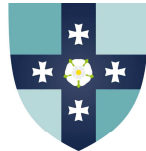


Design and Access Statement

Internal remodelling and refurbishment of existing College 1 Studies to create new English as an Additional Language (EAL) and Learning Support Area

Bootham School | York | YO30 7BU



BOOTHAM
SCHOOL
AGES 3-18



Prepared by

squiresandbrown INDEPENDENT SCHOOL ARCHITECTS
RIBA Chartered Practice

Mallory House | Goostrey Way | Mobberley | Cheshire | WA16 7GY

Rev A – 26 Jan 2019

Contents	Page
1.0 Introduction	2
2.0 Site and Context	3
3.0 Listing and Context	3
4.0 The Existing Space	5
5.0 The Brief	7
6.0 Proposed works	8
7.0 Access	9
8.0 Conclusion	10
9.0 Appendix 1 – Historic Building Assessment	11

1.0 Introduction

- This Design and Access statement has been prepared in support of a Planning and Listed Building Application for the internal remodelling and refurbishment of the existing College 1 (Year 13) studies, which sit within the Grade II* Listed No. 51 and Bootham School Block.
- An Historic Buildings Assessment has been undertaken by Colin Briden, Historic Buildings Archaeologist. The document states that the external elevations have some slight significance and that the interior is not regarded as significant, either historically or architecturally.
- The aim of the project is to create a new, dedicated area for Learning Support and English as an Additional Language (EAL).
- Learning support and EAL are important and significant elements of Bootham School's curriculum. Provision is currently spread across the school, and having a dedicated space for this function will be of huge benefit to the school and its students.
- The school has approximately 100 students who require some form of learning support including students with dyslexia, slow processing skills and dyspraxia.
- Access to bespoke, modern facilities, where students feel that they have a dedicated centre within the school, will undoubtedly enhance the learning experience for the students and provide the teachers with modern facilities in which to deliver specialised lessons.
- Additionally, the school has 120 boarding students, the majority of these coming to England to study from overseas. Centralised facilities to support their English language development are key to their integration into school life and ultimately to their academic achievement.
- The proposals include remodelling and refurbishment of the existing area to create two seminar rooms. Existing spaces will be refurbished to create a testing room, a study space and associated offices, one of which will be enlarged by reducing the size of the cleaners' store.
- This document provides a description of College 1, its historical significance, the site and the proposed works.

2.0 Site and Context

- Bootham School lies within the Central Historic Core Conservation Area in York and is described as an important set of buildings within this setting. The character of this part of the Conservation Area is defined by predominantly brick buildings within a tight urban fabric, which contrasts with the open space to the rear of Bootham School and the playing fields beyond.

3.0 Listing and Context

- A number of buildings at Bootham School are listed (see Fig 1 below) or curtilage listed and it is within this context that the school must move forwards to offer a first class, modern education for the future.



Fig 1: Listed Buildings on the Bootham School Campus. Red line indicates College 1 (at second floor and partially at first floor level).

- The proposed works are to take place within the College 1 area. This sits at second floor and partially at first floor level within the 1902 Gymnasium building (part of/ attached to the Grade II* Listed No.51 & Bootham School Block). See Historic Building Assessment within Appendix A for full listing.



Fig 2: Aerial photograph. Red line shows location of College 1 studies.

- A Historic Buildings Archeologist (Colin Briden) was appointed to undertake a Historic Building Assessment of the College 1 area, and this is included within Appendix A of this document.
- According to the report,

“The external elevations have some slight significance as part of the evidence for a phase of economical post-war enlargement of the School. The refurbished and very plain mid-C20 interior, which is not notable either for its architectural or for its historic importance, is not regarded as significant.”

- The report highlights that no part of the fabric of this area of the building dates to a period before 1956 and lacks architectural or historic interest.

“Although contained within the 1902 Gymnasium building there is no part of the fabric of these Studies which dates to a period before about c.1956. The gymnasium roof was also wholly replaced during the comprehensive alterations which were carried out at that time.

Following removal of the roof and the insertion of a concrete second floor on steel beams the 1902 gymnasium building was raised. The new fenestration, although not unsympathetic to the old, is very much of its time. A single flight stair up to the new floor was provided, rather awkwardly, at the mid-point of the south side and the space divided to form 11 small rooms. The roof was rebuilt as a softwood common-rafter roof, with side purlins, to accommodate the new levels. This 1956 arrangement survives unaltered. The work is plain and functional and lacks any architectural or historic interest beyond the mere fact of its existence. To that extent it marks a point in the history of the School when such remote and unmonitored private study areas were considered acceptable.”

4.0 The existing space

- The existing College 1 area is enclosed and uninspiring. It is not considered to be appropriate as a modern 6th form space.
- The study rooms are dark, uninviting and difficult to supervise. The area is remote from the rest of the 6th form and does not foster a sense of cohesion. In addition, the position and layout of the space creates problems with supervision of students.
- The internal entrance to College 1 is at first floor level, and comprises a corridor, single study space and a stairway to the second-floor studies.



Fig 3: Entrance to College 1 at first floor level



Fig 4: First floor study. Stairway to right hand side.

- At second floor level, the space comprises a corridor with small study rooms to each side.



Fig 5: Existing staircase to 2nd floor level.



Fig 6: Existing 2nd floor corridor looking towards timber fire door.



Fig 7: Existing College 1 study



Fig 8: Existing cleaners' store

- The ceiling follows the line of the roof, with both flat and raked elements.



Fig 9: Ceilina with flat and raked elements.

5.0 The Brief

- The purpose of the project is to remodel College 1 to create a new Learning Support and EAL area.
- Learning support and EAL are important and significant elements of Bootham School's curriculum. Provision is currently spread across the school, and having a dedicated space for this function will be of huge benefit to the school and its students.
- 6th form students will be moved elsewhere, and the new Learning Support/ EAL space will include:
 - 2 seminar rooms dedicated to EAL and Learning Support.
 - A testing space which will be used to assess the language/ learning needs of students.
 - 2 no. offices, one of which is to be enlarged.
 - A small study room with a glazed screen to improve supervision.
 - A cleaners' store.
- The spaces will include improved acoustics, heating, lighting and furniture.

6.0 Proposed Works

Proposed works are as follows:

Remodelling

- Two Learning Support/ EAL seminar rooms are to be created in place of existing College 1 studies. Internal masonry walls will be removed, along with associated architraves, door frames and doors.
- The existing cleaners store is to be reduced in size and a study increased in size to create a larger office. In order to do this, part of the existing masonry wall will be carefully removed and a stud wall inserted.
- In order to support the roof where the walls have been removed, new structural steelwork will be carefully bolted to existing timber purlins, as shown on Structural Engineer's drawings. Steelwork is to bear onto precast concrete padstones, which will be inset into the masonry walls. All steelwork is to be lined out with fireboard and skimmed to finish.
- New windposts will be fixed to the roof and floor and pinned into masonry within the seminar rooms. These are to be lined out with fireboard and skimmed to finish.

Doors and Windows

- All existing internal doors are to be removed and replaced with new timber doors with glazed panels, to allow daylight into the corridors and improve visibility into teaching spaces. The door to the cleaners' door will be replaced with a new timber door with no vision panel.
- 2 no. new doors with fanlights above will be added at the entrances to the new seminar rooms/ teaching spaces.
- Some of the existing fan lights contain Georgian wired glass and others are blocked up. Existing infill/ glazing will be removed and replaced with clear, fire rated glazing throughout.
- The existing external door will be replaced by a new, powder-coated aluminium, etched, glazed door with a profile to match the existing windows. This is intended to allow more daylight to enter the seminar room. The door is somewhat hidden from view externally and is not visible on the elevations.
- A new glazed screen will be inserted into the proposed small seminar room, to improve visibility and supervision from the corridor.

- Glazing bars will be added to the South West facing elevation where they are not already in place, to match existing.

Mechanical and Electrical (M&E)

- The existing heating system will be carefully removed, including all existing radiators and pipework.
- A new heating system will be fitted with new radiators, each in the same position as existing.
- New pipework will be installed, as shown on the Mechanical Services Layout. This will be surface mounted.
- Some new penetrations will be created, as shown on the Mechanical Services Layout.
- New power and data will be installed and a new fire alarm fitted. Wiring will be chased behind plasterboard/ into ceiling voids as required and the surfaces made good.
- New lighting will be added and acoustic rafts will be hung from the ceiling, as shown on the lighting layout.

Finishes

- Existing loft hatches will be replaced with new, flush hatches.
- Ceilings within the seminar spaces will be lined out with fireboard and skimmed to finish.
- Skirtings will be carefully removed and replaced throughout.
- The existing floor finish is to be carefully removed and replaced with a new acoustic underlay and carpet.
- Tiles within the existing cleaners' store will be carefully removed and the wall skimmed to finish.
- Plasterwork elsewhere will be repaired and made good, as required.
- A new timber handrail will be fitted alongside the stairs.
- The space will be decorated, throughout.

7.0 Access

- There are no proposed changes regarding access. Works will not make the building any less accessible than existing.

8.0 Conclusion

- The proposed works involve remodelling and refurbishment of the existing College 1 (Year 13) area which is not considered suitable as a modern 6th form space.
- The proposals are to create a new, dedicated Learning Support and EAL area which will be of great benefit to the school as it has many overseas students and students who require some form of learning support.
- The only external alterations are the replacement of an existing external door with a new, powder-coated aluminium etched, glazed door to match the profile of the existing windows (in the same location as existing). This elevation is rather hidden from sight. In addition, glazing bars will be added to windows on the South West facing elevation to match existing.
- The remaining works are internal and include remodelling and refurbishment to create two new seminar rooms, a testing room, a study space and associated offices, one of which will be enlarged by reducing the size of the cleaners' store. M&E works and general refurbishment and renovation will also be undertaken.
- An Historic Buildings Assessment has been undertaken by Colin Briden, Historic Buildings Archaeologist. The document states that the external elevations have some slight significance and that the interior is not regarded as significant, either historically or architecturally (please see Appendix 1 for full statement).

9.0 Appendix 1 – Historic Building Assessment

**BOOTHAM SCHOOL
BOOTHAM
YORK**

COLLEGE 1 STUDIES

HISTORIC BUILDING ASSESSMENT

*Colin Briden
Historic Buildings Archaeologist*

January 2019

1. INTRODUCTION

This report describes and assesses the College 1 studies at Bootham School, York¹. The assessment has been prepared at the request of the School Bursar, Gavin Blackstone, and is intended to inform proposals for the alteration and refurbishment of this now somewhat run-down area of the School. The proposals do not affect any other areas of the school.

Few historic buildings project quite so much evidence for organic growth as Bootham School. This is partly because older, domestic, buildings were pressed into educational service as long ago as 1846, and partly because changing patterns in both the teaching and the boarding of pupils have necessarily resulted in an almost continuous process of alterations to the fabric. For that reason the detailed description of the affected area will be preceded by a very brief account of the development of the School buildings as a whole. This is largely based on the evidence of historic maps and plans held in the School archive supported by an inspection of the fabric. The relevant items are reproduced and discussed below.

The School was visited on 18th December 2017 and again in July 2018 in the company of Gavin Blackstone and Craig Pierotti, the Estates Manager. The author is grateful to both for making drawings available and for sharing their knowledge of the fabric and its recent history. Thanks are also due to the late John Hurd, a former Estates Manager at Bootham School, who prepared some very helpful historical notes accompanied by a set of sketch elevation drawings illustrating the complex development of the core buildings of the School.

All the relevant areas were available for inspection including the roof spaces.

¹ College 1 and College 2 are the names given at Bootham School to the Lower and Upper Sixth forms, respectively.

2. THE DEVELOPMENT OF THE SCHOOL BUILDINGS

2.1 *History*

Bootham School was founded in 1823 by the Yorkshire Quarterly Meeting of the Society of Friends. Initially it was housed in dilapidated buildings outside Walmgate Bar but in 1846 the fine private house now known as 51 Bootham (built in 1804) was purchased and the School was moved to its present site. Over the following 50 years the original premises were extended by further purchase and development; a programme of building to the rear of the Bootham properties expanded the School into former back gardens and orchards. The number of boys steadily increased from 41 in 1833 to 83 in 1893. Throughout the C19 51 Bootham itself was largely given over to domestic functions while teaching was carried on in a purpose-built Schoolroom block.

At the very end of the C19 the School suffered a serious setback. In the early hours of 12 May 1899 a major fire broke out in the Schoolroom block. Although some areas were patched up and re-opened it became clear that the fire had offered an opportunity to rebuild much of the School in line with more up-to-date ideas on education.

The joint architects were W H Thorpe FRIBA and Fred Rowntree RIBA; the latter was a member of the prominent York Quaker family of that name which also furnished a long serving headmaster (Arthur Rowntree, Head 1899 - 1927) and a later architect (Colin Rowntree: who worked on the buildings of the school, including the College 1 studies, in the mid-C20).

2.2 *Phasing*

Phase I 1846 - 1887

In 1846 No 51 Bootham (then known as 20 Bootham - the street was re-numbered in 1887) was purchased and a rear range and a north schoolroom block added. No 51 had been built in 1804 to face south across Bootham; mid-C19 additions made to the house by the school included the west rear range which by 1899 housed the kitchen and scullery.²

It is likely that the east rear range was added rather later in the C19; but the almost complete removal of its ground floor walls, and the raising of both ranges, has made detailed interpretation difficult.

The footprint of the School which resulted from the post-1846 alterations and additions appears in some detail in the 1851 OS (Fig 1), drawn of course before the fire. Here the Schoolroom block is clearly differentiated from the house and its west rear range. The north elevation of the Schoolroom building as it appeared in c.1880 is shown in a sketch of the School from the north; possibly drawn by a long-serving art teacher, Edwin Moore (Fig 2). A detail of the C19 building on the site of the 1902 gymnasium block can be glimpsed on the extreme right.

² It still does; although the kitchen has been enlarged, partly at the expense of the old scullery.

Phase II 1899 - 1902

Following the 1899 fire detailed proposals were drawn up by the joint architects William Henry Thorp and Frederic Rowntree, both of whom had worked on the Bootham estate previously (Figs 3 & 4). These proposals included a new detached science block and a gymnasium as well as the almost wholesale demolition and rebuilding of the Schoolroom block on its original site. The new buildings were constructed of hard red engineering brick with terracotta dressings to the important elevations and the usual York red/grey stock bricks to the secondary and concealed elevations. The new work (though not the alterations to the old) was outlined in a prospectus issued by the Committee.

A large gymnasium was constructed at the west end of the range and slightly to the north of it. This building (which occupies the site of the earlier gymnasium shown in outline on the 1852 map) was of three stories with workshops on the ground floor and a gymnasium rising through two storeys to the roof. Nearly fifty years later this gymnasium block became the site of the College 1 studies.

Phase III 1902 - 1956

Following the completion in c.1902 of the Thorp and Rowntree scheme major building works at the School came to a temporary halt. However in 1946 Colin Rowntree (a younger member of the same family) produced a number of drawings for such projects as an extension to the Science School, an enlargement of the dining room, and alterations to the Schoolroom block and other areas. One of those other areas was the 1902 gymnasium: for which Rowntree drew up sketch plans (Fig 5) for insertion of a new second floor on which to house some College 1 studies, with a staff room and a classroom on the floor below, thereby extinguishing the original function of the gymnasium. John Hurd believed, on anecdotal evidence, that this work was not actually carried out until c.1956; but either way the studies were eventually built and they are still currently in use by College 1 students.

Rowntree's work for the School - plain, solid, and workmanlike - fully reflected both Quaker distaste for needless decoration and the contemporary atmosphere of post-war austerity.

Phase IV 1956 - 2017

Further minor alterations and changes in room function took place at various locations within the School in c.1977 and 1988 (Figs 6-10). These were almost entirely confined to No 51 Bootham, its rear wings, and the Schoolroom block of c.1902. What few changes were made to the College 1 studies in this period comprised cosmetic refurbishment only; generally the provision of replacement fitted cupboards and desks.

3. THE COLLEGE 1 STUDIES: DEVELOPMENT OF THE FABRIC

Although contained within the footprint of the 1902 Gymnasium building there is no part of the fabric of these Studies which dates to a period before about c.1956. The earlier gymnasium roof was necessarily replaced during the comprehensive alterations to create the Studies.

Following removal of the 1902 roof and the insertion of a concrete second floor carried on steel beams the 1902 gymnasium building was raised in plain brickwork. The new fenestration, although not unsympathetic to the old, is very much of its time. A single flight stair up to the new floor was provided, rather awkwardly, at the mid-point on the south side and the new second-floor space divided to form 11 small rooms. The roof was rebuilt as a softwood common-rafter roof, with side purlins, to accommodate the new full-height second floor (Fig 10). This 1956 arrangement survives unaltered. The work is plain and functional and lacks any architectural, educational, or historic interest beyond the mere fact of its existence. To that extent it marks a point in the history of the School when such remote and unmonitored private study areas were considered acceptable.

4. STATEMENT OF SIGNIFICANCE

Items of significance:

College I Studies (1956)

- The external elevations have some slight significance as part of the evidence for a phase of economical post-war enlargement of the School.
- The refurbished and very plain mid-C20 interior, which is not notable either for its architectural or for its historic importance, is not regarded as significant.

5. LISTED BUILDING DESCRIPTION

YORK

SE5952SE BOOTHAM 1112-1/12/78 (North East side)

14/06/54

No.51 & Bootham School Block to rear incl. John Bright Library & attached railings

GV II*

House, now part of school. Nearing completion in 1804. Designed by Peter Atkinson senior for Sir Richard Vanden Bempde Johnstone, Bart. Brick in Flemish bond with painted stone dressings. Hipped slate roof. EXTERIOR: symmetrical, of 3 storeys with attics and cellars and 5 bays. The windows are sashed with glazing bars and are set in moulded architraves; those on the ground and first floors have cornices, and the ground-floor windows have a sill band and fluted friezes. The central windows of the upper storeys are tripartite, and that on the 1st floor has Ionic mullions and jambs and a segmental pediment. A balcony of trellis ironwork extends across the whole front at 1st floor level. The attic is lit by 3 round-headed dormer windows. The central doorway has sidelights, a door with 6 raised and fielded panels, a fanlight, and a portico with 2 pairs of Doric columns with pilaster responds, supporting an entablature with a bucrania frieze. Modillion gutter cornice. Chimneys to left and right, and 2 chimneys near centre of ridge. To the rear a Library and classroom block added to the designs of WH Thorpe and F Rowntree. 2 storeys. Red brick with terracotta dressings. South-east entrance front has projecting central doorcase with Ionic columns supporting a pediment, segment-arched opening with double doors and fanlight. To the left 2 glazing bar windows. To the right a 2-storey block of 3 windows with chamfered single bay window. North-east front has a 3-window, 2-storey bay at left then a recessed 4-window wing with 4 segment-headed glazing bar sashes on the ground floor, and 4 narrow sashes above, and 2 through-eaves gabled dormers above again. To the right a projecting library block, 4 windows with basement. This facade is articulated with pilaster strip balusters and 4 tripartite sashes on the ground floor with, above, 4 shallow curved bow windows with iron frame cross casements. The block is topped by an octagonal wooden cupola. INTERIOR: of No.51: elegant hall with good stone staircase set between fluted columns and having iron balustrade; several good fireplaces. Interior of Library and classroom block: panelled classrooms on the ground floor. A stone stair with Art Nouveau iron balustrade. Upper corridor has dado panelling. Library or former Assembly Room has wainscot panelling with built-in book shelves, and a bronze plaque to John Bright and another Second World War Memorial plaque. Proscenium arch at north-west end, curved wooden roof trusses supported on stone corbels. SUBSIDIARY FEATURES: the front area has plain wrought-iron railings which extend in front of the portico where they have a central gate. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls: London: 1975-: 60).

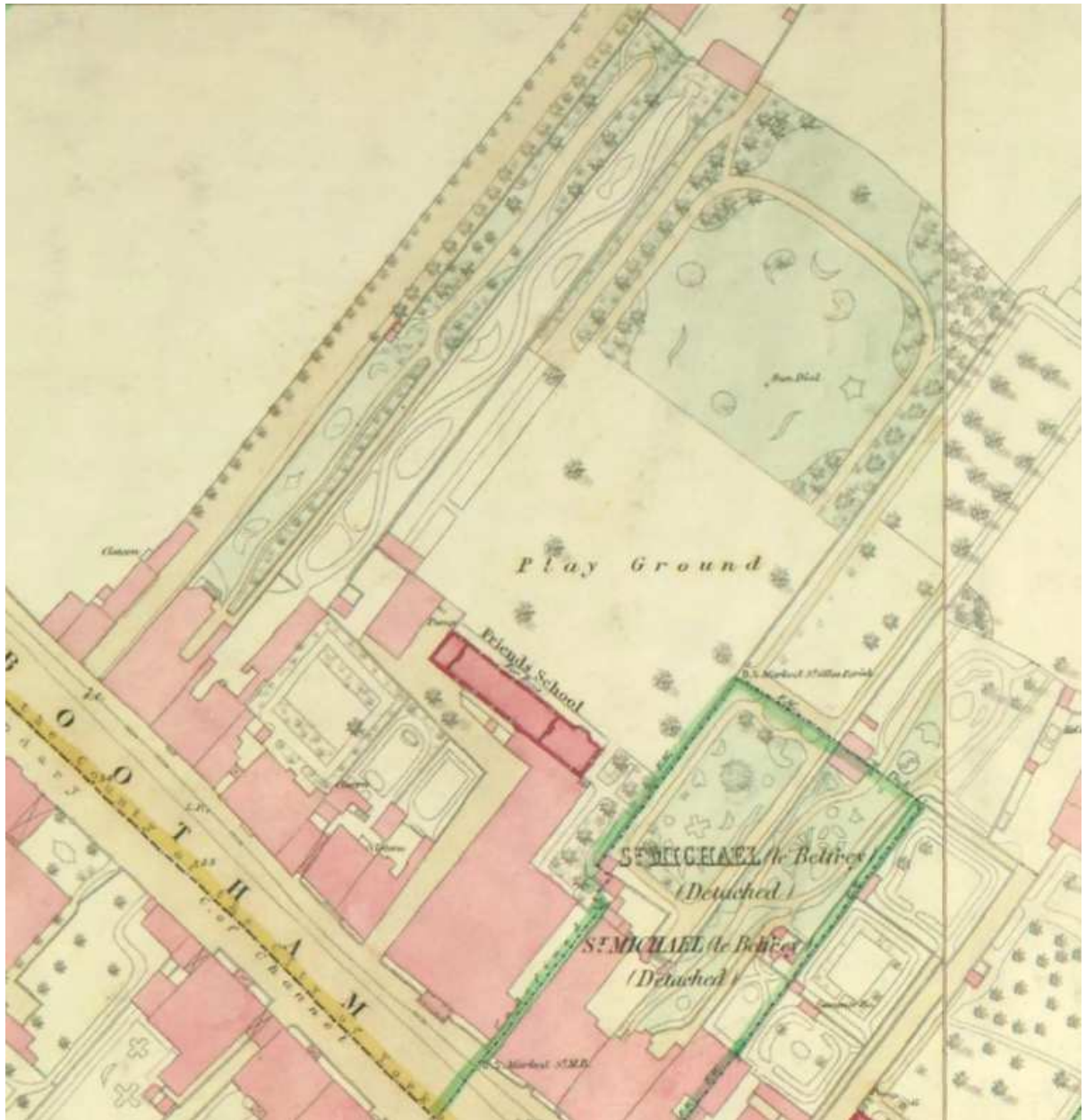


Fig 1 1852 OS

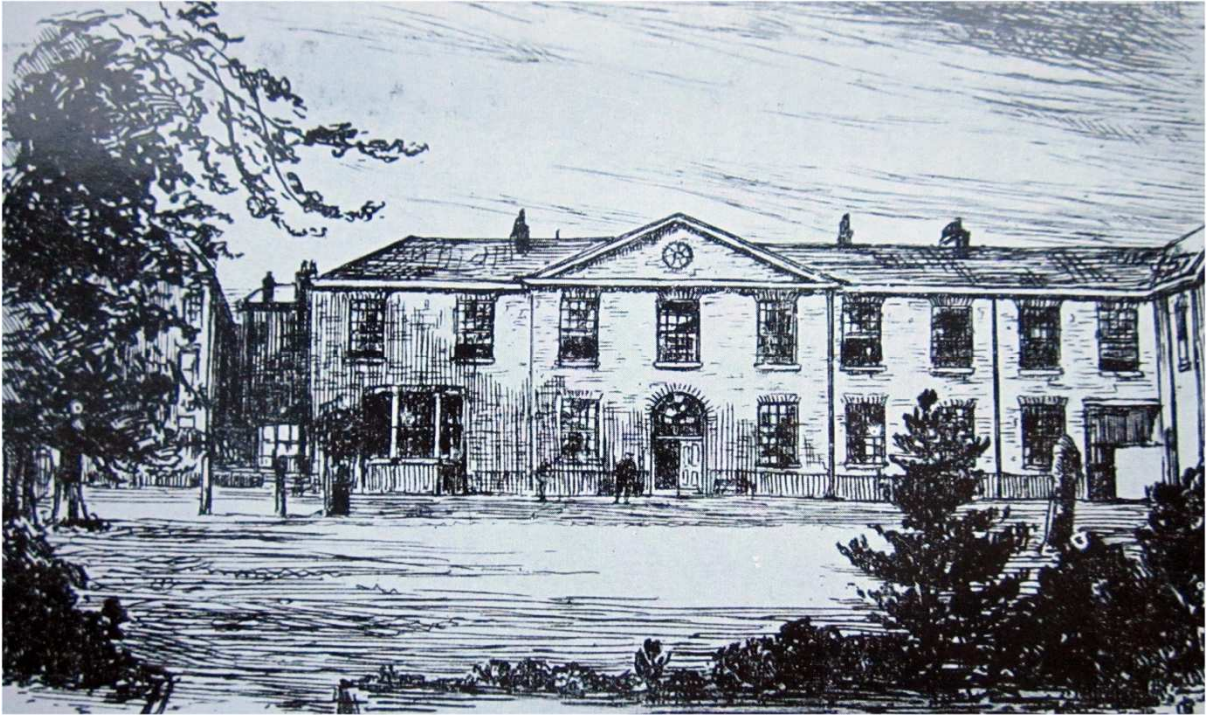


Fig 2 1880 The Schoolroom block from N; predecessor to 1902 gymnasium block on right

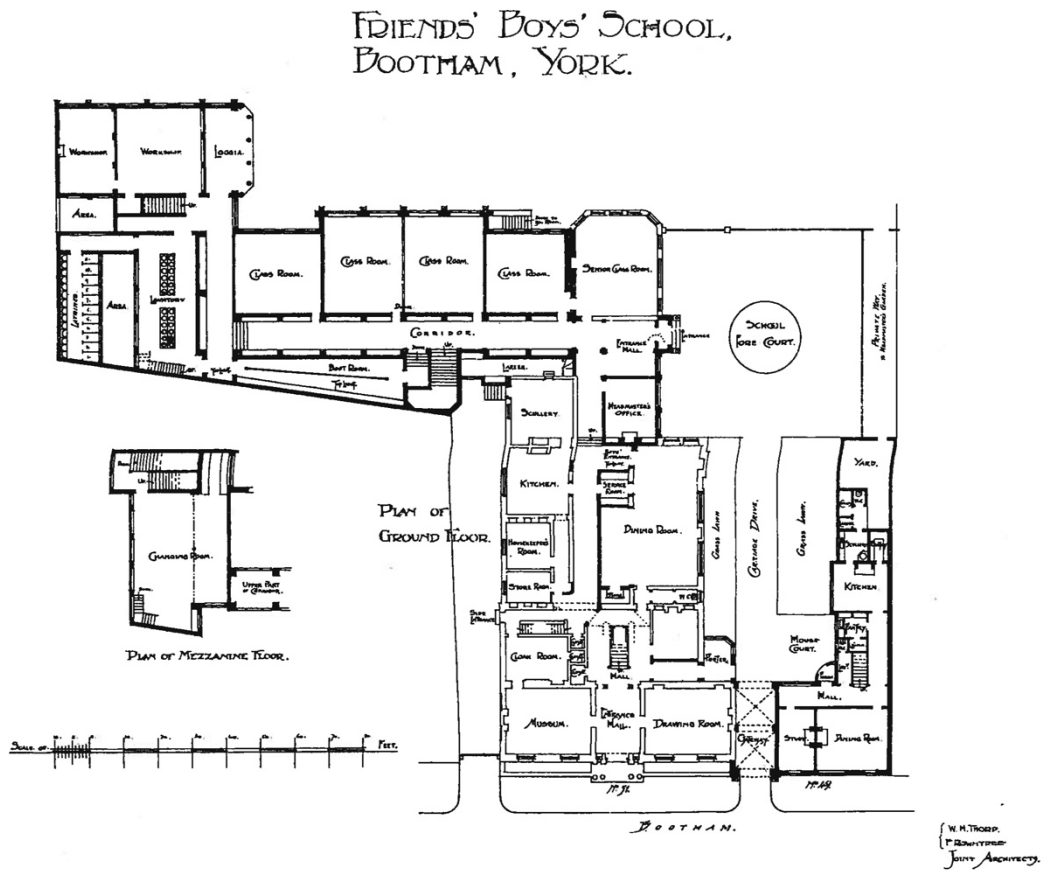


Fig 3 1899 Thorp & Rowntree proposal drawing ground floor

FRIENDS' BOYS' SCHOOL,
BOOTHAM, YORK.

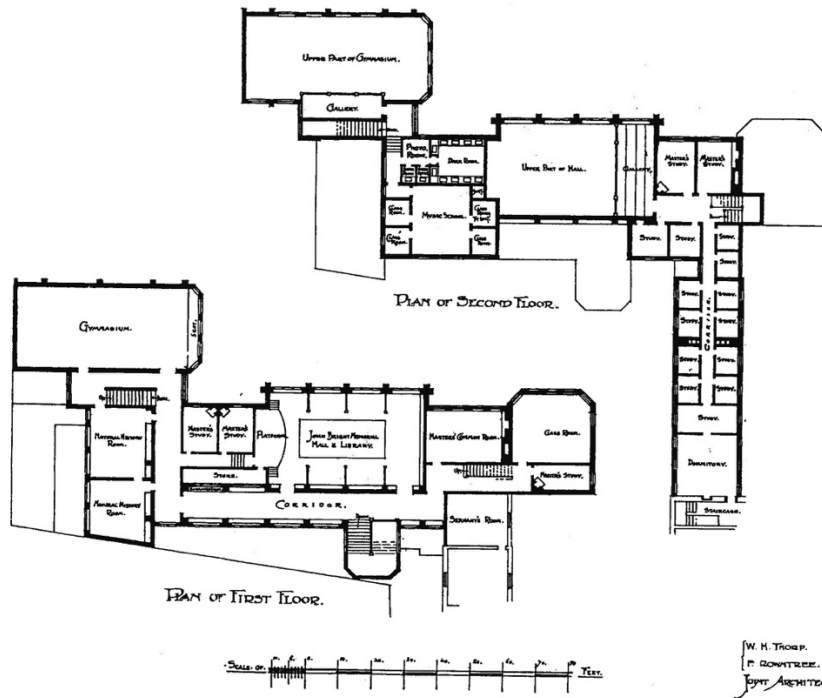


Fig 4 1899 Thorp and Rowntree proposal drawing first and second floors

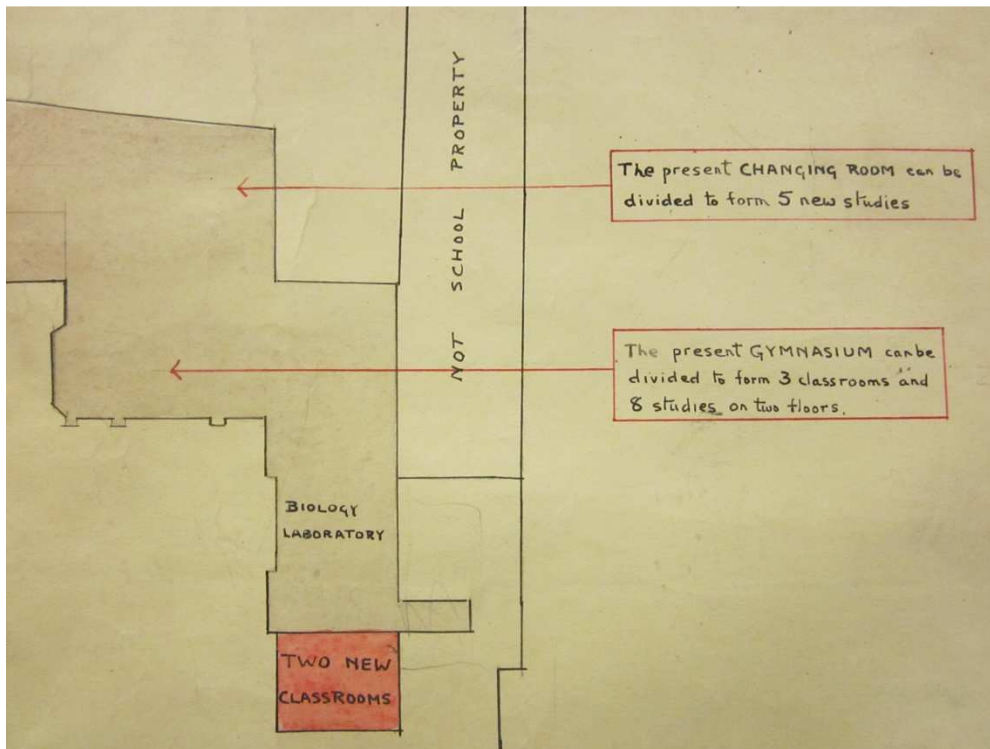


Fig 5 1946 Colin Rowntree sketch proposal for conversion of gymnasium (detail)

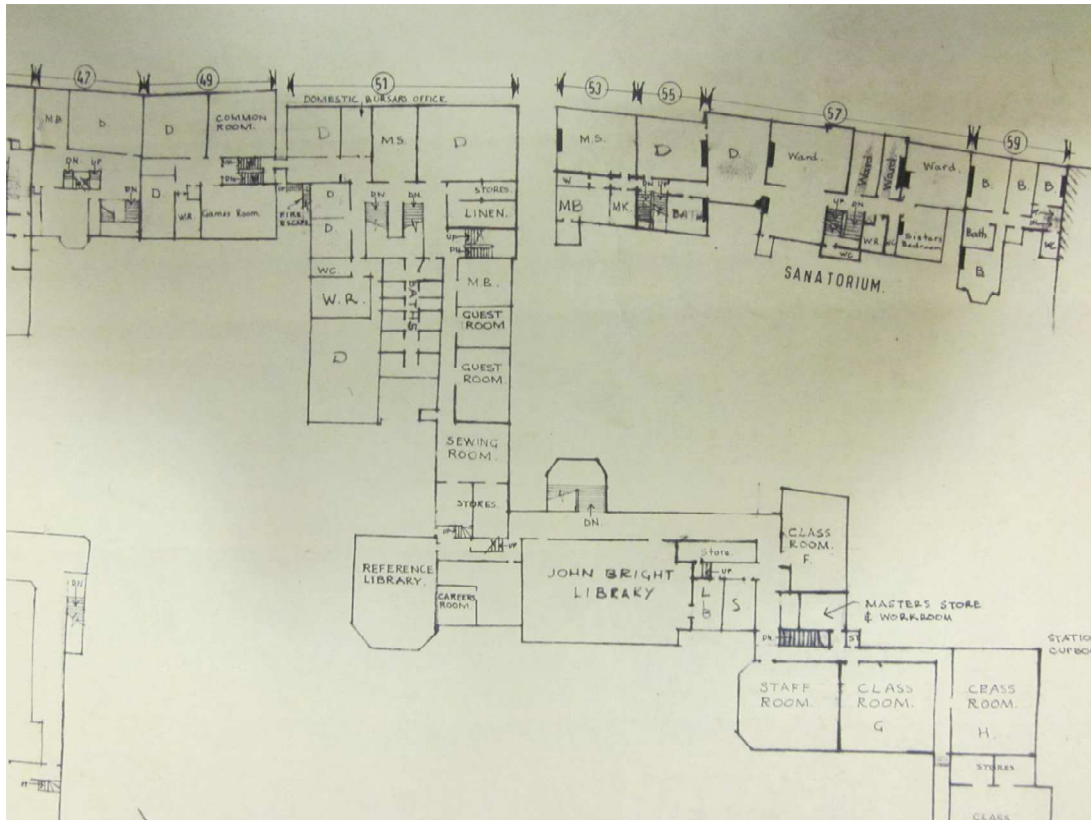


Fig 6 1977 Colin Rowntree survey: first floor showing two rooms in former gymnasium

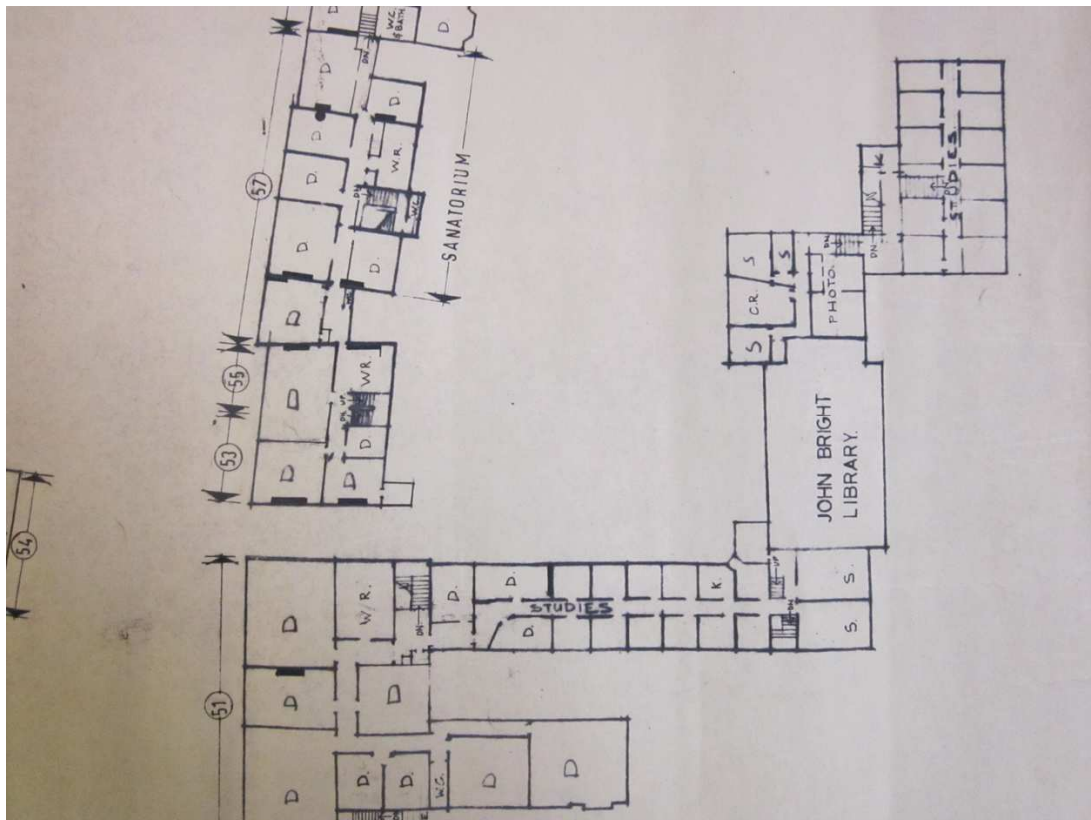


Fig 7 1977 Colin Rowntree survey: second floor showing College 1 studies (top right)

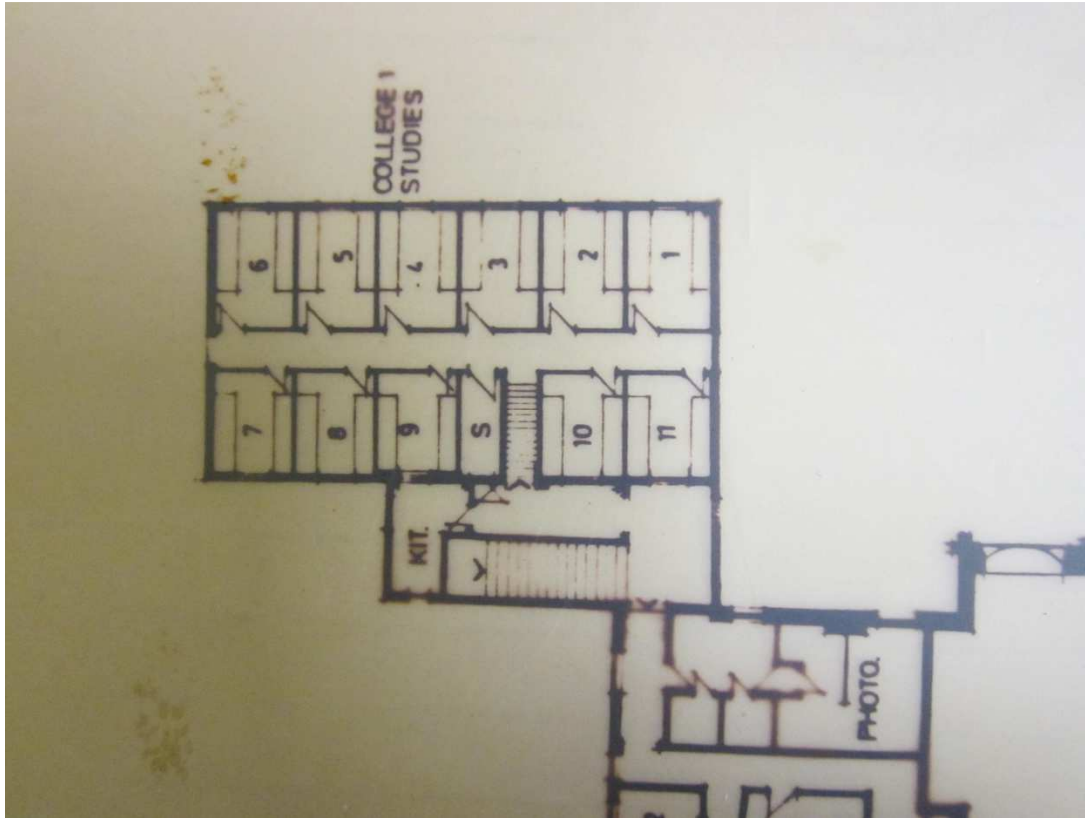


Fig 8 1988 William & Thomas survey: College 1 studies

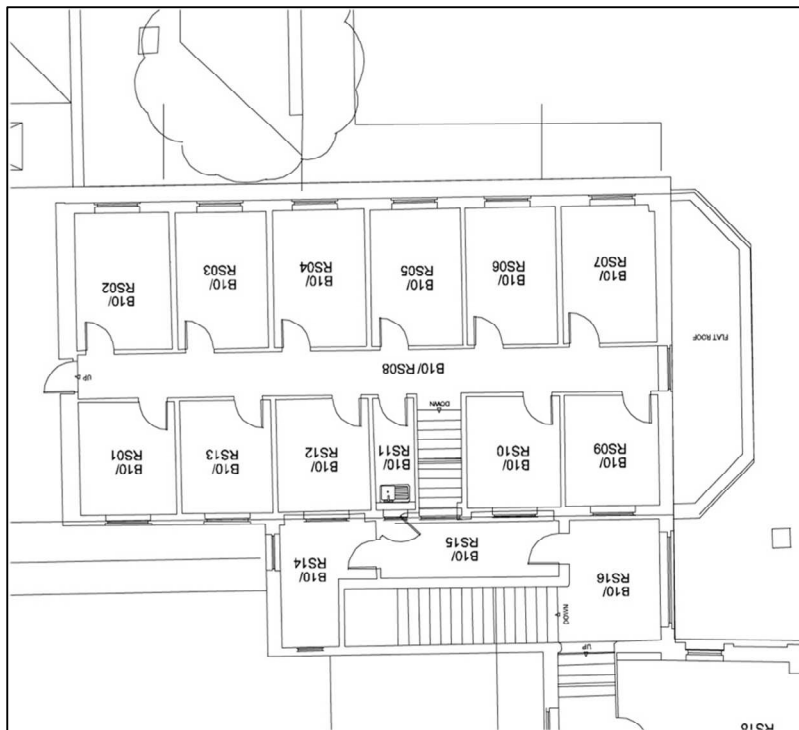


Fig 9 2017 digital survey: College 1 studies



Fig 10: College 1 studies: 1956 roof and brickwork of gable