create a room at the northeast end of the range
33. Removal of two fireplaces
34. Removal of a doorway at the northeast end of the range (formerly serving the dormitory to the southeast side of the half-height screen)

The northeastern part of the range

35. New partitions and doorways in the central part of the stair-hall
36. Removal of the partition, doorway and fireplace between the stair hall and the room to the southeast (Master's bedroom)
37. Blocked doorway to former closets
38. Removal of partitions forming the southwestern of the two closets
39. Addition of new partitions and doorways to create a lobby and two rooms (one by enlarging the former closet)
40. The addition of new doorway to the northeastern of the two closets
41. New partitions and doorways in the northern room at the northeast end of the range to create a WC, lobbies and a kitchenette
42. Inserted doorway between the main range and the 1937 extension
43. Conversion of a former window to a doorway in the northeast end elevation of the main range
44. Blocking of a former window in the northeast end elevation of the main range
45. Insertion of a double-width doorway between the two rooms in the 1937 extension
46. Removal of the corner fireplace in the former Matron's room
47. Conversion of the boys' bathroom to a kitchenette
48. The addition of a fire escape

5.5.18 Further changes not indicated on plan include the insertion of suspended ceilings and boxing-in, both intended to conceal service runs within the building (Plate 18).



Plate 18: Detail of the suspended ceiling in the changing rooms on the ground floor and the high ceiling height adjacent to it (left) and the suspended ceilings on the first floor (right)

6.0 SIGNIFICANCE

6.1 The Proposal Site

6.1.1 In the National Planning Policy Framework (NPPF), significance (for heritage policy) is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.⁴

6.1.2 The following section aims at understanding the heritage assets in order to identify their significance: this includes all of the identified heritage assets that may be impacted upon by the proposal scheme. The following assessment of significance is derived from the initial report prepared by the authors for the College.

6.2 The Main School Buildings

6.2.1 The detailed discussion of the origin and development of the main school site is set out above and can be charted through the historic maps included in this report. Within the main school campus, the buildings of the H-plan group at the historic core of the site were listed at Grade II on the 11th of May 1983 (List entry No. 1354803, Appendix 1).

6.2.2 The buildings in the H-plan group were designed by the architects William Slater and R. H. Carpenter, in Gothic style in red brick surmounted by tiled roofs. The scale and mass of the buildings and of the group as a whole present an abundance of brickwork, masonry quoins and trim and substantial expanses of clay-tiled roofs, all of which work together to create a coherent and cohesive group that declaims Woodard's vision for the school and the skills of the architects and their builders.

6.2.3 The significance of the main school buildings is derived from the clarity and consistency of their architect-designed buildings declaiming their origin in the third quarter of the 19th century as part of a group of schools commissioned by Nathaniel Woodard to accommodate the middle classes in Sussex, a strata of society described as under-represented in educational facilities at the time.

6.2.4 The need for such schools was described by K. E. Kirk in *The Story of the Woodard Schools* published in 1938 as the *'deplorable condition of education for the middle classes'*. Woodard was responsible for the creation of ten schools between 1848 and 1890, three of which are highly successful colleges located in West Sussex and two of those, Ardingly and Lancing Colleges occupy particularly prominent positions in rather dramatic landscape settings.

6.2.5 As demonstrated above, Woodard's had a clear ability to choose sites for his schools that took advantage of dramatic scenery and prominent settings, particularly notable at Ardingly and Lancing. There is no doubt that the locations were a key factor in the decision to establish the schools: the architect-designed and rather imposing buildings were intended to be seen, to attract attention to ensure their success.

4 National Planning Policy Framework (NPPF) Annex 2 Glossary page 71

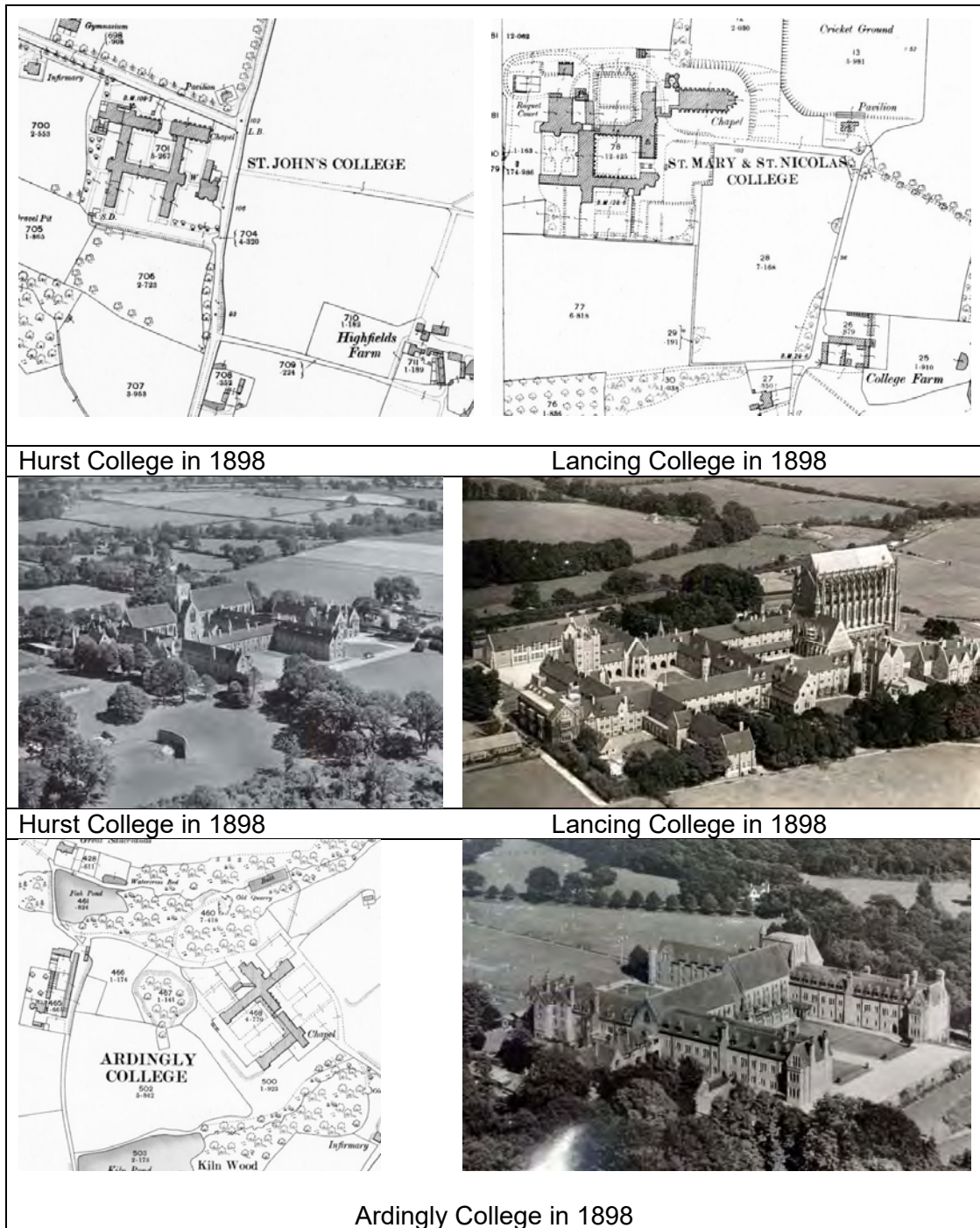


Plate 19: Woodard's West Sussex schools by 1898, all designed with R. H. Carpenter and all set out to distinctive plans with feature chapel ranges in dramatic landscape settings, all with integral farmsteads as part of the property

- 6.2.6 The significance of each of the three West Sussex colleges, all designed by or in collaboration with R. H. Carpenter to a Gothic style and all comprising an arrangement of buildings set out in conjunction with clearly defined quads, draws from and contributes to the significance of the others (Plate 9).
- 6.2.7 There is no doubt that the three West Sussex Woodard schools, all founded during the third quarter of the 19th century, are of substantial significance in their own right

and as part of a readily identifiable group, all situated within c. 7.5 to 16 miles of each other on prominent sites in the Sussex landscape.

- 6.2.8 The colleges provide an insight into the creation of planned and efficient educational facilities intended for the middle classes from the third quarter of the 19th century, their historic evolution illustrates the response to the established educational facility to wider social and indeed economic changes.
- 6.2.9 At Ardingly College, and indeed at the other two West Sussex Woodard schools, the original buildings and their early additions survive almost intact of external fabric, footprint and function. The historic maps, documentary evidence and the standing fabric of the buildings in addition to their relationship to the landscape, integrated open areas (such as playing fields), and access provisions, provide visually accessible evidence of the origin and development of each school as a whole: a facility that was set out to meet the needs of those attending it and one that could and did adapt to changes in living conditions and education over time.
- 6.2.10 Significance is clear in the survival of the concept behind the design of the school: the way that the founder chose his sites and his collaboration with his architects, working together to create coherent facilities that retain at their heart the near intact site plans of the late 19th and early 20th centuries. The individual value of the buildings derived from the extent of surviving fabric, floor-plans, features and continuity of function is supplemented by the group value and the group value of the Ardingly College buildings are enhanced in no small part by their inclusion in the wider group of three highly distinctive and successful 19th century colleges commissioned by Woodard and designed in whole or in part by the same architect.
- 6.2.11 The group value is evident for each college in the way that the component parts and 'zones' of activity work together to create an aesthetically pleasing whole, while providing clearly readable evidence for the historic development of the school.

Fabric

- 6.2.12 As set out above, the scale and mass of the H-plan block at the historic core of the college campus site ensures its visibility and its place as a focal point in the landscape within which it sits. The abundance of brick, trimmed in contrasting honey-toned masonry and surmounted by vast swathes of clay tile contribute to the special character and significance of the buildings and the site as a whole, the separate ranges, despite being the result of several building campaigns undertaken over the course of the late 19th and early 20th centuries presents a coherent and cohesive appearance that is readily recognisable as Woodard's work in collaboration with his architects William Slater and R. H. Carpenter and continued in the same vein in the early additions to the school designed by Keir Hett.

North School

- 6.2.13 The significance of the North School is very much derived from being an integral part of the early H-plan campus; the building clearly contributes to and draws from the other buildings in the group, creating a strong coherent and cohesive whole to the heart of the college campus.
- 6.2.14 Keir Hett's extension to the North School is a clever addition that is almost seamless through the continued use of the same palette of materials and the quality of the

work. The architect carefully matched storey heights, ridge-lines, eaves and gables to integrate the additions whilst also adding his own flourishes, including the feature two-storey oriel window at the northeast end of the range.

- 6.2.15 The North School is part of the original group and through its extension, an indicator of the investment made by the school in its buildings and in their commitment to quality of design.

Immediate Setting

- 6.2.16 Further significance is derived from the landscape setting, the prominence of the position that was specifically chosen for the creation of Woodard's schools as evident at Ardingly College: together with the choices made at Hurst and to a greater degree at Lancing, provide insight into the taste and inspiration that contributed to Woodard's drive to create an ideal college environment for each of his schools.
- 6.2.17 The choice of site had been described as the result of Woodard's *keen and loving eye for natural beauty* by the Bishop of Oxford in 1937, going on to describe the views from the college as '*supremely beautiful*' highlighting the importance of the site and the setting of the buildings from an early stage in their evolution.
- 6.2.18 The planned layout of the school exhibits the same features as that described in detail above for the proposal site at College Farm: a clear and efficient vision that integrated the buildings with access and open areas to create a coherent whole. Manipulation of the topography of the chosen site was also a key feature of the proposal scheme from the outset as described in The Builder in 1867: *The ground falls rapidly towards the southeast, a terrace will therefore be carried along the southern front and the quadrangles kept on one level*.
- 6.2.19 As discussed above, all three of Woodard's West Sussex colleges are prominent focal points within the West Sussex landscape. The buildings, particularly at Ardingly and Lancing, dominate their settings, their presence and continuity of use over the course of more than 160 years ensuring that they continue to make a strong contribution to the local landscape character of the areas within which they were placed.

6.3 Neighbouring Heritage Assets

- 6.3.1 As the proposal scheme is confined to interior alterations, excepting the addition of a single cast-iron cover plate on the northwest elevation of the 1937 extension, no neighbouring heritage assets will be affected by the alterations as discussed in this report.

7.0 THE PROPOSAL SCHEME

7.1 Introduction

- 7.1.1 This impact assessment should be read in conjunction with the survey drawings and documents prepared by PenwadenHale Architects and submitted as part of a package for this proposal scheme, a selection of the drawings are also included in this report as Appendix 2.

2835-PHA-0X- -DR-A-0001-01
2835-PHA-0X- -DR-A-0002-01
2835-PHA-0X- -DR-A-0010-01
2835-PHA-0X- -DR-A-0011-01
2835-PHA-0X- -DR-A-0030-01
2835-PHA-0X- -DR-A-0031-01
2835-PHA-0X- -DR-A-0051-01
2835-PHA-0X- -DR-A-0110-01
2835-PHA-0X- -DR-A-0160-01
2835-PHA-0X- -DR-A-0300-01
2835-PHA-0X- -DR-A-0301-01
2835-PHA-0X-L1-DR-A-0050-01

7.2 The Proposals (Appendix 2)

- 7.2.1 The proposal scheme comprises the following (Plates 20 and 21):

New west (double) bedroom:

1. Relocate inserted partitions to the southeast to enlarge the bedroom area
2. Insert new doorway in the partition between the west bedroom and the new corridor

New bathroom:

3. Remove inserted partitions between south room and lobby
4. Insert partition with doorway at entrance to the entrance lobby to allow an extension to the northeast to accommodate proposed bathroom & create new entrance lobby between the bathroom and the east closet

New north (single) bedroom:

5. Remove inserted partition between existing WC and kitchenette to create single bedroom
6. Replace existing southeast partition in the same location to form southeast wall of bedroom

Corridor and lobby

7. Remove partitions between the central and north lobby to create a corridor accessing the northeast room

Northeast room – new living kitchen area:

8. Remove inserted double-width doorways, reinstate wall-line

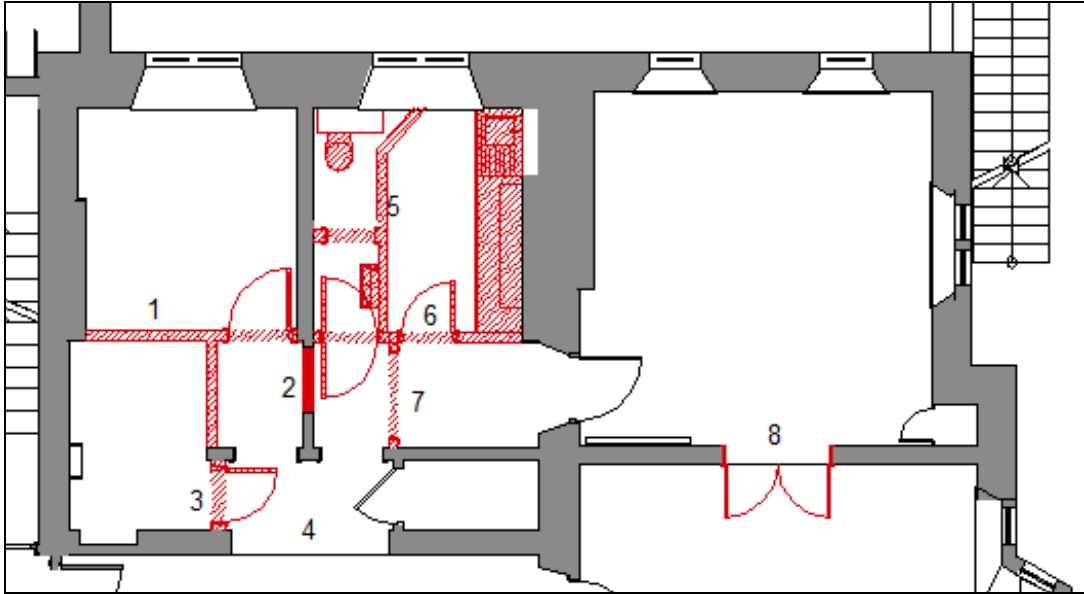


Plate 20: Detail of the fabric proposed for removal (based on the original drawing by PenwardenHale Architects DWG: 2835-PHA-0X-L1-DR-A-0050-01 - WIP)

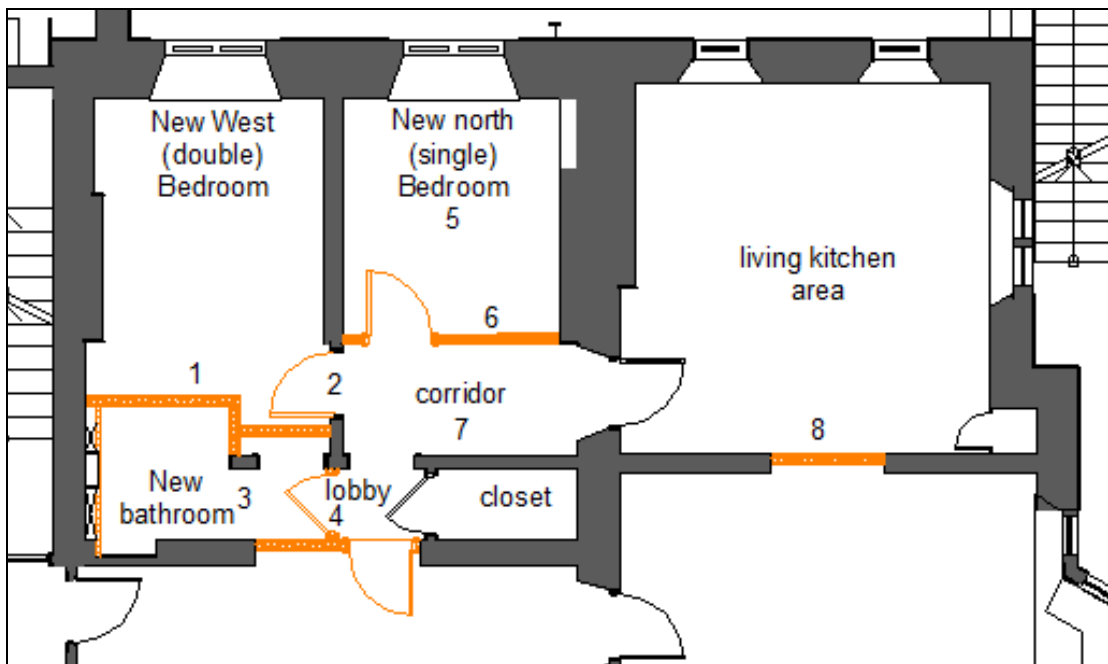


Plate 21: Detail of the fabric proposed for removal (based on the original drawing by PenwardenHale Architects DWG: 2835-PHA-0X-L1-DR-A-0110-01 - WIP)

- 7.2.2 A comparison of the as existing floor plan and the proposal scheme and that of the layout in 1919 clearly indicates that all of the changes focus upon later alterations to the building excepting the insertion of a single doorway at the southwest end of corridor to access the new west bedroom (Plate 22).

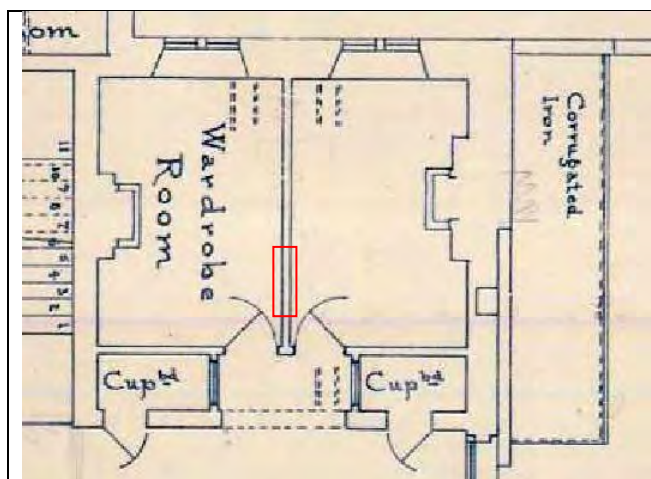


Plate 22: Detail of the 1919 plan, showing the area of original fabric proposed for removal in this scheme

8.0 IMPACT ASSESSMENT (Appendix 2)

8.1 Enhancements

8.1.1 The following key characteristics of the scheme are particularly positive:

- The majority of the alterations are focussed upon interventions made to the building since first built, after 1919 and 1937
- Rationalising the floor-plan of the area substantially by removing a series of inserted partitions that had compartmentalised and obscured any appreciation of the original layout, fixtures and fittings
- Reinstating the two-light window in the new north bedroom through the removal of the inserted partition (point 5)
- Better revealing the chimney breasts in the two new bedrooms
- Utilising existing service routes through the building to minimise physical impacts, concealing any additional services above existing inserted ceilings
- Removal of any original fabric has been kept to a minimum, confined to the creation of a single new doorway (point 2)

8.2 The New West (double) Bedroom

1. The Relocate inserted partitions to the southeast to enlarge the bedroom area
2. Insert new doorway in the partition between the west bedroom and the new corridor

8.2.1 The relocation of an inserted partition further to the southeast than the current one will affect only recent alterations to the building. The relocation of the partition will benefit the building by better expressing the internally projecting chimney stack within the room, releasing the current congestion to allow the original feature to be prominent and visually accessible as the building continues to evolve.

- 8.2.2 The insertion of a new doorway to the wall between the proposed bedroom and the corridor (point 2 on Plates 20 – 22) will alter original fabric. However, the removal of fabric is kept to an absolute minimum and is off-set from the end of the existing partition by c. 0.46 metres: the wide offset will ensure that a substantial degree of original fabric is retained to each side and above the inserted entrance to illustrate the form and extent of the original wall-line.

8.3 New bathroom

3. Remove inserted partitions between south room and lobby
 4. Insert partition with doorway at entrance to the entrance lobby to allow an extension to the northeast to accommodate proposed bathroom & create new entrance lobby between the bathroom and the east closet
- 8.3.1 The proposed bathroom is for the most part situated within the original and much altered closet. Up to and including the date the plans were prepared of the buildings in 1919, the closet was accessed from the passage via a doorway in the southeast elevation (Plate 22). At some stage after 1937 the doorway was blocked up and a new one created from the internal lobby (Plate 20).
- 8.3.2 The current scheme seeks to remove the post-1919 doorway and relocate it further to the northeast to create a larger bathroom facility. The alterations are therefore confined to areas of the building that had been altered after 1919.
- 8.3.3 As part of the new bathroom facilities it is proposed that the existing large arched entrance to the suite is infilled: the infill has been sensitively designed to be off-set from flush with the southeast (public-facing) side of the archway (Plate 21; Appendix 2). By off-setting the infill, the alteration will be clearly visible, reading as an insertion into the building, the result of the most recent layer of activity intended to adapt the facilities to meet new needs in the ever evolving life of the college.
- 8.3.4 The arched entrance will remain clearly expressed and will continue to serve its function as an entrance, albeit with the addition of a discrete, and fully reversible, partition.

8.4 New north (single) bedroom:

5. Remove inserted partition between existing WC and kitchenette to create single bedroom
 6. Replace existing southeast partition in the same location to form southeast wall of bedroom
- 8.4.1 To create the new north bedroom, all of the partitions inserted after 1919 and altered in stages since that time will be removed (compare Plates 20-22). The removal of the inserted partitions offers clear enhancements, reinstating a substantial part of the original room proportions and releasing the congestion at the chimney breast in addition to the currently bisected two-light window in the northwest elevation (Plate 20). The proposed alterations to create the north bedroom may therefore be

considered to include substantial enhancements that will better reveal the original character of the room.

8.5 Corridor and lobby

7. Remove partitions between the central and north lobby to create a corridor accessing the northeast room

8.5.1 Again, the partition proposed for removal to create a larger lobby area to the southeast of the new north bedroom, will involve the removal of fabric inserted into the room after 1919. The reconfiguration of the corridor simplifies the floor-plan of this part of the building and this, together with the enhancements to the north, expresses the earlier proportions of the area to a higher degree than the current configuration. The new corridor continues to provide access via the doorway inserted into the northeast end elevation of the range to access the extension added to the group in 1937.



Plate 23: The double-width doorway in the southeast elevation of the 1937 extension

8.6 Northeast room – new living kitchen area

8. Remove inserted double-width doorways, reinstate wall-line

8.6.1 The double-width doorway between the two rooms in the northeast extension added in 1937 is the result of modern intervention. The doorway is situated within a plain architrave that contrasts strongly with the moulded versions used throughout the original building and in the work undertaken when the northeast extension was added, whilst the doors are 20th or 21st century versions (Plate 23).

- 8.6.2 The removal of the doorways and the reinstatement of the wall will restore the proportions of the two rooms as intended in the 1937 proposal scheme, and in so doing, will enhance the character and significance of the work added to the group under the architect Keir Hett.



8.7 Services

- 8.7.1 A well considered part of this proposal scheme is the treatment of the service runs required as part of the conversion. Good use will be made of suspended ceilings, a particular component of the modern alterations to the group required as the building was brought in line with modern standards and through its many adaptations in the life of the school. For the bathroom facilities, services will be concealed behind accessible panelling to allow a seamless finish that will be fully reversible and will not detract from or compete with the historic fabric of the building.
- 8.7.2 A single and particularly discrete cast-iron cover plate is proposed for the rear elevation of the range as part of the mechanical ventilation system. The cast-iron cover will be situated on the northwest elevation between the two high-set windows that will serve the new kitchen/living area (Plate 24). The northwest elevation of the building includes the most recent extensions and the fire escape staircase: as such, the compact and discrete addition will be located with existing service and safety provisions as a group. The cover provided by the fire-escape staircase in addition to the style of the compact and appropriately detailed cover plate, will ensure that the addition will not impact upon the special character or significance of the school.

8.8 Neighbouring Heritage Assets

- 8.8.1 The localised alterations proposed for the creation of the North School flat are confined to the interior of the building. The single exception, the cast-iron cover plate on the northwest elevation of the school, as discussed above, will have no impact on the building's character or significance. As such, the proposal scheme will not impact upon any neighbouring heritage asset or Public Rights of Way.

8.9 Conclusion

- 8.9.1 The proposal scheme as set out by PenwardenHale Architects demonstrates a clear understanding of the significance and special character of the North School and of the college as a whole. Alterations are minimal and are focussed upon existing additions to the historic group, where changes are indicated, they are either entirely reversible or confined to the insertion of a single doorway.
- 8.9.2 The inserted single-width doorway has been located to ensure that sufficient fabric is retained to each side of the new entrance to illustrate the original form and extent of the wall. The very minimal loss of historic fabric is balanced out by the clear enhancements to the proposal site, by revealing the two currently congested internally projecting chimney breasts and removing the partition that bisects one of the arched windows in the northwest elevation of the building.
- 8.9.3 It has been demonstrated that the proposal site has been altered as and when required since first built in the late 19th century: this illustrates the inherent adaptation of the school's building stock, the need to consistently revise the facilities to meet the needs of the school as it continues to evolve. The provision of a well-designed and discrete two-bedroom flat within the existing facilities of the North School allows staff to remain onsite and removes the need to consider the addition of new buildings or extensions to the wider group.
- 8.9.4 There are no external impacts, demonstrating the commitment of the college to safeguarding the significance of the historic buildings at the heart of its campus and to the experience of those attending and visiting the school, as families, pupils or visitors accessing the Public Rights of Way.

9.0 BIBLIOGRAPHY

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10.0 ACKNOWLEDGEMENTS

- 10.1 The author would like to thank Ardingly College for commissioning the work. Thanks are due in no small part to Laura Burchell and Elinor Wood (Alumni, Development & Archive at Ardingly College) for providing the background information prepared for the 30th anniversary of the pre-prep department at College Farm in advance of the issue of the college magazine.

11.0 PURPOSE OF THIS REPORT

- 11.1 The above statement and recommendations are the opinion of the author intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

List Entry Name: ARDINGLY COLLEGE

Grade: II

List Entry Number: 1354803

Date first listed: 11-May-1983

Location

Statutory Address: ARDINGLY COLLEGE, COLLEGE ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ardingly

National Grid Reference: TQ 33994 28561

Details

ARDINGLY COLLEGE ROAD 1. 5405 Ardingly College TQ 32 NW 11/415 II

2. St Saviour's College, Ardingly, was the third school established by Nathaniel Woodard. It was founded in 1858 and until 1870 was housed in St Mary's House, (the old Vicarage) Shoreham-by-Sea, which had previously been the original home of both Lancing and Hurstpierpoint Colleges. The Architects of the College were William Slater and R H Carpenter. The foundation stone was laid on 12 July 1864. The buildings form a complete H with open sides north and south. The School House, which is one of the wings extending south, was built in 1864-5, the Headmaster's House balancing it between 1865 and 1870, as also the Dining-room with the Assembly-room over it in the central block; the North School (now the Junior School) in 1880, the Chapel completing the central block in 1855-83, the Cloisters joining the School House and the Headmaster's House along the south face of the central block in 1892 and the New Wing balancing the North School in 1926-7. The buildings are in Gothic style and are of red brick with tiled roofs. The Chapel occupies the east end of the central block comprising 4 bays flanked by buttresses each containing a window of Decorated type. It extends into a further 2 bays east of the south east or west Wing. Above the roof is a base for a tower but no spire. To the west of the Chapel is a pointed carriage archway leading through the central block in the centre of the court-yard with an oriel window above it. To the west of this are the Dining-room and Assembly-room

above having 5 pointed windows on the first floor and 5 windows of triple lancets below. The north west wing, formerly known as the North School but now as the Junior School, has 3 sills, 12 windows, 3 gables and 6 gabled dormer windows. The windows consist of pairs of lancets. The north east or New Wing has 4 storeys, 16 windows and 6 gables. At the south end of it is a bay window on all floors. The other windows are casement windows of 2 tiers of 3 lights. Reference. The Builder 1867 pps 835-6.

Sources

Books and journals

'The Builder' in The Builder, (1867), 835-836

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Name: COLLEGE FARMHOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192376

Date first listed: 11-May-1983

Statutory Address 1: COLLEGE FARMHOUSE, COLLEGE ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ardingly

National Grid Reference: TQ 33715 28545

Details

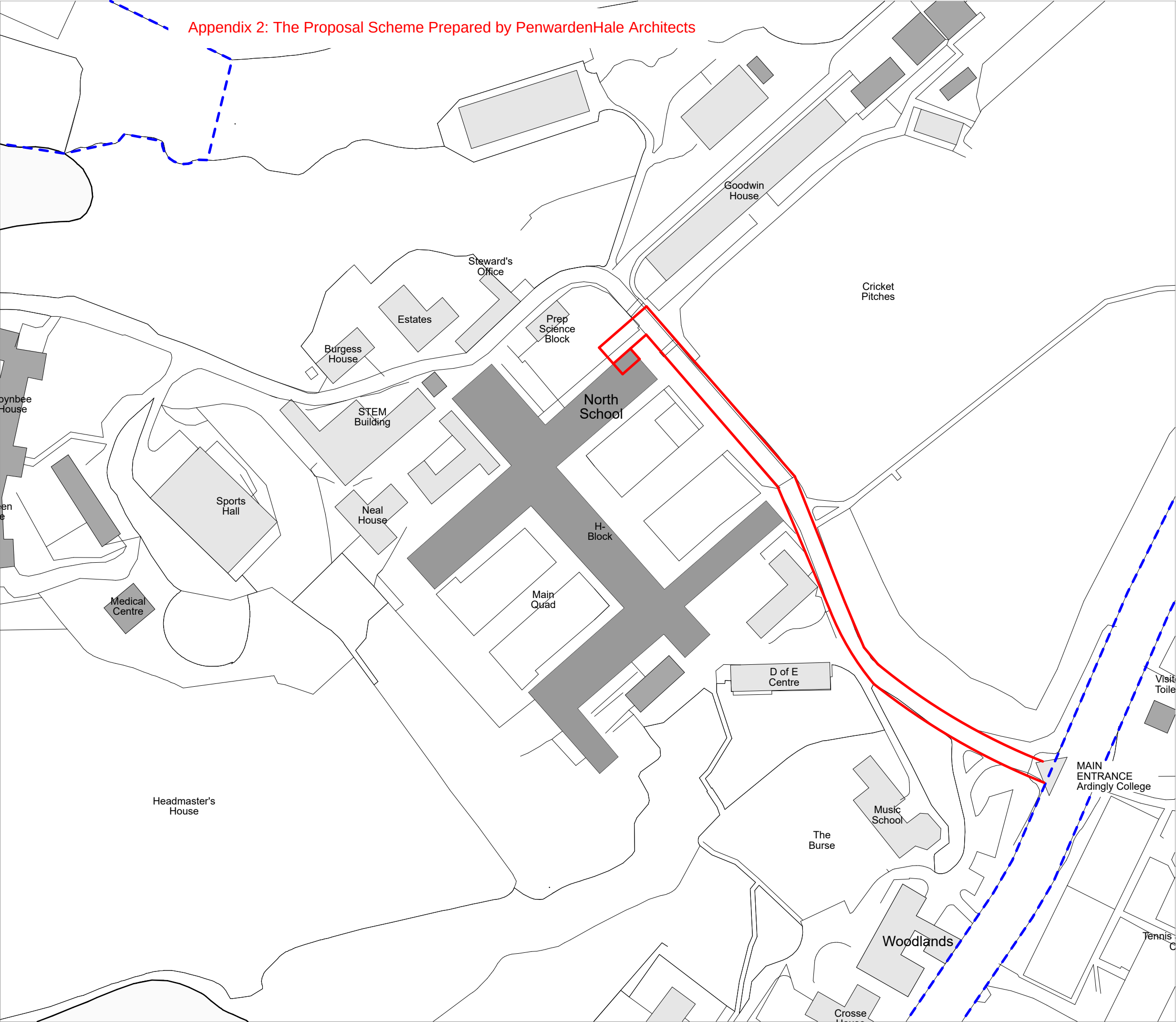
ARDINGLY COLLEGE ROAD 1. 5405 College Farmhouse, Ardingly College TQ 32 NW
11/416 GV II

2. Built in 1878-81. Architect William Butterfield. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. First floor windows are hipped dormers.

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

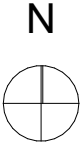
Appendix 2: The Proposal Scheme Prepared by PenwardenHale Architects



- General Notes
1. All dimensions to be checked on site and notify the contract administrator of any discrepancies before proceeding.
 2. Do not scale this drawing. Use figured dimensions only. If in doubt, ask.
 3. Any discrepancies between architects and engineers drawings to be reported to the architect immediately.
 4. This drawing to be read in conjunction with all relevant consultants and specialists drawings. Refer to engineer drawings for all structural and services information.
 5. This drawing has been generated from information received by others and accuracy of information must be checked on site against existing, prior to any construction work being undertaken.
 6. This drawing is subject to copyright.

Key:

 Site boundary with access from the road





01					10/12/2024		
Rev	Ch	Description		By	Date		
Client							
 ARDINGLY College  World Ready							
Designer							
PENWARDENHALE ARCHITECTS Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457							
Contractor							
Project No. 2835							
Project Title 2835 - North School AHOMM Flat							
Building Name North School							
Drawing Title Site Plans							
Drawing Name Site Plan							
Drawn by NL		Checked JP		Scale 1:1250 @ A3	Date 10/12/2024		
Drawing Number							
Proj	Orig	Zone	Level	Type	Role	No.	Status/Rev
2835	PHA	0X		DR	A	0001	- 01



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Key:



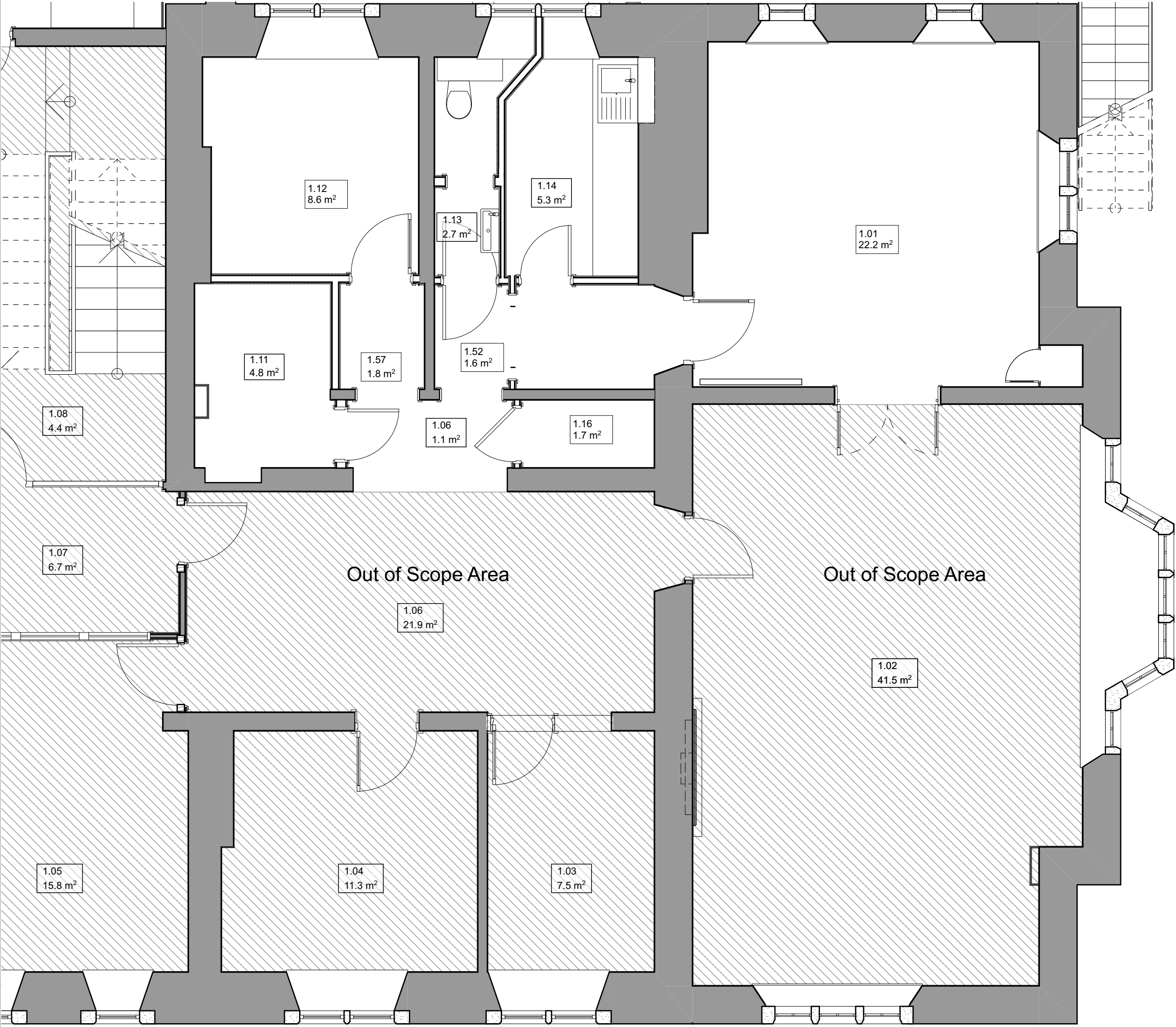
Site boundary with access from the road

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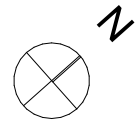




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Rev	Ch	Description			By	Date
Client						
 ARDINGLY College  World Ready						
Designer						
PENWARDENHALE ARCHITECTS						
Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457						
Contractor						
Project No. 2835						
Project Title 2835 - North School AHOMM Flat						
Building Name North School						
Drawing Title Site Plans						
Drawing Name Site Plan						
Drawn by NL		Checked JP		Scale 1:500 @ A3		Date 10/12/2024
Drawing Number						
Proj 2835	Orig PHA	Zone OX	Level DR	Type A	No. 0002	Status/Rev - 01



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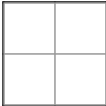


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Designer				
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Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457				
Contractor				
Project No. 2835				
Project Title 2835 - North School AHOMM Flat				
Building Name North School				
Drawing Title Plans as Existing				
Drawing Name GA Plan as Existing				
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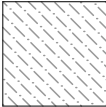


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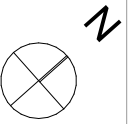
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Existing demountable grid ceiling



Existing Plasterboard Ceiling





01				10/12/2024		
Rev	Ch	Description	By	Date		
Client						
 ARDINGLY College 						
Designer						
PENWARDENHALE ARCHITECTS Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457 						
Contractor						
Project No. 2835						
Project Title 2835 - North School AHOMM Flat						
Building Name North School						
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Drawn by NL	Checked JP	Scale 1:50 @ A3	Date 10/12/2024			
Drawing Number						
Proj 2835	Orig PHA	Zone OX	Level DR	Role A	No. 0011	Status/Rev - 01



North-East Elevation as Existing

1:100

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Scale 1:100

01				10/12/2024			
Rev	Ch	Description	By	Date			
Client							
 ARDINGLY College  World Ready							
Designer							
PENWARDENHALE ARCHITECTS							
Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457							
Contractor							
Project No. 2835							
Project Title 2835 - North School AHOMM Flat							
Building Name North School							
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Drawing Number							
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2835	PHA	OX		DR	A	0030	- 01



North-West Elevation as Existing

1:100

General Notes

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Scale 1:100

Rev	Ch	Description	Drawn By	Checked By	Date
01				01	10/12/2024

Client



Designer

PENWARDENHALE
ARCHITECTS
Bury Knowle House, North Place, Headington, Oxford, OX3 9HY
Telephone: 01865 591457



Contractor

Project No.

2835

Project Title

North School AHOMM Flat

Building Name

North School-0X

Drawing Title

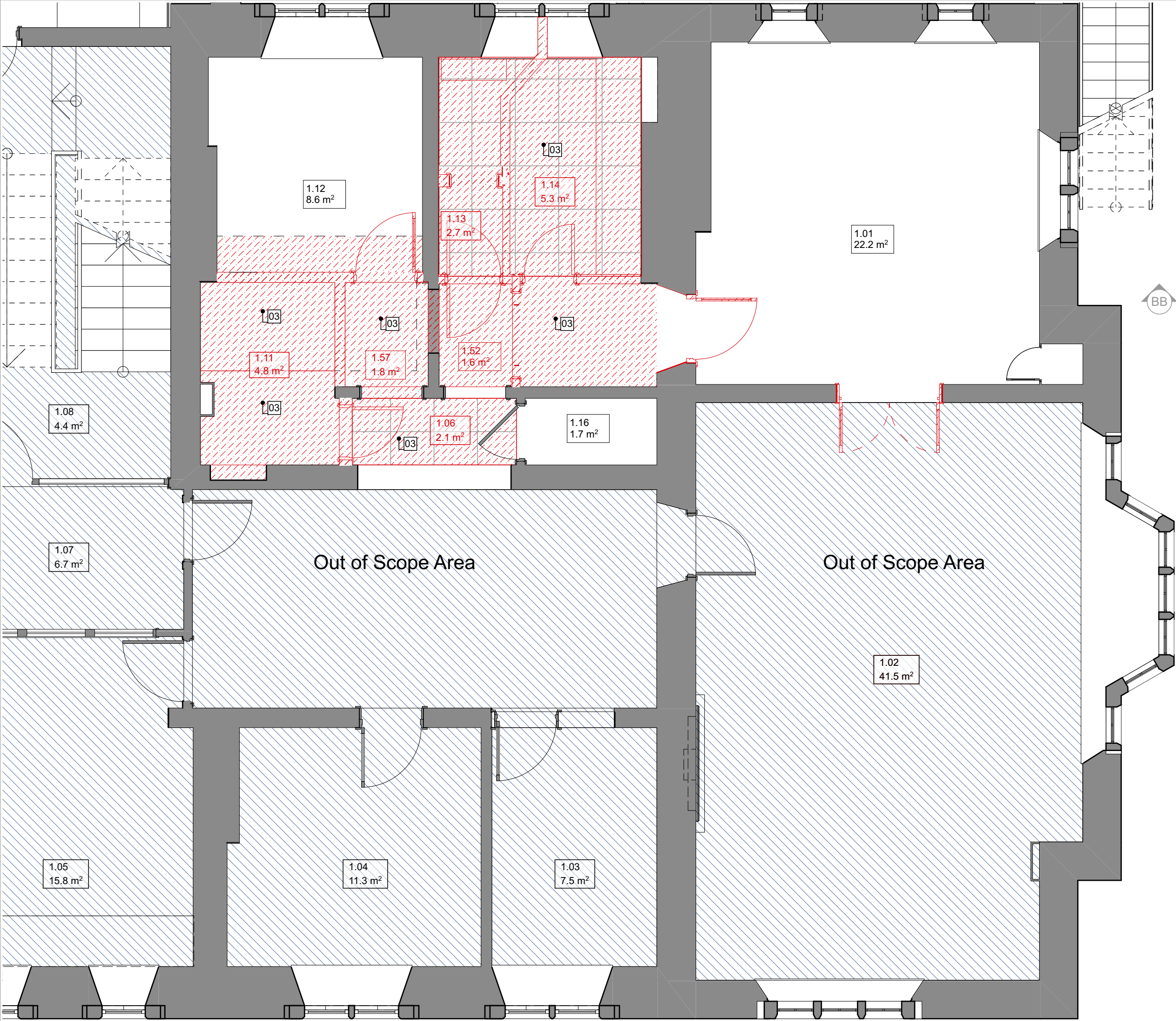
Elevations Existing

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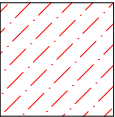
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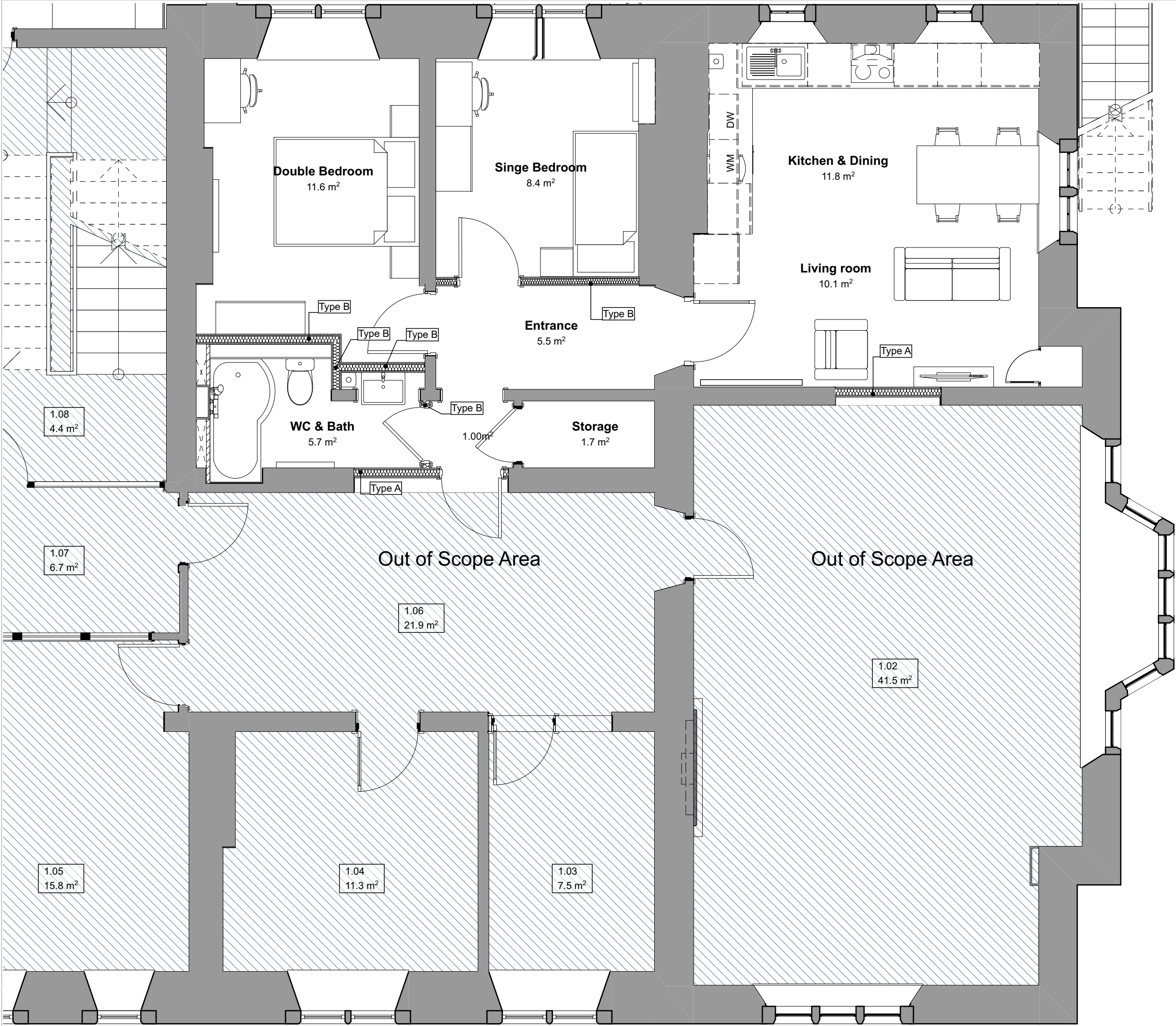


To be removed

- 01 Existing wall to be removed
- 02 Existing door to be removed. Door opening infilled
- 03 Remove suspended ceilings
- 04 Remove sink/ basin
- 05 Strip out existing floor finish
- 06 Strip out existing WC's and finishes
- 07 Replace existing door
- 08 Existing wall to be removed to form a new door opening
- 09 Fitted furniture to be removed
- 10 Existing ceiling to be removed

Scale 1:50 0 0.5 1.0 1.5 2.0 2.5m

01				10/12/2024			
Rev	Ch	Description	By	Date			
Client							
 ARDINGLY College  World Ready							
Designer							
PENWARDENHALE ARCHITECTS Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457 							
Contractor							
Project No. 2835							
Project Title 2835 - North School AHOMM Flat							
Building Name North School							
Drawing Title Plans as Existing showing demolition							
Drawing Name GA Reflected Ceiling Plan							
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Drawing Number							
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Key:

Existing walls

New partition type:

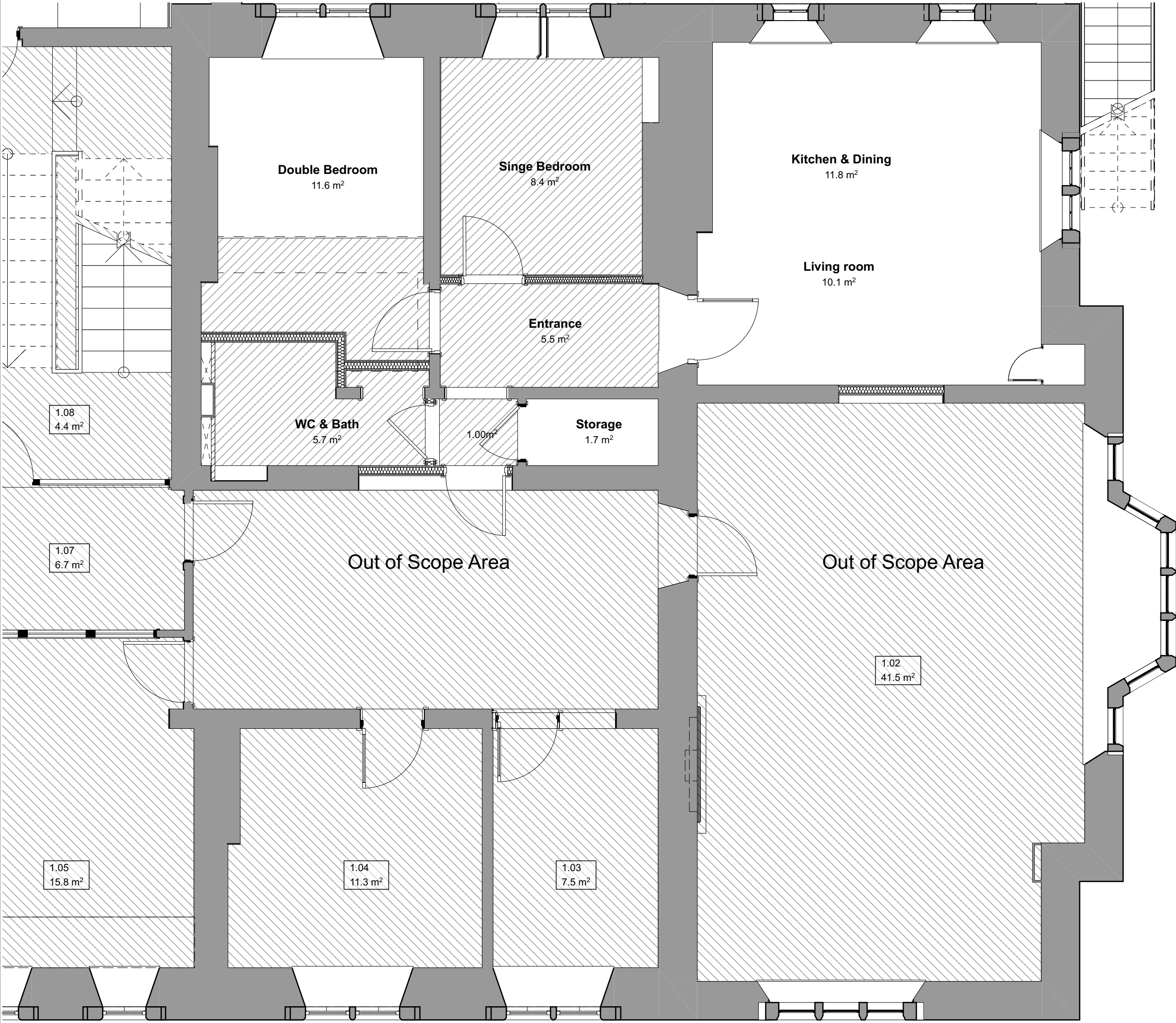
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Int. 12.5mm Plasterboard - Gypsum
100mm Metal Stud Frame
100mm Mineral Wool
Int. 12.5mm Plasterboard - Gypsum
Int. 12.5mm Plasterboard - Gypsum

Wall Type: **Type B** (Internal) 24 dB
Int. (w/c) 15mm Plasterboard - Gypsum
Int. 12.5mm Plasterboard - Gypsum
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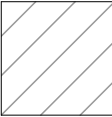
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01					10/12/2024
Rev	Ch	Description	By	Date	
Client					
 ARDINGLY College  World Ready					
Designer					
PENWARDENHALE ARCHITECTS Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457 					
Contractor					
Project No. 2835					
Project Title 2835 - North School AHOMM Flat					
Building Name North School					
Drawing Title GAs Plans Proposed					
Drawing Name GA Plan as Proposed					
Drawn by NL		Checked JP		Scale 1:50 @ A3	Date 10/12/2024
Drawing Number					
Proj 2835	Orig PHA	Zone 0X	Level DR	Role A	No. Status/Rev 0110 - 01

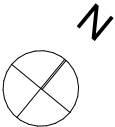


- General Notes
1. All dimensions to be checked on site and notify the contract administrator of any discrepancies before proceeding.
 2. Do not scale this drawing. Use figured dimensions only. If in doubt, ask.
 3. Any discrepancies between architects and engineers drawings to be reported to the architect immediately.
 4. This drawing to be read in conjunction with all relevant consultants and specialists drawings. Refer to engineer drawings for all structural and services information.
 5. This drawing has been generated from information received by others and accuracy of information must be checked on site against existing, prior to any construction work being undertaken.
 6. This drawing is subject to copyright.

Key:

 Proposed plasterboard ceiling

 Existing ceiling make good





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Client				
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Contractor				
Project No. 2835				
Project Title 2835 - North School AHOMM Flat				
Building Name North School				
Drawing Title Ceiling Plans Proposed				
Drawing Name Proposed Reflected Ceilin Plan				
Drawn by NL	Checked JP	Scale 1:50 @ A3	Date 10/12/2024	
Drawing Number				
Proj 2835	Orig PHA	Zone OX	Level DR	Role A
No. 0160	Status/Rev - 01			



North-East Elevation as Proposed

1:100

- General Notes
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 6. This drawing is subject to copyright.

Key:



Scope Area Location



01				10/12/2024
Rev	Ch	Description	By	Date
Client				
 ARDINGLY College  World Ready				
Designer				
PENWARDENHALE ARCHITECTS Bury Knowle House, North Place, Headington, Oxford, OX3 9HY Telephone: 01865 591457				
Contractor				
Project No. 2835				
Project Title 2835 - North School AHOMM Flat				
Building Name North School				
Drawing Title Elevations Proposed				
Drawing Name North-East Elevation as Proposed				
Drawn by NL		Checked JP	Scale 1:100 @ A3	Date 10/12/2024
Drawing Number				
Proj 2835	Orig PHA	Zone OX	Level DR	Role A
			No. 0300	Status/Rev - 01

- General Notes
1. All dimensions to be checked on site and notify the contract administrator of any discrepancies before proceeding.
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 4. This drawing to be read in conjunction with all relevant consultants and specialists drawings. Refer to engineer drawings for all structural and services information.
 5. This drawing has been generated from information received by others and accuracy of information must be checked on site against existing, prior to any construction work being undertaken.
 6. This drawing is subject to copyright.



North-West Elevation as Proposed

1:100

Key:



Scope Area Location

Scale 1:100

Rev	Ch	Description	Drawn By	Checked By	Date
01				01	10/12/2024

Client



Designer

PENWARDENHALE
ARCHITECTS
Bury Knowle House, North Place, Headington, Oxford, OX3 9HY
Telephone: 01865 591457



Contractor

Project No.

2835

Project Title

North School AHOMM Flat

Building Name

North School-0X

Drawing Title

Elevations Proposed

North-West Elevation as Proposed

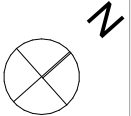
Drawn by	Checked	Scale	Date
NL	JP	1:100 @ A1	10/12/2024

Drawing Number

Proj	Orig	Zone	Level	Type	Role	No.	Status/Rev
2835	PHA	0X		DR	A	0301-01	



- General Notes
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- Key:
-  To be removed
- 
- 01 Existing wall to be removed
 - 02 Existing door to be removed. Door opening infilled
 - 03 Remove suspended ceilings
 - 04 Remove sink/ basin
 - 05 Strip out existing floor finish
 - 06 Strip out existing WC's and finishes
 - 07 Replace existing door
 - 08 Existing wall to be removed to form a new door opening
 - 09 Fitted furniture to be removed
 - 10 Existing ceiling to be removed

Scale 1:50 

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Client							
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Designer							
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Contractor							
Project No. 2835							
Project Title 2835 - North School AHOMM Flat							
Building Name North School							
Drawing Title Plans as Existing showing demolition							
Drawing Name GA Plan							
Drawn by NL	Checked JP	Scale 1:50 @ A3	Date 10/12/2024				
Drawing Number							
Proj 2835	Orig PHA	Zone 0X	Level L1	Type DR	Role A	No. 0050	Status/Rev - 01

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