



Change of Use Application D1: Non Residential Institution (School) to C2: Residential Institution. Broadfield House, Brighton Road, Crawley, Sussex, RH11 9RZ

Design + Access Statement

1.0 Introduction

This Design and Access Statement accompanies the Change of Use application for Broadfield House, Crawley. The application seeks to obtain approval for Change of Use from a Non Residential School (D1) to a Residential School (C2) on behalf of the Tri-Borough Alternative Provision Trust (TBAP) in advance of the Trust occupying the school.

1.1 Assessment

The application site comprises the Grade II Listed Building Broadfield House and its immediate grounds alongside Brighton Road approximately 2.0 miles south of Crawley town centre. The site is bounded by Broadfield Park to the south and east and a small residential development to the north west. Access to the site is a road off Brighton Road with a loop system at the secure access to the site. The site is approximately 0.27ha.

Broadfield House is currently vacant following the closure of the Discovery New School (DNS) in April 2014. DNS had occupied and run the building as a school for approximately 2 years and obtained a Change of Use and Listed Building Consent for the refurbishment and conversion in 2011 (Ref: CR/2011/0064/COU). TBAP seek to occupy Broadfield House as a Residential Institution with, in the first instance, no material alterations to the building fabric. Further potential alterations to the building to suit TBAP will be subject to a separate Listed Building Consent Application in due course.

1.2 Involvement

Searches on the recent and relevant planning history of the site have identified the following approvals.

Reference: CR/2011/0492/FUL

Description: Retrospective Application for Change of Use from Park Land to School Grounds.

Reference: CR/2011/0491/LBC

Description: Retrospective Listed Building Consent for floor strengthening works and fencing.

Reference: CR/2011/0064/COU. 29/03/11.

Description: Change of Use of Building and Part of Park to School, Refurbishment and Alterations.

Reference: CR/2011/0081/LBC. 29/03/11.

Description: Listed Building Consent for Change of Use to School, Refurbishment and Alterations.

The applications noted above all relate to the works to convert Broadfield House from offices to the Discovery New School in 2011. The approvals involved the specific change of use along with detailed proposals for the refurbishment and alterations to the building to suit the use as a school.

Pre-application advice has been sought with the Local Authority to understand the validation requirements for the proposal. Further consultation will be sought with respect to the Listed Building Application in due course.



The Policies Plan has confirmed that the site is outside of the defined built up area and located within Historic Gardens.

1.3 Evaluation

TBAP have secured funding from the Department for Education to operate a residential satellite site for pupils of their existing schools within London. Broadfield House has been allocated as an appropriate site due to its location outside of London and its previous use as a school by DNS.

DNS took occupation of the building in 2012 following a Change of Use and Listed Building Applications to deal with changes to the fabric of the building and address any maintenance issues the property had at the time. This means that the building is currently in a good state of repair and is set up in such a way that TBAP can begin operating from the building without making any materials alterations to the building fabric.

TBAP provides education and support to vulnerable learners in schools in London and Cambridge. The TBAP Residence will be a satellite site to the 'outstanding' Bridge AP Academy. In the first year it will provide enhanced outdoor education experiences for small groups of learner from the four TBAP West-London Academies (maximum 7 learners at any one time in the first year).

. Initially this will be achieved without altering the building as the intake will be limited to 3 to 4 students. Ultimately the Trust intend to provide residential schooling for up to 14 students. The proposed use has received support from the Department for Education and at ministerial level.

Broadfield House is a Grade II Listed building the details of which are noted below:

List Entry Number: 1298871

Location: Broadfield House, Brighton Road

BRIGHTON ROAD 1. Broadfield 5403 Broadfield House (formerly listed as Broadfield Country Club) TQ 23 SE 4/11 21.6.48 II

Circa 1830 residence with wing of circa 1860. Two storeys stuccoed having low pitched Welsh slate roofs with deep projecting eaves. The main front facing east has 5 windows, including a curved 2 storey bow as a centre feature with a veranda projecting from the lower storey supported on 5 square piers and 2 Tuscan columns. The north front is of 3 bays with a small bow in the centre of the upper storey and a veranda below. The windows have jalousies and are glazed with wide centre panes and narrow side panes. Three round floor rooms of the original part retain decoration of the end of the first Greek Revival period. Additions on west side of circa 1860 when a large hall with first floor gallery and toplighting was formed. The entrance in the north front is in this westward extension of 3 bays, which has roundheaded windows.

As previously stated refurbishment works were undertaken as part of the DNS occupation of the building. Any work to the existing building by TBAP will be subject to a separate Listed Building Consent Application. This potential future application relates specifically to the Change of Use element and seeks approval for the Trust to occupy the building without making any materials alterations to the building and therefore doesn't impact / affect the listing.

1.4 Design

The building has already benefitted from the 2012 alterations, designed to enable it to function as a school. The existing plans highlight how the building was last occupied by DNS with rooms identified as classrooms, administration and service spaces. These rooms / spaces can be reallocated to enable the building to function with residential accommodation.

As the maximum future intake is set at 14 students, there is less demand for teaching space therefore, some of the existing classrooms can be reallocated as dormitories. In use the building will be simply divided with



the residential accommodation located on the first floor and the daytime teaching facilities located on the ground floor.

2.0 Use

The school will operate as a C2 Residential Institution with students attending the school for periods of up to 12 weeks at a time.

3.0 Amount

The overall footprint of the building remains as existing at approximately 1050sqm of usable floor space.

4.0 Layout

Shown on the application plans is a layout and configuration which is deemed appropriate to the use of the building as a residential school.

5.0 Scale

The scale of the development is unchanged by the proposals.

6.0 Landscaping

The application site was landscaped as part of the previous approvals with particular attention paid to the site entrance and access. The landscaping does not require further alterations (and therefore approvals) to suit the change of use.

7.0 Appearance

The appearance of Broadfield House is unchanged by the proposals. The previous application included significant renovation and maintenance work which has been undertaken with due consideration to the listing.

8.0 Access

Access arrangements to the site are unchanged and utilise the alterations made during the previous application in order to suit an education use.