

Hodder House Temporary Building

Design & Access Statement | 16th March 2024 (Rev. B)

Levitt Bernstein **People.Design**



Job name

Stonyhurst Hodder House Temporary Teaching Building

Job number

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Date of issue

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Author

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Checked by

JP



STONYHURST

Contents

Rev B - Note:

This application is to renew and extend the consent for a temporary building, Hodder House, originally granted permission 5/06/2019 (Application no. 3/2019/0335). This document accompanied the original consent and fully describes the proposed (and now erected) temporary building. The applicant plans to replace the temporary structure with something more permanent in the future. This is set out within the original Design and Access Statement. The timescales have been delayed from those originally intended due to the operational and financial impacts of COVID and inflation. The temporary accommodation is essential to enable continued sustainable business operations of the College.

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Site Location



01. Introduction




Summary

This Design and Access Statement sets out proposals, on behalf of Stonyhurst College, to provide greatly needed additional teaching facilities for the Pre Pre School at Hodder House. This document should be read in conjunction with the planning drawings and accompanying Heritage Statement, which together form the planning application.

Existing classrooms are extremely pressured and a space audit and analysis, summarised later in this document, has concluded that an urgent solution is required in the short term and in readiness for September '19. The College are on this basis seeking temporary planning permission for a new single-storey building, for a period of up to five years.

The facility will provide two large flexible teaching spaces, a cloakroom and WC facilities. Connected into a later extension of an original, listed outillage structure of St Mary's Hall, the erection of the building will involve the partial demolition of an external play area and associated access ramp, which is of no notable historic interest as a more recent addition (Conservation Management Plan).

The new building is sited adjacent to the existing Hodder House Pre-Prep of, which resides to the NE of the College Estate and is organisation part of St Mary's Hall, a former Seminary this is now a Preparatory Boarding School.

-  Proposed location of temporary classroom building
-  Existing Hodder House building
-  Boundary of College grounds

02. Context of Proposals

The need

Teaching and support facilities at Hodder House are pressured. When compared to recommended standards, the majority of classrooms are simply too small for existing numbers. Classroom space is so squeezed that the entrance hall is used as a classroom. This has resulted in multiple points of entry being used from outside for each year group to access their space without interrupting lessons to use the main stair.

Staff are doing their utmost and continue to deliver outstanding teaching, but as a result of the cramped facilities there have been a few comments from some current parents and reservations expressed by prospective ones in terms of space. To keep the pre-prep economically viable, and therefore provide a suitable ongoing use for Hodder House, it is of course vital to keep attracting pupils each year and indeed grow numbers. This is simply not sustainable in the current facilities.

Constraints

There are a number of key constraints specific to the college and grounds that the project presents and which must be fully considered in the architectural approach.

These constraints will be reiterated in the site analysis section, including solutions explored through the design options that were produced as part of our previous feasibility studies and set out in a pre-app submission.

Context and historic setting

The history of the development site, its historic significance and its wider context within the Stonyhurst Estate (and beyond) are explained within the accompanying heritage statement.

Planning Policy context

Key Statement EN2 – Landscape

Key Statement EN5 – Heritage Assets

Key Statement EC1 – Business and Employment Development

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DME4 – Protecting Heritage Assets

Policy DMB1 – Supporting Business Growth and Economy

National Planning Policy Framework (NPPF)

Temporary planning permission

As outlined in the pre-application feedback, the use of temporary planning permissions is not generally encouraged unless circumstances dictate:

“National Planning Practice Guidance contains advice as to how limited periods are considered in the context of the ‘6 tests’ regarding the use of planning conditions:

“Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only. A condition limiting use to a temporary period only where the proposed development complies with the development plan, or where material considerations indicate otherwise that planning permission should be granted, will rarely pass the test of necessity.

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

A temporary planning permission may also be appropriate on vacant land/buildings to enable use for a temporary period prior to any longer term regeneration plans coming forward (a meanwhile use) or more generally to encourage empty property to be brought back into use. This can benefit an area by increasing activity.

It will rarely be justifiable to grant a second temporary permission – further permissions should normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning of planning permission should be granted permanently.

A condition requiring the demolition after a stated period of a building that is clearly intended to be permanent is unlikely to pass the test of reasonableness. Conditions requiring demolition of buildings which are imposed on planning permissions for change of use are unlikely to relate fairly and reasonably to the development permitted” - Paragraph: 015 Reference ID: 21a-015-20140306”

Justification for the temporary building is set out within this document and the heritage statement as a whole but in summary, it is our assertion that the nature of the proposals at Hodder House fall within the allowances, above as a wider plan for redevelopment of the campus is under continued review and evaluation. It is on this basis that temporary planning permission, for a period of five years, is sought and indeed determined to be justified.

03. Site Analysis



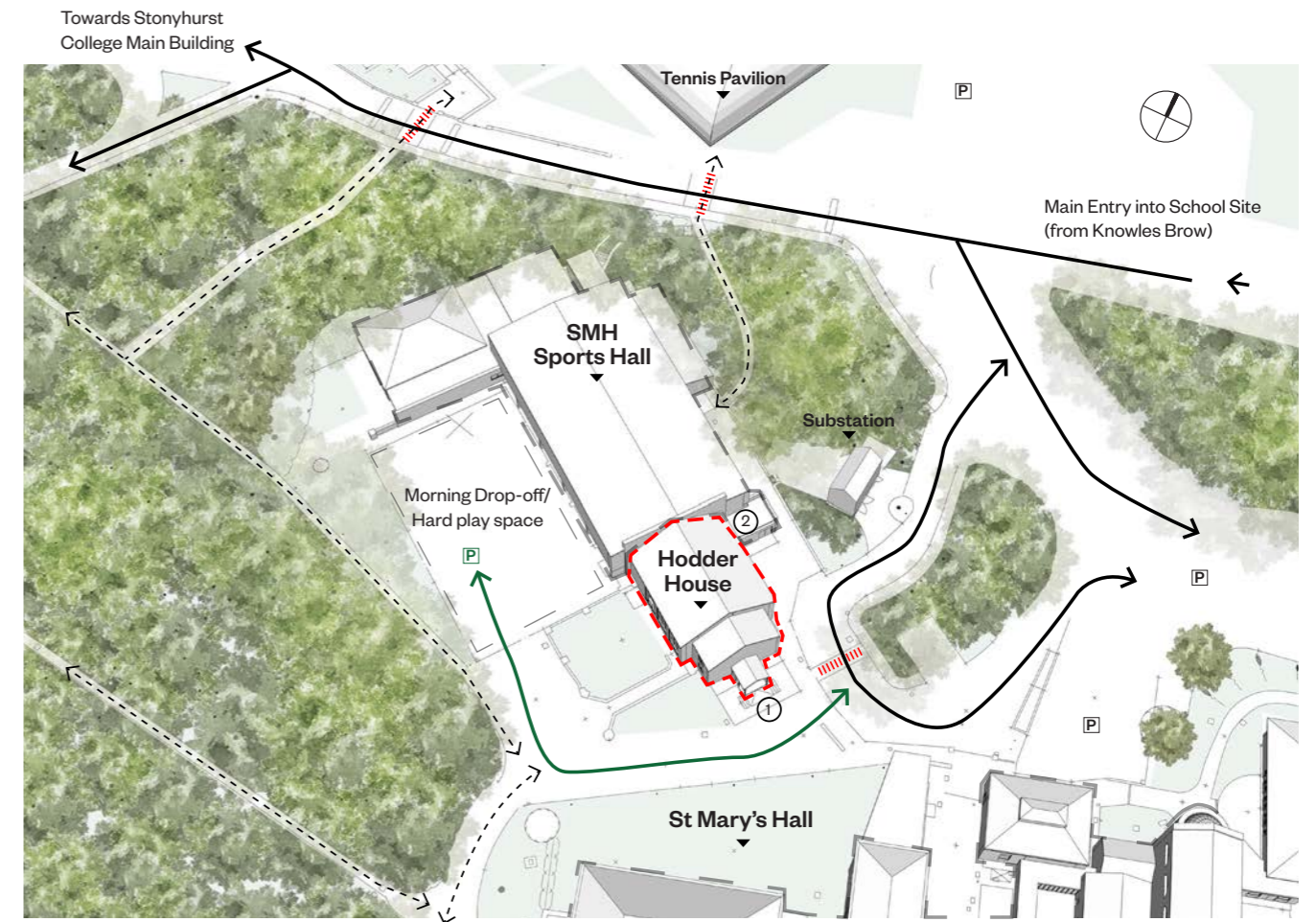
View of the proposed site from the South



View of play area and SW arched bays from the South West



View of existing ramp from the South



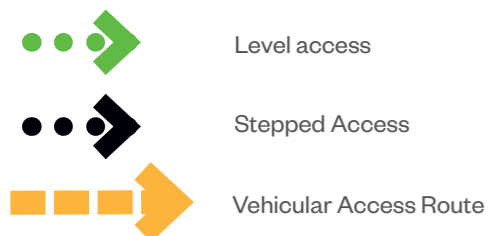
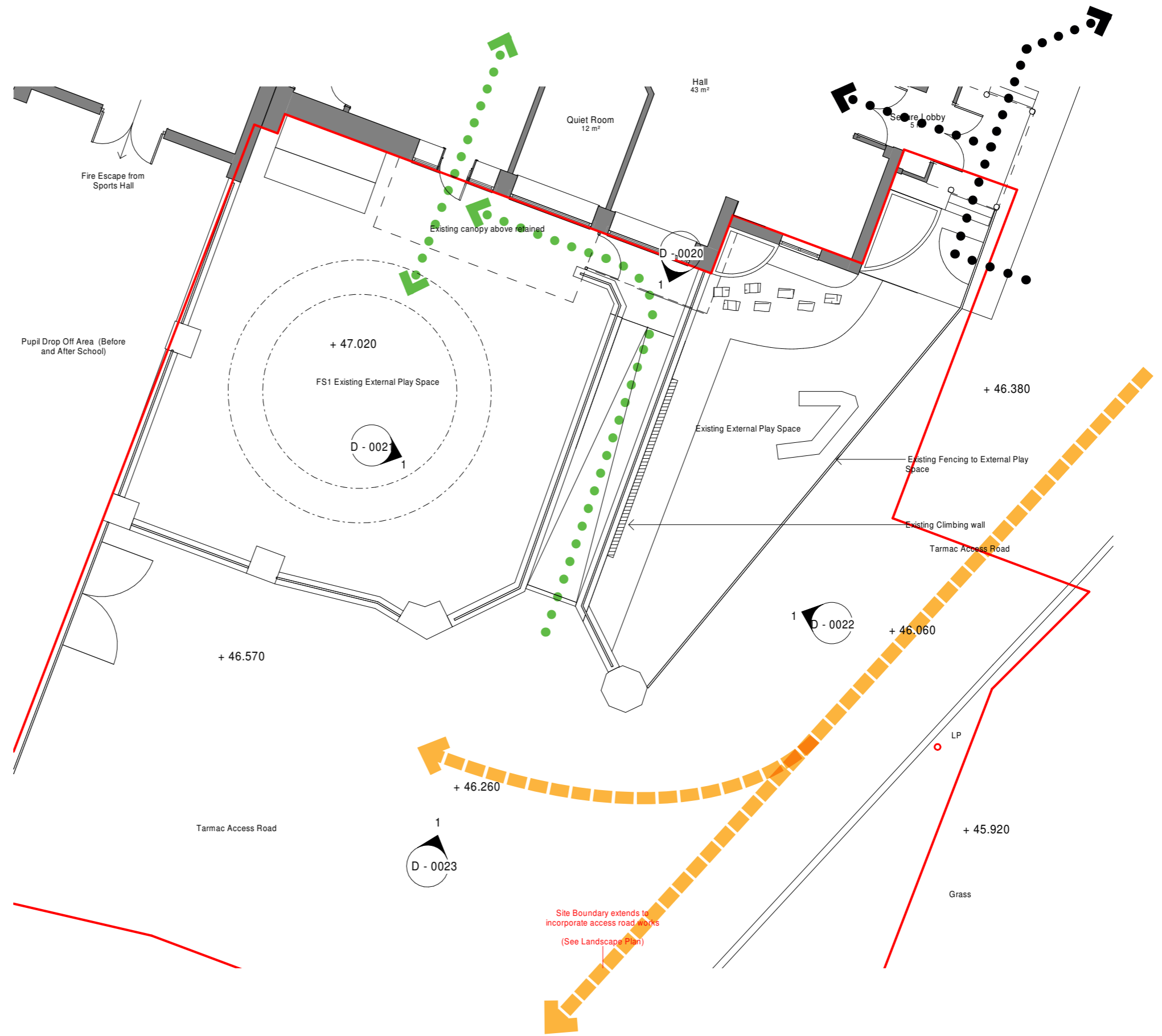
Existing site routes



Aerial sketch of approximate proposed building extents in relation to existing

Existing Site Constraints

- Tarmac access ramp to existing FS1 play area (currently not compliant)
- Vehicle access route to the East and South perimeter of the site for morning and afternoon drop off / pick up at the playgroup beside the sports hall
- Maintaining controlled access from Hodder House out to raised FS1 Play space.
- Footpaths to East and South approach to site
- Gated access through to the south past St Mary's Hall (maintenance vehicles)
- A level change between landscape and ground floor, with the topography sloping away to the south gated access. (see spot levels on existing plan)
- Existing play space items, stepping stones, climbing wall and benches that will require storage elsewhere on the school property.



Existing Site Plan

04. Space audit of existing

Benchmarking against national space standards

2.1 Building Bulletin 103

First published in 2014, 'Building Bulletin 103: Area Guidelines for Mainstream Schools' (BB103) sets out simple, non-statutory area guidelines for school buildings and sites for all age ranges from 3 to 19.

The purpose of the guidelines is to assist building professionals, school sponsors and those involved in creating a design brief for new school buildings, school refurbishment or conversion projects. It may also be of interest to head teachers, governors and others who need advice on the appropriate amount of space for teaching and learning activities.

2.2 Adoption of guidelines

Independent Schools are not bound by these guidelines but the upper area limit for facility zone type is recommended as a benchmark to provide appropriate space.

2.3 Basic teaching area

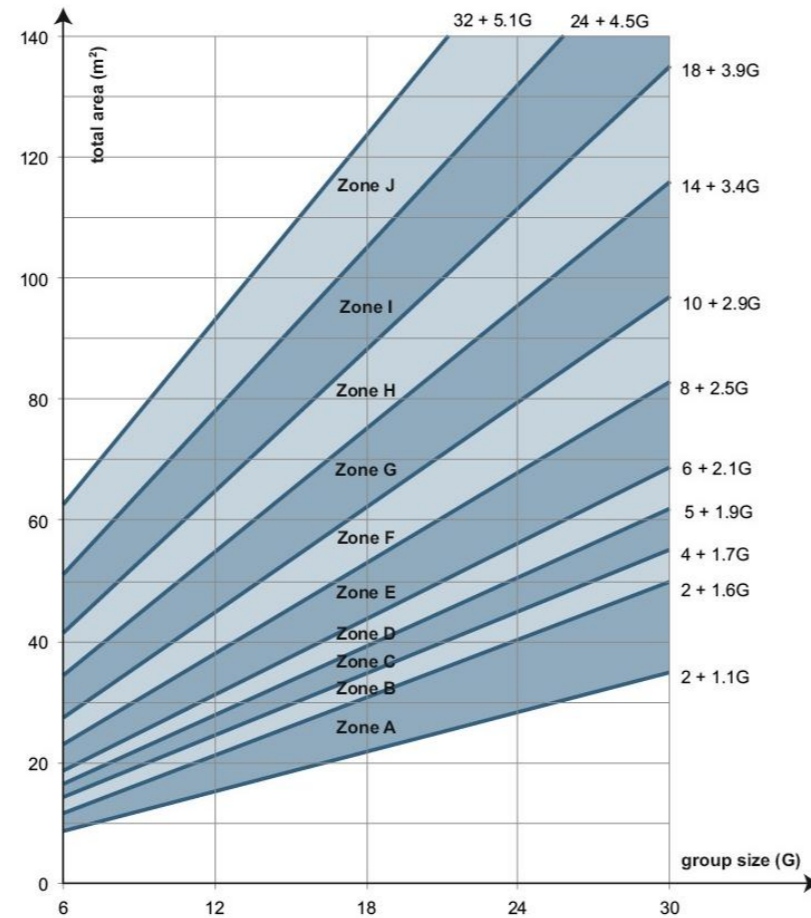
There are presently 65 pupils on roll at the Prep-Prep. BB103 calculates that teaching spaces should total 161m². Current classrooms do total 164m², but the four year groups are split across five rooms, the reception are in a converted hallway and the upper years are particularly squeezed, as explain overleaf.

Recommended minimum areas for mainstream schools	Base area for:				Area per pupil place for:		
	All primary	Middle schools	Secondary and all-age up to 750 up to 16 with 16+		All primary	Key Stage 3/4	Post-16
1. Basic teaching	-	-	-	-	2*	2.9	3.2
2. Halls, dining and PE	100	200	300	375	0.3*	0.6	0.6
3. Learning resources	10	50	75	125	0.1	0.15	0.4
4. Staff and admin.	30	75	100	100	0.2	0.2	0.2
5. Storage	20	75	125	150	0.15	0.25	0.3
Float	80	100	150	250	0.15	0.4	0.3
Minimum net area	240	500	750	1000	2.9	4.5	5
Non-net area	110	200	300	400	1.2	1.8	2
Minimum gross area	350	700	1050	1400	4.1	6.3	7
Recommended maximum areas for mainstream schools							
Maximum net area	275	575	875	1175	3.1	4.9	5.4
Maximum gross area	400	835	1270	1700	4.5	7.1	7.85

Table indicating recommended total areas in BB103.

2.4 Example Uses for Zones

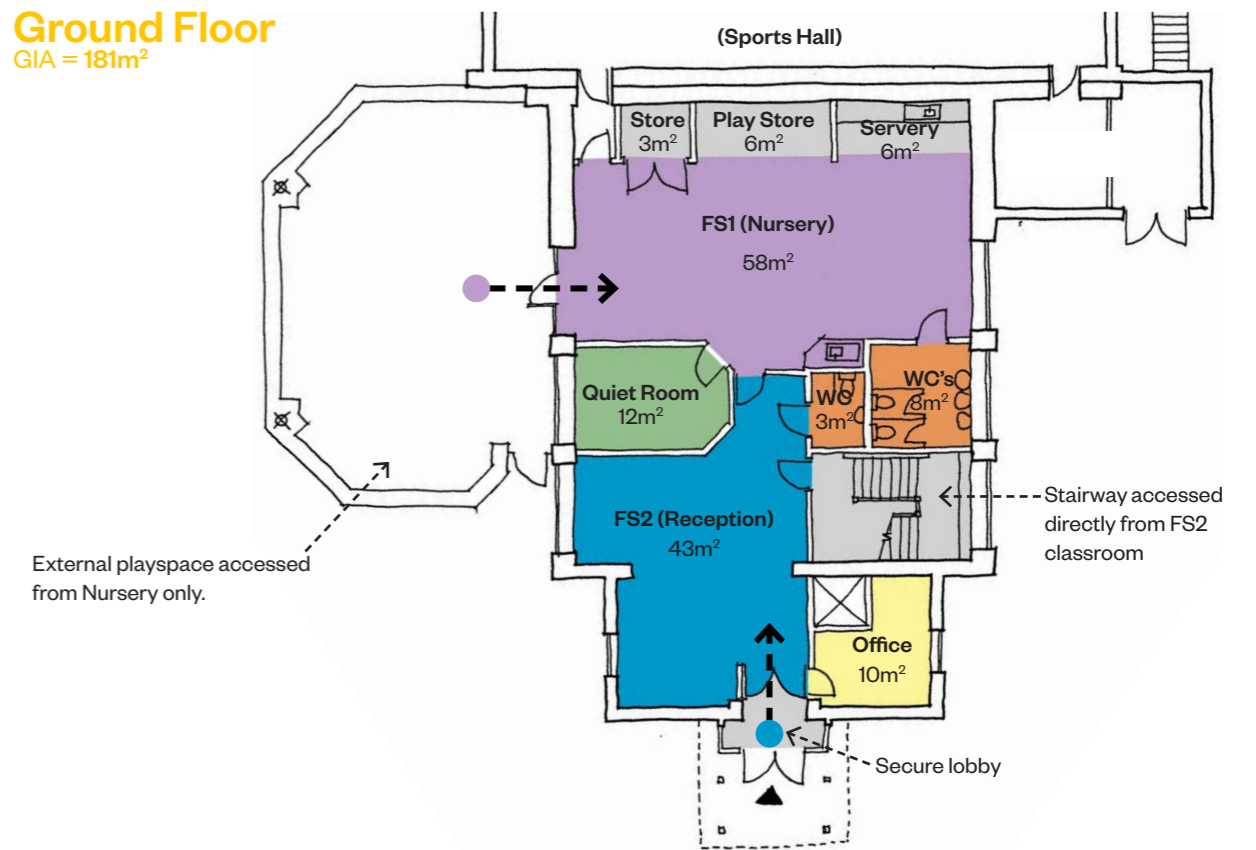
- A- Interview Room/ Visitor Meeting Room
- B- Large Group Room
- C- General Classroom
- D- Nursery (FS1)/ Reception (FS2) Classroom
- E- Music Classroom
- F- General Art Room/ Science Lab/ Drama Studio
- G/H/I/J- Food Room/ Workshops



Recommended areas for various teaching spaces listed in BB103.

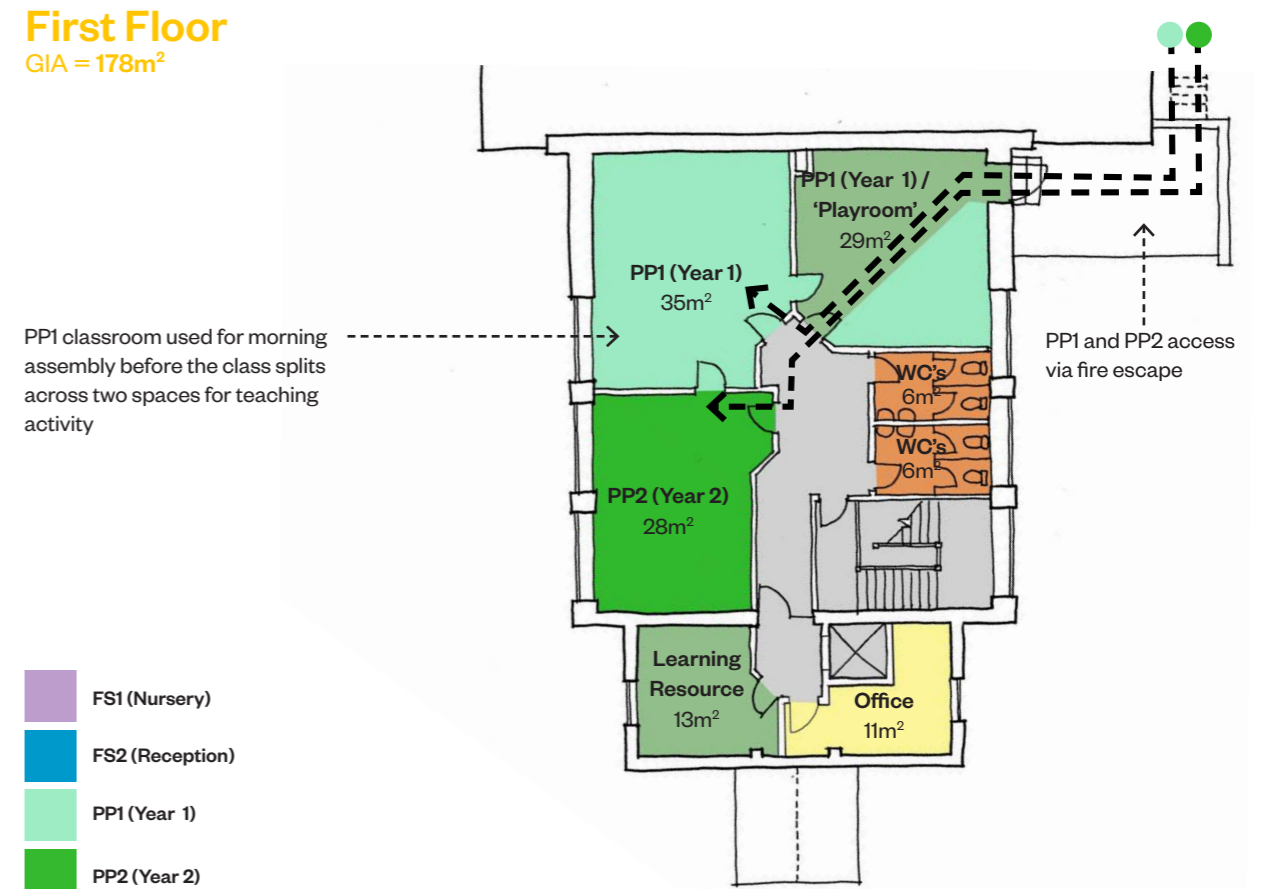
Ground Floor

GIA = 181m²



First Floor

GIA = 178m²



Analysis of existing basic teaching space

4.1 Nursery

The nursery space exceeds BB103 requirements of area for the current and projected pupil numbers.

4.2 Reception

The reception exceeds BB103 standards for current and projected pupil numbers. The space is, however, compromised due to it being a through route. Furthermore, it is inadequate for a class of 20.

4.3 PP1

The PP1 classroom is grossly inadequate in size, and hence the playroom is also used for teaching. It does not come close to meeting standards for current numbers, or indeed a form of 20.

4.4 PP2

The PP2 classroom is grossly inadequate in size. It is far too small for existing and projected numbers, or even a class of 20.

4.5 Conclusion

Hodder House is extremely constrained as a pre-prep facility. This analysis focuses on teaching space, but the lack of hallway, cloak room space, office space, communal space or learning resource is equally a concern in both the short and long term based on present use.

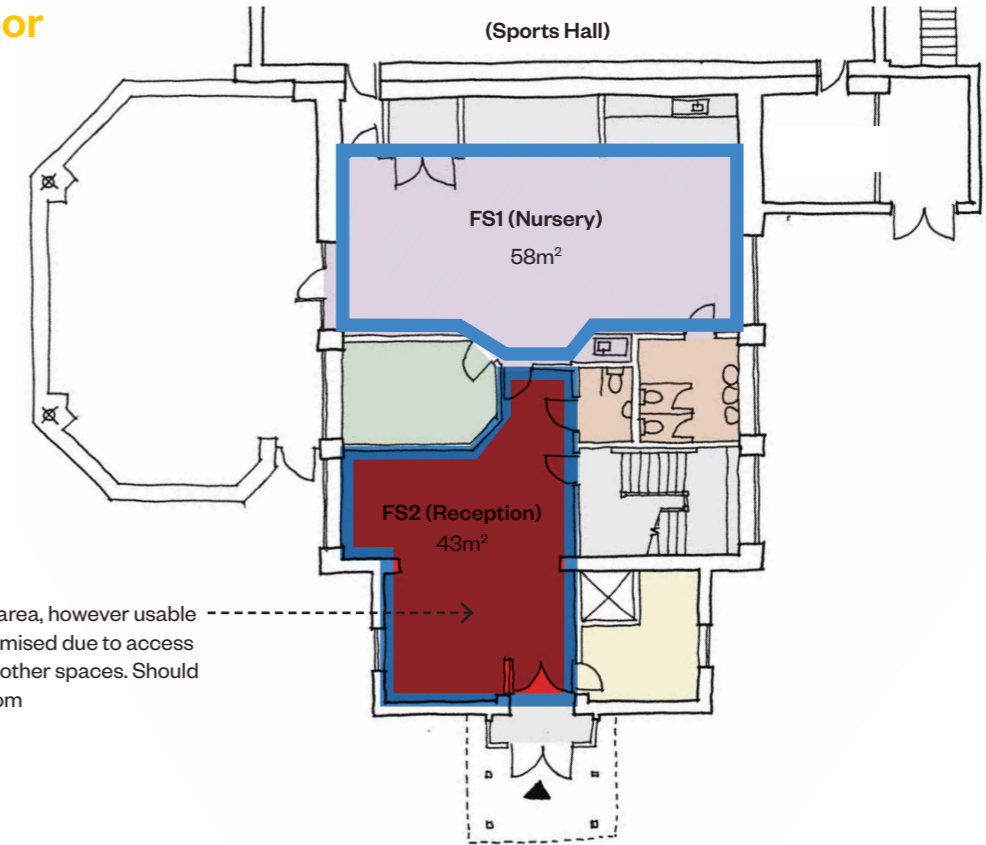
2018/19			
Year	Pupils	Area (m ²)	BB103 Area
Nursery	8	58	23
Reception	13	43	33
PP1	23	35	54
PP2	21	28	50
TOTAL	65	164m²	160m²

2019/20 (current projected)			
Year	Pupils	Area (m ²)	BB103 Area
Nursery	12	58	31
Reception	15	43	38
PP1	15	35	38
PP2	23	28	54
TOTAL	65	164m²	161m²

Ideal short term model (single form)			
Year	Pupils	Area (m ²)	BB103 Area
Nursery	20	58	45-48
Reception	20	43	45-48
PP1	20	35	45-48
PP2	20	28	45-48
TOTAL	65	164m²	192m²

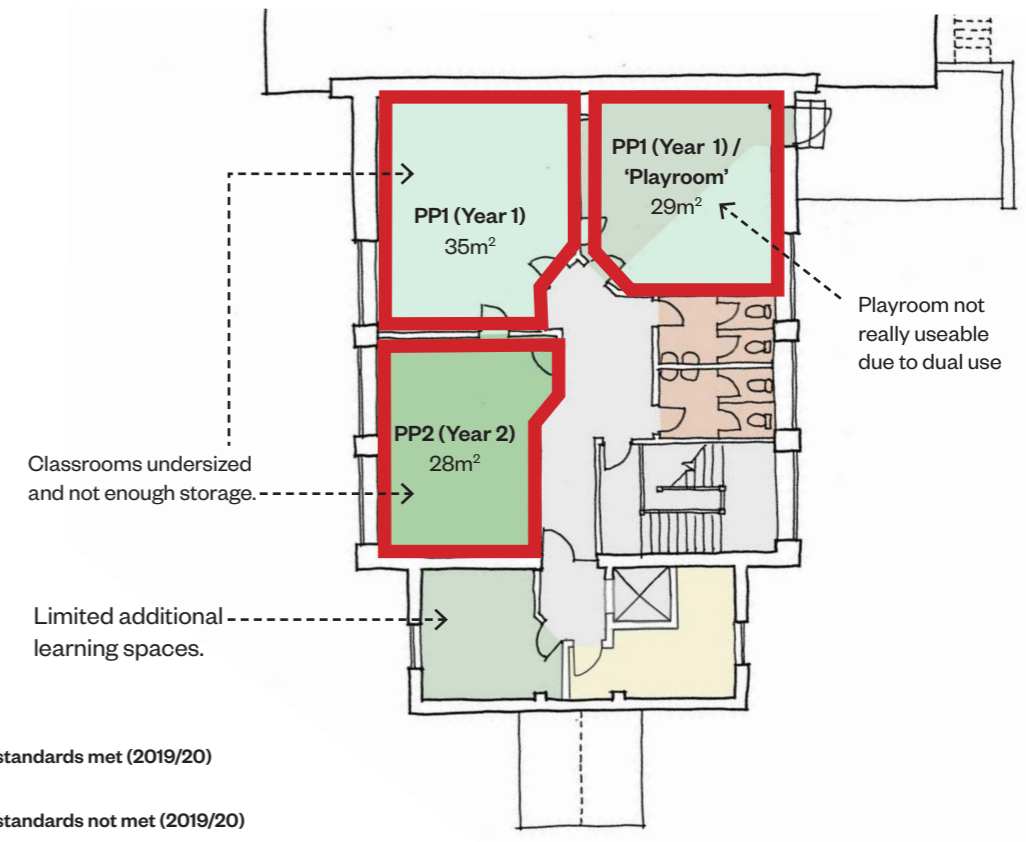
Ground Floor

GIA = 181m²



First Floor

GIA = 178m²



- BB103 space standards met (2019/20)
- BB103 space standards not met (2019/20)

05. Design development option studies

Option 1 - Single temporary building (Option 2 in pre-app)

3.1 Summary

Space pressures at Hodder House can only be realised through additional space. One or more classes need to come out of the building. Furthermore, existing layout issues i.e. no hallway require strategic consideration.

3.2 A new temporary building

It is considered that a temporary building, and non-invasive internal reorganisation of the existing building best meets the needs of the College and to alleviate the pressures faced in September 2019 and the short term.

3.3 Siting

Due in part to vertical teaching for maths and

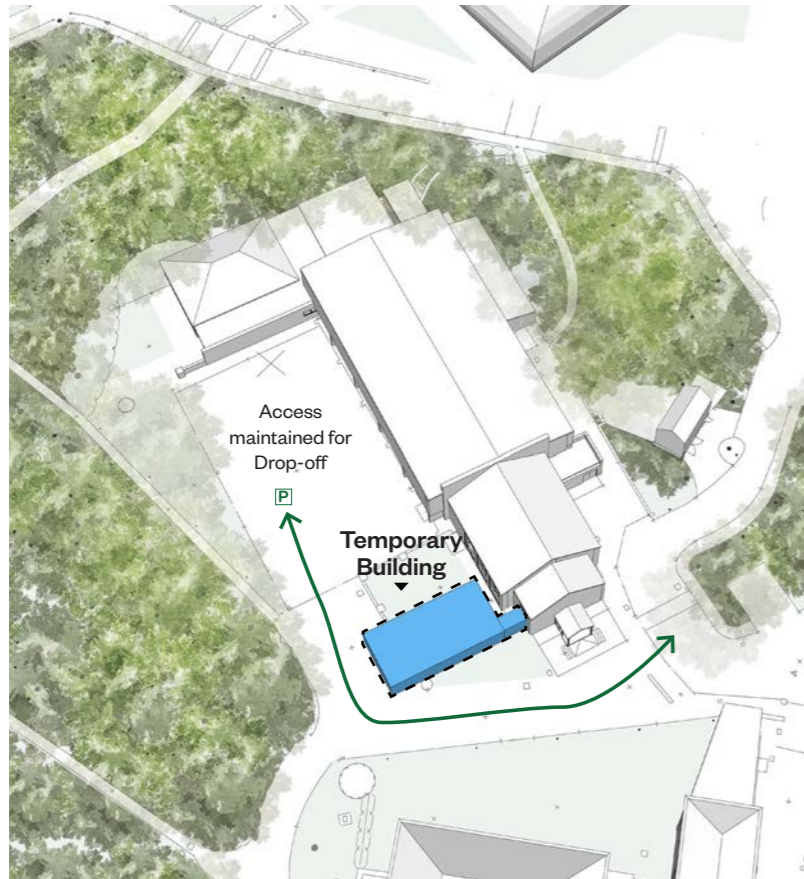
english, additional space must be close by and ideally, connected to Hodder House. The hard play area / car park drop off area is a logical location, but would limit it as a potential building plot. The placement seeks to minimise short term disruption.

3.4 Form

A simple box is the most pragmatic and economic form for temporary accommodation.

3.5 Materiality

The sensitive context requires a well considered approach to materiality rather than a portacabin structure. Timber cladding, for example, would respond well to the woodland locale and compliment rather than mimic historic structures.



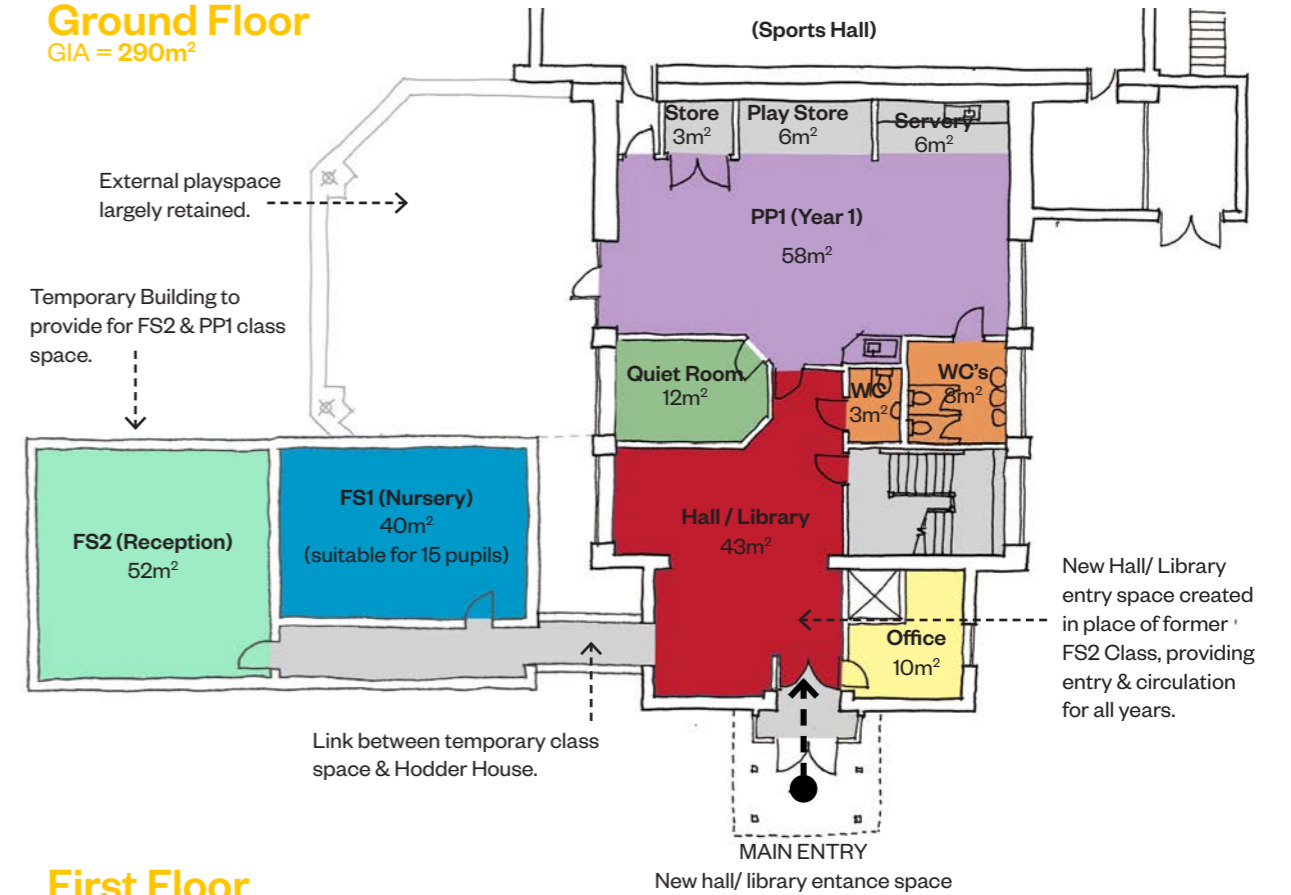
Proposed site plan - temporary building



Precedent - temporary buildings

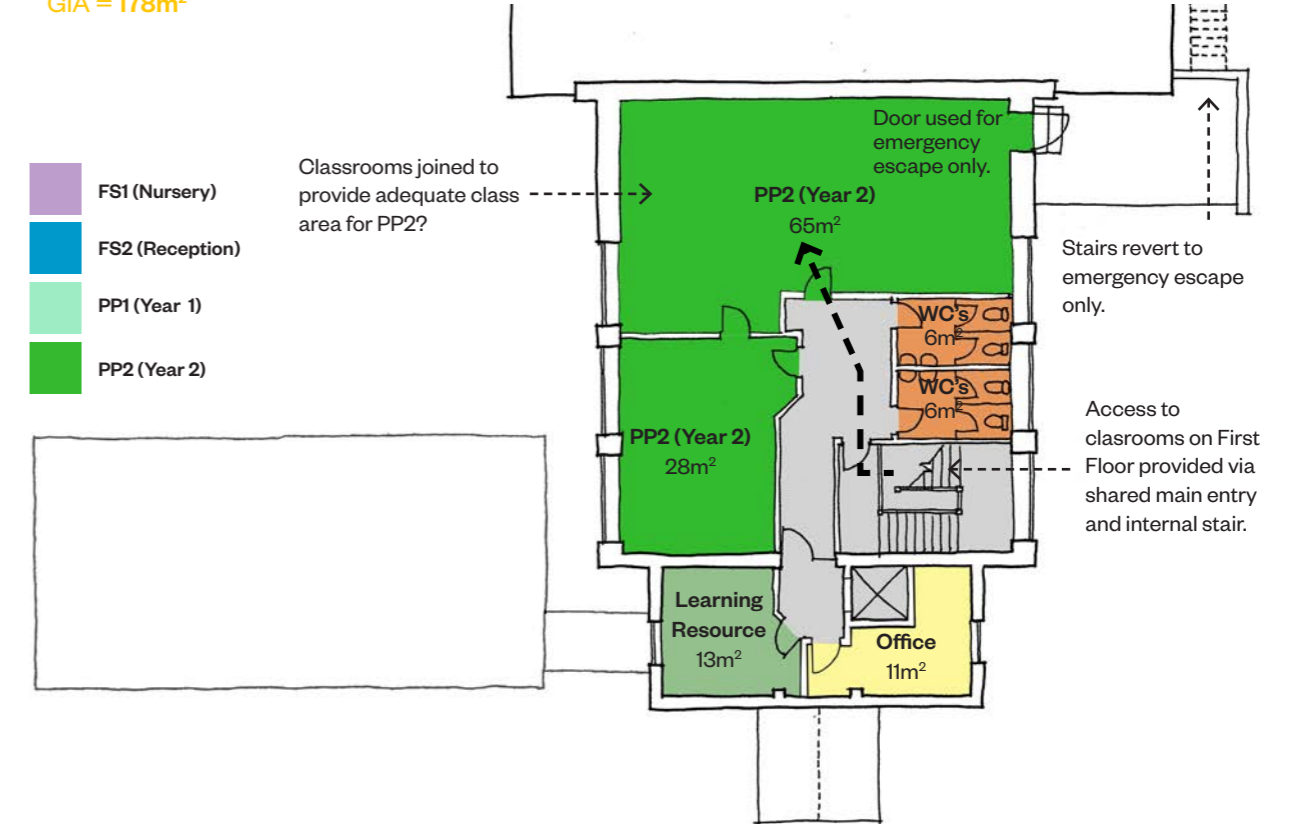
Ground Floor

GIA = 290m²



First Floor

GIA = 178m²



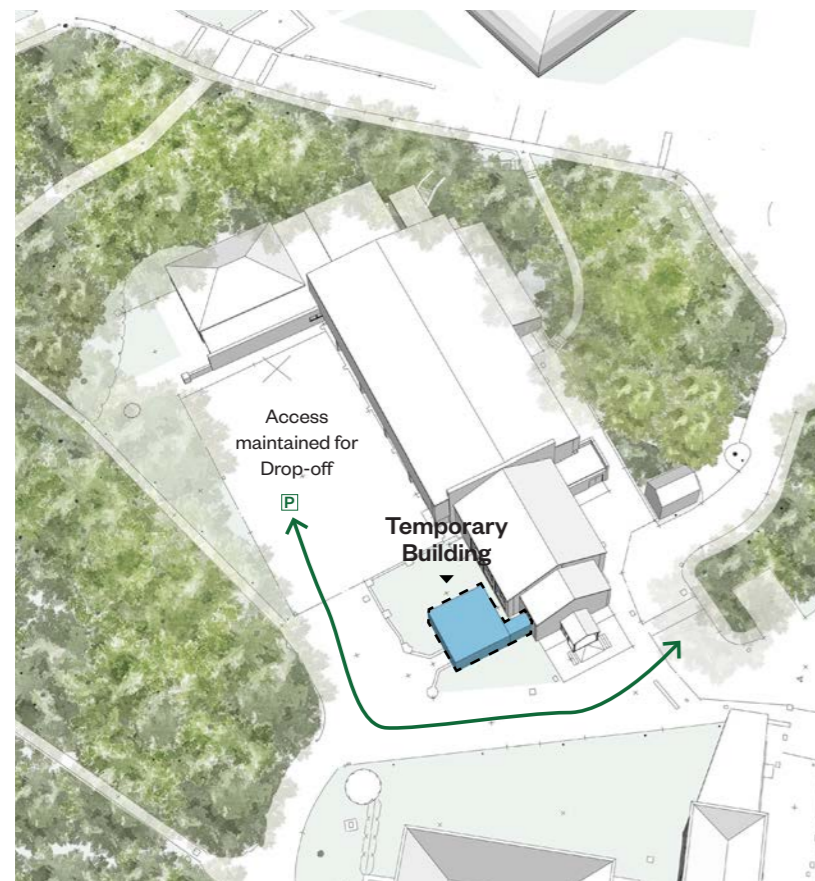
Option 2 - Smaller temporary building and re-locate nursery

3.6 An alternative approach

Consideration was also given to a smaller temporary structure, with the nursery moving to a new location. In this arrangement, all other year groups would remain in Hodder House.

3.7 Nursery to A-Frame building

The nursery would be relocated in the A-frame structure, highlighted on the plan, right. Currently used for staff residential purposes, there would be a knock on to moving the nursery here. See overleaf for plans explaining the possible layout.



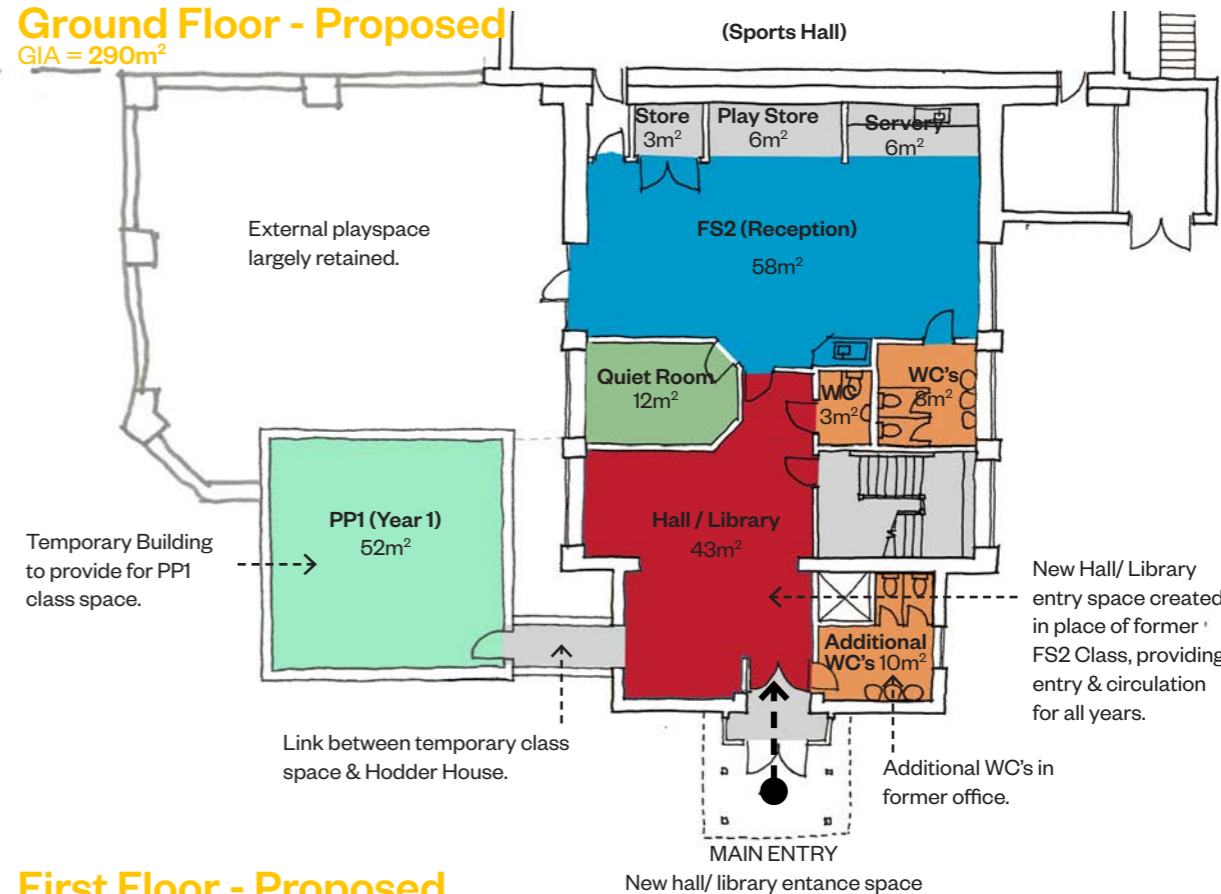
Proposed site plan - temporary building



Precedent - temporary buildings

Ground Floor - Proposed

GIA = 290m²



First Floor - Proposed

GIA = 178m²



Option 2 - Smaller temporary building and re-locate nursery

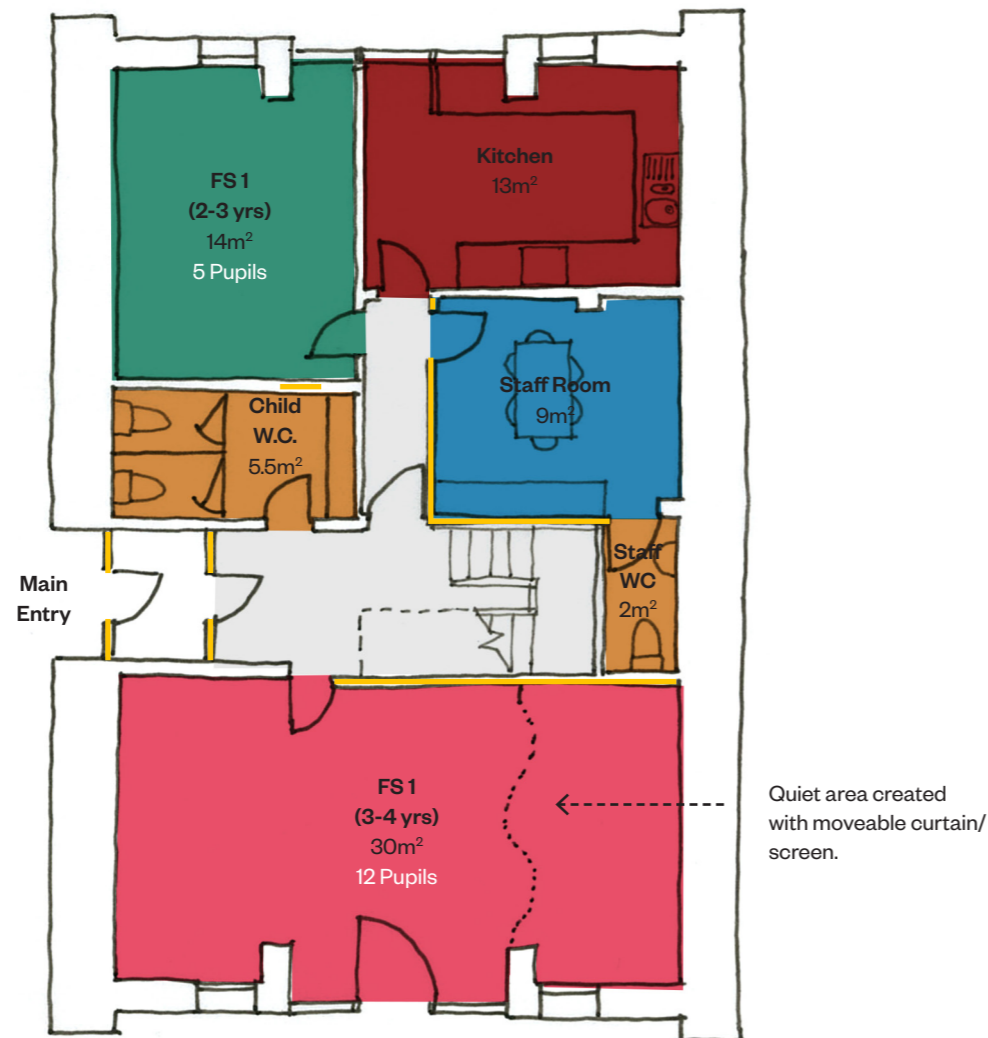
Ground Floor

TOTAL GIA
= 137m²

Total FS1 Class Area: 44m²

FS1 Class Area in Hodder House: 58m²

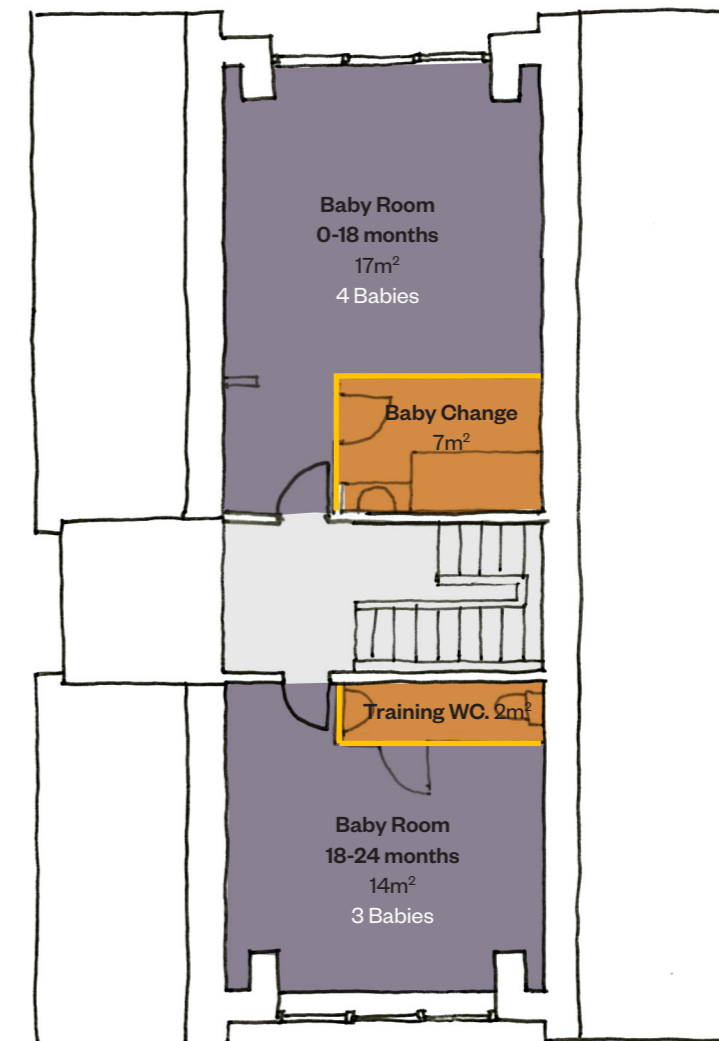
- FS1 (Nursery) 3-4 yrs
- FS1 (Nursery) 2-3 yrs
- Staff Area
- Kitchen
- W.C.
- Store
- New Walls



First Floor

Total Baby Room Area: 40m²

- Baby Room
- W.C.
- Store
- New Walls



06. Long term considerations

Conclusion

To address short term needs, over the next 3-5 years, a temporary building is a logical choice. Of the two developed options, it is option 1 that is preferred for a number of reasons:

- Keeps the pre-prep school in a single location for operational and organisation clarity
- Avoids the need to re-locate staff from the A-frame building into alternative facilities (cost impact)
- Nursery within the A-frame is incongruous with the Masterplan principle of agegroup progression from East to West
- Economy of creating a larger temporary structure once service connections etc have already been established

For clarification, the pre-application document presented Option 1 as Option 2 and vice versa.

Continued evaluation of needs

It has been established that there is an immediate and pressing need for a short term solution to space pressures at Hodder House. However, longer term solutions are also under consideration, albeit significant uncertainty means no firm decisions can be confirmed at this time.

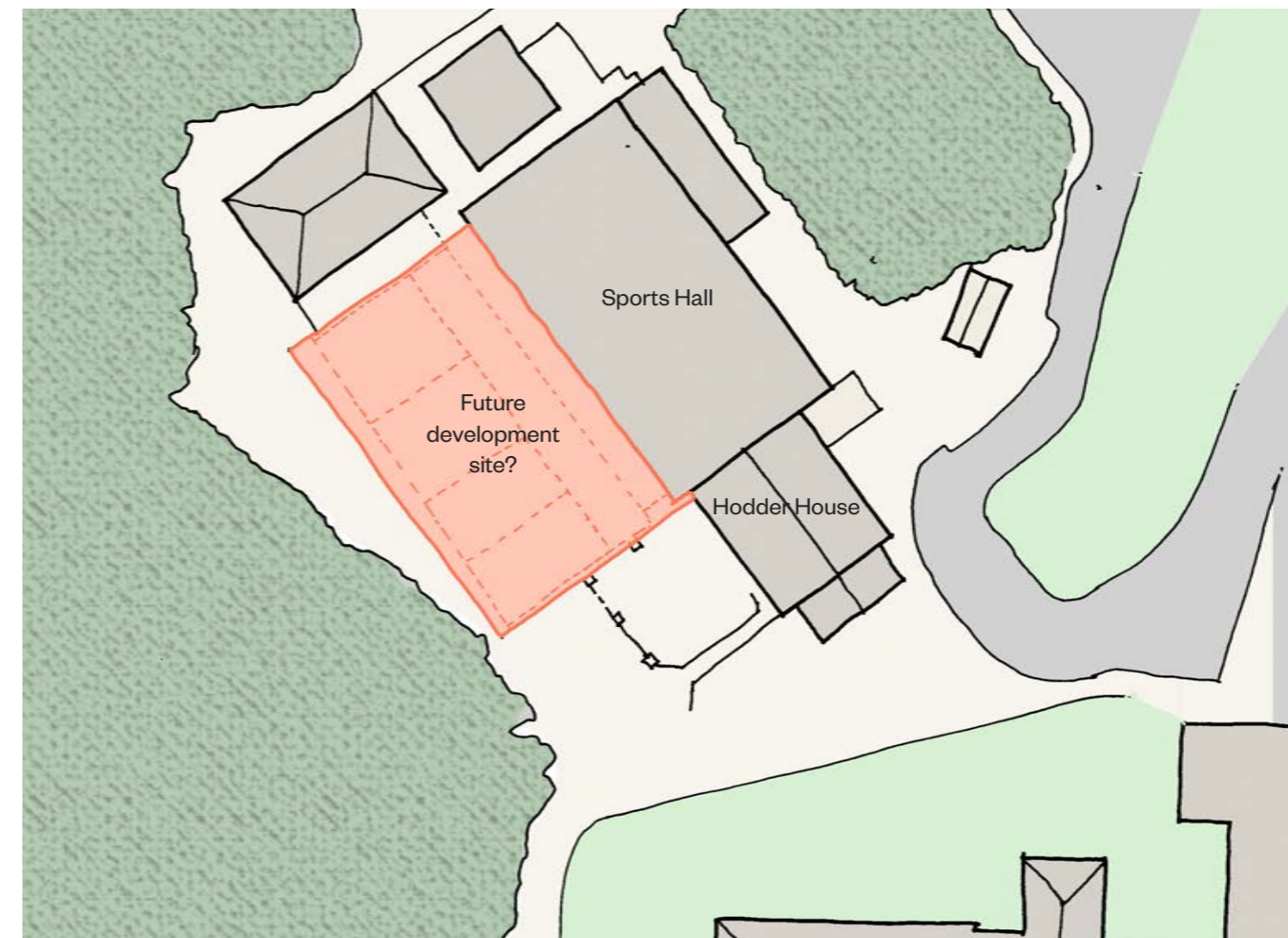
Future pupils number are extremely difficult to predict, particularly in this economic climate. Commercial sensitivities prevent a detailed analysis of current forecasts but there could potentially be a move to two-form entry in the future greatly increasing space demands.

To deliver this, a new pre-prep facility would certainly be required, potentially sited somewhere adjacent to the SMH sports hall as shown on the site plan diagram below.

This application in no way seeks to firmly define the parameters of such a structure and its siting but it can be noted that this location would reflect the recommendations of the Masterplan. Hodder House could possibly remain as the nursery and reception, or be used for another use altogether.

Fundamentally, creating facilities that meet short term needs will hopefully help attract more pupils, encourage retention of pupils and build towards a future expansion.

Alternatively, future numbers may drop off and in this scenario the existing building could be a comfortable fit. To avoid the present scenario, a suitable cap would then need to be placed on numbers.



07. Proposed concept

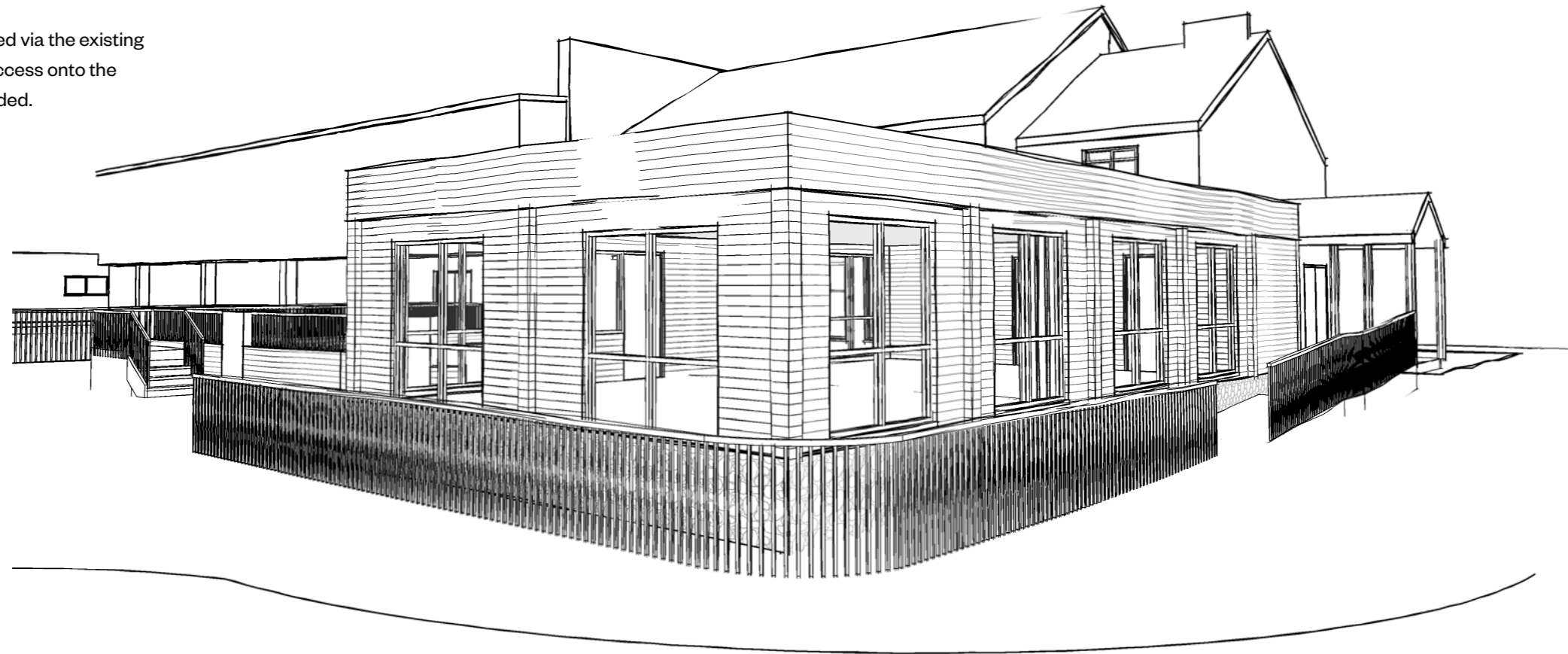
Area - the building will provide **107** sqm of nett internal area to the south west of the existing Hodder House building. Gross external area is **118** sqm

Layout - The plan is providing 2 large teaching spaces for pre prep schooling, with its own WC facilities.

Scale - The building is single storey to be as unobtrusive in the landscape as possible a minimise heritage harm to the setting and nearby listed structures.

Appearance - The building is proposed to be clad in timber to reflect the woodland context

Access - The building will be accessed via the existing lobby of Hodder house, with direct access onto the existing external play area also provided.

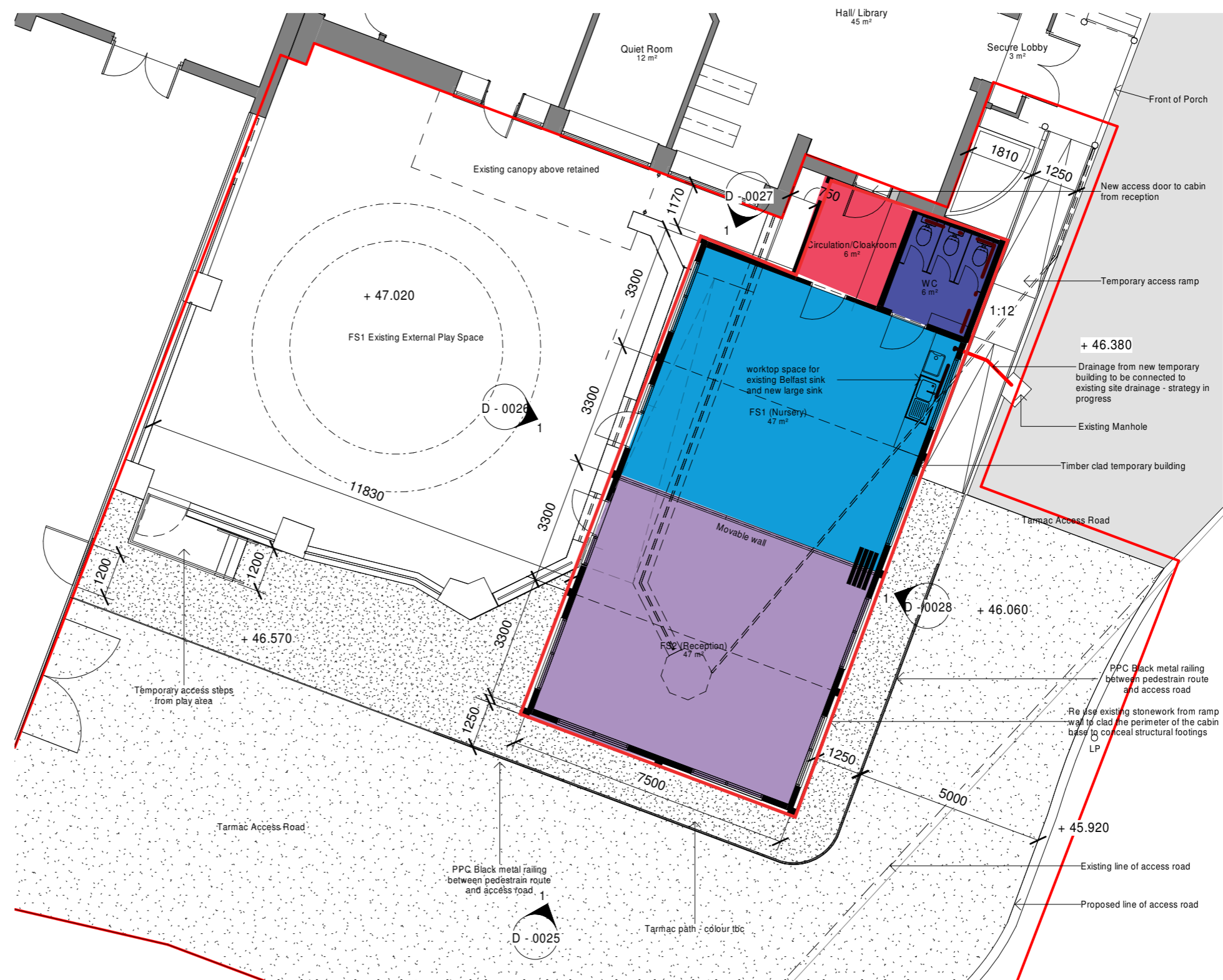


Concept Sketch





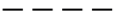

08. Proposed Building Layout

Proposed Layout

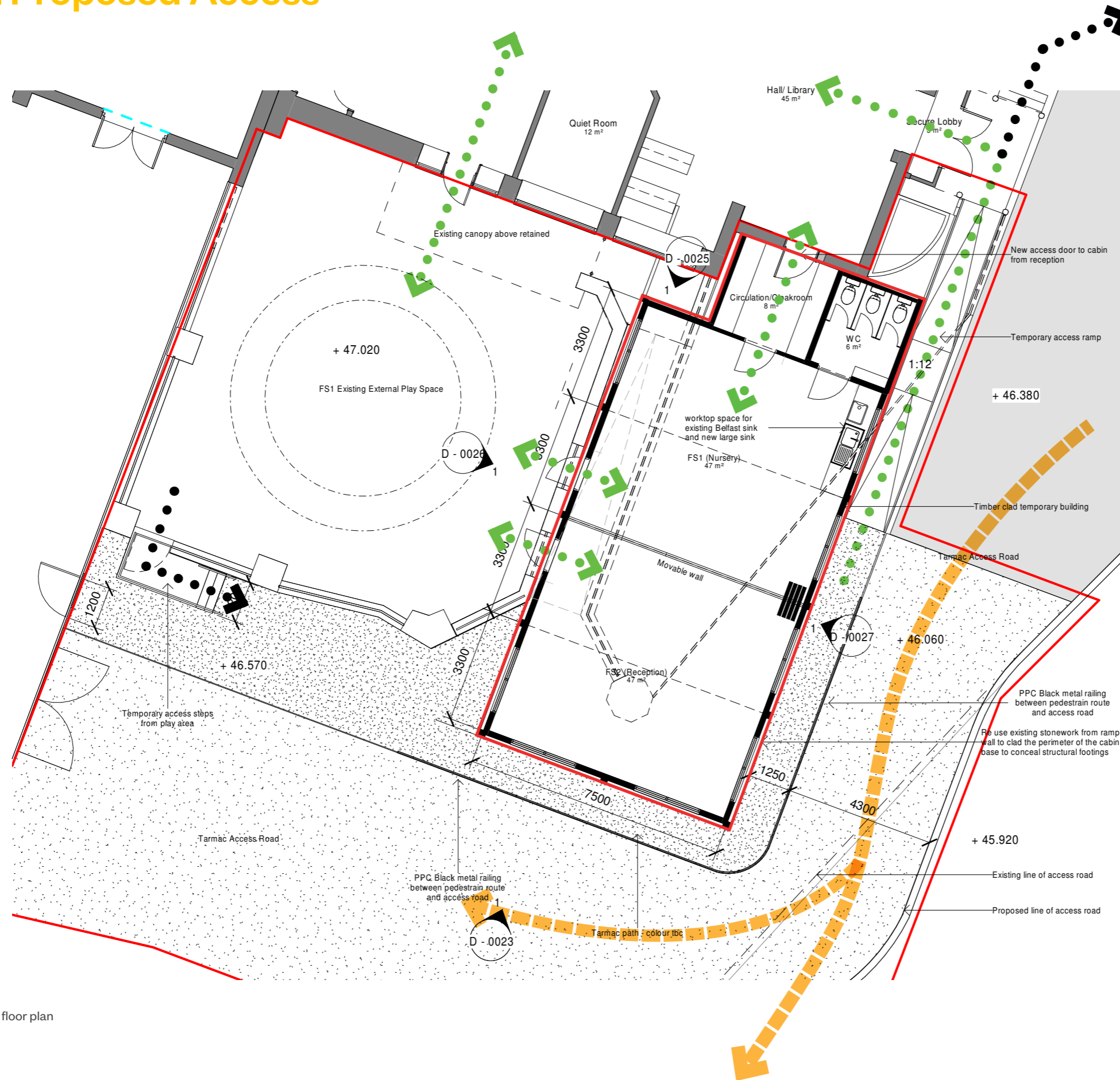
- The layout of the proposed building has been determined by the need to provide teaching spaces for the pre prep classes FS1 + FS2 etc
- The main entrance to the new accommodation is accessed off to the existing main entrance lobby of Hodder House.
- A window opening in the existing building south facade will be expanded to accommodate a door and allow for this route.
- A small intermediate connecting building, housing a cloak room and WCs, provides the link between the existing lobby and new building.
- Adequate space for the pupils (up to 20 pupils per classroom) is essential for the storage of coats, bag etc
- The main building is formed of two large flexible teaching spaces, separated by a movable partition.
- The nursery teaching space requires easy access to WCs, at the NE of the building
- Both classroom spaces have the potential for sinks and worktops to be installed along the south east facade of the proposal.



Accommodation

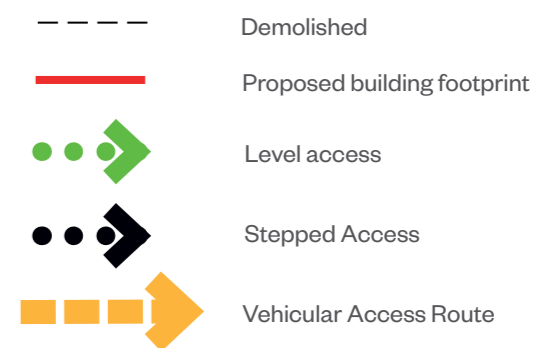
	FS1 (Nursery)	47sqm
	FS2 (Reception)	47sqm
	Cloakroom	8sqm
	WC	6sqm
	Demolished	
	Proposed building footprint	

09. Proposed Access



Proposed Access

- Hodder House is accessed via the St Mary' Hall carpark. Currently, parents drop-off and collect from the hard play space beside the sports hall so car access around the building must be maintained and necessitates localised adjustment to the kerb line to the South East
- The new building will be accessed via the existing lobby of the main Hodder House building
- The new accommodation runs parallel to the existing raised external play space to the south of Hodder House and opens onto this space.
- The modular arrangement of the space allows for vehicular access to be maintained around Hodder House via the existing route.
- A new level access ramp will be accessible
- Additional steps to existing play space providing secondary means of escape
- Level access from both new classrooms onto the existing external raised play space.



Proposed floor plan

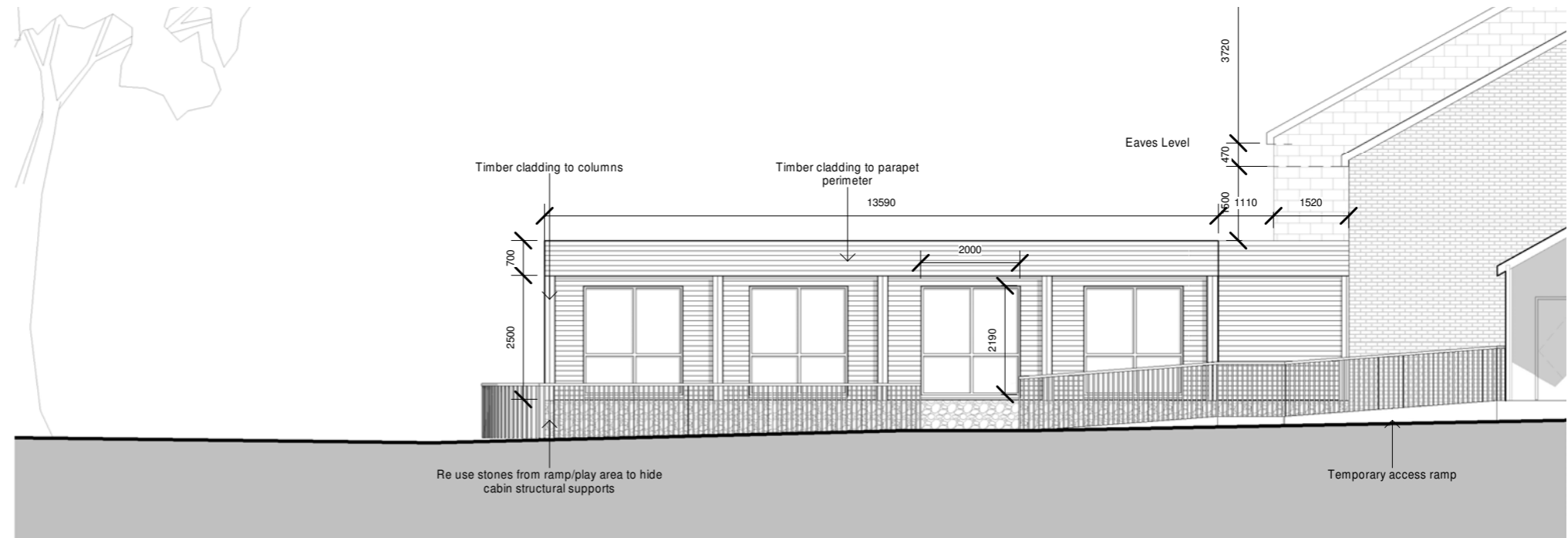
10. Proposed Appearance

Scale

The proposed development has been conceived as a low slung timber clad cabin which sits into the natural topography of this area of the site and reflect the background foliage of the trees and landscaping.

The proposed building will be single storey throughout. This scale adequately provides enough teaching space and amenity for the two classrooms.

Please refer to the accompanying drawings for further detail and all elevations.



Proposed SE Elevation

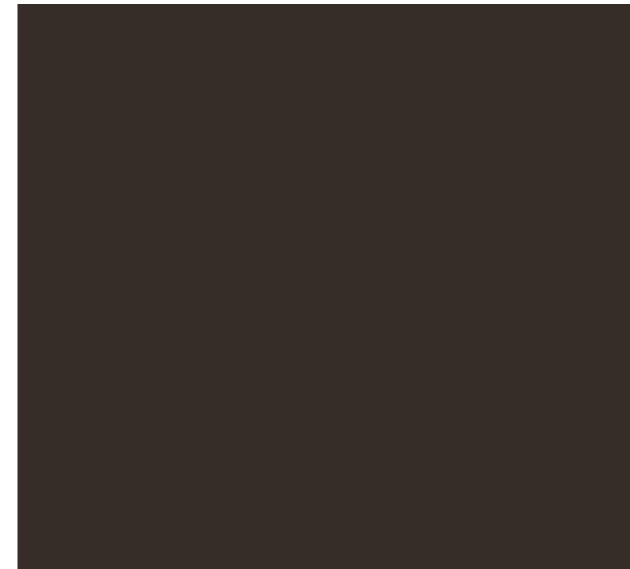
Appearance/Materiality

The external materiality of the proposal has been selected for its simplicity and harmony with its setting and to compliment the existing natural elements used for the main building. It is therefore proposed that natural timber will be used to clad the building.

The proposal has also been designed to respond to that of the existing materiality of the site, with stones from the dismantled ramp being used to dress the base of the building and cover structural elements.



Natural timber cladding



Dark Window frames



Re-used stone to base of building

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