

Building Futures Together

Worth School

Kitchen Fire Damage Reinstatement at
Worth School

Paddockhurst Road, Turners Hill

West Sussex, RH10 4SD

Design, Access and Heritage Statement

P25-0252

June 2025



Barker



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Prepared For and on Behalf of:
Worth School

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1 Introduction

This statement is written in support of the submission of an application for Planning approval and Listed Building Consent for the reinstatement of an existing kitchen and surrounding spaces recently damaged by fire.

Worth School is a private co-educational Roman Catholic boarding and day school for pupils from 11 to 18 years of age near Worth, West Sussex, England. Until 2008, Worth was exclusively a boys' school.

The school is located within Worth Abbey, a Benedictine monastery and it is listed as a grade II listed building.

Background History:

In 1617, the English and Welsh Benedictine monks who had founded Downside School in Douai established a preparatory school to educate younger students. At that time, both schools operated in France due to harsh penal laws in England that targeted Catholics. This allowed English Catholic families to send their children abroad for education. However, in 1790, following an incident involving French revolutionaries, the school was forced to relocate to England, where anti-Catholic laws had begun to ease. After a period in Acton Burnell, the monks ultimately settled in Stratton-on-the-Fosse, Somerset, in 1814—the current home of Downside School.

Lord Cowdray (Weetman Pearson, 1st Viscount Cowdray) owned the estate that became Worth Abbey.

In 1933, Downside Abbey acquired the Paddockhurst estate from Lord Cowdray. He sold Paddockhurst, the house on the estate, to Abbot John Chapman of Downside, who founded Worth Abbey and Worth School on the property. Lord Cowdray retained a large portion of the surrounding estate, which is now part of the Cowdray Estate, in West Sussex. Abbot John Chapman relocated the junior school there, founding a preparatory school for boys aged 7 to 13, named Worth Priory. Located in the estate's mansion house, Worth Priory initially enrolled 60 pupils, a number that grew to 100 by 1939, when the school was evacuated to Downside Abbey during World War II. By 1957, enrollment had increased to 256, making it the second-largest preparatory school in the country at that time.

That same year, Worth Abbey became independent from Downside Abbey, and in 1959, an independent senior school for boys aged 13 to 18—Worth School—was established. The original Worth Preparatory School continued separately until 1965, when it was restructured as The Junior House for boys aged 11 to 13.

Worth remained an all-boarding institution until the 1990s, when it began admitting day students. Two day houses were established—one named Chapman, after the school's founder, and the other Farwell, in honor of its first abbot. Worth became the first English Benedictine school to integrate boarding and day pupils in this way.

In October 1999, Worth School hosted the inaugural International Conference on Benedictine Education. Over one hundred participants—including Benedictine monks, nuns, educators, and laypeople—from sixty schools across fifteen countries gathered to discuss the future of Benedictine education. This conference led to the creation of the International Commission on Benedictine Education (ICBE), officially founded in November 2002 to support schools that embrace and promote the Benedictine educational tradition.

Planning Statement

Worth Abbey is part of Roman Catholic boarding school. Recently the existing kitchen suffered a fire which extended and affected several areas serving the main kitchen, damaging internal areas including stores and partly the dining room.

This proposal seeks to reinstate the existing kitchen to make the school fully operational and the implementation of additional measures to provide fire compartmentation of the spaces.

Planning History

Application Number: DM/24/1970

Change of use from Agricultural Building used for storage and previously for Apiary (Bee-Keeping) equipment. Proposed development is a general agricultural and equestrian training building.

Status: Prior Notification Not Required - Aug 2024

Application Number: DM/22/2078

Refurbishment to the church roof comprising new insulated roof coverings, associated adjustment to parapet and 2 windows, installation of PV solar panels. (This development has received Ecclesiastical Exemption from Listed Building Consent, Catholic Historic Churches ref. southern1305 decision dated 18/03/2022)

Status: Approved - Jun 2022

Application Number: DM/22/0545

Alterations to the second floor of the main teaching block from a library to 6 no. teaching spaces. Replacement of clerestory windows and all windows to the main teaching block, the addition of new reverse dormer full height windows, the replacement skylights, installation of roof ventilation cowls, and alterations to the entrance of Butler House. (Revised drawings and design and access statement received 19.04.2022 and again on 12.05.2022)

Status: Approved - Feb 2022

Application Number: DM/21/0849

Installation of External Kitchen Ventilation and infill of chimney on associated remedial works

Status: Approved - Aug 2021

Application Number: DM/20/4498

Retrospective application for two permanent aluminium post mounted advertisement signs. (amended Plan 25/01)

Status: Approved - Dec 2020

Application Number: DM/20/2495

Project Reference:
REVISION: Original

A decorative graphic in the bottom right corner consisting of overlapping blue and yellow geometric shapes.

Discharge of planning condition nos. 3, 4, 5 and 7 relating to planning application DM/20/1183.

Status: Approved - Jul 2020

Application Number: DM/20/2365

Discharge of planning condition no 2 relating to planning application DM/20/0868

Status: Approved - Jul 2020

Application Number: DM/20/1584

Conversion of open garages for new Bio-mass storage tanks, cycle store and workshop, new Bio-mass boiler with flues, new backup LPG Boiler and external storage tanks.

Status: Approved - May 2020

Application Number: DM/20/1584 & DM/20/1586

Conversion of open garages for new Bio-mass storage tanks, cycle store and workshop, new Bio-mass boiler with flues, new backup LPG Boiler and external storage tanks.

Status: Approved - May 2020

Application Number: DM/20/1183

Construction of a new two storey Sixth Form Centre and associated landscaping works.

Status: Approved - March 2020

Application Number: DM/20/1069

Three new 40 foot storage containers with associated works to the south west of the Abbey site (school campus area) and new vertical solar thermal hot water panels on an elevation of an internal courtyard of Worth Abbey.

Status: Approved - March 2020

Application Number: DM/20/0868

Replacement windows on the north elevation of the central teaching block, the replacement windows on all elevations of Butler House (Boarding House) and new vertical solar thermal hot water panels on an elevation of an internal courtyard at Worth Abbey

Status: Approved - March 2020

Application Number: 14/03988/FUL

Installation of a standalone, wood pellet Biomass cabin unit to provide heating services and hot water to nearby school buildings.

Status: Approved – Nov 2014

Application Number: 14/02390/FUL

Conversion of open sided double height space called The Dutch Barn and school shop into art classrooms and office space including infilling openings and creating a new floor. Conversion of four classrooms in Old Classroom Building plus infilling a space to the student social centre cafe (09/00535) into a new Staff Common Room with a new conservatory. Conversion of Junior Art Block and Chaplaincy into Classrooms and Day House with new link and staircase.

Status: Approved – July 2014

Application Number: 13/03337/DCOND

Discharge of condition number 2 relating to planning application 13/03337/FUL.

Status: Approved – May 2014

Application Number: 13/03337/FUL

Demolition of a part two and part three storey building (Old Rutherford). Construction of a new two storey classroom block extension onto side of the existing part two, part three storey teaching block. New building to consist of ten no. classrooms, offices and staff facilities. Refurbishment and reconfiguration work to eastern end of existing teaching block to facilitate links into new extension.

Status: Approved – September 2013

Application Number: 13/01676/FUL

Two storey extension to existing sports hall to provide new changing rooms and toilets for female pupils on the ground floor and fitness suite facilities on the first floor.

Status: Approved – May 2013

Application Number: 13/01472/LBC

New low cast iron railings atop of an existing low stone wall alongside existing ornamental gates and archway.

Status: Approved – May 2013

Application Number: 12/03705/LBC

Provide replacement hardwood doors and glazed side screens to existing brick and stone arched opening.

Status: Approved – October 2012

Pre-App Planning Advice

Pre-App planning advice was sought and discussed with the Conservation Officer on site being the main point discussed as follows:

Your current pre-application enquiry results to works primarily to the school kitchen, which is within the main building, and which recently suffered a fire. The works including stripping out and deep cleaning of the area, with asbestos removal, reinstatement of finishes and equipment, and some alterations including minor changes to the plan form, replacement of windows, and removal of roof lanterns. To consider these works in turn:

- *The area affected by the fire appears to have retained little in the way of historic features or finishes of interest, having been much altered to allow for the installation of the previous kitchen. The stripping out of fire damaged finishes, light fittings etc. is therefore unlikely to have resulted in harm to the special interest of the listed building although I would recommend that details of the work are included in your listed building consent application. We noted on site that some areas of original or early tiling had been retained, and I would suggest that these are also detailed in the formal application. I would also suggest that further information is provided in terms of the 'secondary ceilings' noted on the ceilings plan. My concern here would be that modern suspended ceilings may have been concealing original finishes such as lath and plaster above them. If this is the case, we would expect lath and plaster to be retained or reinstated in these areas, even if then concealed by a replacement suspended structure.*
- *The deep cleaning appears again to largely affect areas of relatively little interest and as such I would not consider it contentious, in the context of the necessity of remedial action. Again, I would include details of this with your formal application.*
- *We do not appear to have details of the asbestos removal, and I would suggest these are included with the application- I would consider it unlikely that this will prove contentious provided that underlying historic fabric was not damaged in the process.*
- *The reintroduction of catering equipment within the area is unlikely to be problematic subject to detail, given the previous condition of the spaces.*
- *The proposed alterations to the plan form appear relatively minor, and are I think unlikely to prove contentious, however more information should be provided with the formal application to allow a fully informed consideration of the impact of this aspect of the works. Such an application should include an appropriately detailed heritage statement - this should include an assessment of the evolution of this part of the listed building over time in terms of its plan form and fabric, which will allow us to better understand the impact of the works now proposed. Without this level of information, it is not possible to comment definitively on this aspect of the proposal.*
- *The replacement of the modern windows noted is not considered contentious.*
- *The removal of the glazed roof lanterns to the flat roofed structure above the side corridor is as discussed on site not considered contentious and has the potential to enhance the appearance of this part of the building. I note on the plans mention of black uPVC rainwater goods- we would not accept uPVC as a material in the context of a listed building, and I would recommend that this is amended to painted metal. It would be helpful in terms of minimising conditions on any eventual approval if the application included details of the proposed new roofing material (manufacturer, range and colour).*

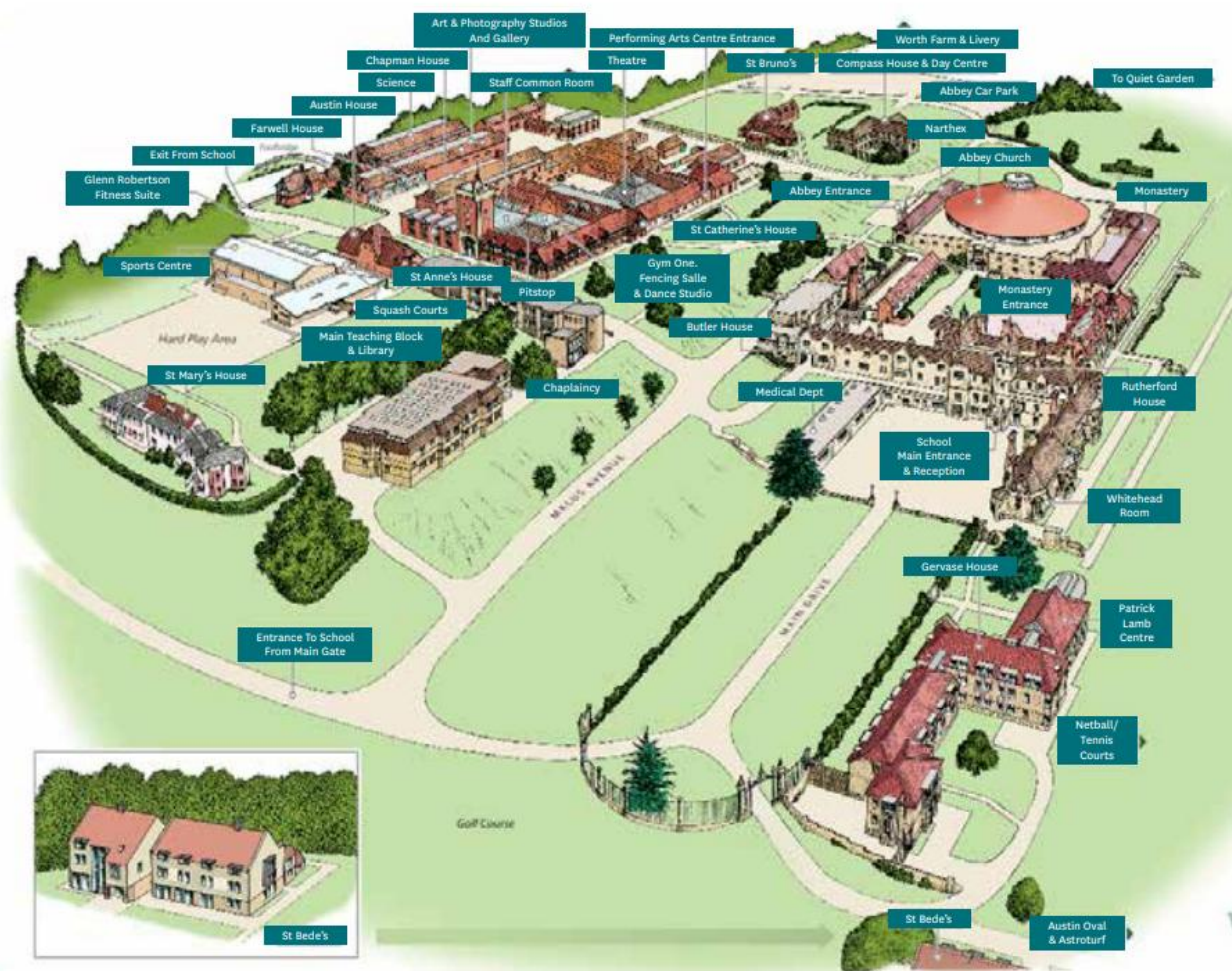
In summary, the works as carried out and proposed are in my opinion unlikely to prove contentious in terms of the impact on the listed building, although in some respects further information will be required as part of the formal application to confirm that this is the case.

2 Design Statement

2.1 Location

The site is located at Worth School, Paddockhurst Road, Turners Hill, West Sussex, RH10 4SD.
Worth Abbey is located about 1.5 miles west of Turners Hill on Paddockhurst Road.

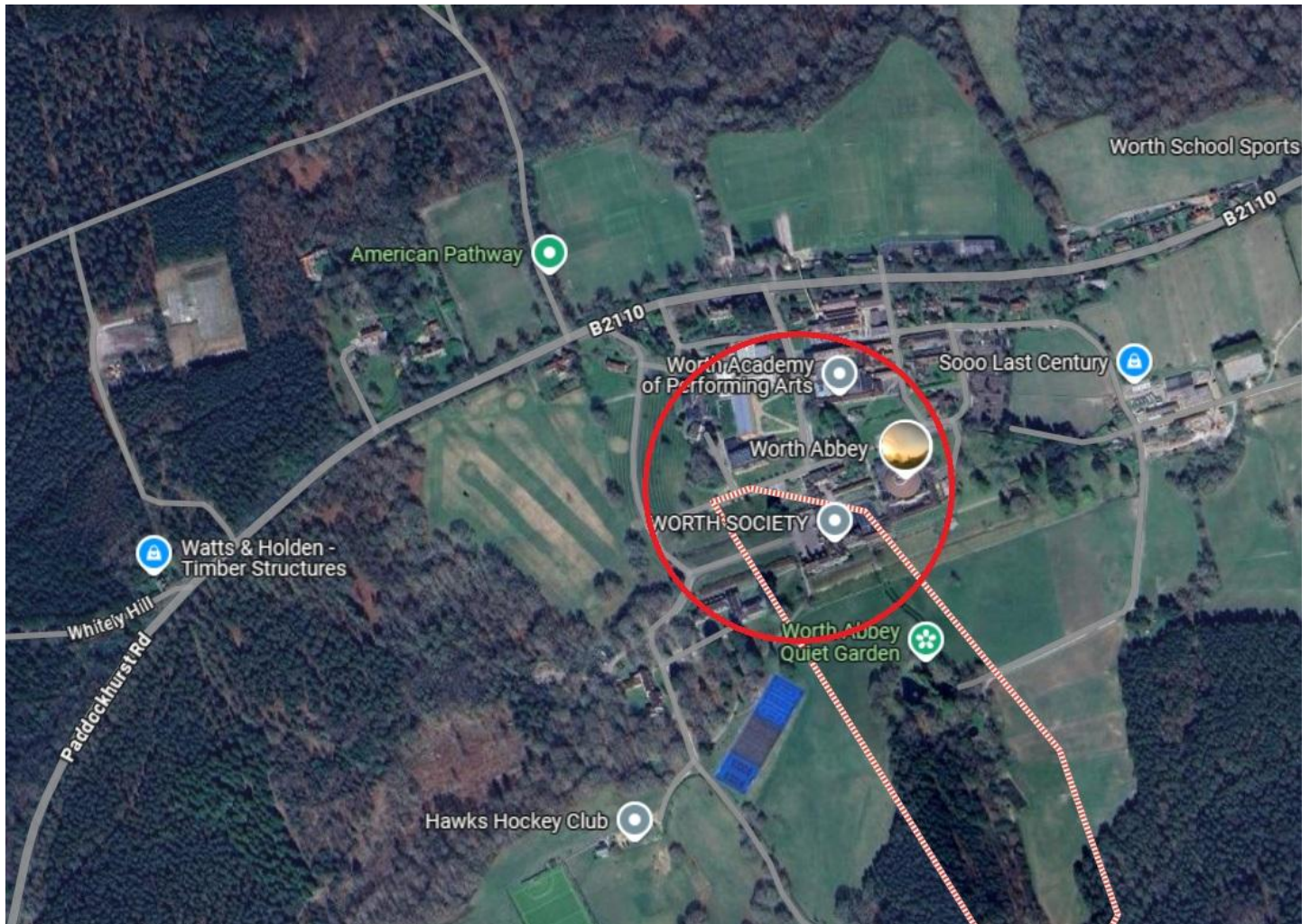
The surrounding area is mainly countryside, and the estates totals approximately 200ha, the majority of which is farmland or woodland.



© Worth School Residential Programme

Please refer to drawings:

- P250252-BA-A1-ZZ-DR-A-3000 Location Plan
- P250252-BA-A1-ZZ-DR-A-3001 Existing Block Plan



© Google Maps.

In addition, the site is within flood zone 1, and area with a low probability of flooding according to the Environment Agency flood map below.



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
531811/134246

Created
3 June 2025 12:32

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

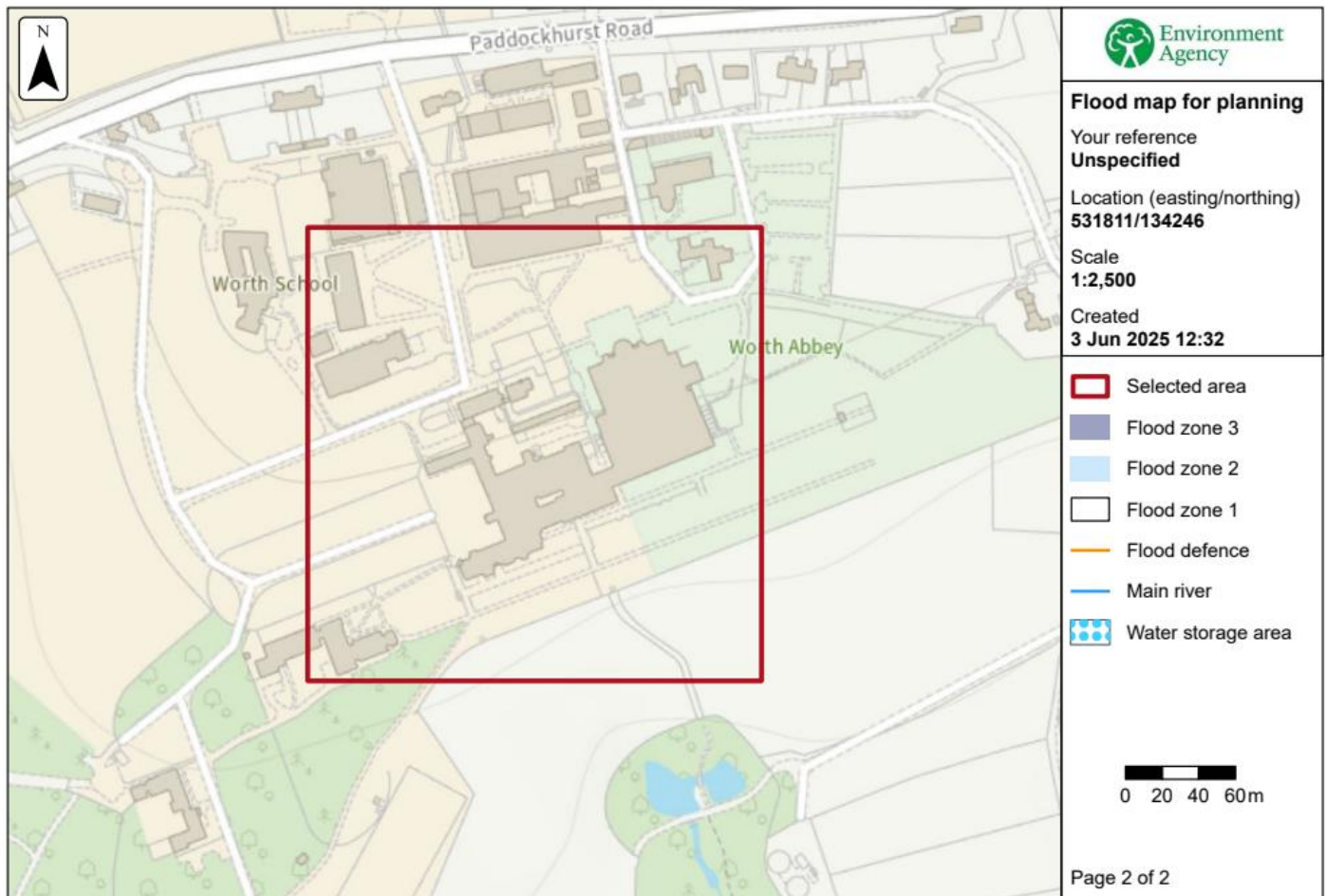
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



© Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

2.2 Use

The use of the building will remain as existing: Educational.

2.3 Amount

The proposal is for the reinstatement of the kitchen area which has recently been damaged by fire.

The proposal has not got any implications on increase of floor area and the footprint of existing buildings will remain as existing.

2.4 Layout

The internal layouts of existing buildings will remain unaltered and as existing.

Please refer to proposed drawings for further details.

2.5 Scale

The proposals will have no implications on the scale or volume of the buildings on site.

2.6 Landscaping

The present application has no implications for garden areas and landscaping.

2.7 Appearance

The existing 5Nr external roof lanterns to the courtyard are to be removed and the flat roof to be replaced with a Reinforced bitumen membrane flat roofing system consisting of Bauder K5K (Charcoal Grey).

The existing black UPVC gutters and downpipes will be replaced with black cast iron gutters and downpipes.

In addition, two external high-level windows to kitchen areas are to be replaced with new fire rated glazed windows to match existing.

3 Access Statement

Access to the site and into the buildings will not be affected by the proposal and will remain as existing.

Access to main car park will remain as existing via Paddockhurst Road.

4 Sustainability Statement

This sustainability statement supports the proposed reinstatement of a kitchen that was extensively damaged by fire. The project is committed to adopting environmentally responsible practices throughout the restoration process, with a focus on reducing environmental impact, enhancing energy efficiency, and promoting long-term resilience.

1. Resource Efficiency

- **Salvage and Reuse:** Where possible, undamaged or repairable materials from the original kitchen structure and fittings will be carefully salvaged and reused to minimize construction waste.
- **Sustainable Materials:** New materials will be selected based on their environmental credentials, including high recycled content, low embodied carbon, and verified sustainability certifications (e.g., FSC-certified timber, low-VOC finishes).

2. Energy Efficiency

- **Appliances:** All new kitchen appliances will be A-rated or above for energy and water efficiency, in accordance with current UK standards.
- **Lighting:** Energy-efficient LED lighting will be installed throughout the kitchen to reduce electricity consumption.
- **Insulation and Air Tightness:** Any repair to structural elements (walls, floors, or ceilings) will incorporate improved thermal insulation and air sealing where feasible, in line with current Building Regulations Part L.

3. Water Conservation

- **Fittings:** Low-flow taps and efficient water fixtures will be installed to reduce water use without compromising functionality.
- **Leak Detection:** Plumbing systems will include measures to detect and prevent water leaks, reducing waste and avoiding future damage.

4. Indoor Environmental Quality

- **Ventilation:** The kitchen will incorporate an efficient extractor system to maintain indoor air quality and reduce humidity, complying with Part F of the Building Regulations.
- **Low-Toxicity Materials:** Paints, sealants, and other finishes will be low in volatile organic compounds (VOCs), promoting a healthy indoor environment for occupants.

5. Waste Management

- Construction Waste: A site waste management plan will be implemented to ensure responsible disposal and recycling of all demolition and construction waste in accordance with local authority guidelines.

6. Local and Ethical Sourcing

- Materials and labour will be sourced locally wherever possible to reduce transport emissions and support the local economy.

7. Climate Resilience

- The reinstated kitchen will incorporate fire-resistant materials and improved safety features (e.g., fire-rated plasterboard, smoke detectors, accessible fire extinguishers) to enhance future resilience and occupant safety.

5 Heritage Statement

5.1 Description of the Heritage Asset

Worth Abbey appears on the list of historic buildings maintained by the secretary of state as follows:

WORTH ABBEY

Worth Abbey, Paddockhurst Road

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025530

Date first listed: 11-May-1983

List Entry Name: WORTH ABBEY

Statutory Address: WORTH ABBEY, PADDOCKHURST ROAD

Location

Statutory Address: WORTH ABBEY, PADDOCKHURST 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: Turners Hill

National Grid Reference: TQ 31800 34215

Details

WORTH PADDOCKHURST ROAD 1. 5405 Worth Abbey TQ 33 SW 6/579 II

2. Roman Catholic School, the east front of the north-west wing, which was originally the stables, has the date 1865 on it. But the main portion of the north wing was built by George Smith between 1869 and 1872 and was one of the last works of Anthony Salvin. Tudor style. Three storeys. Ashlar. Modern tiled roof. Casement windows with stone mullions and transoms. the main portion has 9 windows. Non-central tower of an extra storey and projecting porch beyond this with octagonal buttresses at the angles surmounted by figures of griffins. Projection of one window-bay at north end with gable over containing a cartouche. To the south of the tower the ground and first floors project and have windows with trefoil-headed lights on the ground floor and an arcaded loggia at the north end of the first floor. To the north is a service wing of 8 windows and 8 gables. The rain-water heads are dated 1921, and the 2 northernmost window-bays were probably added at that date. The south-west wing was added in 1883 and has that date on it and the initials "R.W." Two storeys. Its north front has 6 windows. Irregular projections of a chimney breast, low circular tower and ground floor portion at east end. The south front has 10 windows. Parapet. Gable at east end. Two projections, one splayed, one rectangular. The hall at the west end is of one storey and projects with a large bay and windows of 3 tiers of lights. This hall contains panelling and a large tiered Elizabethan-style chimney-piece. To the north-east of the south front is an L addition by Sir Aston Webb of 1897. Two storeys and attic. Five windows. Three dormers. Two bays of 2 tiers of 5 lights with trefoil heads. Projection at east end flanked by octagonal buttresses with copper ogee-domes and gablet between. At the back this wing is faced with imitation timbering. This wing also has good internal features including a stucco frieze by Walter Crane of the history of transport. Further east is a single-storeyed section, originally an orangery or conservatory. Seven round-headed windows flanked by half-columns with parapet over. Modern additions behind the south-east wing.

Listing NGR: TQ3184534467

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 302883

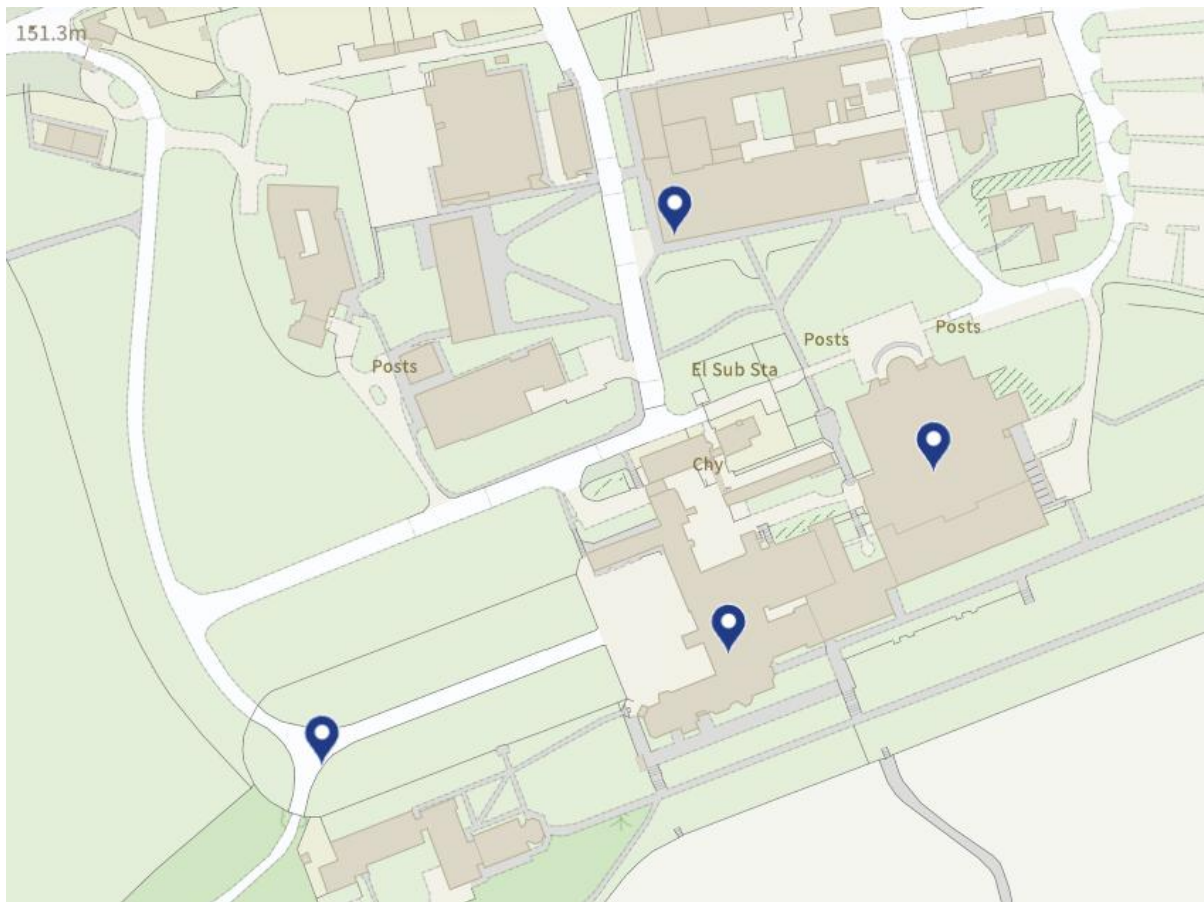
Legacy System: LBS

Legal

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

5.2 Significance of the Heritage Asset

Worth Abbey is located in the proximity of a range of Grade 2 listed buildings.

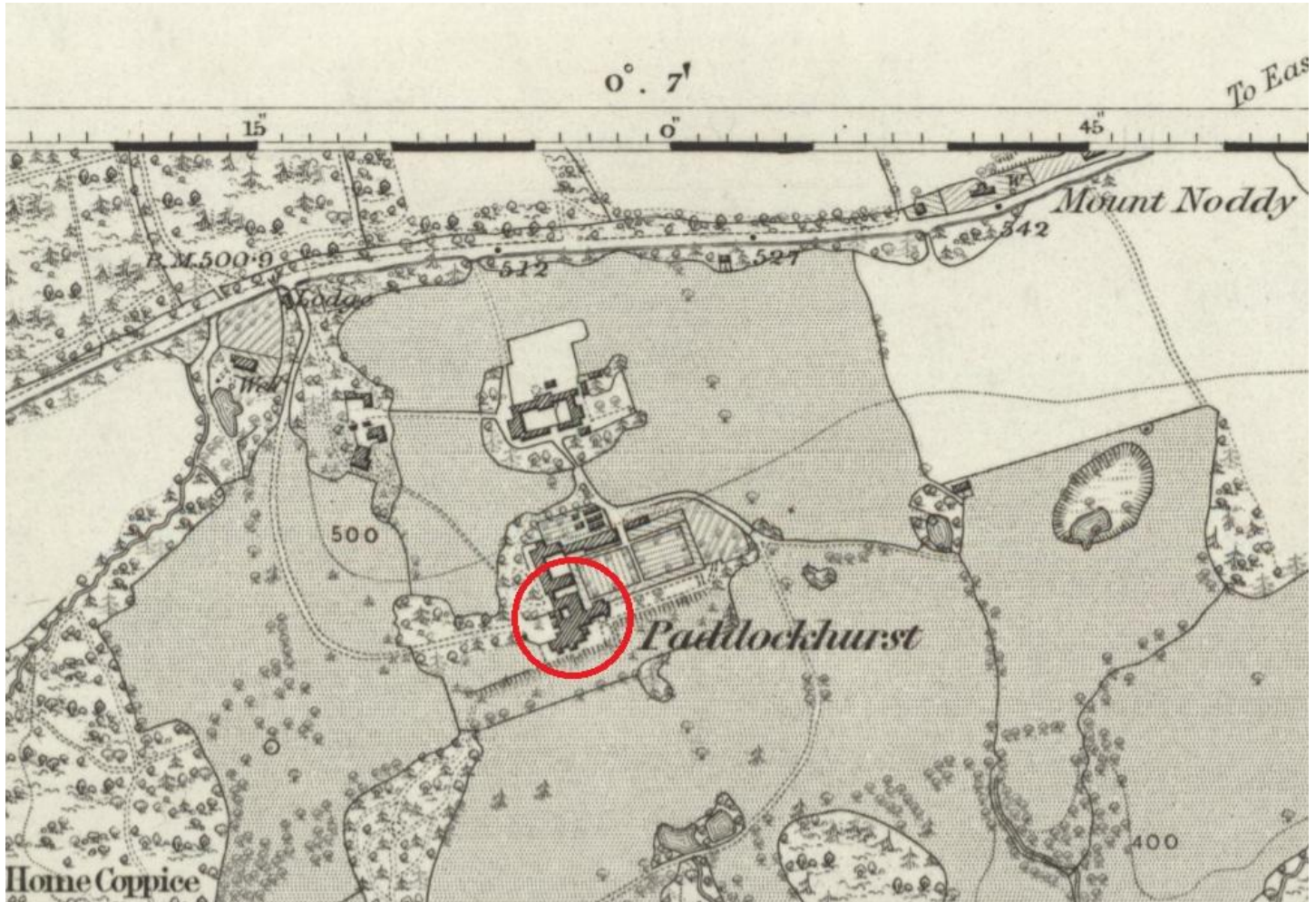


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Neighbouring heritage assets include:

- THE SCREEN AND 2 GATEWAYS TO THE WEST OF WORTH ABBEY – Grade II, List Number 1025531
- ABBEY CHURCH OF OUR LADY HELP OF CHRISTIANS – Grade II, List Number 1392325
- THE FORMER STABLES AT WORTH ABBEY – Grade II, List Number 1284499
- COLDHARBOUR FARMHOUSE – Grade II, List Number 1284525

The following maps from the Library of Scotland shows the historic evolution of the site:



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Sussex Sheet XV

Surveyed: 1874, Published: 1879

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)

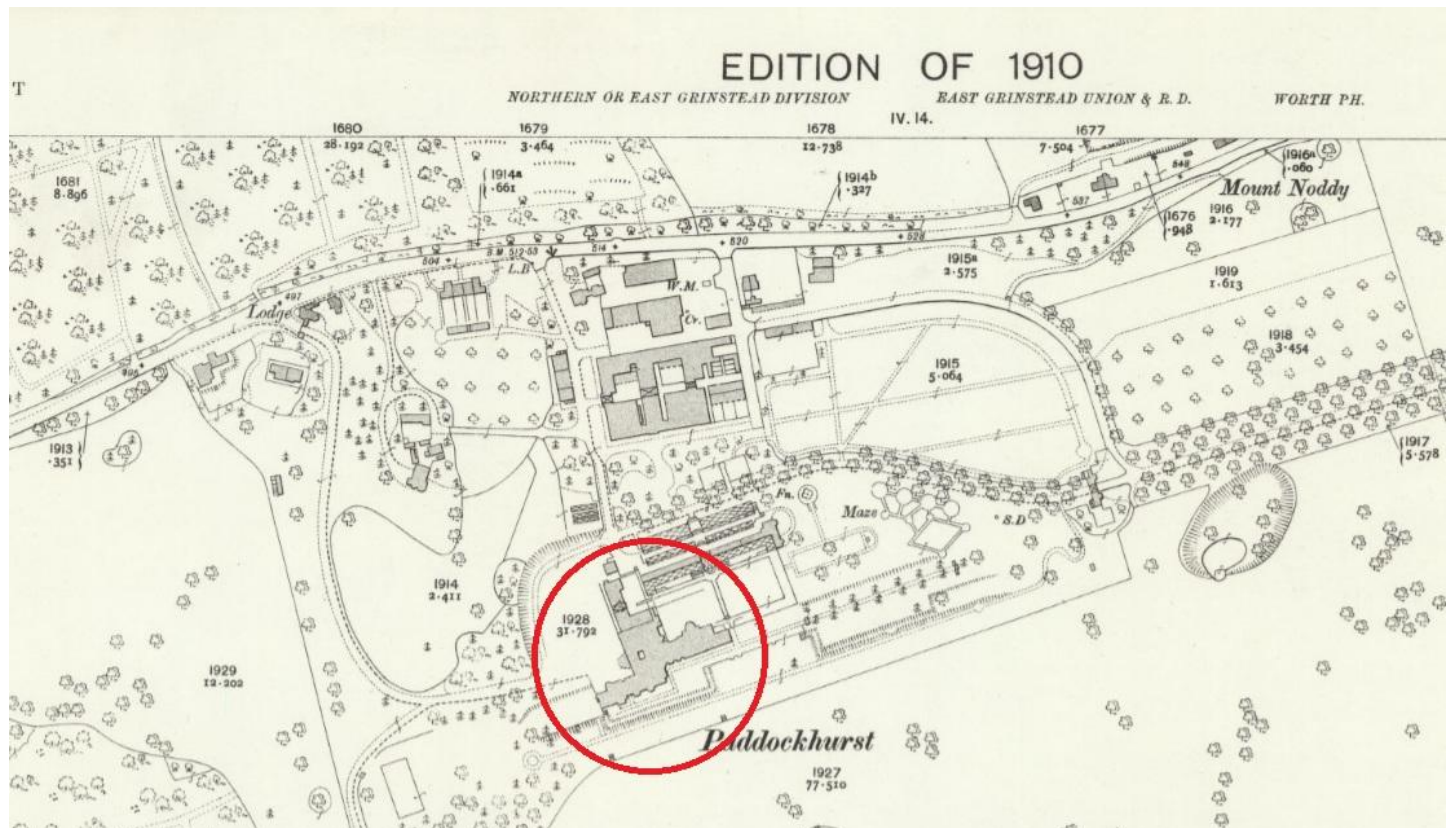


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Sussex Sheet XV.NW

Revised: 1895 to 1896, Published: 1899

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)



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Sussex XV.2

Revised: 1909, Published: 1910

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

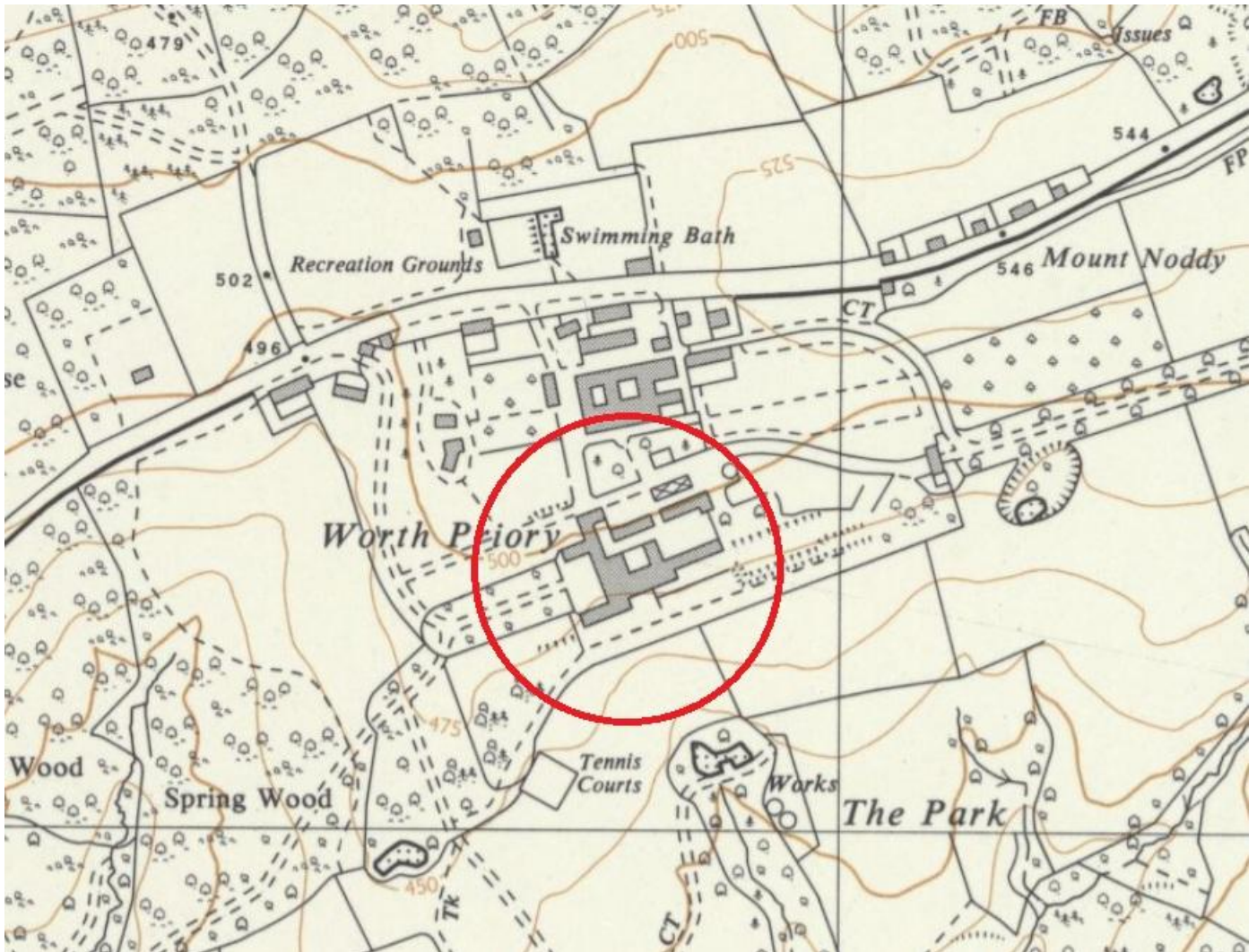


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TQ3134 - A

Revised: 1957, Published: 1958

Size: map 40 x 40 cm (16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)



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TQ33SW - A

Surveyed / Revised: 1909 to 1962, Published: 1963

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

The following link from historic England shows an aerial view of Worth Abbey dated 6 May 1949:

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW022947>



Historic evolution of the site

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2023). Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.
- High – a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium – an undesignated asset important at a local or regional level, including local (nonstatutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

Worth Abbey is a grade II listed building. Grade II buildings are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance.

This application for Listed Building Consent relates to an area severely affected by fire damaged which relates to a kitchen and servery spaces which have been much altered over the years and therefore of low significance to the historic building. In addition, most of the pre-existing finishes has been lost due to the fire damage.

Most of the internal finishes and doors has been lost or damaged during the fire. This part of the building was modern finishes and equipment to the kitchen. With the exception of historic wall tiling to Kitchen Circulation CG13 which is proposed to be retained and cleaned. This early wall tiling has medium significance to the historic building.

The existing high-level windows to kitchen and kitchen-bakery are modern and of low significance to the historic building.

The existing 5Nr external roof lanterns are a negative contribution to the historic building and their removal would be a positive alteration.

The existing catering equipment was modern and of low significance. This is proposed to be reinstated.

Internal alterations to historic fabric:

Existing masonry wall between Kitchen-Veg Prep G53 and Kitchen-Salad Prep G54 is proposed to be removed. This is an original brickwork partition. It has low significance to the historic building.

Existing internal window to kitchen-prep is a modern window which is proposed to be completely removed and form new door opening. In this location used to be an internal door. This is of low significance.

Form new door opening to Kitchen-Prep G36. The existing window is proposed to be removed and form a new door opening. The internal wall is original but the window is modern.

The removal of existing secondary suspended ceilings are modern and of low significance.

5.3 Conditions of the Heritage Asset

Worth School is in good condition, well maintained and currently in use.

The area affected by the fire has been highly damaged.

5.4 Design principles

The following order of priorities are being followed:

- Reinstatement of fire damaged area and bring the school back to be fully operational.
- Removal of 5Nr roof lantern which makes a negative contribution to the historic building.

5.5 Schedule of works to the Heritage Asset

The work comprises:

Demolition and alteration works as follows:

Floor finishes:

- Existing carpet flooring to be stripped out to Circulation CG09.
- Existing vinyl flooring to be stripped out to Kitchen-Dishwasher G24, Store G26, Kitchen Office G28, Kitchen-Bakery G34, Kitchen-Prep G35, Kitchen-Prep G36, Refectory G37, Kitchen-Veg Prep G53, Kitchen-Salad prep G54, Kitchen CG 12b, Kitchen-Circ CG13, Kitchen-Circ CG14, Kitchen-Stairs & Circulation CG36, Kitchen refrigerated store G55a, Kitchen-Freezer Store G55b, Kitchen-Chem St U/Stair CG56.
- Existing laminate flooring to be stripped out to Refectory G37.
- Existing flooring to be retained and cleaned by specialist, to Kitchen-Storage G43, Kitchen-Staff Rm G47, Kitchen-Female-Lockers G49a, Kitchen-Male-Lockers G49b, Kitchen-Secure Store G50, Kitchen Dry-Store G51, Kitchen Dry-Store G52, Kitchen-Cold store G57,
- Generally, vinyl flooring cove skirtings to be stripped out and disposed from site.
- SW timber skirting boards to refectory and office are to be removed and disposed from site.

Wall finishes:

- Existing ceramic wall tiling to Kitchen-Circ CG13 to be retained and cleaned.
- Tiling and whiterock lining to Kitchen-Dishwasher G24 to be removed.
- Existing sink to Kitchen-Dishwasher G24 to be disconnected and removed.
- Existing metal stud partition to Kitchen-Dishwasher G24 to be removed.
- Hack off all tiling to Kitchen-Bakery G34.
- Timber panel and high-level timber finish to Kitchen-Prep G35 to be removed.
- High level tiling to Kitchen-Prep G35 to be hacked off.
- Existing sink to Kitchen-Prep G36 to be disconnected from wall and removed.
- Allow to remove internal wall cladding for 13Nr columns to Refectory G37.
- Remove all fixings to walls. Strip out wall cladding to Refectory G37.
- Strip out timber finish to Circulation CG09.

Ceiling finishes:

- Plasterboard ceiling to be stripped out to Refectory G37 and to Kitchen circulation.
- Existing fireboarding and all associated insulation to be stripped out to Kitchen-Prep G35. Fireboarding is a mix of Gyproc, aggregate and pink fireboard.
- Existing suspended ceiling to be stripped out to Refectory G37 and to Kitchen-Circ CG14.
- Secondary ceiling (including any timber battens/framing) to be stripped out to Kitchen-Dishwasher G24, Kitchen-Bakery G34, Kitchen-Veg Prep G53, Kitchen-Salad prep G54.

Other works:

- Generally, deep cleaning for decontamination is required.
- Replacement of existing catering equipment on a "like for like basis".
- Generally asbestos removal required. Please refer to Asbestos refurbishment survey inspection report dated 04th February 2025:
[*P25-01885 - ASB REF - Report - Worth School and Abbey - Rutherford Kitchen*](#)
- Existing timber partitions and door to Kitchen Office G28, to be completely removed and replaced on a "like for like" basis.
- Existing 3Nr single glazed high-level timber windows to Kitchen-Bakery G34 to be removed and disposed from site.
- Final ductwork to be removed when new is installed in Kitchen-Prep G35.

- Remove temporary props to Kitchen-Prep G36.
- Existing internal window to be completely removed. Form new door opening to Kitchen-Prep G36.
- Existing 2Nr roof lanterns to Toilet Lobby CG12 to be removed and disposed from site.
- Existing 1Nr roof lantern to WCs within Toilet Lobby CG12 to be removed and disposed from site.
- Existing 2Nr roof lanterns to Kitchen CG12b to be removed and disposed from site.
- Remove fan/extract to Kitchen refrigerated store G55a.
- Existing masonry wall between Kitchen-Veg Prep G53 and Kitchen-Salad Prep G54 to be removed and disposed from site.
- Remove all confirmed redundant cabling/pipework.
- Hack off all tiling and grout at high level within the corridor.
- Redundant pipework to be disconnected and removed to Kitchen-Veg Prep G53.
- Generally, 20Nr existing internal doors to be removed and disposed from site.
- Existing High-level window between Kitchen-Prep G35 and Refectory G37 to be removed and disposed from site.

Proposed works as follows:

Floor finishes:

- New carpet flooring to Circulation CG09.
- New vinyl flooring to Kitchen-Dishwasher G24, Store G26, Kitchen Office G28, Kitchen-Bakery G34, Kitchen-Prep G35, Kitchen-Prep G36, Refectory G37, Kitchen-Salad prep G54, Kitchen CG 12b, Kitchen-Circ CG13, Kitchen-Circ CG14, Kitchen-Stairs & Circulation CG36, Kitchen refrigerated store G55a, Kitchen-Freezer Store G55b, Kitchen-Chem St U/Stair CG56 and Kitchen-Cold store G57.
- New vinyl flooring to Refectory G37.
- New metal transition strips required to all change in floor materials at door thresholds.
- Generally, coved skirtings to match vinyl flooring to all areas where replaced.
- New SW painted timber skirting boards to refectory G37, Kitchen Office G28 and Circulation CG09.
- Existing flooring to be retained and cleaned by specialist, to Kitchen-Storage G43, Kitchen-Staff Rm G47, Kitchen-Female-Lockers G49a, Kitchen-Male-Lockers G49b, Kitchen-Secure Store G50, Kitchen Dry-Store G51, Kitchen Dry-Store G52.

Wall finishes:

- New hygienic wall lining to Kitchen-Dishwasher G24, Kitchen-Bakery G34, Kitchen-Prep G35, Kitchen-Prep G36, Kitchen CG12b, Kitchen-Circ CG13 and Kitchen-Circ CG14.
- Walls to be replastered and redecorated to Circulation CG09, Kitchen CG12b, Kitchen-Circ CG14, Kitchen Office G28, Refectory G37 and Kitchen-Stairs & Circulation CG36 and Kitchen-Chem St U/Stair CG56.
- Existing wall tiling to Kitchen-Circ CG13 to be retained and cleaned only.
- High level boxing to be installed across the perimeter of wall, as per pre-existing to Refectory G37.
- Generally, allow to reinstate new internal wall cladding for 13Nr columns, as pre-existing to Refectory G37 and consisting of 1x15mm British Gypsum FireLine Board.
- Timber finish to be installed to Circulation CG09.

Ceiling finishes:

- New Gyproc 15mm FireLine plasterboard to provide 60min fire resistance to be installed to the underside of the first floor floorboards, including 100mm Rockwool acoustic insulation between existing floor joists, to

Kitchen-Dishwasher G24, Store G26, Kitchen Office G28, Kitchen-Bakery G34, Kitchen-Prep G35, Kitchen-Prep G36, Kitchen-Salad prep G54, Kitchen CG 12b, Kitchen-Circ CG13, Kitchen-Circ CG14, Kitchen refrigerated store G55a, Kitchen-Freezer Store G55b. Including fire stopping works and FireLine boarding to beams encasements.

Other works:

- New timber partitions and door on a "like for like" basis to Kitchen Office G28.
- Replace existing 3Nr High-level windows to Kitchen-Bakery G34 with new fire rated windows to match existing and to achieve 60min fire resistance.
- Remove all wall fixed sanitizer stations.
- Existing servery to be safely relocated prior to new floor finishes being installed.
- Install new fire rated doors.
- Replace existing High-level window between Kitchen-Prep G35 and Refectory G37 with new fire rated windows to match existing and to achieve minimum 30min fire resistance.
- Add timber stud infill to existing walls between Kitchen-Prep G35 and Kitchen-Prep G36.
- Infill existing wall opening with insulate timber stud partition to achieve 60min fire rating, between Refectory G37 and Kitchen-Prep G35.
- Infill existing wall opening with insulated timer stud partition to achieve 60min fire rating in Kitchen-Salad Prep G54.
- New cold room to Kitchen-Salad Prep G54 by Specialist.
- Kitchen office fitout including new desk and storage to Kitchen Office G28.
- Replace existing 5Nr roof lanterns with new reinforced bitumen membrane system. Existing Black UPVC gutters and downpipes to be replaced with new black cast iron gutters and downpipes.

Please refer to drawings submitted with this application.

5.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance is damaged". In our view, that is not the case here as the essential work will have very limited impact on the historic asset.

Where historic fabric will be impacted, this will be limited and as follows:

- Existing internal window to kitchen-prep is a modern window on a previous door location. It is proposed to reinstate the original opening. In addition, it is proposed to form a new door opening to Kitchen-Prep G36. The existing window is modern, and the wall is original. Forming a new door opening in this location, would have limited impact on the historic building. The addition of a new door is a safeguarding requirement for the usability of the kitchen by using one door in and one door out. The loss of historic fabric caused will be minimal.
- In addition, the existing masonry wall between Kitchen-Veg Prep G53 and Kitchen-Salad Prep G54 is proposed to be removed to form a bigger kitchen-Salad Prep room. Although there will be removal of historic fabric, Impact on the historic building would be low.

The National Planning Policy Framework advises local planning authorities on decision-making, with Section 16 relevant to the historic environment. Local authorities are advised to take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation',

and the 'desirability of new development making a positive contribution to local character and distinctiveness' (section 196). A key principle enshrined in the NPPF is the conservation of heritage assets and the presumption against substantial harm to an asset's significance (section 207). Significance must be considered in assessing the impact of a proposal, to avoid or minimise conflict between conservation and any aspect of the proposal (section 205). This application relates to essential works required for the reinstatement of an existing kitchen and subordinate areas severely damaged by fire. Generally, the works will be carried out on a previously much altered part of the school. Therefore, these works will not result in 'substantial harm' to the heritage asset, so the tests in section 207 of the NPPF do not apply. Section 208 applies instead, as the harm is 'less than substantial'. On the contrary a schedule of works for reinstatement of the area, improving fire compartmentation, installation of new services and kitchen equipment, would be a welcome investment on the historic building and thereby helping to secure its long-term future in beneficial use. Moreover, the removal of the existing 5Nr external roof lantern and removal of existing black UPVC gutters and downpipes, and the introduction of new materials such as black cast iron gutters and downpipes to this area, would be a positive contribution to the heritage asset.

In conclusion, the proposed works are mainly related to an area of little significance and much altered over the years, overall, the works will not harm the listed building and are considered an essential and appropriate response to overcome the current fire damage that the school has faced.

Appendix A: Drawings and Reports

Kitchen Fire Damage Reinstatement at
Worth School

Drawings and Reports:

- P250252-BA-A1-ZZ-DR-A-3000 Location Plan
- P250252-BA-A1-ZZ-DR-A-3001 Existing Block Plan
- P250252-BA-A1-00-DR-A-3050 Existing Ground Floor Plan
- P250252-BA-A1-00-DR-A-3200 Proposed Ground Floor Plan
- P250252-BA-A1-00-DR-A-3210 Proposed Alterations Floors GF Plan
- P250252-BA-A1-00-DR-A-3211 Proposed Alterations Walls GF Plan
- P250252-BA-A1-00-DR-A-3212 Proposed Alterations Ceilings GF Plan
- P250252-BA-A1-00-DR-A-4000 Existing Roof lanterns
- P250252-BA-A1-00-DR-A-4001 Existing high-level window
- P250252-BA-A1-00-DR-A-4002 Existing high-level window
- P250252-BA-A1-00-DR-A-4005 Proposed Flat roofs
- P250252-BA-A1-00-DR-A-4006 Proposed high-level window
- P250252-BA-A1-00-DR-A-4007 Proposed high-level window
- P250252-BA-A1-00-DR-A-7000 Proposed Wall Linings GF Plan
- P250252-BA-A1-00-DR-A-7200 Floor Finishes Ground Floor Plan
- P250252-BA-A1-00-DR-A-7300 Proposed Ceilings GF Plan
- P250252-BA-A1-00-DR-A-7310 Proposed Fireline Boarding GF Plan
- Main Building - Kitchen-Window Skylights_1767
- P25-01885 - ASB REF - Report - Worth School and Abbey - Rutherford Kitchen

Appendix B: Photographs

Kitchen Fire Damage Reinstatement at
Worth School



Aerial view of the site © Google Earth.



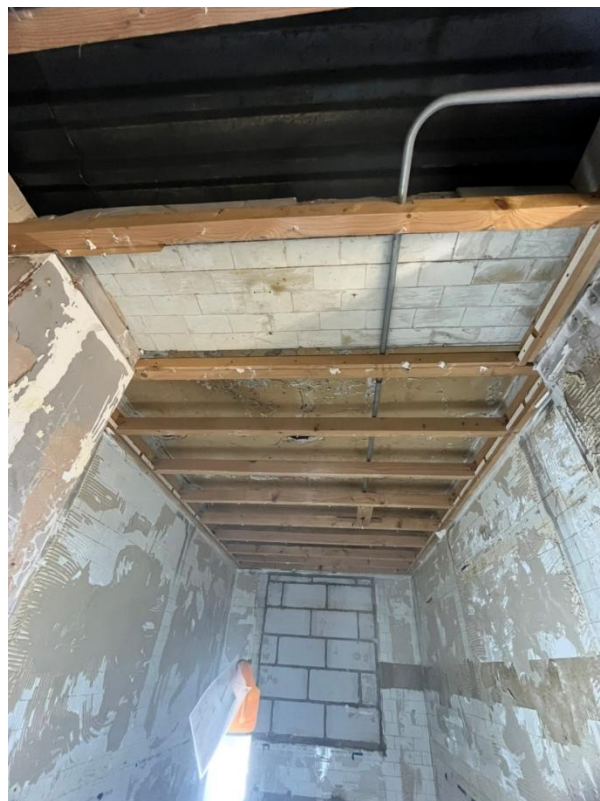
Main entrance to main building

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Kitchen Fire Damage Reinstatement at Worth School



Main entrance to main building

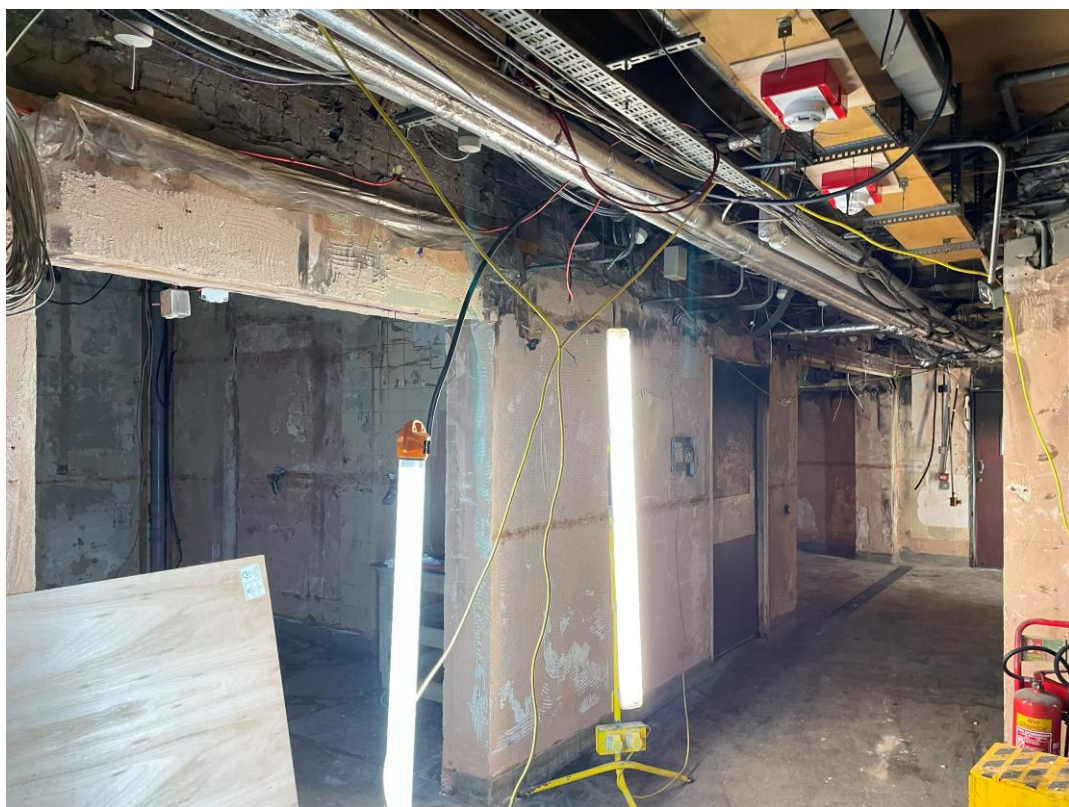


View of existing ceilings

Kitchen Fire Damage Reinstatement at
Worth School

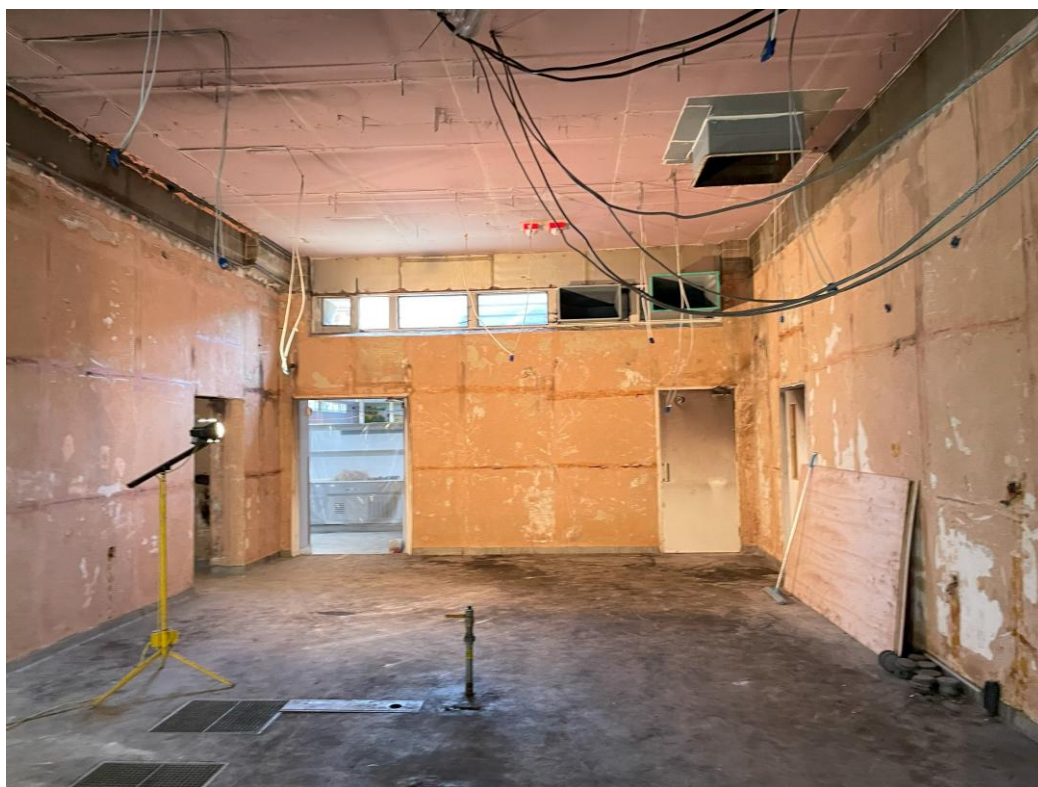


Internal view of kitchen-prep

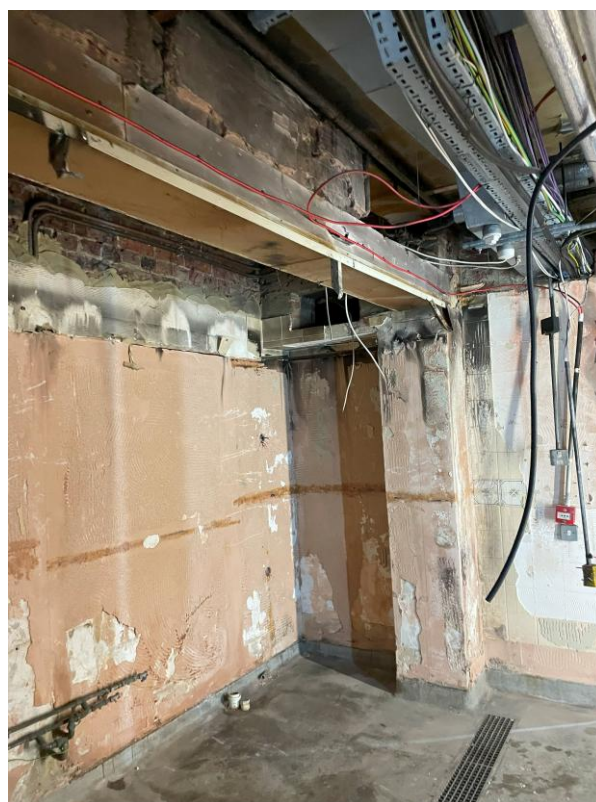


Internal view of kitchen-prep

Kitchen Fire Damage Reinstatement at
Worth School



Internal view of kitchen-prep



Internal view of kitchen-prep

Design, Access and Heritage Statement

Kitchen Fire Damage Reinstatement at Worth School



Internal view of kitchen-prep

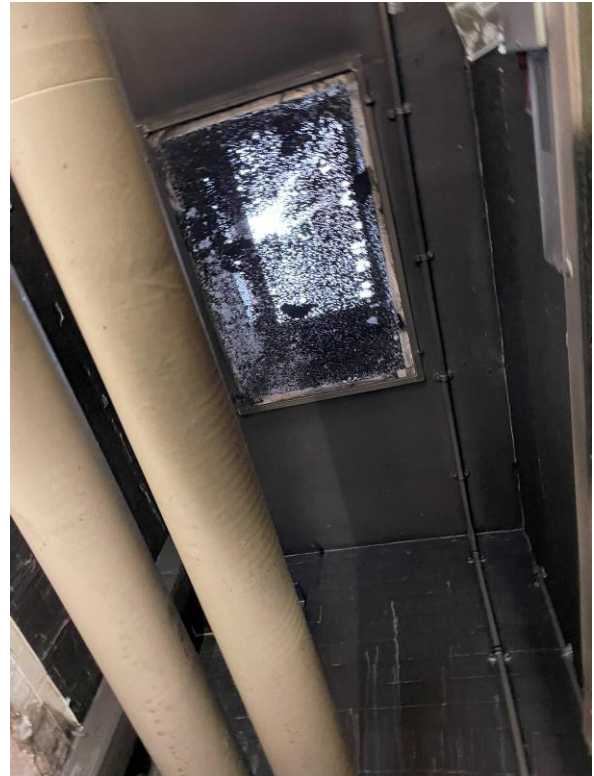


Internal view of circulations and Kitchen-Veg prep

Kitchen Fire Damage Reinstatement at
Worth School



Internal view of circulations and Kitchen-Veg prep



Internal view of circulations

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of circulations



Internal view of refectory

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of refectory



Internal view of refectory

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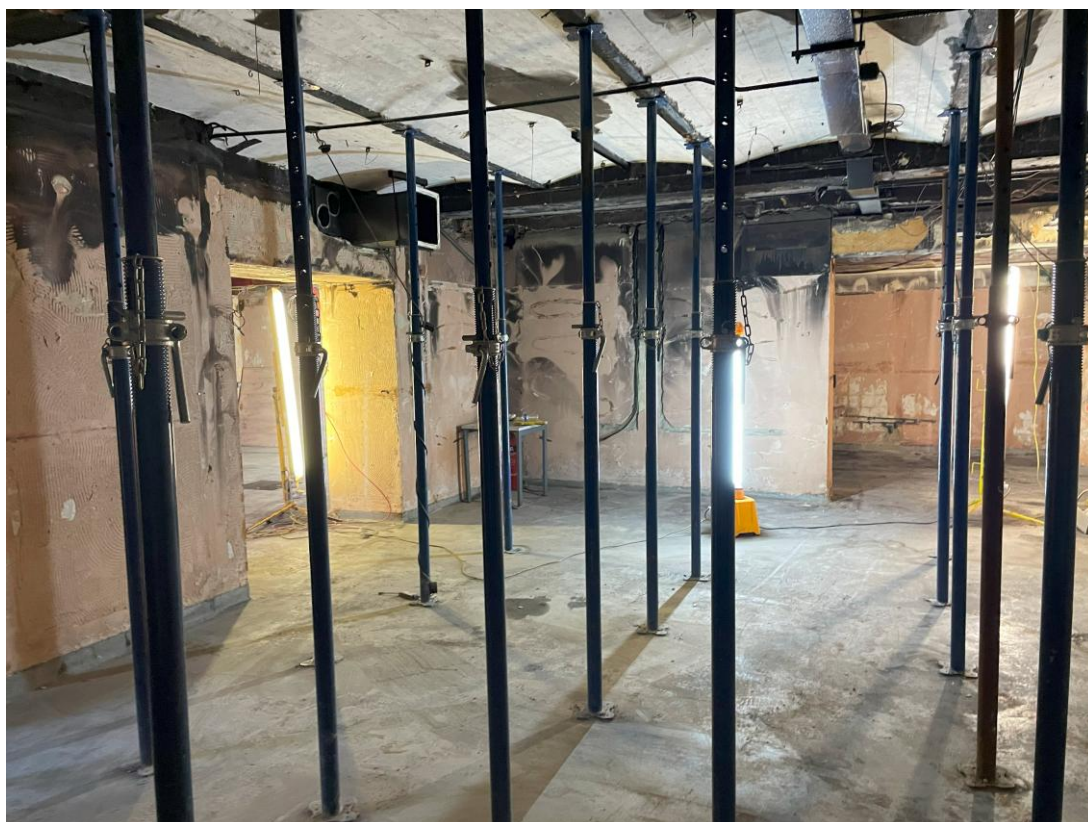


Internal view of kitchen-prep

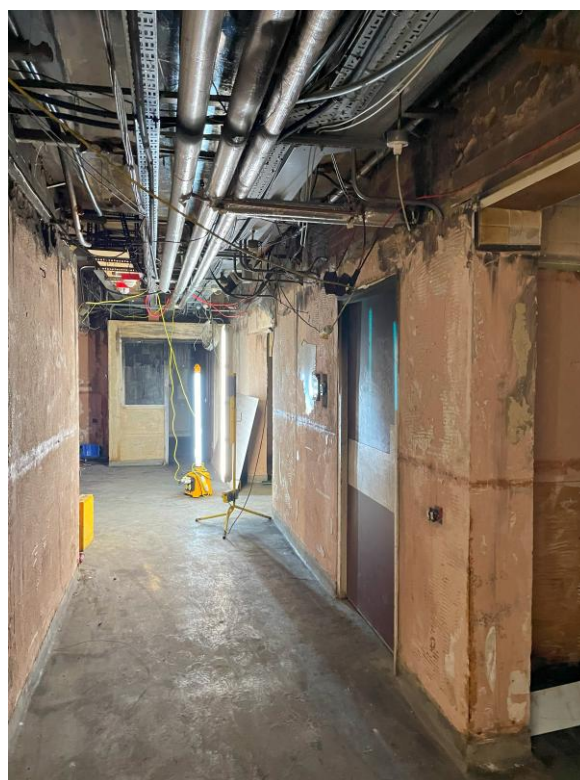


Internal view of kitchen-prep

Kitchen Fire Damage Reinstatement at
Worth School



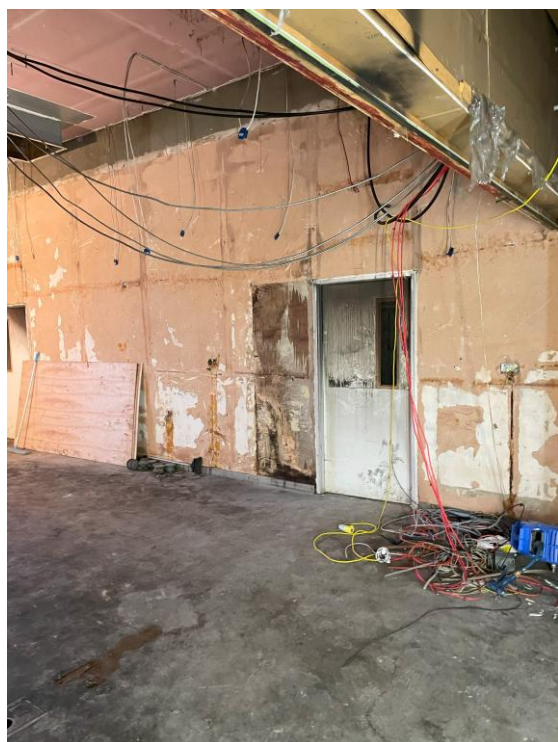
Internal view of kitchen-prep



Internal view of kitchen-prep and circulations

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of kitchen-prep



Internal view of kitchen-prep and Kitchen-Bakery

Kitchen Fire Damage Reinstatement at
Worth School

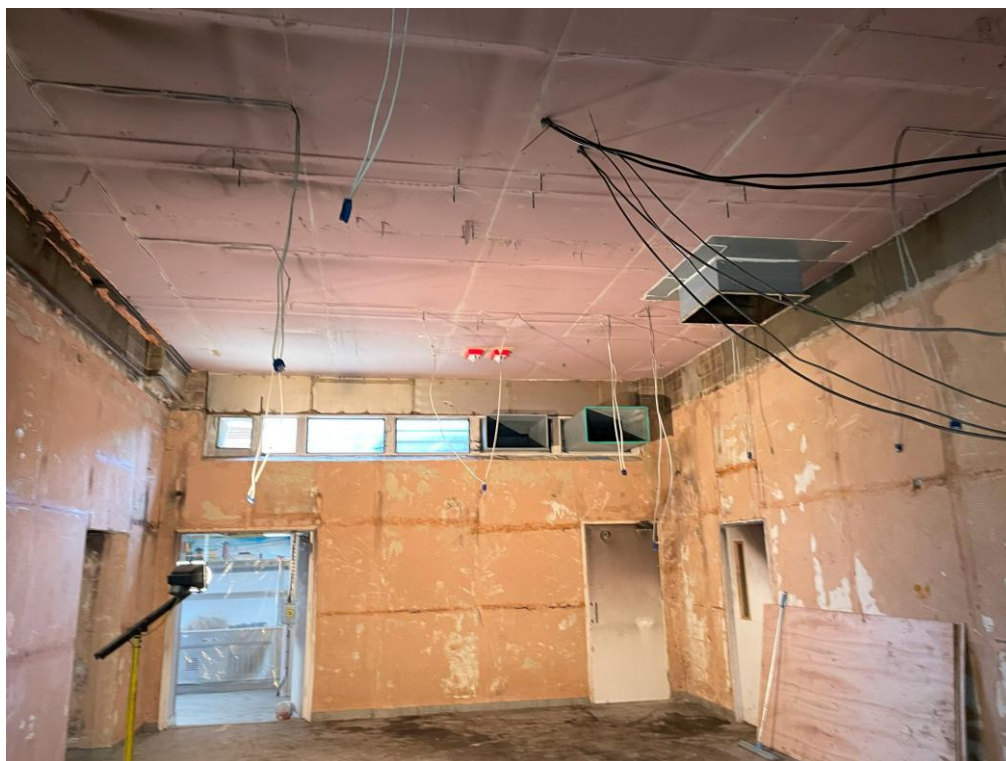
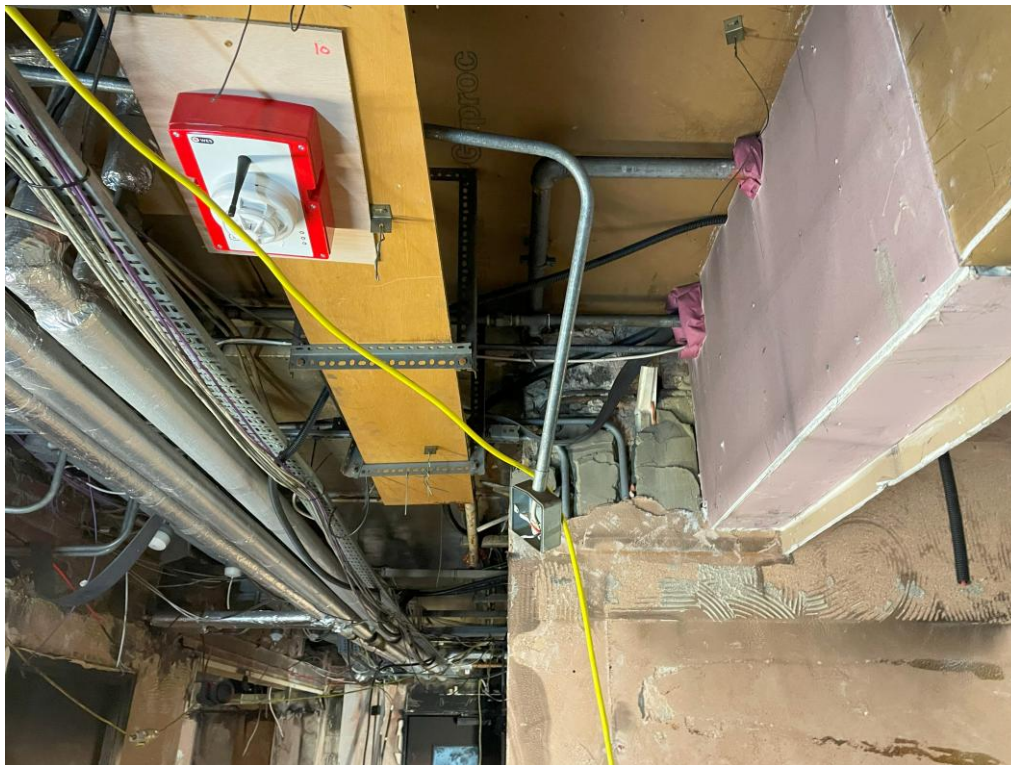


Internal view of Kitchen-Bakery



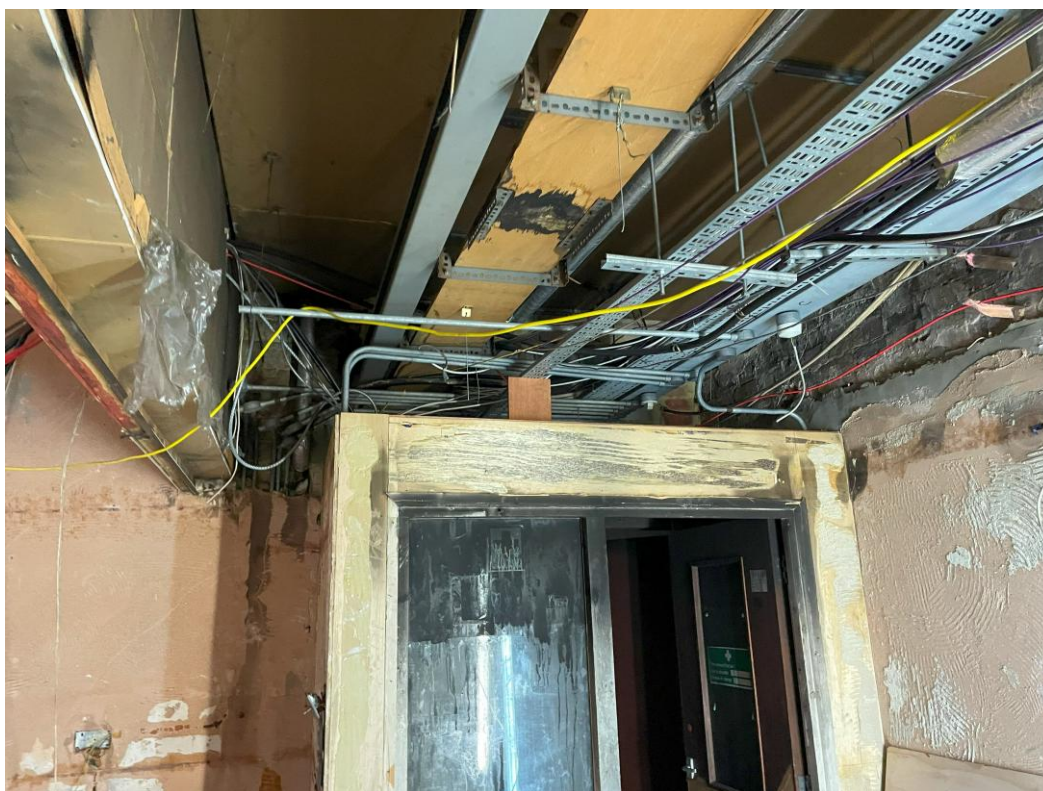
Internal view of Kitchen-Bakery

Kitchen Fire Damage Reinstatement at
Worth School

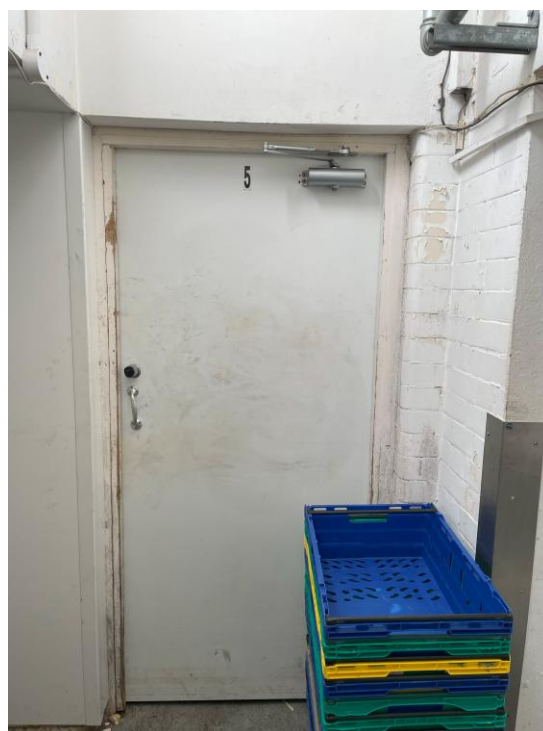


Internal view of kitchen-prep

Kitchen Fire Damage Reinstatement at
Worth School



Internal view of kitchen-office



Internal view of kitchen-office and Store

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of Kitchen-circulation



Internal view of Refectory and Kitchen-Dishwasher

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of Kitchen-circulation

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of kitchen-circulation



Internal view of kitchen-circulation

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Kitchen Fire Damage Reinstatement at Worth School



Internal view of Stores

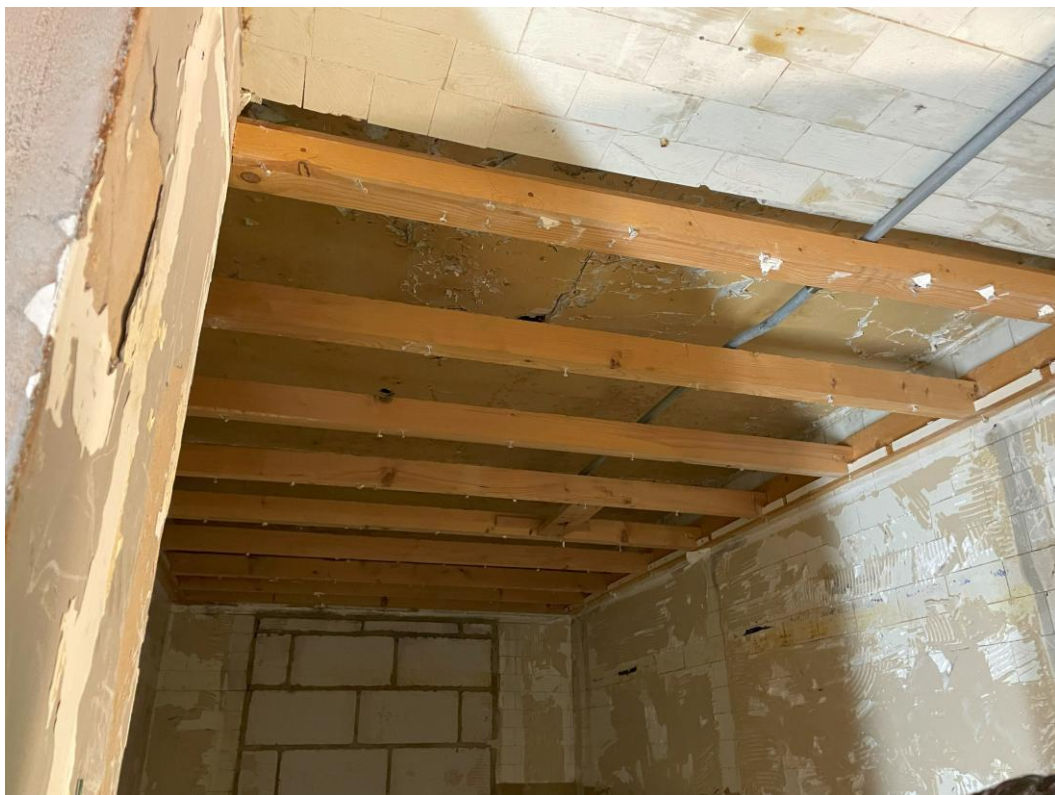


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Kitchen Fire Damage Reinstatement at Worth School



Internal view of circulation



Internal view of Kitchen-Veg prep

