



Ardingly College - North School Flat

Design & Access Statement

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Introduction

This Design and Access Statement has been prepared by PenwardenHale Architects to support the Listed Building submission for the proposed refurbishment of the north-east end of the first floor of North School at Ardingly College, to form improved staff accommodation.

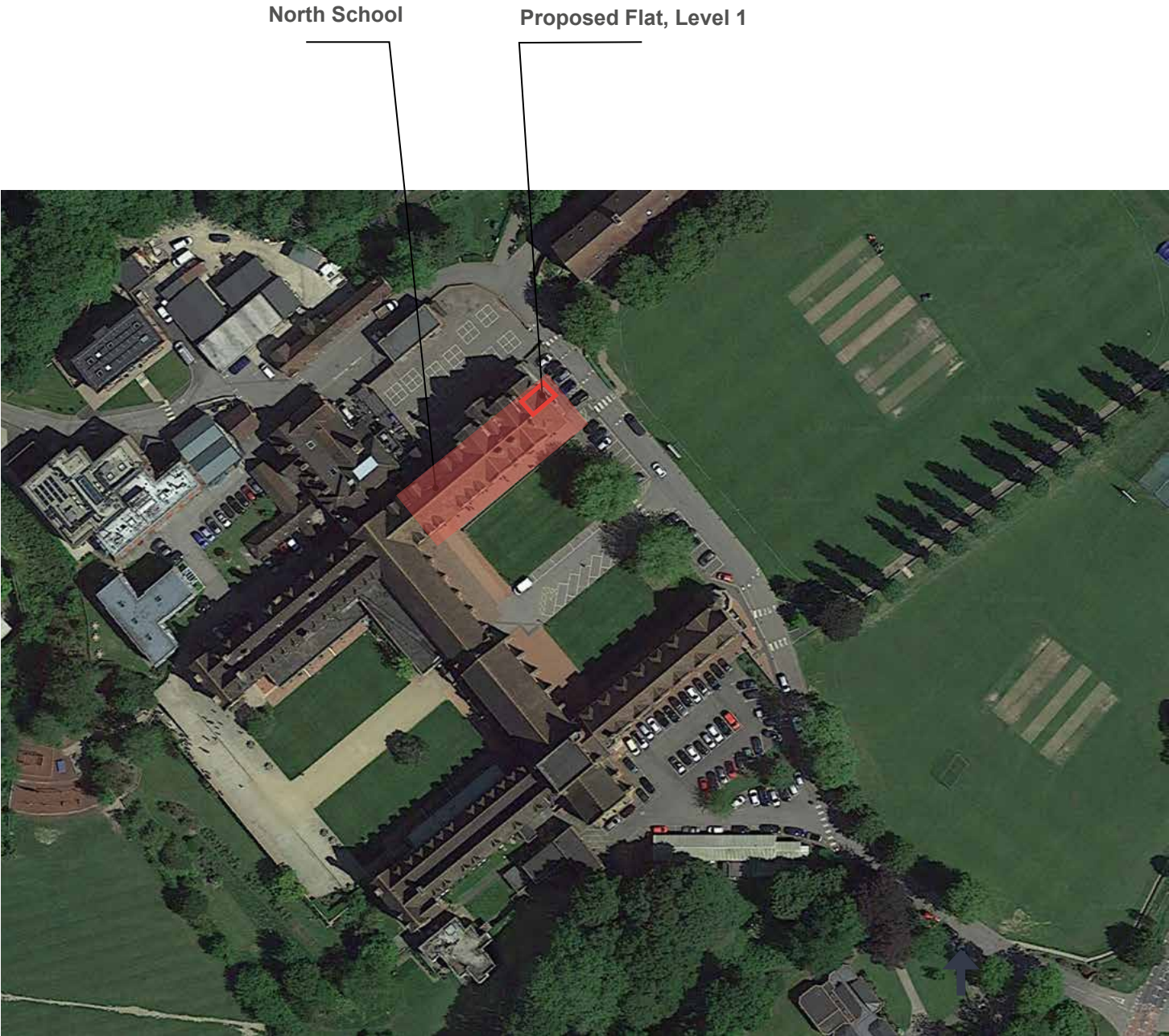
Ardingly College

Founded in 1858, Ardingly College is an independent co-educational boarding and day school, educating children from 3 to 18 years old. The College is located in West Sussex in an Area of Outstanding Natural Beauty, with extensive grounds (230 acres) forming a unique facility that is steeped in history and surrounded by an exceptional natural landscape.

The College occupies many buildings of different ages and styles, most of which are constructed of brick in differing shades of red. The original and central H-Block building is the most significant heritage asset of the College. Dating from 1870, this building is Grade II listed. The school estate has been added to over the years, including most recently a new boarding house completed in 2012, an extension to the science block (STEM), and Burgess, a new day house completed in 2020. The North School building was refurbished internally in 2023.

Building Listing Details:

Ardingly College
Listed grade: II
Ancient monument: No
List entry number: 1354803
Date first listed: 11 May 1983



1.1

Overview of Building Works

The College is seeking to create comfortable accommodation for the Assistant Housemaster, that is located in close proximity to pupil accommodation. A study was undertaken that identified spaces that could be re-purposed and that were also located adjacent to dormitories. It was decided that the existing accommodation that currently occupies the area north-east end of the North School could be re-provided elsewhere, and that this represented the preferred position for the Housemaster to be located.

The proposed site at the north-east end of the North School currently accommodates a Staff Room and Offices, WC, Kitchenette and store rooms. This area was historically constructed as accommodation (recorded on drawings dated 1919). This was then extended further to the north east on top of the single storey footprint. This accommodation has since been subject to more recent modern alterations.

A number of design iterations were developed, and the current proposals appear to make the very best use of the space with a layout that is spatially efficient and minimises impact on listed fabric. Modern partitions and interventions are removed as part of the proposals. The following accommodation is proposed:

- Double Bedroom;
- Single Bedroom;
- Bathroom;
- Open-plan Kitchen, Dining, Living Room;
- Store Room.

Fire/Escape

A specialist fire consultant was appointed to understand the whole-building fire strategy, and identify measures needed to provide adequate fire protection and emergency escape for the proposed works. The ability to be able to turn and immediately move away from a fire and escape safely to the ground level is the critical requirement that needs to be met. A number of options was tabled and the selected proposal includes utilising existing windows for escape. This represents the most minimal approach and limits any affect on the building and fabric.

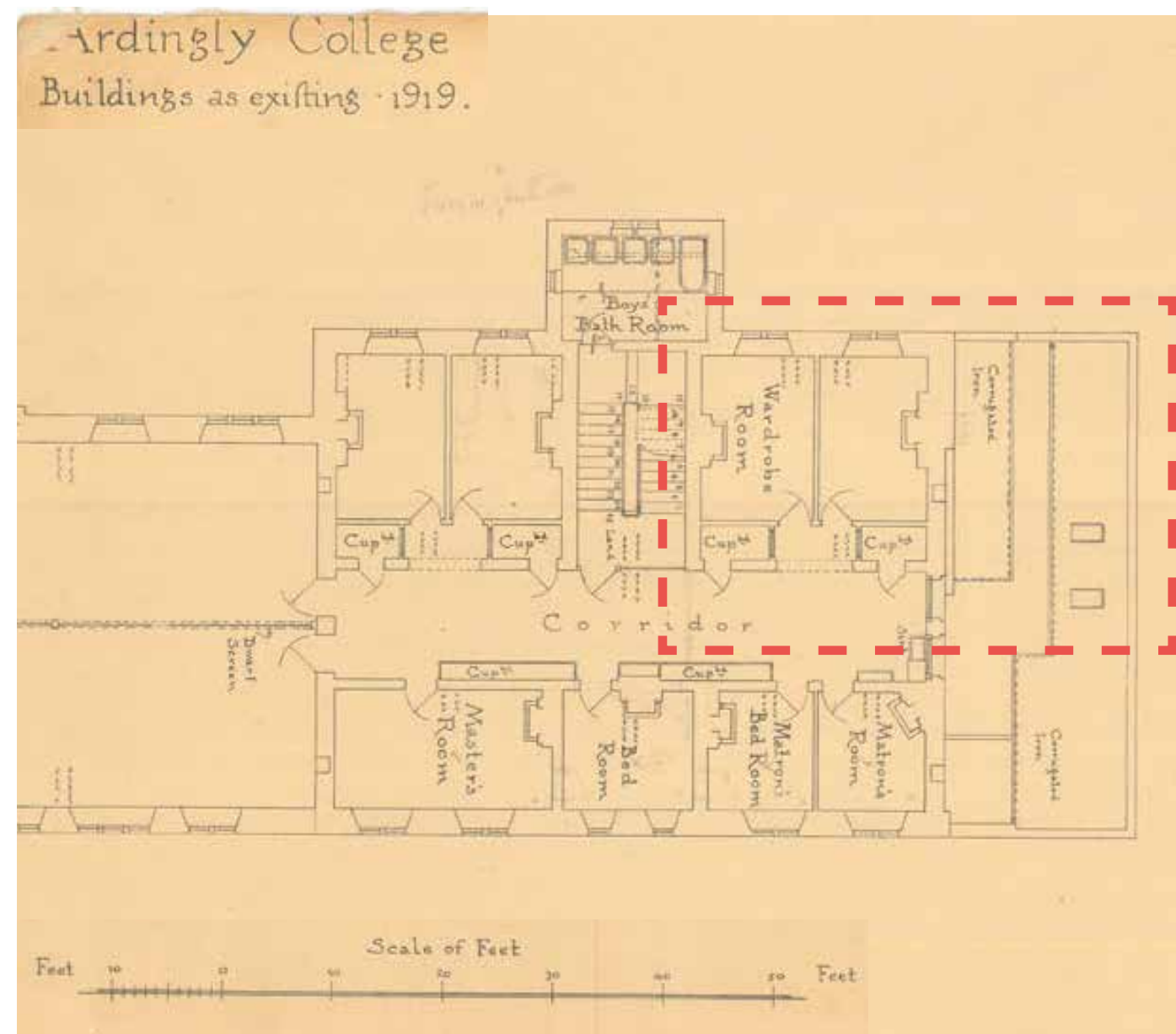
Existing metal windows can currently facilitate escape needed without alteration, and will be stripped and re-decorated, with mechanisms overhauled to provide ongoing performance.

Ardingly College - North School Flat

Design & Access Statement

Date: December 2024

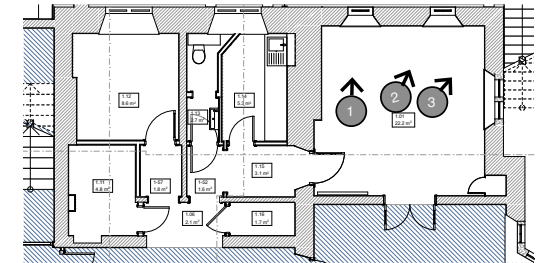
Rev: 1st



North School - Original First Floor Building Plan
Dated 1919

2.0

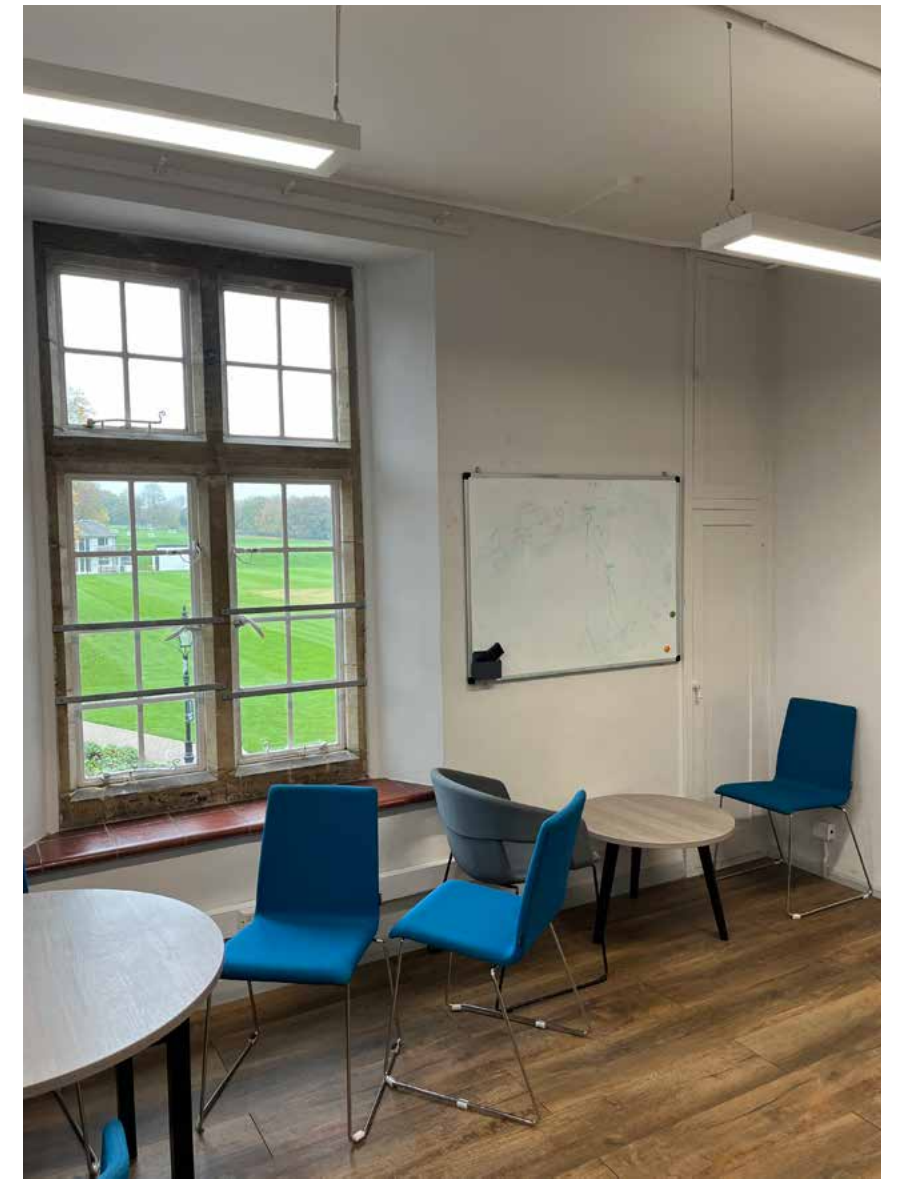
Photo Survey - 1.01 Staff Room



1



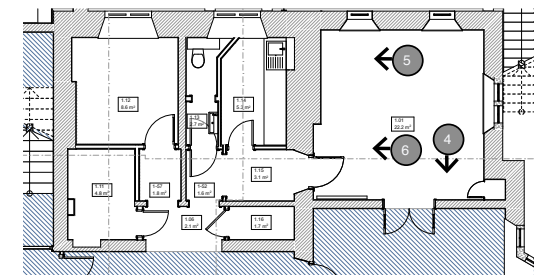
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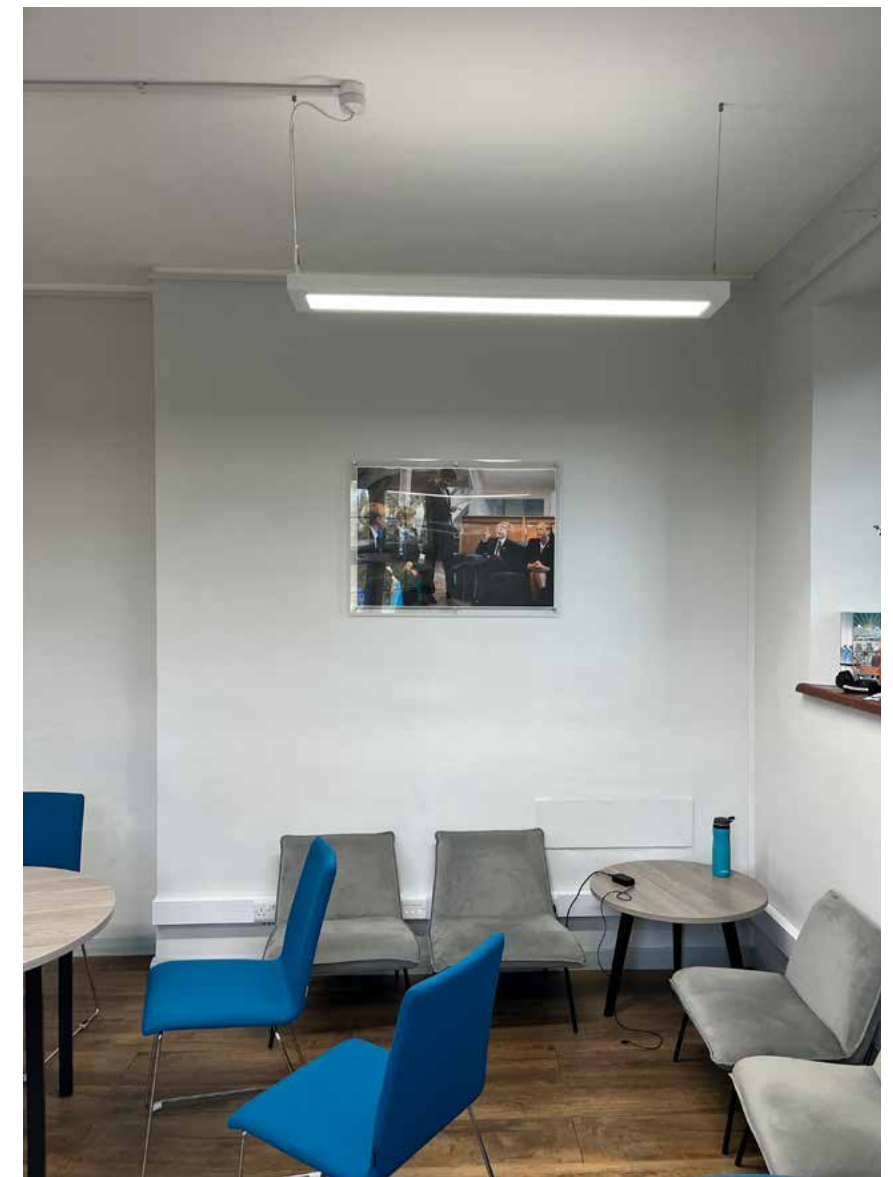
Photo Survey of Existing Fabric - 1.01 Staff Room



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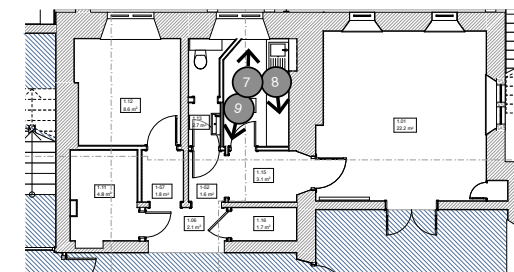
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2.2

Photo Survey - 1.14 Kitchenette



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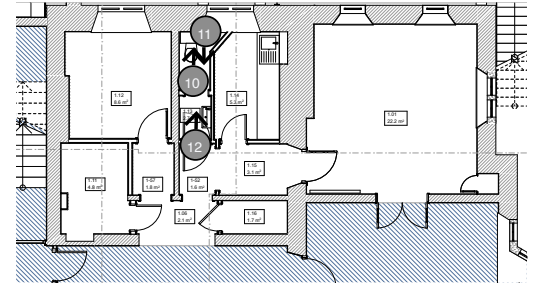
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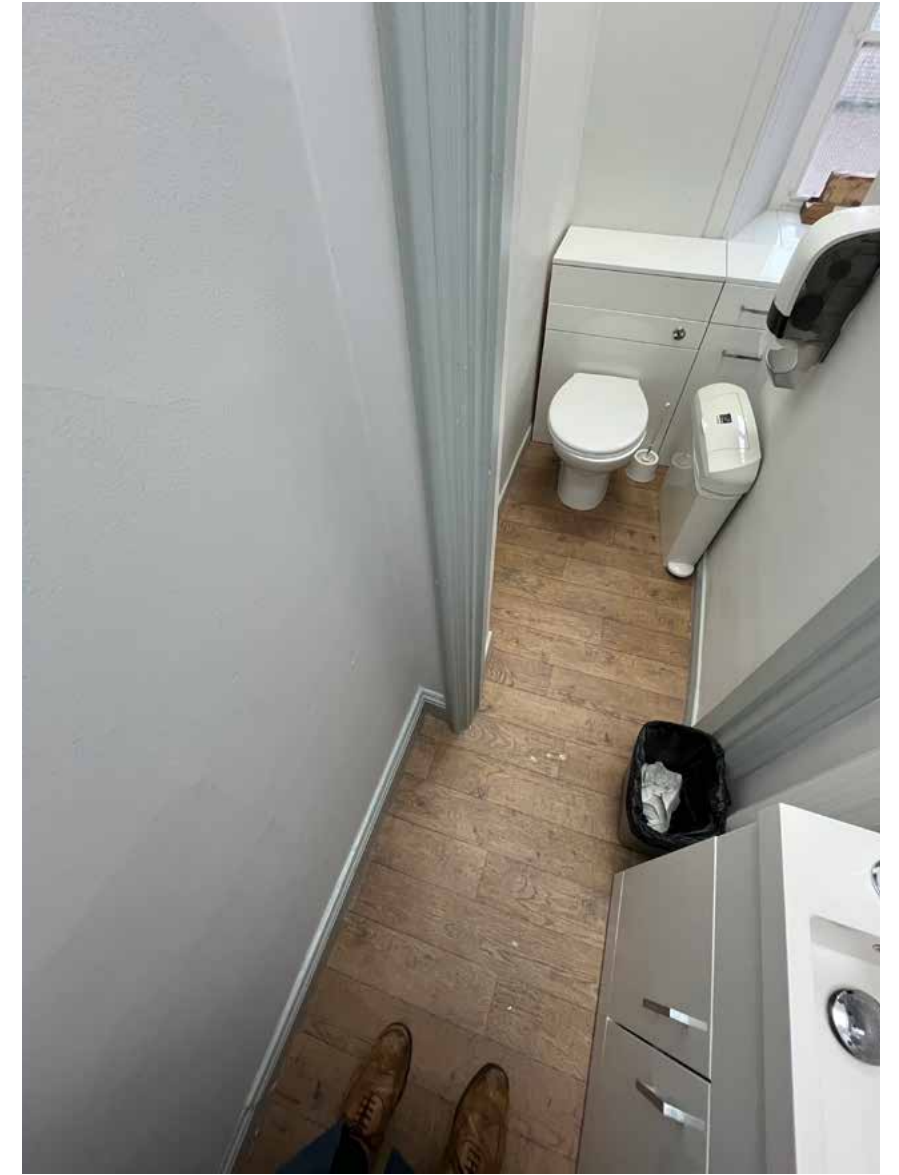
Photo Survey - 1.13 WC



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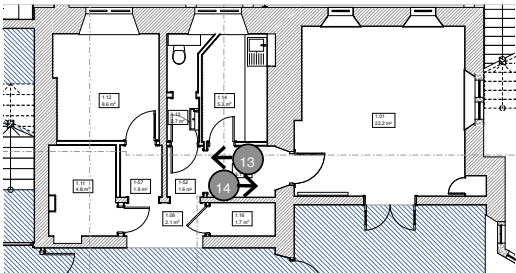
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2.4

Photo Survey - 1.52 Hallway



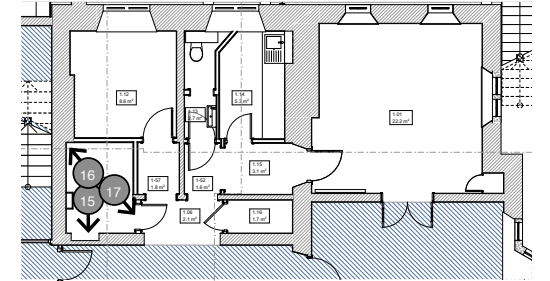
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2.5

Photo Survey - 1.11 Music Store



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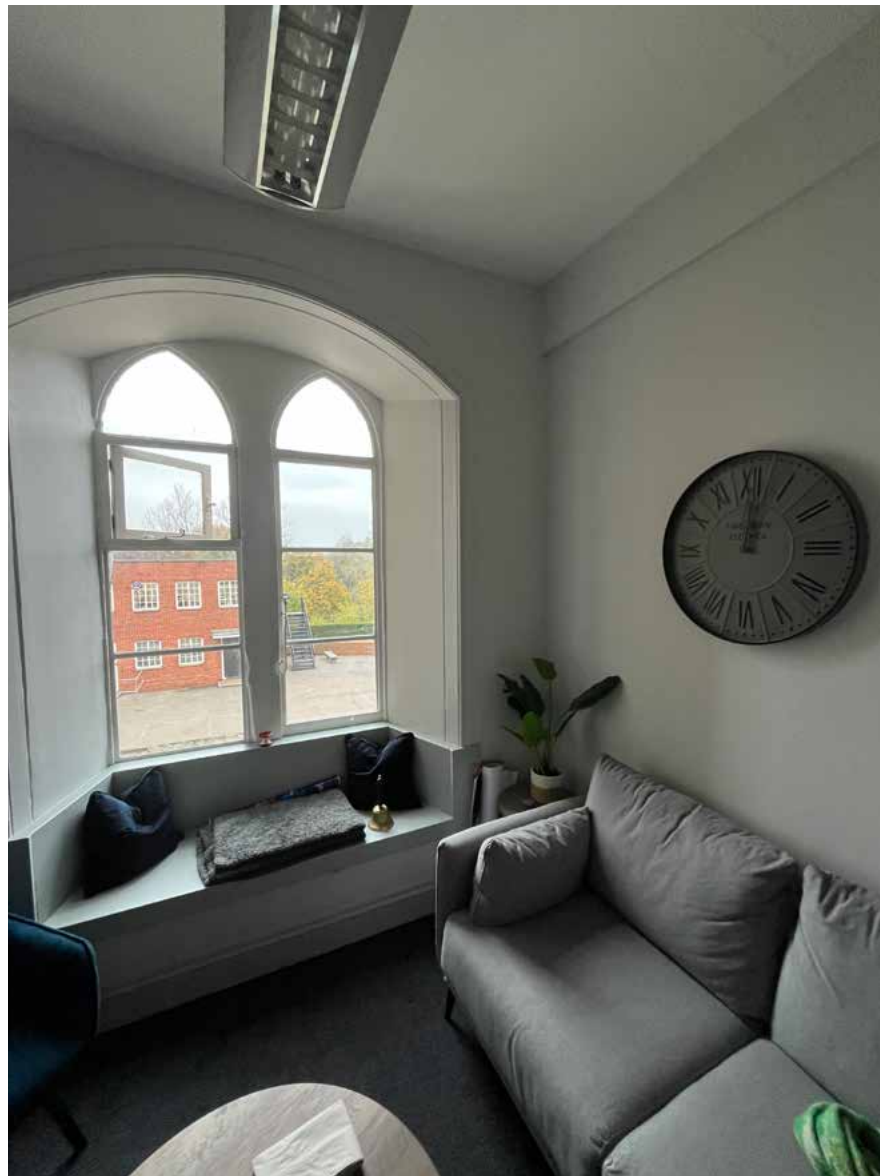
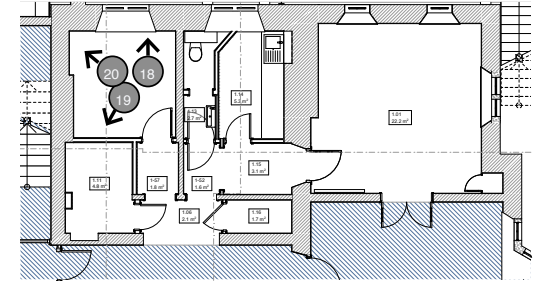
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2.6



PENWARDENHALE
ARCHITECTS

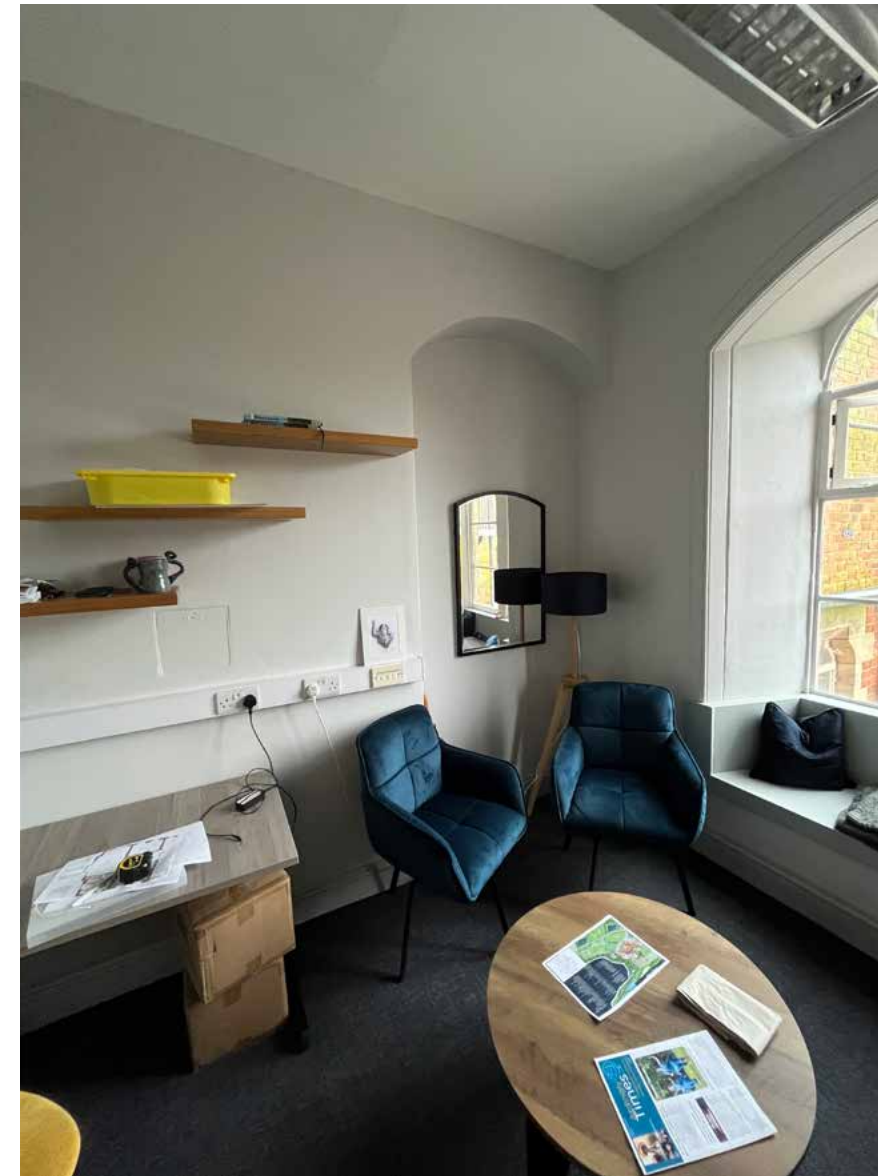
Photo Survey - 1.12 Staff Office



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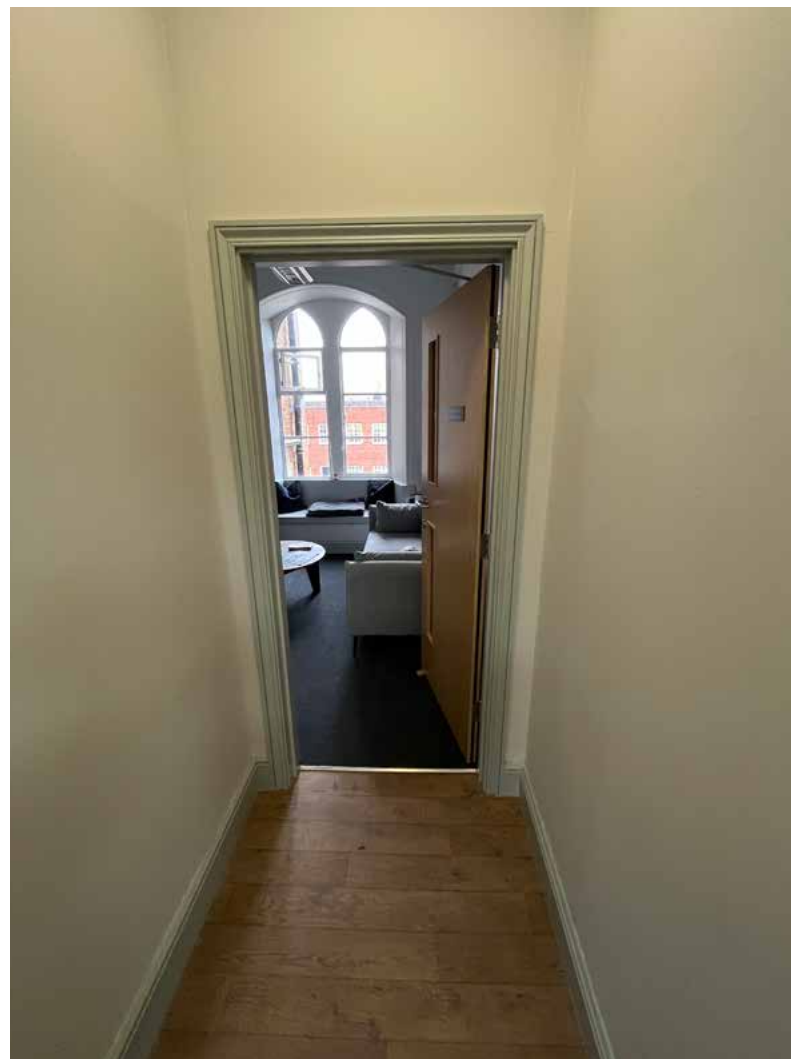
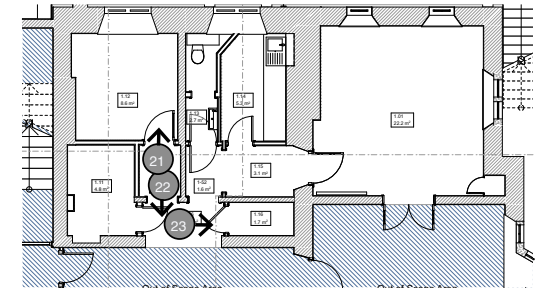
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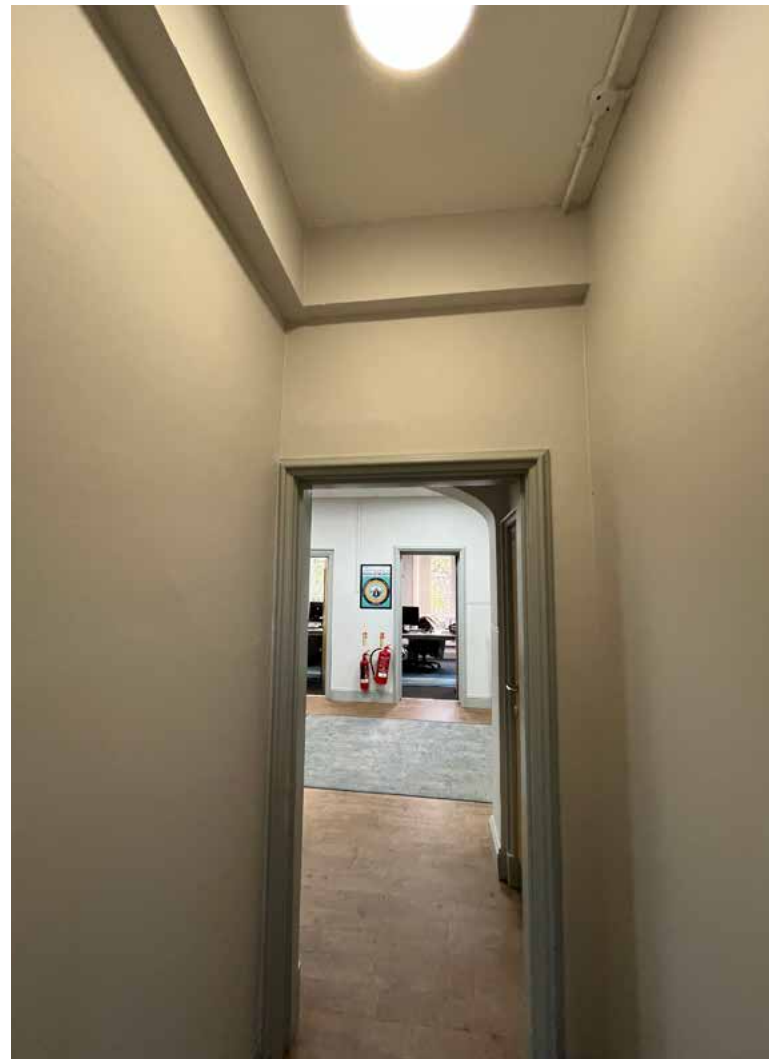
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2.7

Photo Survey - 1.57 Hallway



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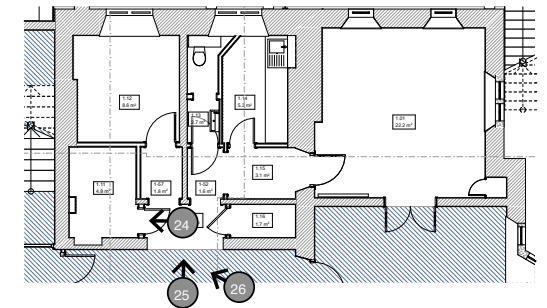
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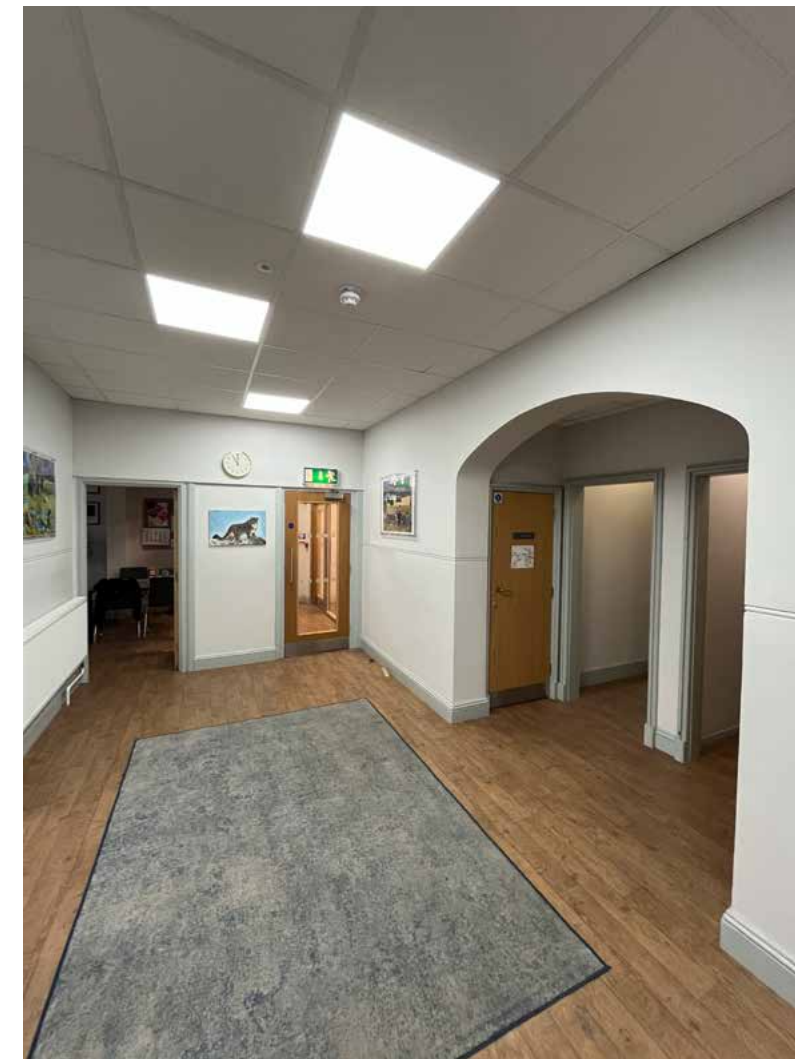
Photo Survey - 1.06 Lobby



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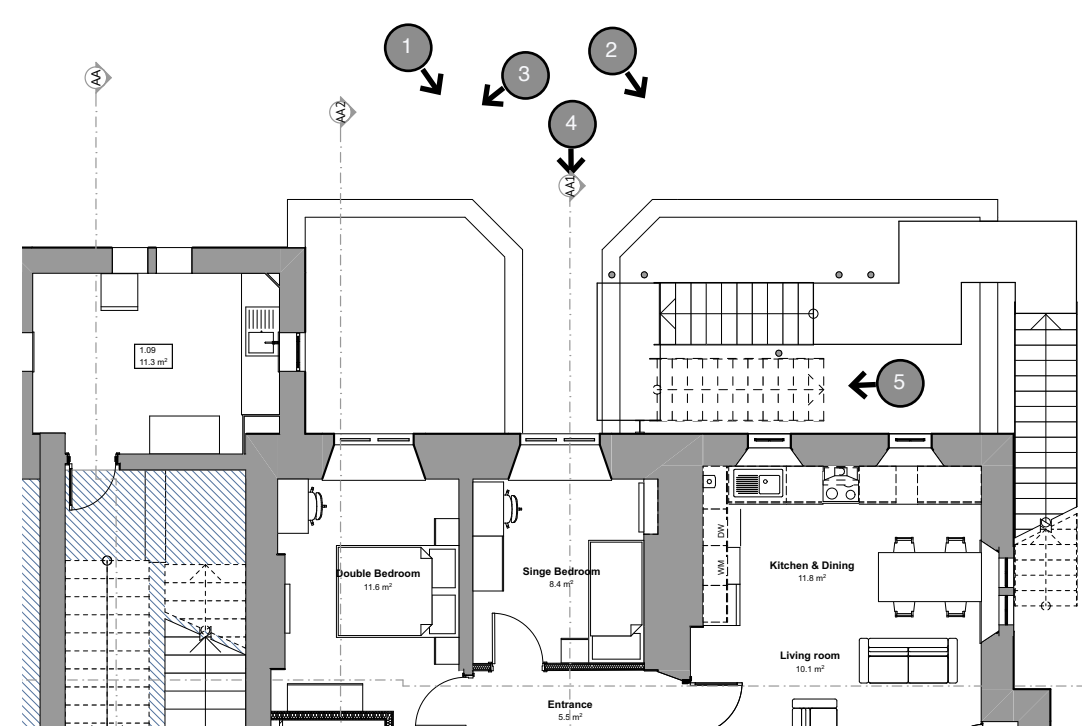
Photo Survey - North West Facade



1



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2.10

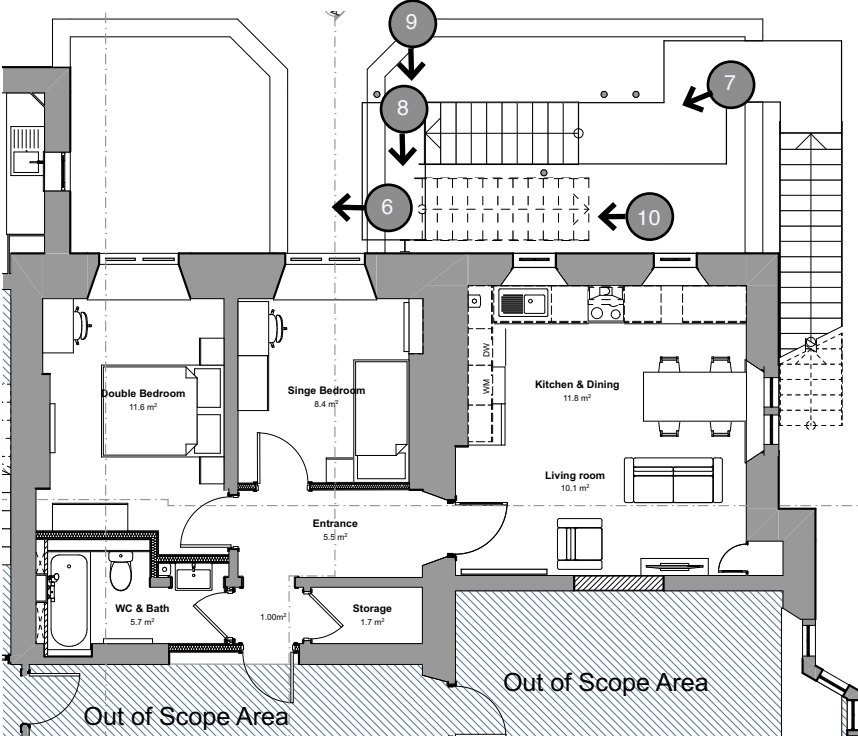
Photo Survey - North West Facade & External Stair



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3.0

The Proposed Scheme

It is proposed that existing spaces will be utilised to provide sleeping accommodation for the Assistant Housemaster. Rooms have been arranged to make best use of available space as well as provide flexibility for future needs and uses. The accommodation has been arranged around a entrance hallway that provides access to the Bathroom, Bedrooms and Kitchen/Dining/Living Room.

Entrance

The entrance door has been positioned to improve usable floor area in the Bathroom and Double Bedroom. The door is located within an existing arched opening, that is proposed to be in-filled. The in-filling partition will be recessed to emphasise the arch.

Bathroom

The design has developed so that existing fabric is retained. This has informed the positioning of the basin within an existing masonry opening, and the position of the Bath, located within the recess of a historic opening. Services will be located behind new accessible panelling. Mechanical ventilation is required and will be routed within the ceiling void to the external wall. This terminal will be faced with a cast iron cover plate, and painted to match existing metalwork.

Double Bedroom

Removal of the modern partitions has facilitated the opportunity to arrange the room so that the form of the historic chimney breast is expressed. It is proposed that a door opening is formed in existing fabric, however this facilitates a significantly improved and efficient layout overall, and reduces further impact on historic fabric that was a part if earlier proposals. Furniture will be standalone, and not fitted, protecting historic fabric. It is proposed that the existing window will be renovated and provide an additional escape route for the User.

Single Bedroom

Removal of the WC, Kitchenette and modern partitions results in a space that is suitable for use as a single bedroom. The existing window is adequate to provide fresh air and daylight, and will be renovated as part of the works. The existing suspended grid ceiling will be replaced with a suspended plasterboard ceiling.

Store

The Store remains untouched, but provides necessary storage space for the User.

Kitchen/Dining/Living Room

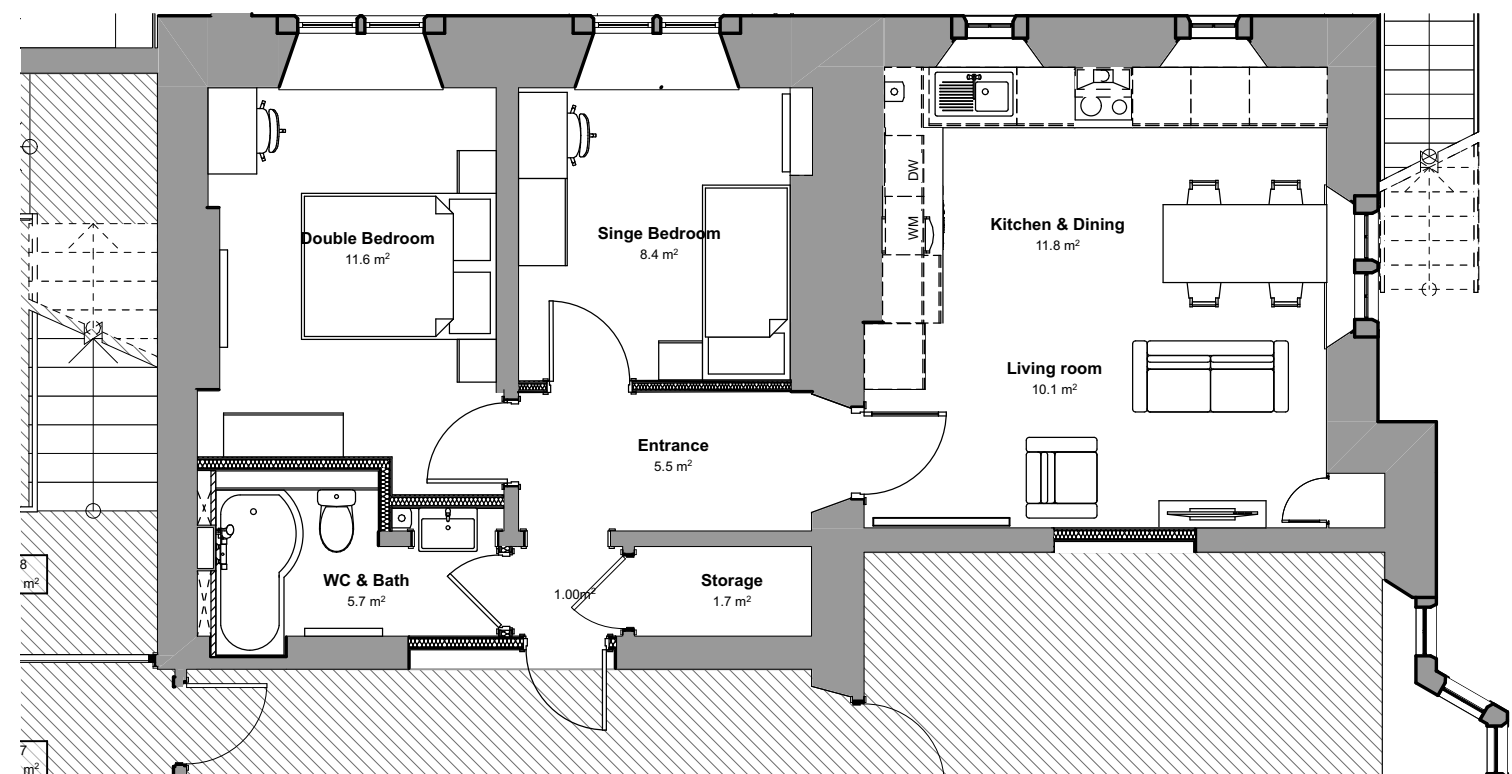
It is proposed this room is laid out with kitchen units positioned against the west/north walls. Existing windows on the north wall have a high sill level, that is conveniently above worktop level. A small opening is proposed to the north-facing facade to accommodate extract ventilation from the hob. This will be faced with a cast iron cover plate, painted to match existing metalwork. The existing window on the east wall is larger and has a lower sill level. This provides significant natural ventilation and daylight. The window has a side hinged/casement opening action, and will be utilised to facilitate a secondary means of escape. No modifications are required to facilitate this.

North East Facade

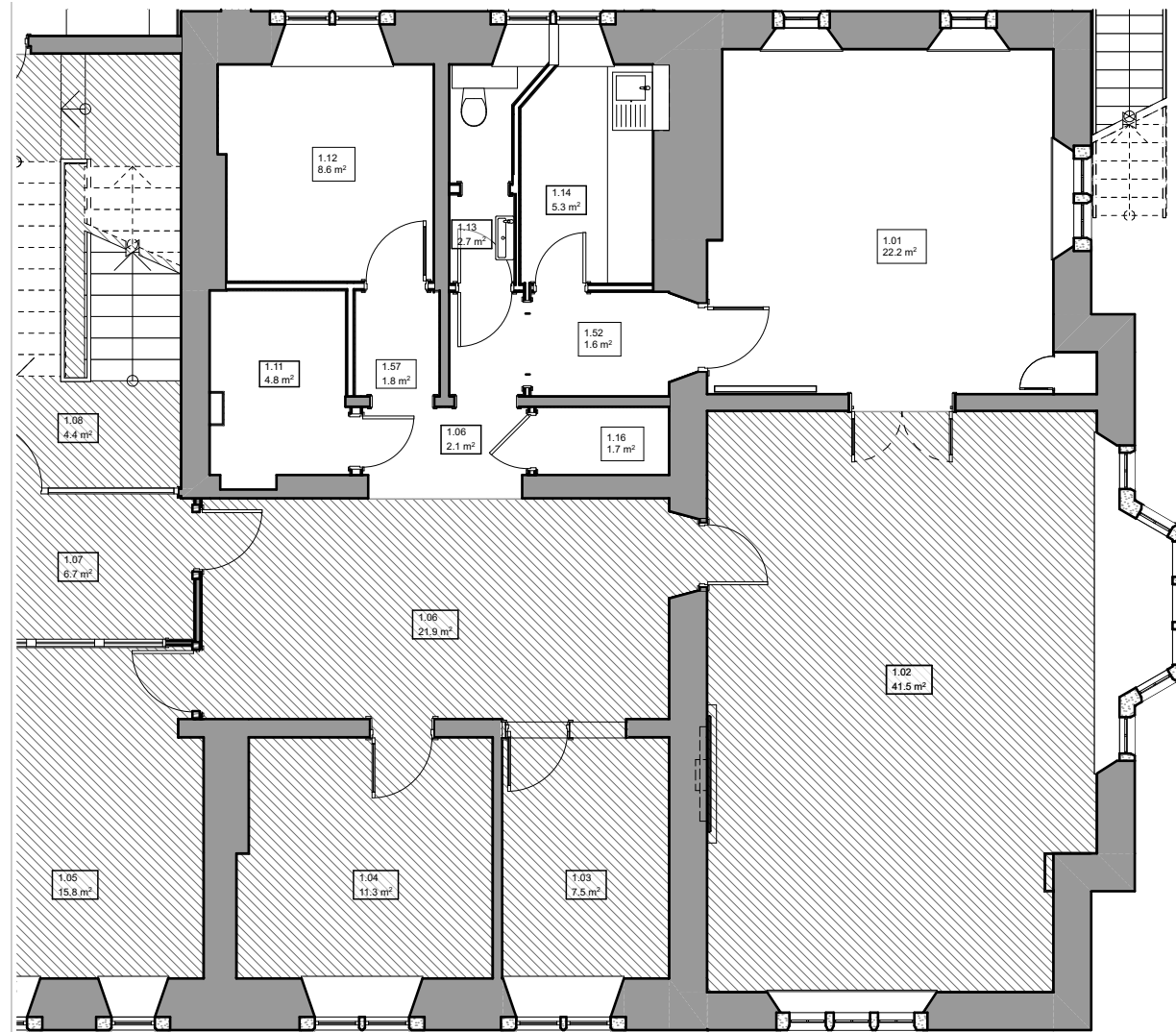
There is no change to this facade.

North West Facade

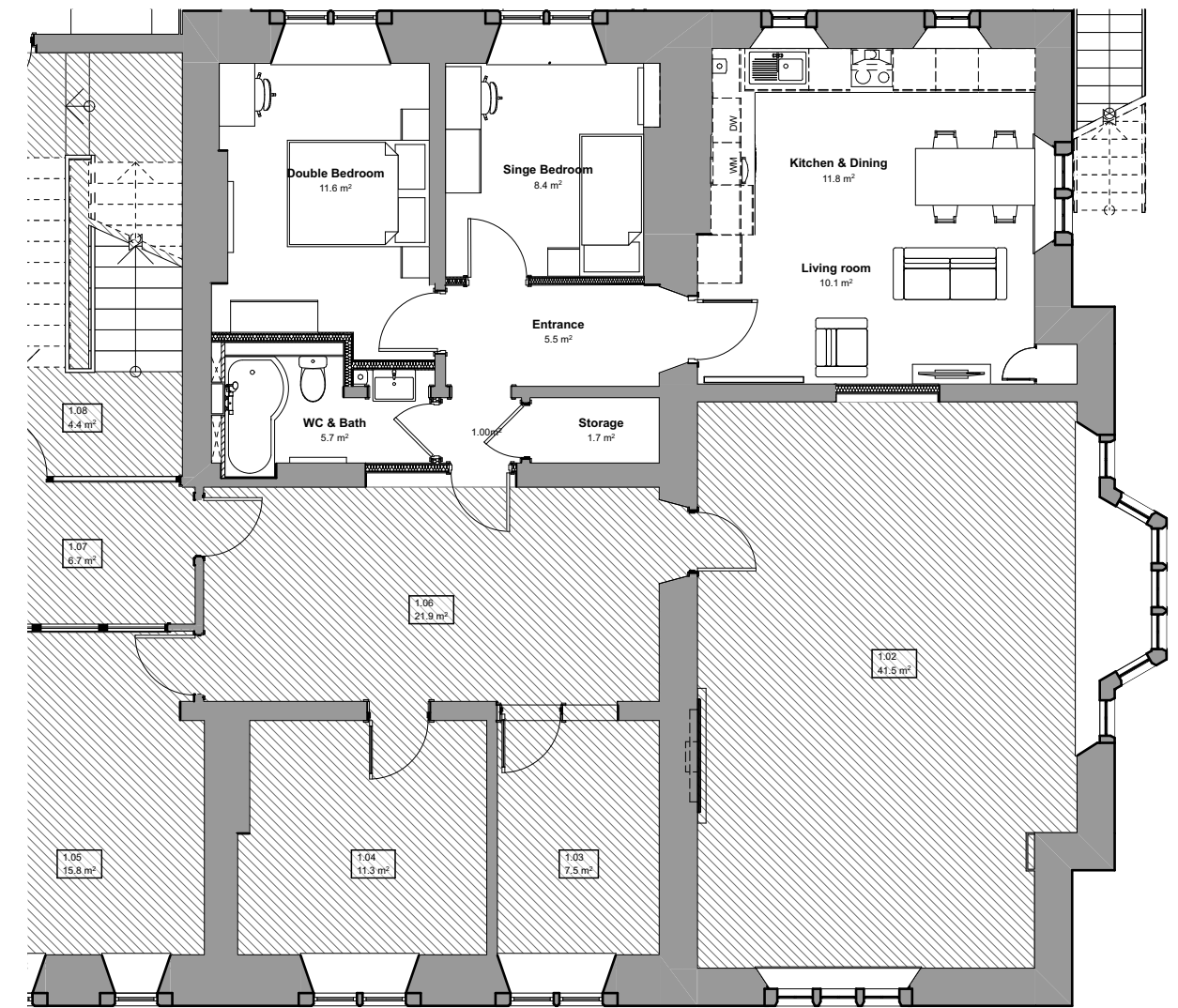
The insertion of extract ventilation terminals that serve the Bathroom and Kitchen is proposed. These will be 150mmx150mm and will be covered with a cast-iron cover plate, as described above. Apart from this, there is no work proposed to this facade.



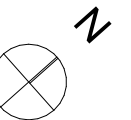
Proposed First Floor Plan



Existing First Floor Plan



Proposed First Floor Plan



4.1

North School Flat - North-West Elevations

Existing Elevation



Proposed Elevation



4.2

North School Flat - North-East Elevations



Existing Elevation



Proposed Elevation
(Illustrating no change to the existing building)

Conclusion

The proposals for the North School Flat seeks to preserve and enhance the architectural and historic significance of the building. Existing historic fabric and the original layout of rooms is retained following the removal of modern partitions. The design has been rationalised and results in an efficient scheme that represents minimal impact on historic fabric.

The building will be enhanced with the renovation of existing windows externally. This not only meets the safety requirements of new legislation, but also limits impact on the building in comparison to alternative proposals that required more significant upgrading works, with the addition of a number of compartments and lobbies, to ensure compliance.

Existing features such as the entrance arch, chimney breasts and openings are retained and become an important design feature of the proposals. The efficiency of the plan layout seeks to serve the College's needs both in the short term, and allows flexibility of use to also meet longer term and changing needs.

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