

Reddam House- Early Learning School

Attic Refurbishment

Design and Access Statement
June 2026



Reddam House - Early Learning School

Document Control and Issue Sheet

Version	Date	Description
Design and Access Statement	24.6.2026	<u>Design and Access Statement for the refurbishment of the attic, converting existing storage space into an additional learning space with an adjacent break out room and a childrens WC.</u>

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1

Brief

1.1

Introduction

While the focus of this application is on the refurbishment of an existing attic space in the western wing, the brief has been presented to the design team as one with two key objectives, both of which aims to facilitate an increase in pupil numbers and pupil educational provision.

1- Attic Refurbishment

Expand into the Early Learning School (ELS) attic space by integrating the derelict rooms to create single, cohesive open-plan classroom spaces with an adjacent toilet block.

Spatial Transformation: The project involves minor internal alterations including removing small internal walls to maximize usable square footage.

Integrated Facilities: The new classroom will include two dedicated toilets installed via a pod structure and a newly defined communal area and entrance.

2 - Dining Hall & Kitchen Extension

To extend the Early Learning School (ELS) dining hall and kitchen to provide additional seating and operational space for staff and children.

Spatial Transformation: The extension will double to capacity. The extension will reach the edge of the existing astro turf area, creating a seamless flow between the indoor dining environment and the outdoor play space. The current exterior wall to the dining hall will be replaced. This wall is assumed to have been added at a later date.

For the purpose of this application, the focus is on the first objective, namely the first phase of the project - the attic refurbishment.



Reddam House - Early Learning School

1 Brief

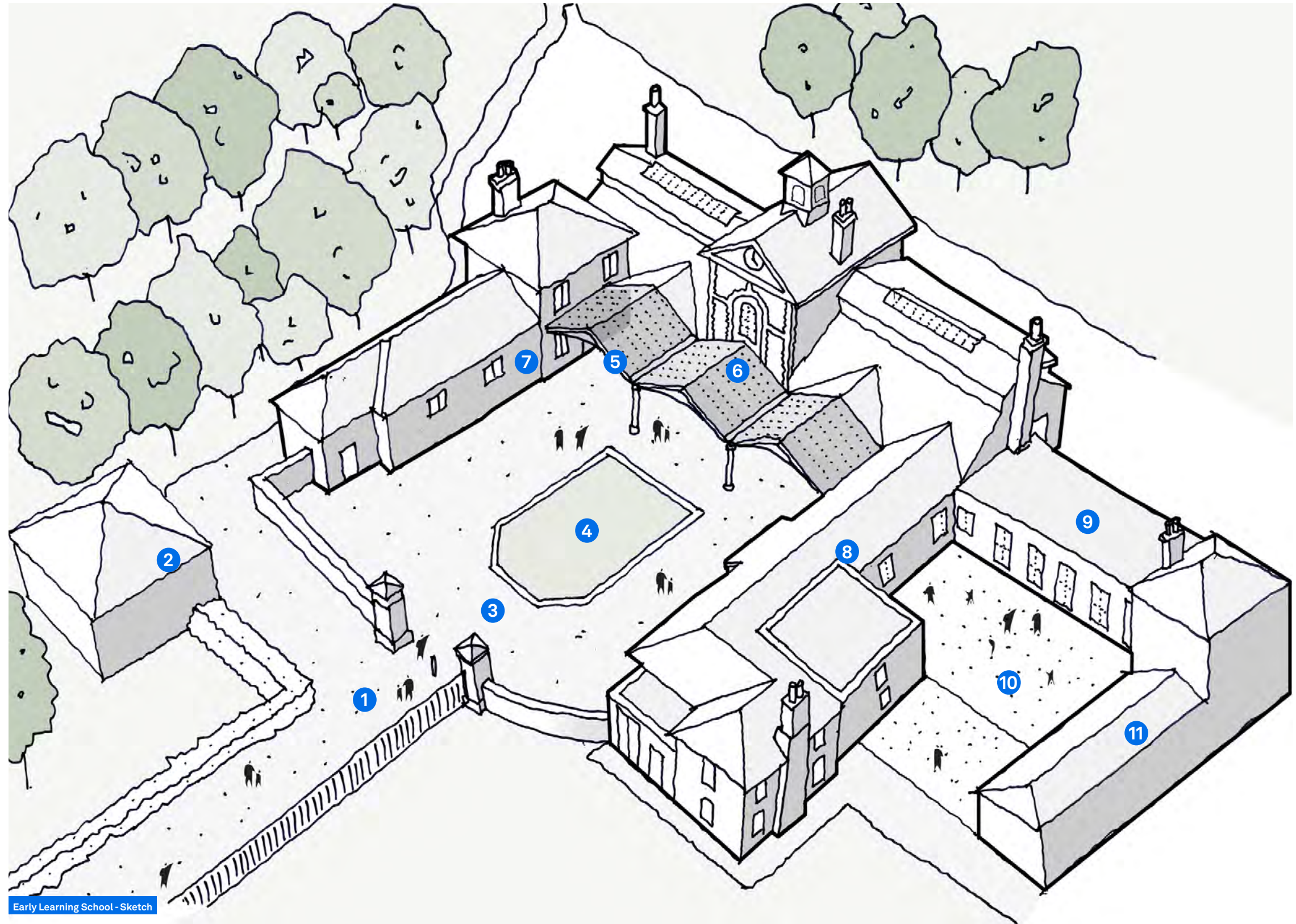
1.2 Introduction

The Early Learning School (ELS) at Reddam House Berkshire provides a co-educational environment for children aged three months to four years. The facility is situated within the 125 acres listed parkland, which is utilised as an extension of the classroom to support outdoor learning and exploration.

According to the school, the architectural and internal design of the ELS emphasises natural light, a lack of plastic clutter, and open-ended resources (often referred to as “provocations”). The spaces are designed to encourage independence and minimise distractions, allowing children to focus on their interactions with peers and materials.

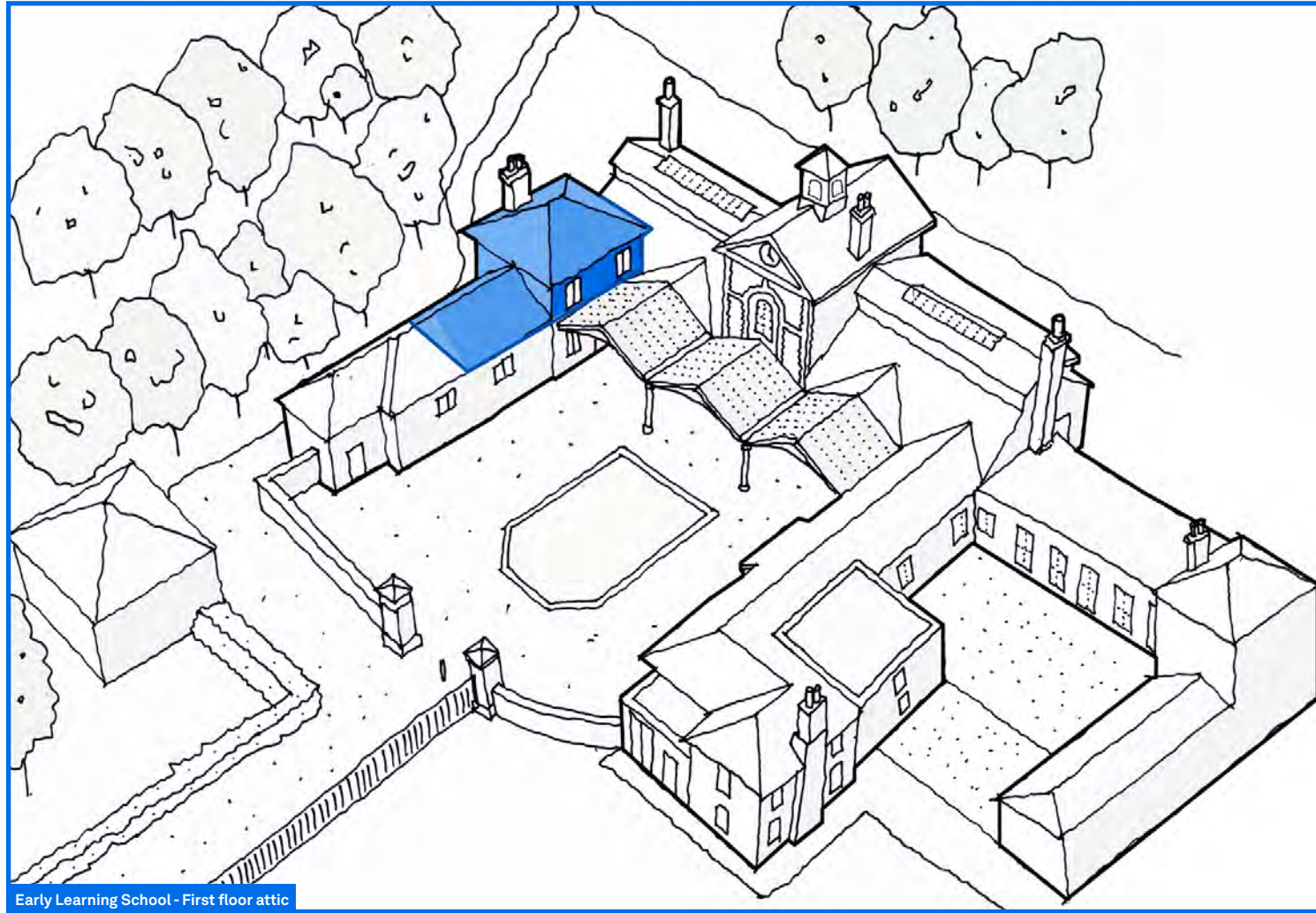
The ELS is the first stage of an “all-through” school model. It focuses on the transition from home to school by maintaining close collaboration with parents. The program aims to develop the self-discipline and independence required for students to progress into the Junior School.

- 1 Arrival approach
- 2 Storage outbuilding
- 3 Forecourt
- 4 Forecourt raised bed
- 5 Historic canopy
- 6 Main entrance foyer
- 7 Western wing
- 8 Eastern wing
- 9 Dining hall
- 10 Outdoor classroom
- 11 Learning space later extension

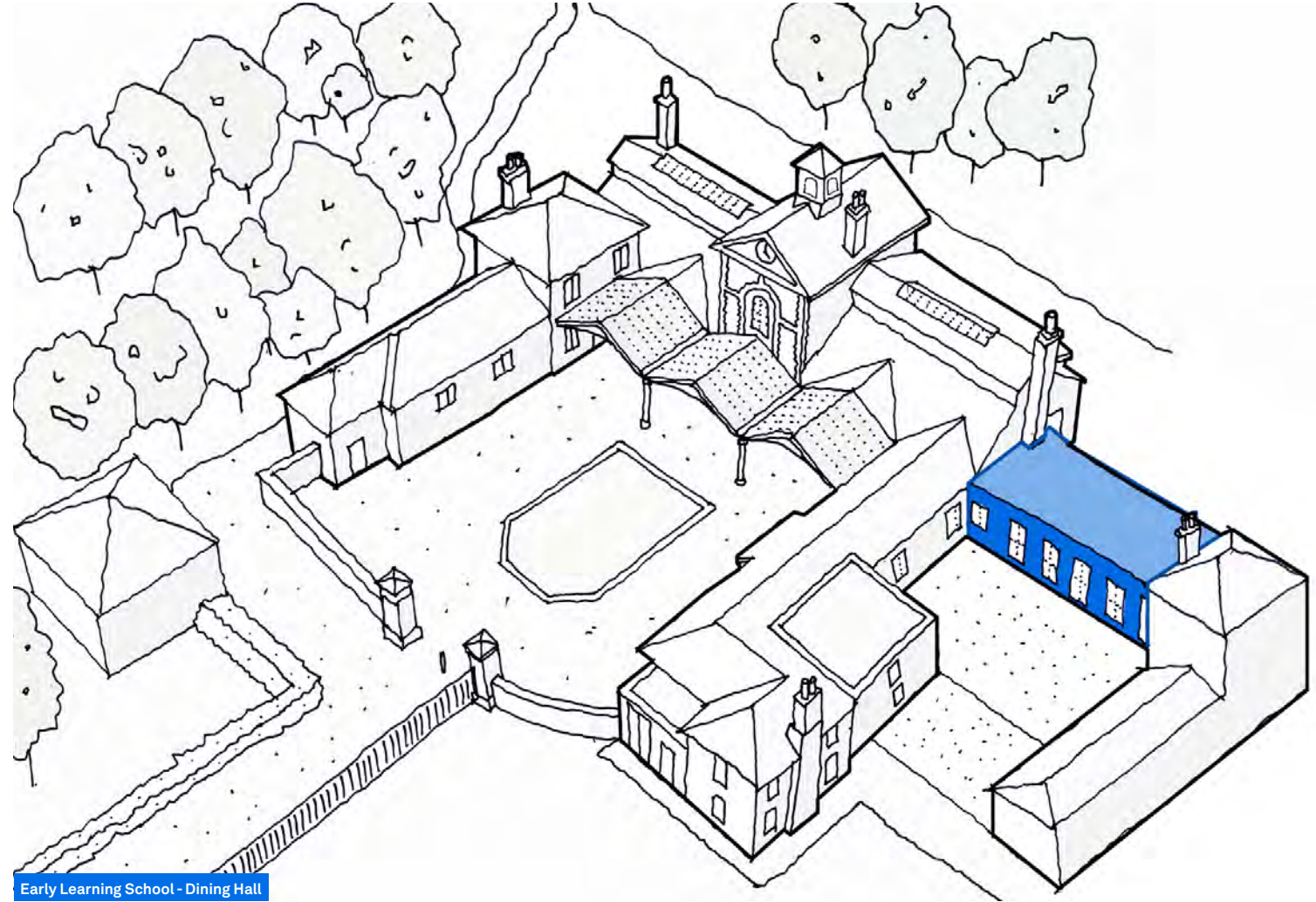


1 Brief

1.3 Objectives and Phases



Early Learning School - First floor attic



Early Learning School - Dining Hall

Phase 1 - Attic Refurbishment

Completion target - September 2026

The objective is to convert the existing ELS attic space into a cohesive, open-plan learning environment. Installation of a self-contained toilet pod and a dedicated communal entrance/lobby will form the basis of the proposal. In order to provide an open plan classroom spaces, removal of non-structural internal partitions is necessary.

For the purpose of this application, the focus is on this phase of the project - the attic refurbishment. A separate application will be submitted for Phase 2, the Dining Hall Extension.



Learning spaces



Material storage



Toilet pods



Play storage

Phase 2 - Dining Hall Extension

Completion target - Early 2027

The second phase of the project aims to expand the Dining Hall and kitchen facilities to double the current capacity and improve operational efficiency and pupil/staff experience. The proposal will double the number of seats available. Replacement of the existing front exterior wall to create a seamless transition between the indoor dining area and the adjacent outdoor play space.



Dining tables and chairs



Kitchen



Servery

1

Brief

1.4

Vision - Attic Refurbishment

What are the fundamental principles that will be the foundations for the refurbishment works at the Early Learning School at Reddam House School? How can they underpin the emerging design and create an inspiring place for Reddam House's youngest pupils to learn and importantly, to have meaningful fun?

We will continue to appraise the emerging designs against these principles, ensuring the project maintains its vision at each stage.



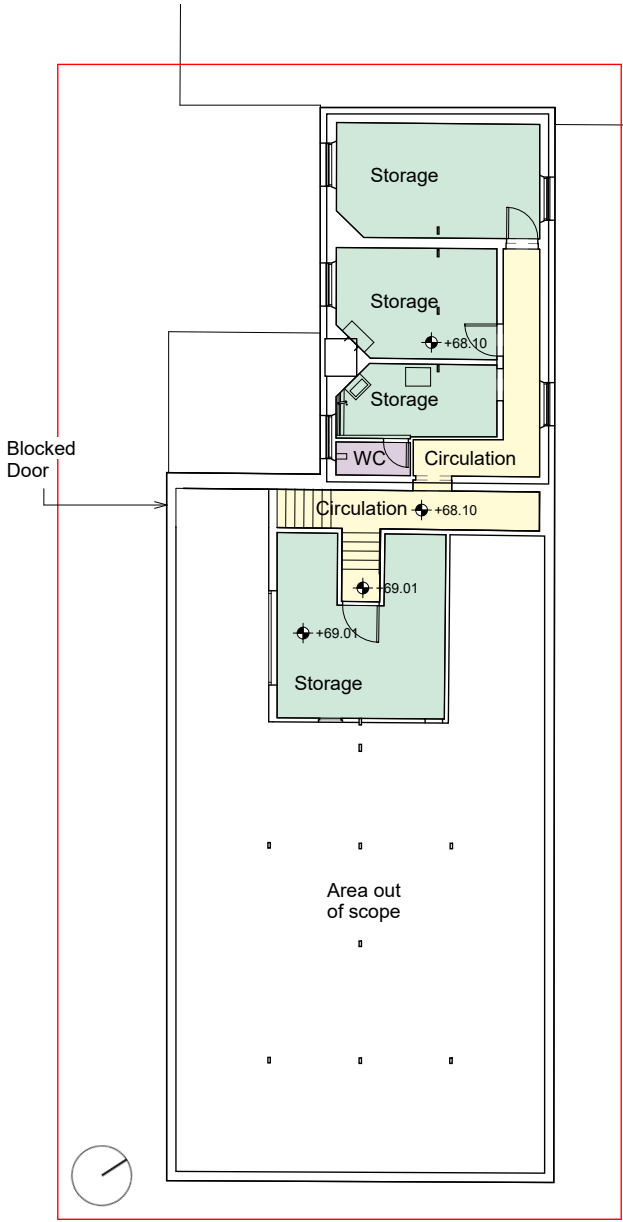
1

Brief

1.5

Proposed Area Schedule - Attic Refurbishment

The adjacent Accommodation Schedule outlines the area requirement for the refurbishment of the attic space, as set out by the brief.



Existing Attic Plan

77.5m²

Total Proposed GIA

55m²

New Learning Spaces

~9%

Learning Space Uplift

16

Additional Pupil Capacity

5

Shared tables to add

2

Toilet Cubicles to add

Reddam House - Early Learning School -

Attic Refurbishment (Existing)

Haptic Architects

Project Number

909

Project Code

RELS

Date / Rev

19/06/2026

Planning

Attic (Existing)						
Space	Users	Capacity	Quantity	Total Area (m2)	Dimensions (m)	Occupancy
ELS Footprint (Including outbuildings)				1270		
Attic GEA				88		
Attic GIA				77.5	Approx 15x5m	NA currently storage

Space	Users	Capacity	Quantity	Total Area (m2)	Dimensions (m)	Occupancy
WCs						
Enclosed Toilet	Not in use	1	1	1.6	Approx 1.8x0.85m	
Storage						
Storage Room 01	Staff	-	1	15.0	Approx 5.0x3.0m	
Storage Room 02	Staff	-	1	11.0	Approx 4.0x2.8m	
Storage Room 03	Staff	-	1	7.3	Approx 4.0x1.8m	
Storage Room 04	Staff	-	1	17.8	Approx 4.0x4.7m	
Circulation	Staff	-	-	17.3	-	

Total area of practical space	52.7
TOTAL (inc. circulation)	70.0

Reddam House - Early Learning School -

Attic Refurbishment (Proposed)

Haptic Architects

Project Number

909

Project Code

RELS

Date / Rev

19/06/2026

Planning

Attic (Proposed)						
Space	Users	Capacity	Quantity	Total Area (m2)	Dimensions (m)	Occupancy
ELS Footprint (Including outbuildings)				1270		
Attic GEA				88		
Attic GIA				77.5	Approx 15x5m	16 children and 4 staff

Space	Users	Capacity	Quantity	Total Area (m2)	Dimensions (m)	Occupancy
Learning Spaces						
Main Learning Space	Pupils and Staff	16 children	1	40.0	Approx 9x5m	
Atelier Learning Space	Pupils and Staff		1	16.0	Approx 4.3x3m	
WCs						
Enclosed Toddler Toilet	Pupils	2 cubicles	1	5.0	Approx 1.8x2.6m	
Storage						
Material and Equipment stores	Staff		2	3.0	-	
Circulation	Pupils and Staff	-	-	6.0	-	

Total area of practical space	64.0
TOTAL (inc. circulation)	70.0

2

Site

2.1

Location Plan

Located in Berkshire in south-east England, Reddam House Estate sits within a vast natural landscape of notable historical significance. The grounds are part designed, part wild grounds and woodlands surrounding the various school buildings.

The proposed site for the refurbishment of the Early Learning School is to the north-west of the school estate.



Early Learning School



Aerial Photograph - Reddam House Estate

2

Site

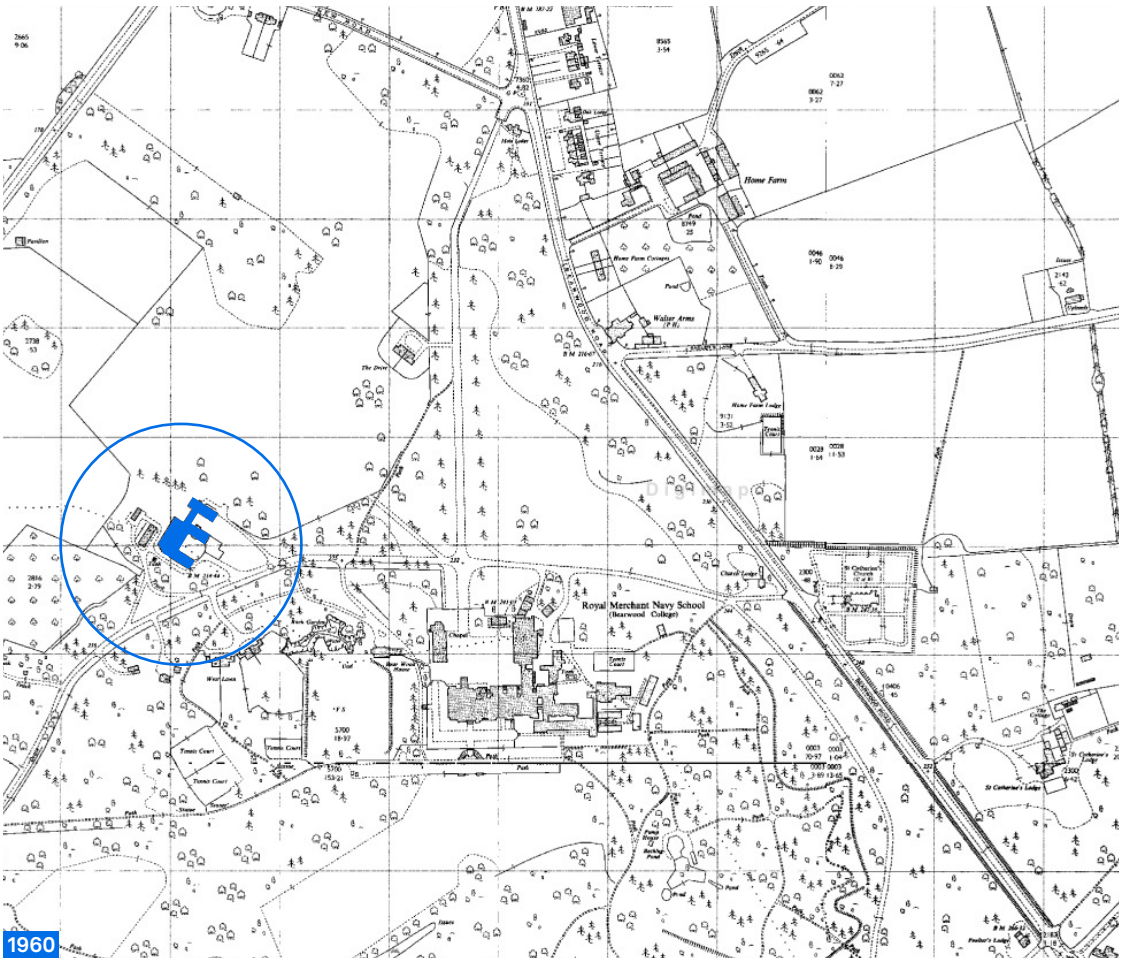
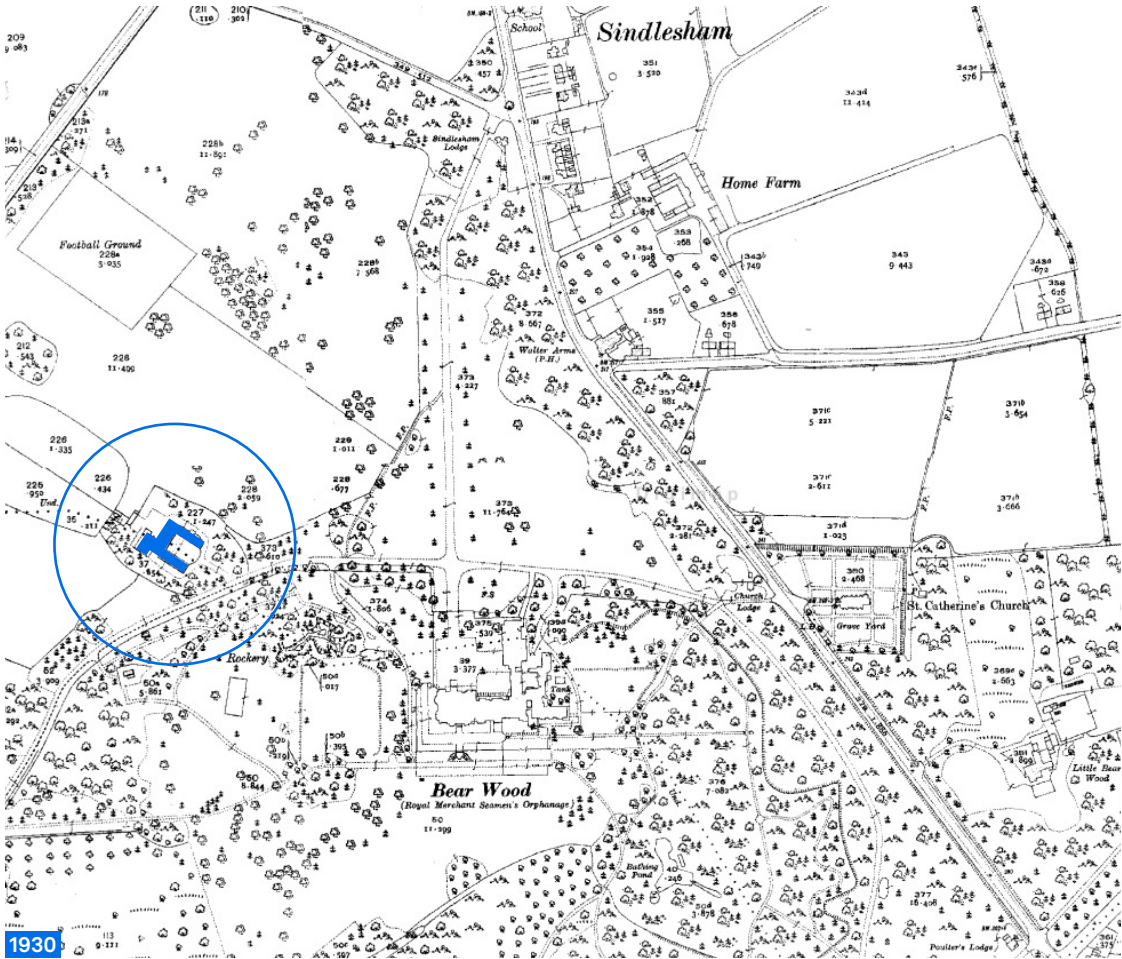
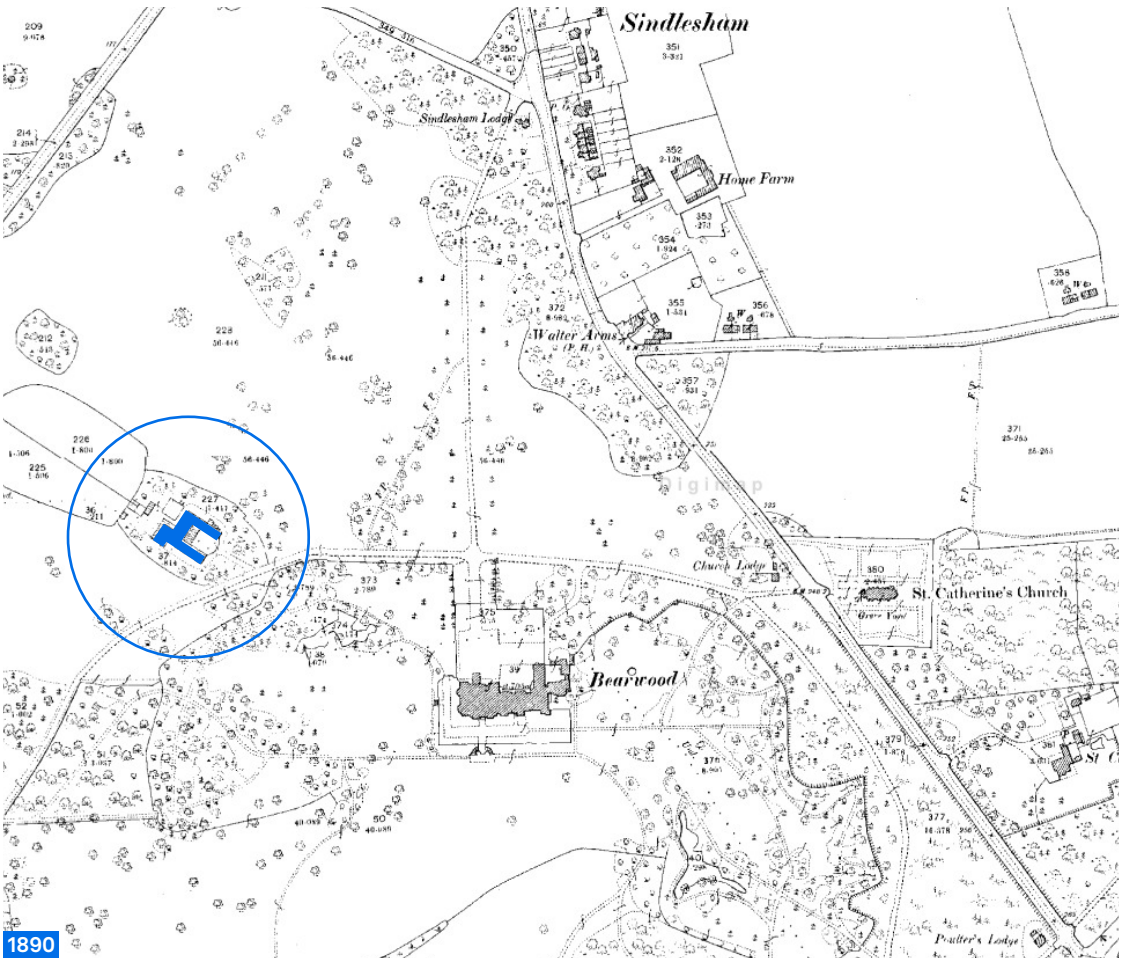
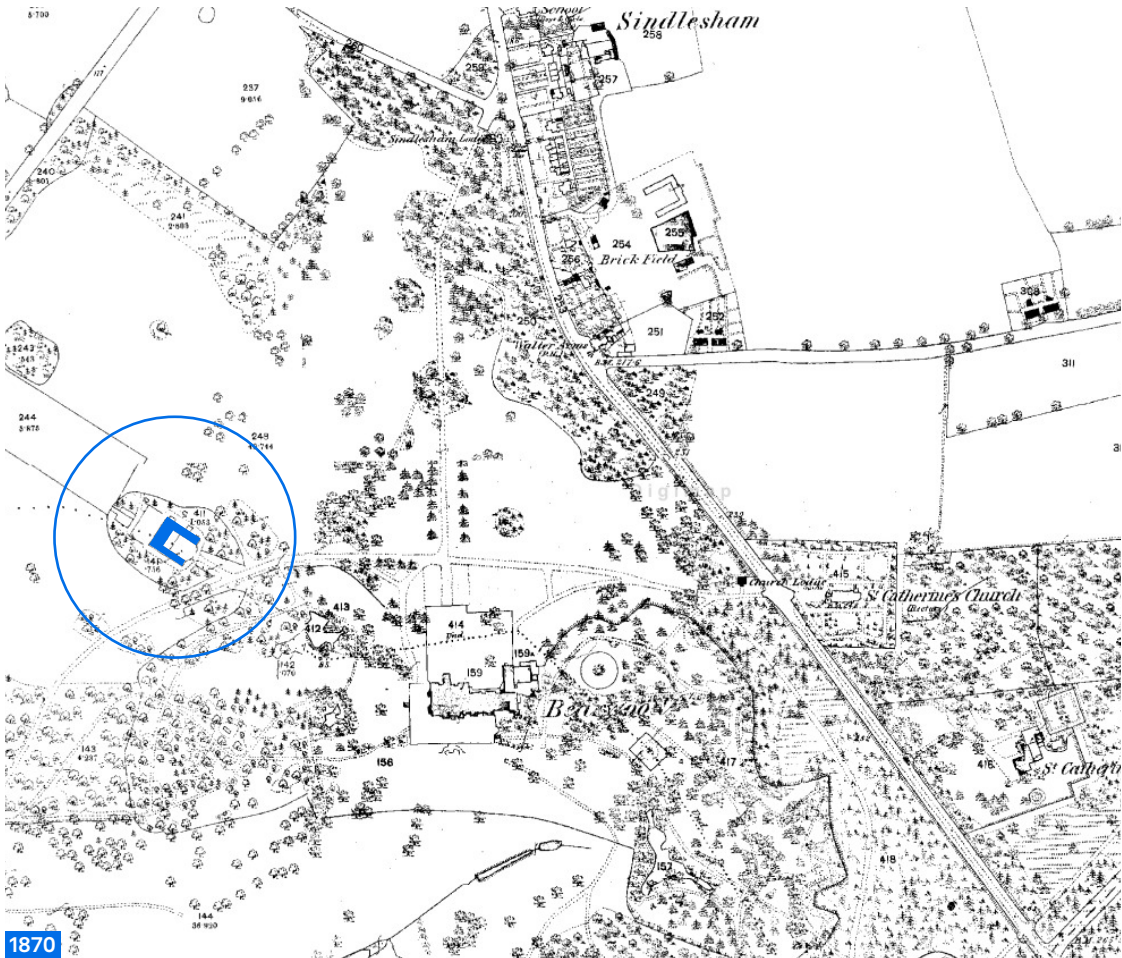
2.2

Historical Development

The adjacent historic maps indicate the creation of the current school house building (formally known as Bearwood House) originally a private mansion and surrounding parkland.

The original buildings on the estate were built in the 1870s. This included the Coach House which is today's Early Learning School Building. Various other buildings were added onto the estate over the years as it transitioned from a Royal Merchant Navy school and orphanage to the school it is today. Although we cannot pinpoint the specific date for the building of the extension to the Coach House, these historical maps lead us to believe it may have been added around the 1960's.

Over the following decades the site grew with new additions expanding the original footprint of the main mansion house and surrounding buildings. A theatre, out buildings and sports facilities have been added and amended over time.



2 Site

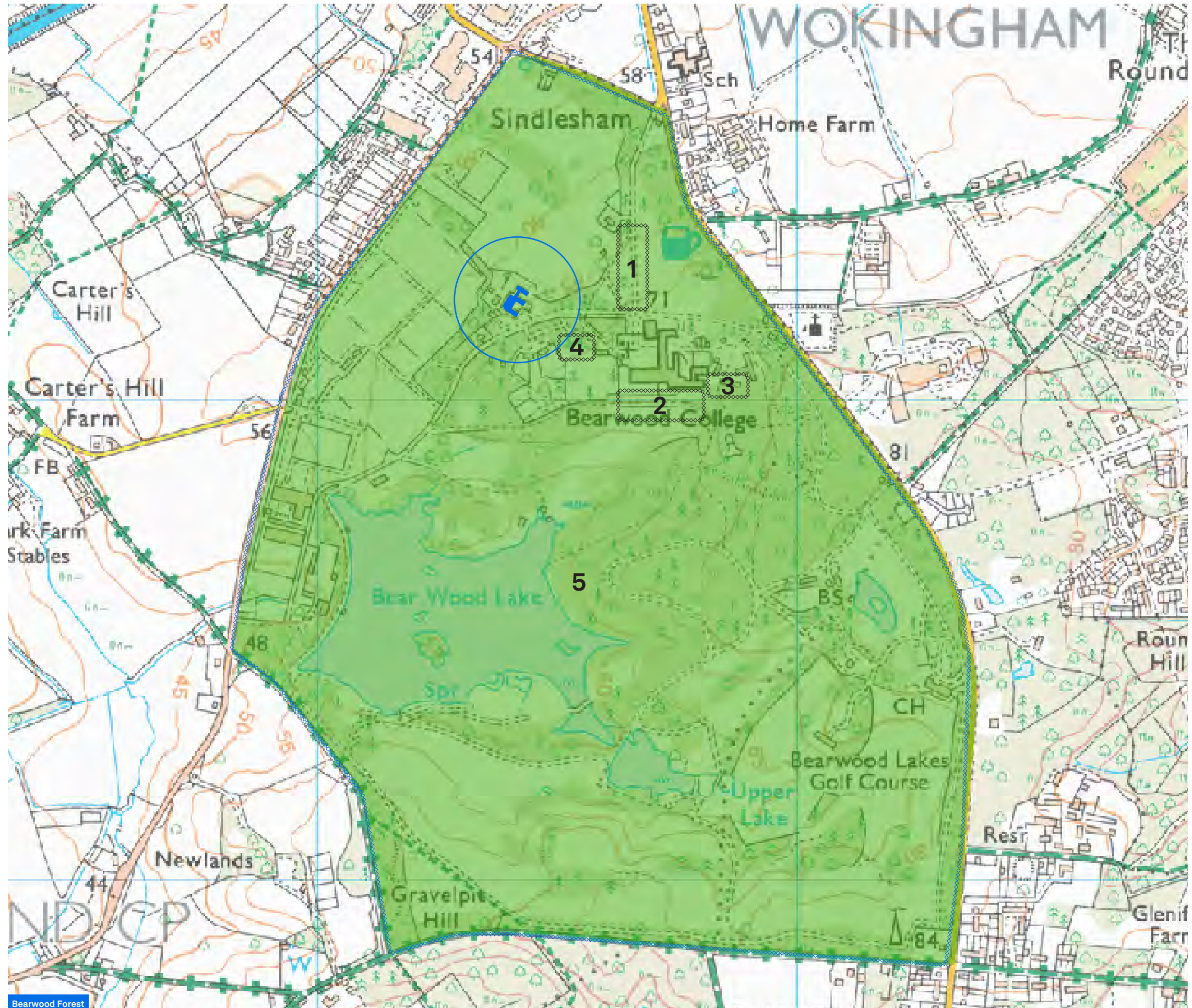
2.3 Historical Significance

The ELC is located within Grade II* listed Reddam College Park and Gardens and within the Sindlesham Conservation Area.

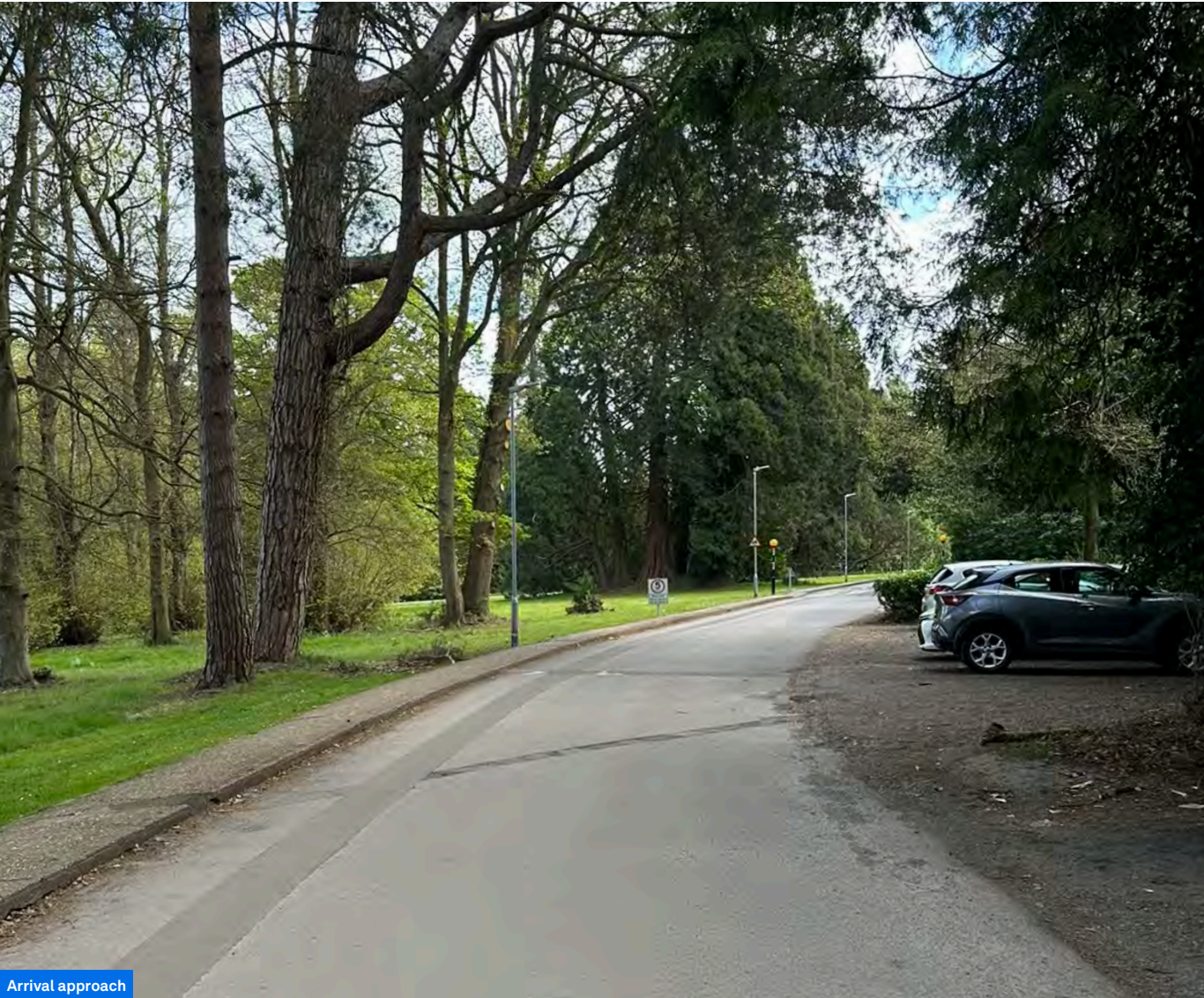
The map shows the extent of the parkland which dates from the early 1800s, commissioned by John Walter II. The gardens hold strong historical value as part of the early Victorian Estate.

Key design features contributing to significance include:

1. The Wellingtonia Avenue - grand tree-lined approach
2. The Formal Terraced Garden linked to Reddam House
3. The Extensive Kitchen Garden & Pleasure Grounds
4. Pulhamite Rock Garden created by Pulham and Company (1879-1885)
5. Large-scale and intact historic parkland - the surviving 195ha park including the lake, woodland, drives, and garden structures, retains much of its historic layout



2 Site
2.4 Historic Context - Exterior Site Photos



Arrival approach



View from approach



Head on approach



Main entrance forecourt



Original canopy entrance



Redundant external access door - South west elevation

2

Site

2.5

Context - Materials Taxonomy

The wider estate is rich with a range of materials. A distinct collection of patterns, materials, proportions and orders are adopted across the facades of the surrounding buildings. The predominant materials being Mansfield stone and red brick.

The immediate exterior to the old coach house is also of high quality and well preserved with little change or additions evident over time.

The proposal for the exterior brick stair up to the reworked escape door in the attic refurbishment and will look to learn, respond, preserve and sympathetically align to it's context.

External

Brick

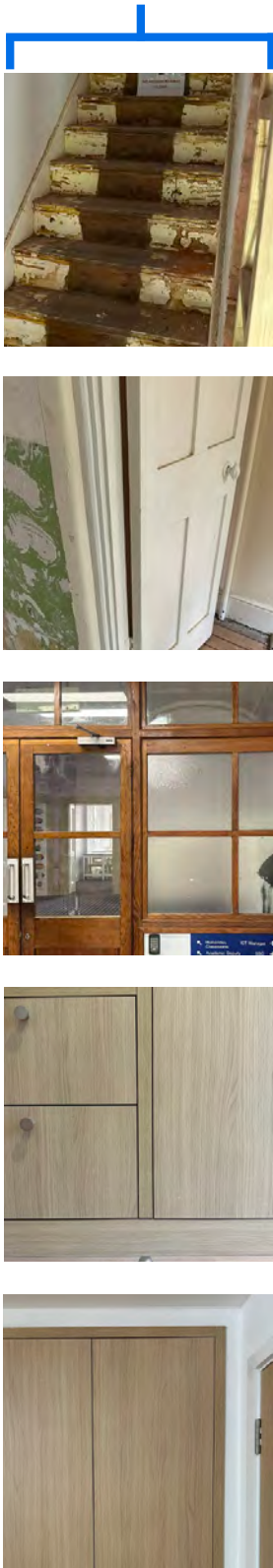


Stone and
Hardcore

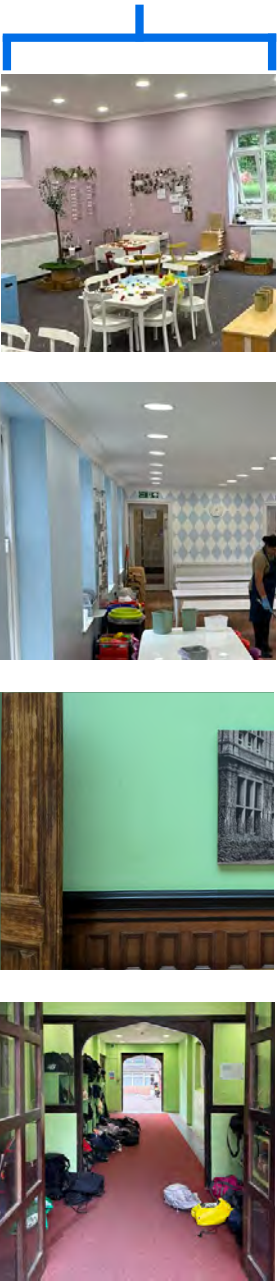


Internal

Timber



Finishes and
Decoration



3

3.1

Existing Building
Site Plan

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- Site Boundary
- 1

Early Learning School
- 2

Outbuilding - Garages
- 3

Outbuilding - Store
- 4

Outbuilding - Workshop
- 5

Playing Fields
- 6

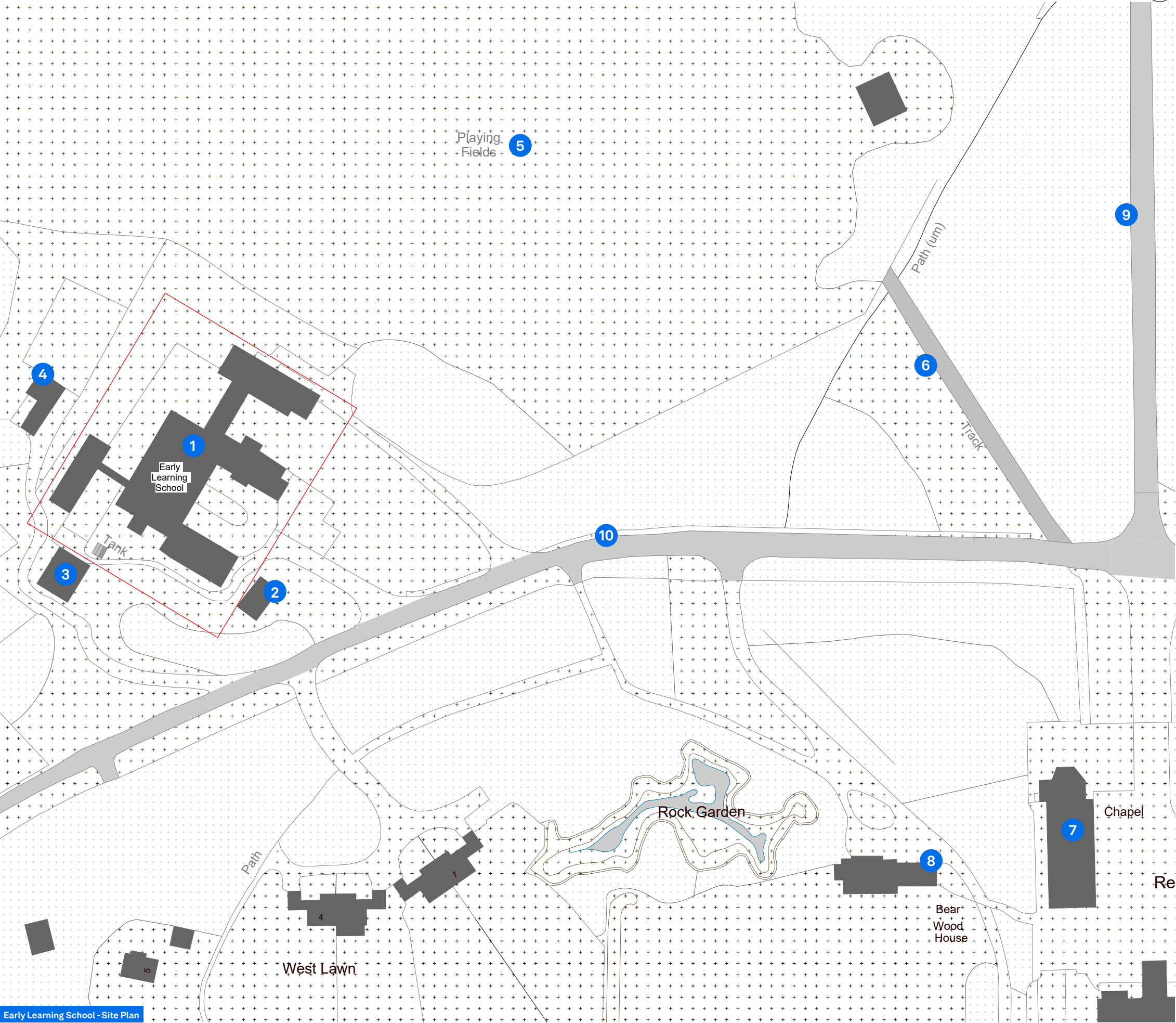
Running Track
- 7

Chapel
- 8

Directors House
- 9

Primary Access Road
- 10

Secondary Access Road - Hermes Close



Early Learning School - Site Plan

3 Existing Building

3.2 Ground Floor - Plan

The ground floor of the Early Learning School contains all of the current provision for learning spaces across all 5 stages of the early nursery curriculum.

For the refurbishment of the attic, minimal intervention will happen to the ground floor. The area highlighted in red is the area within scope. Access to the existing staircase in the centre of the study area will be amended as this becomes a fire compartment in the proposal.

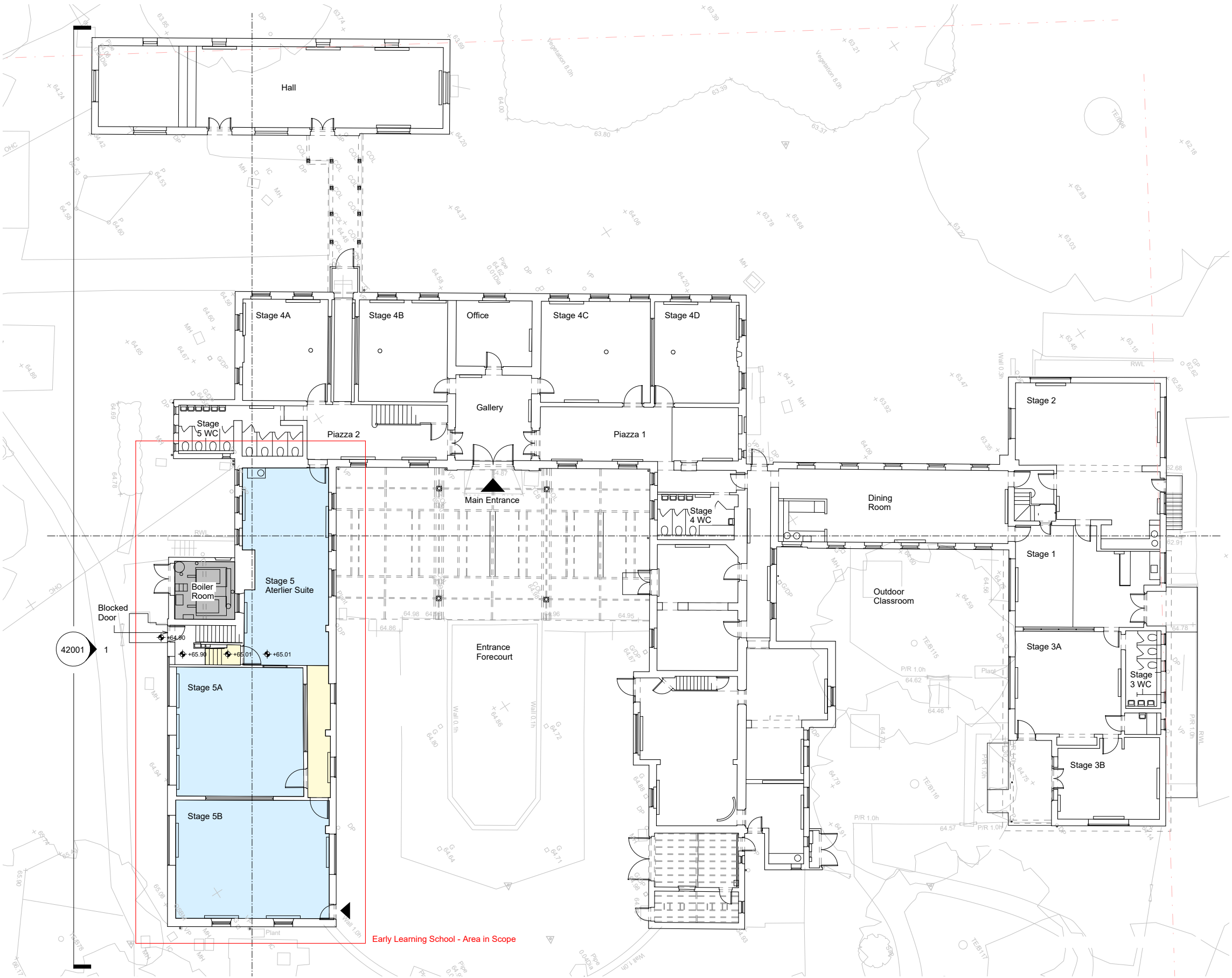
Please refer to the demolition plan submitted in the application, which describes the full extent of works to the ground floor.

 Study Area - Area in Scope

Room Key

-  Learning Space
-  Toilets
-  Storage
-  Circulation
-  Back of House

Measured Survey of the existing building was produced by Cura Surveys and issued to Inspired Education and Haptic Architects on the 8th June 2026.



3

Existing Building

3.3

Attic - Plan

Currently, the attic within the area of study for Phase 1 is being used as additional storage space.

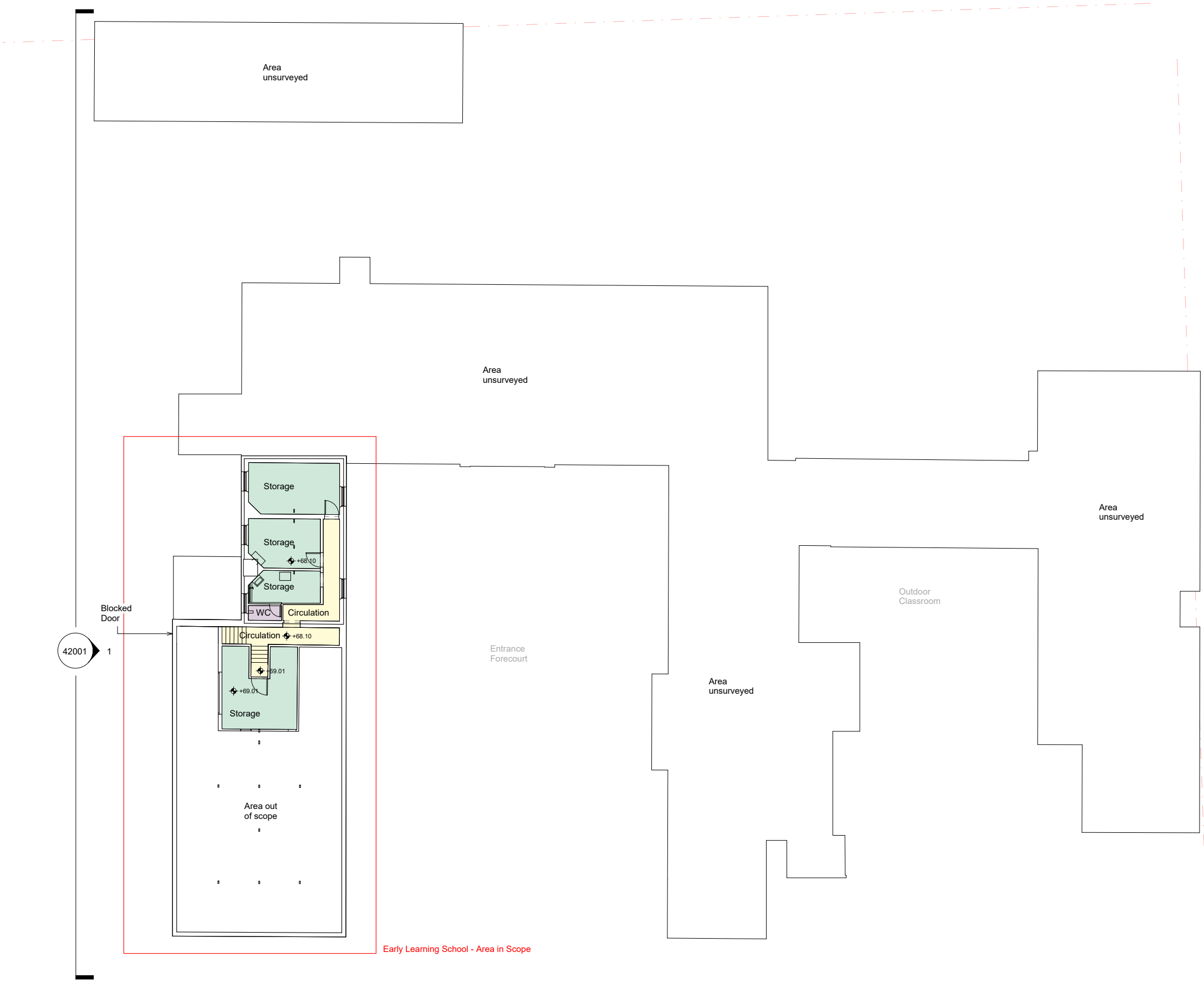
Please refer to the demolition plan submitted in the application, which describes the full extent of works to the attic.

 Study Area - Area in Scope

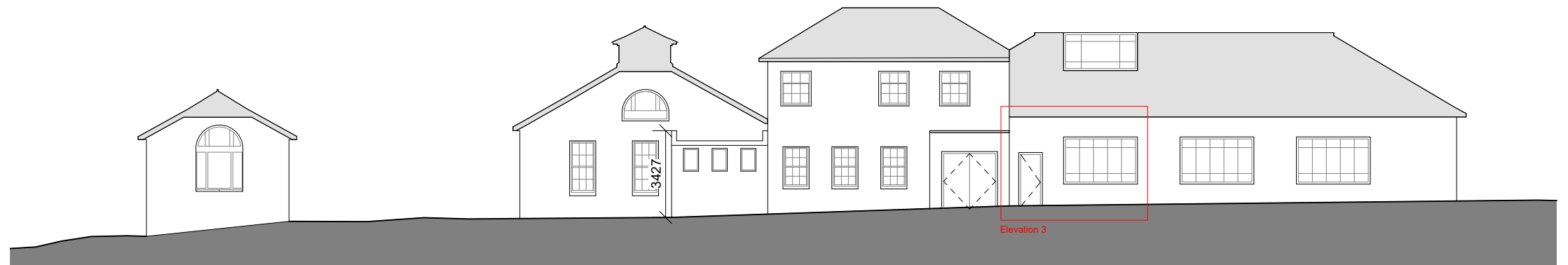
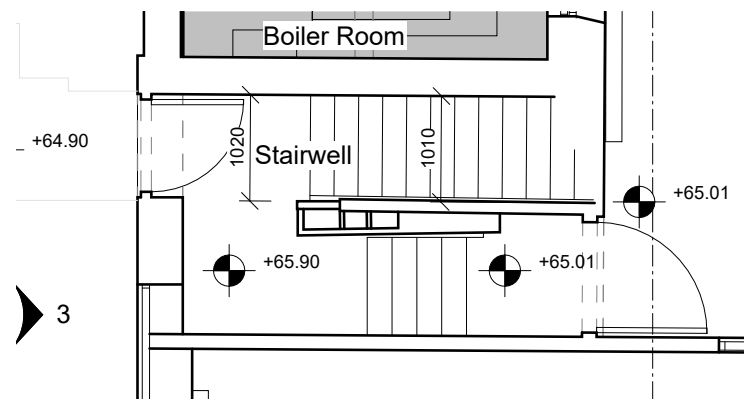
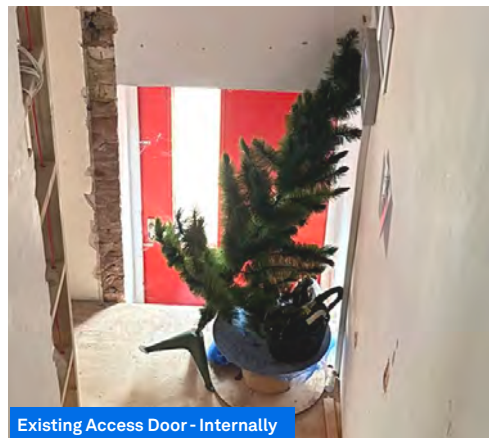
Room Key

- Learning Space
- Toilets
- Storage
- Circulation
- Back of House

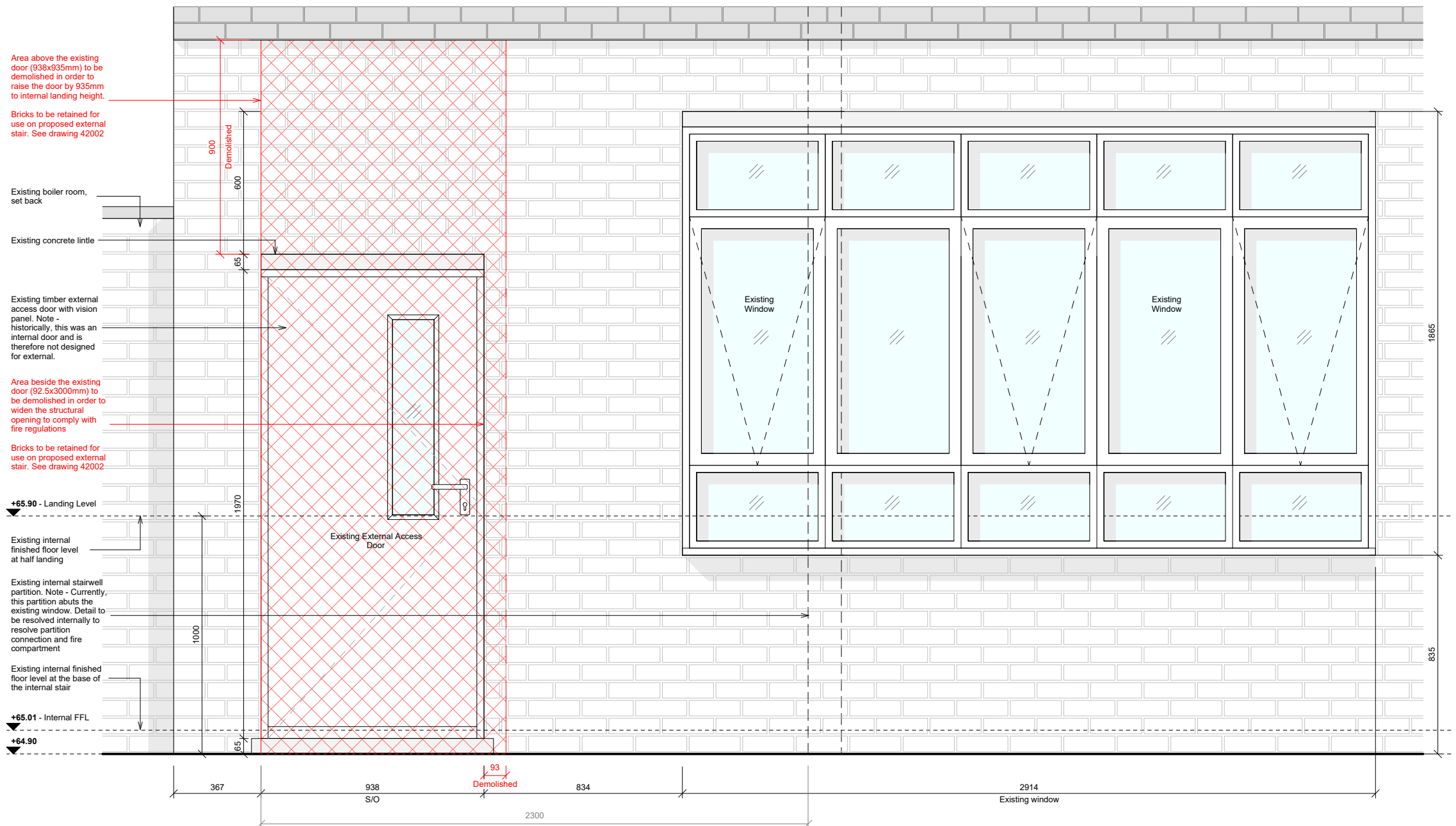
Measured Survey of the existing building was produced by Cura Surveys and issued to Inspired Education and Haptic Architects on the 8th June 2026.



The proposal will seek to reinstate an external access door in this location of the building.



1- Southwest Elevation - Existing



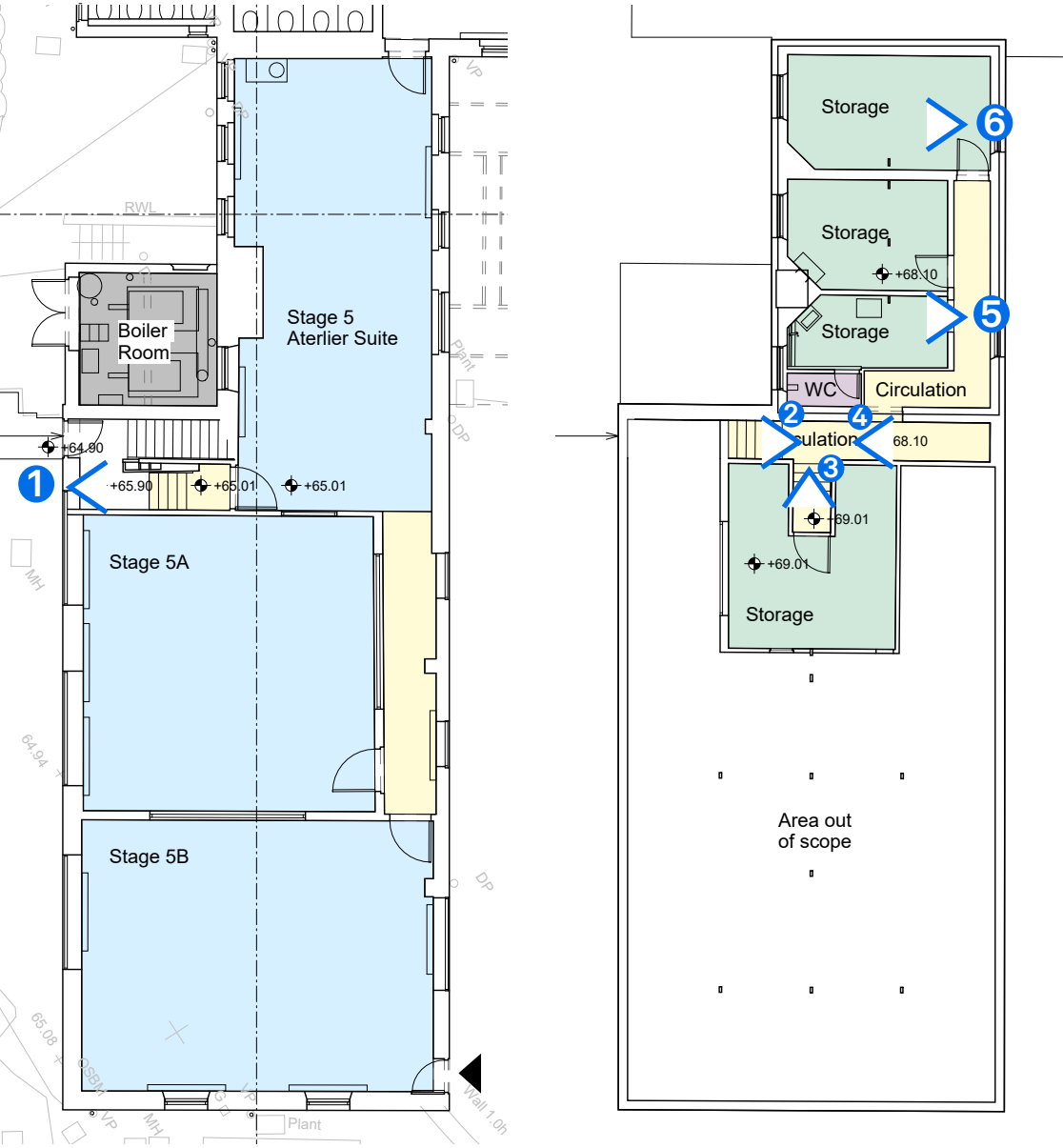
3 - External Access Door - Existing and Demolition

3

Existing Building

3.5

Interior Photos - Attic



- Key:
- 1 Ground floor access door to attic
 - 2 Looking down attic stair towards defunct fire exit
 - 3 View into storage space
 - 4 Stair landing with storage space below roof slope
 - 5 Existing condition of stripped out attic spaces
 - 6 Existing condition of stripped out attic spaces



4 Layout optioneering

4.1 Sketch options - Attic

Despite the area demands of the brief influencing layouts options available to us, various options were explored. The key drivers were learning space and storage adjacencies and existing plumbing connections that could aid future development.

The preferred option was option 3 as it required least destructive work to the existing attic space. Existing waste and water connections can be upgrades and easily routed as the option situates the WC in a similar location to the existing condition.

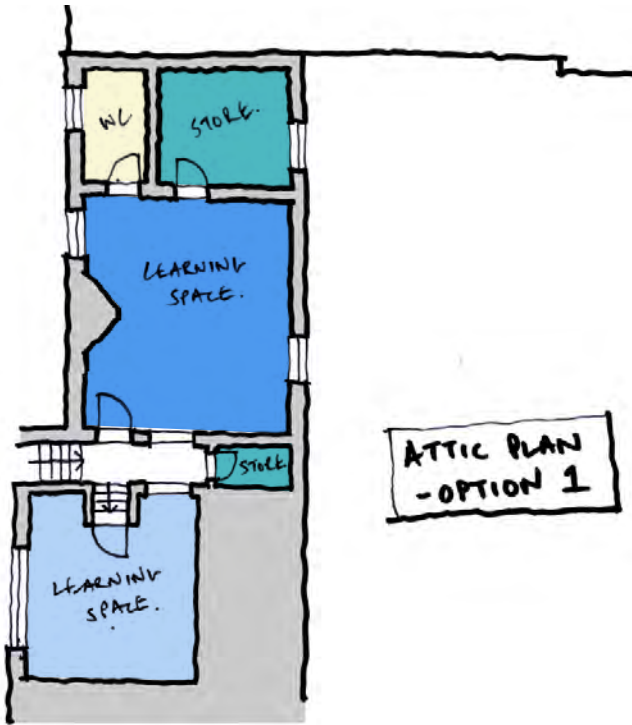
Key:

Main open plan learning space

Break out associated to main learning space

WC's

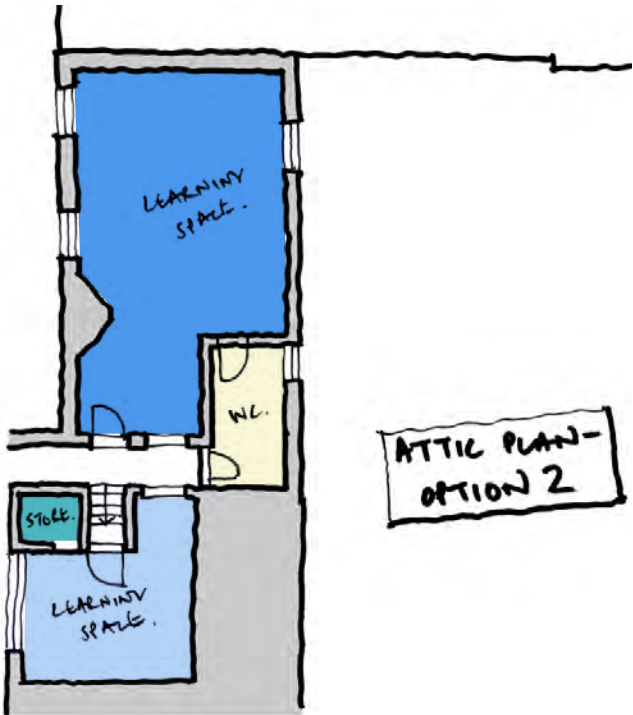
Store



Option 1

- Pro's
- Open plan learning space
 - WC benefiting from natural light
 - Large material store in main learning space
 - Large break out space
 - Store cupboard off main circulation

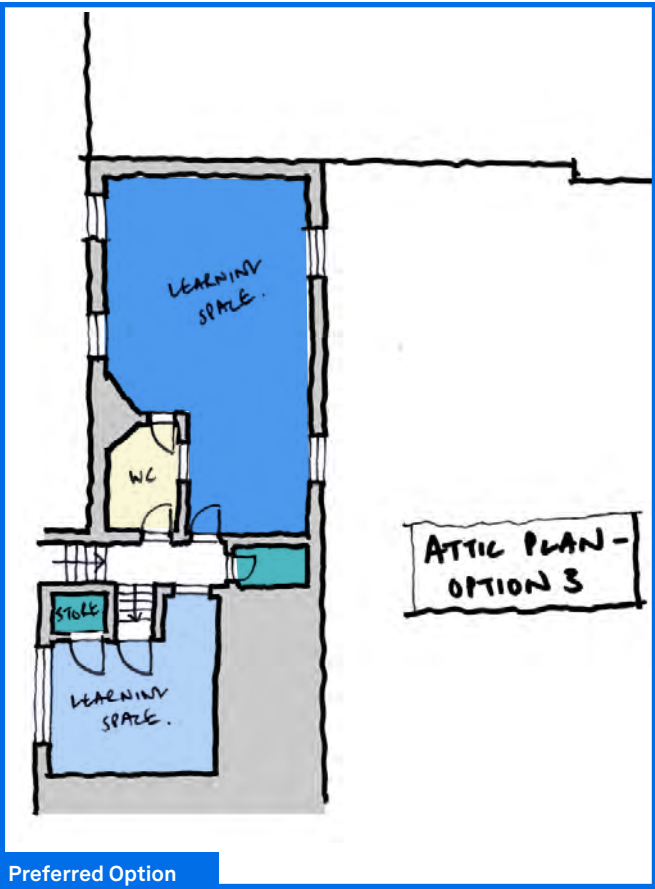
- Con's
- Size of main learn space reduced to fit storage
 - WC and store cupboard away from circulation
 - WC connections to existing would be difficult



Option 2

- Pro's
- Large open plan learning space
 - WC benefiting from natural light
 - WC off main circulation

- Con's
- WC connections to existing would be difficult
 - No dedicated material store in main learning space



Preferred Option

Option 3

- Pro's
- Large open plan learning space
 - WC off main circulation
 - Store cupboard off main circulation
 - WC in location of existing toilets

- Con's
- Size of main learn space reduced to fit storage
 - No dedicated material store in main learning space

4

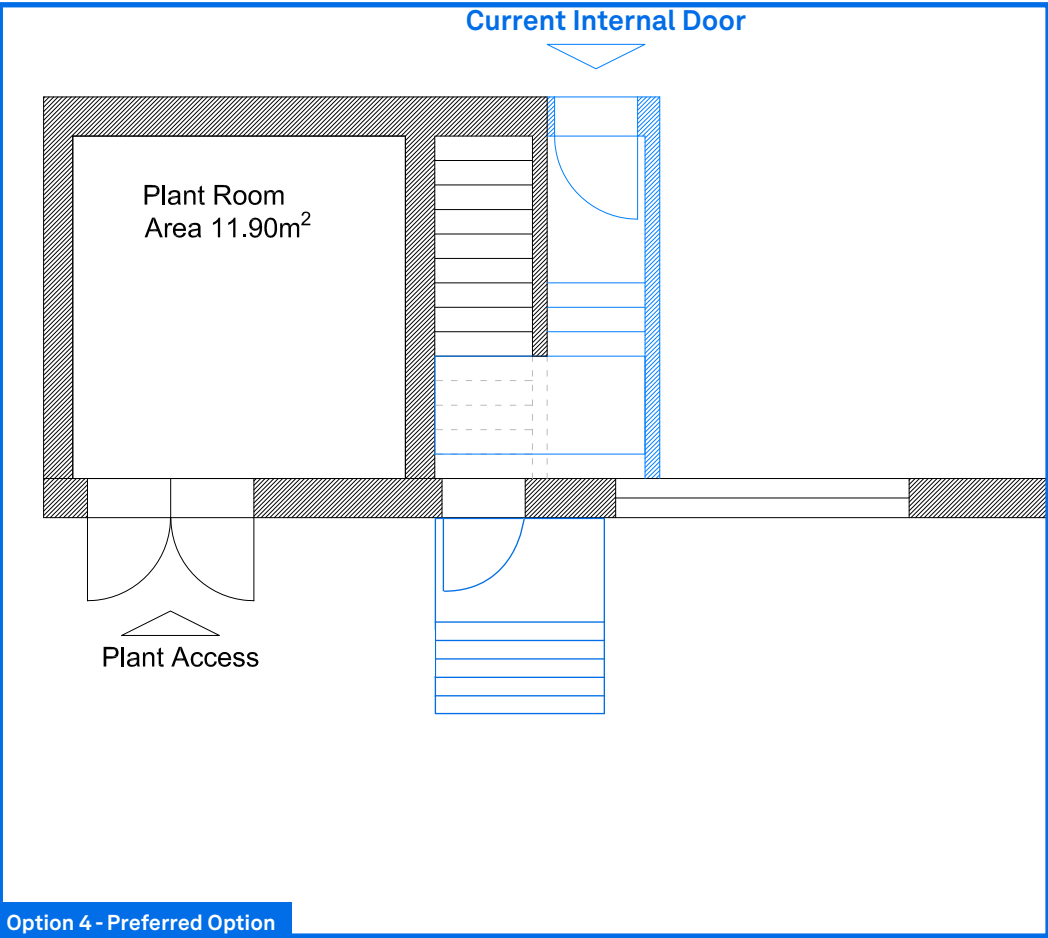
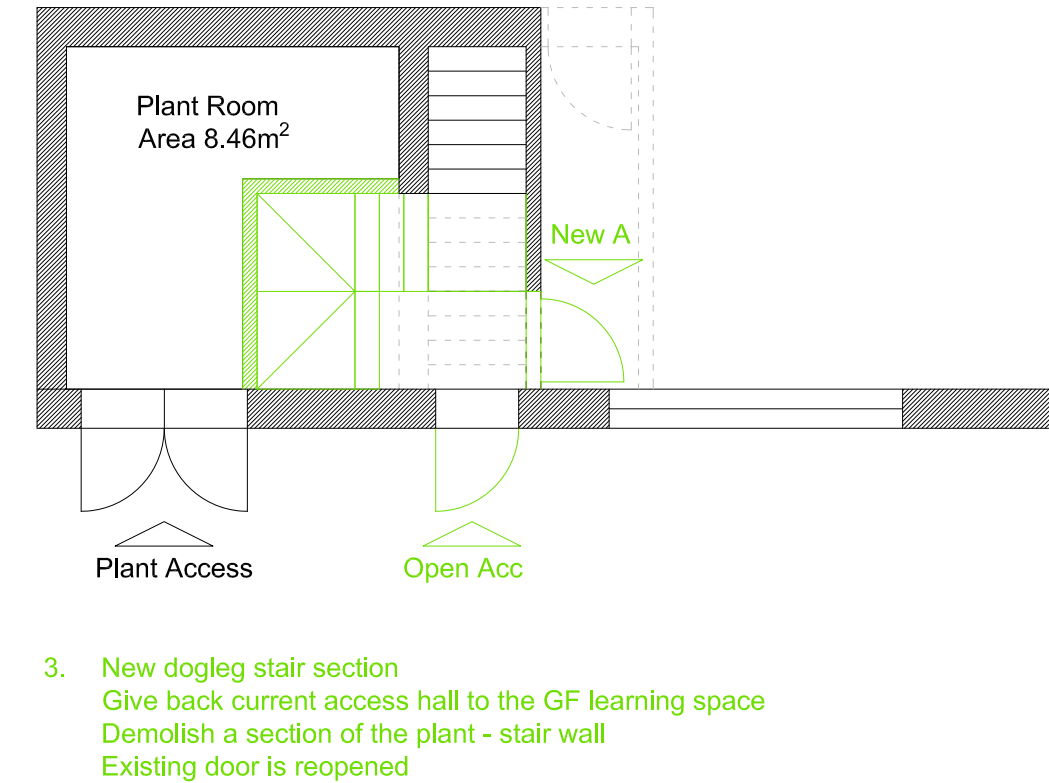
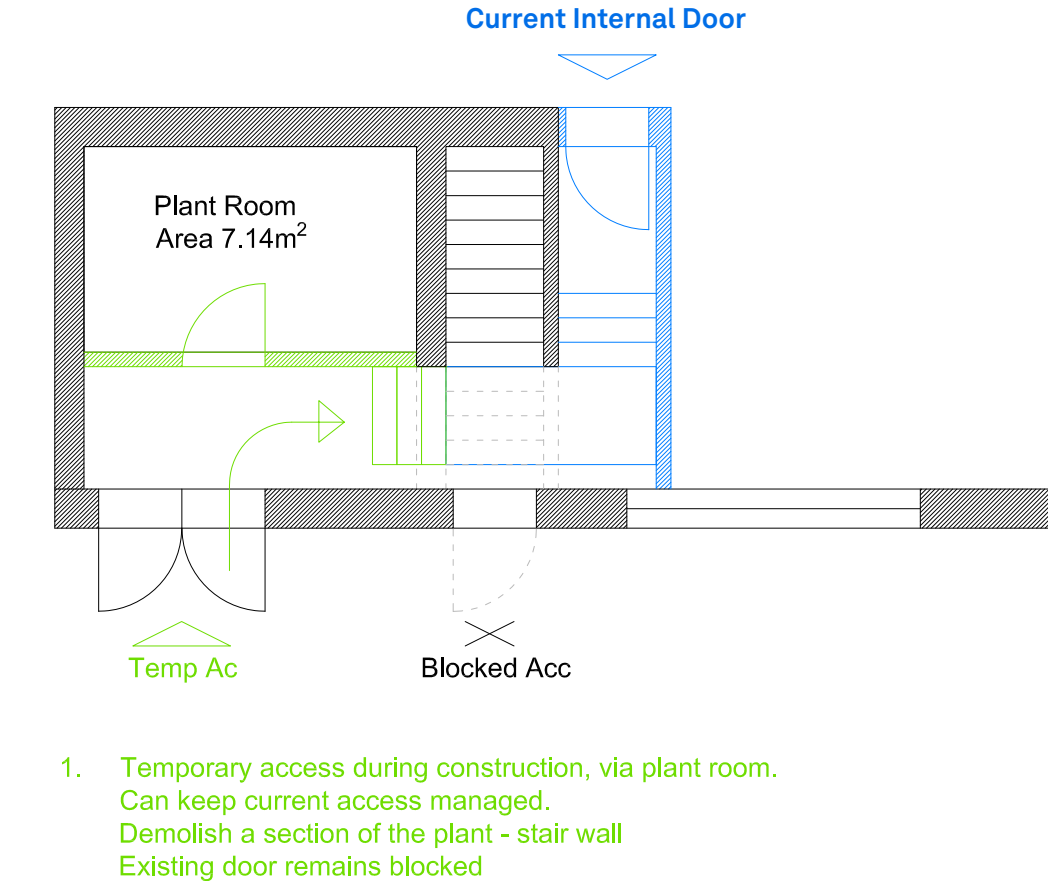
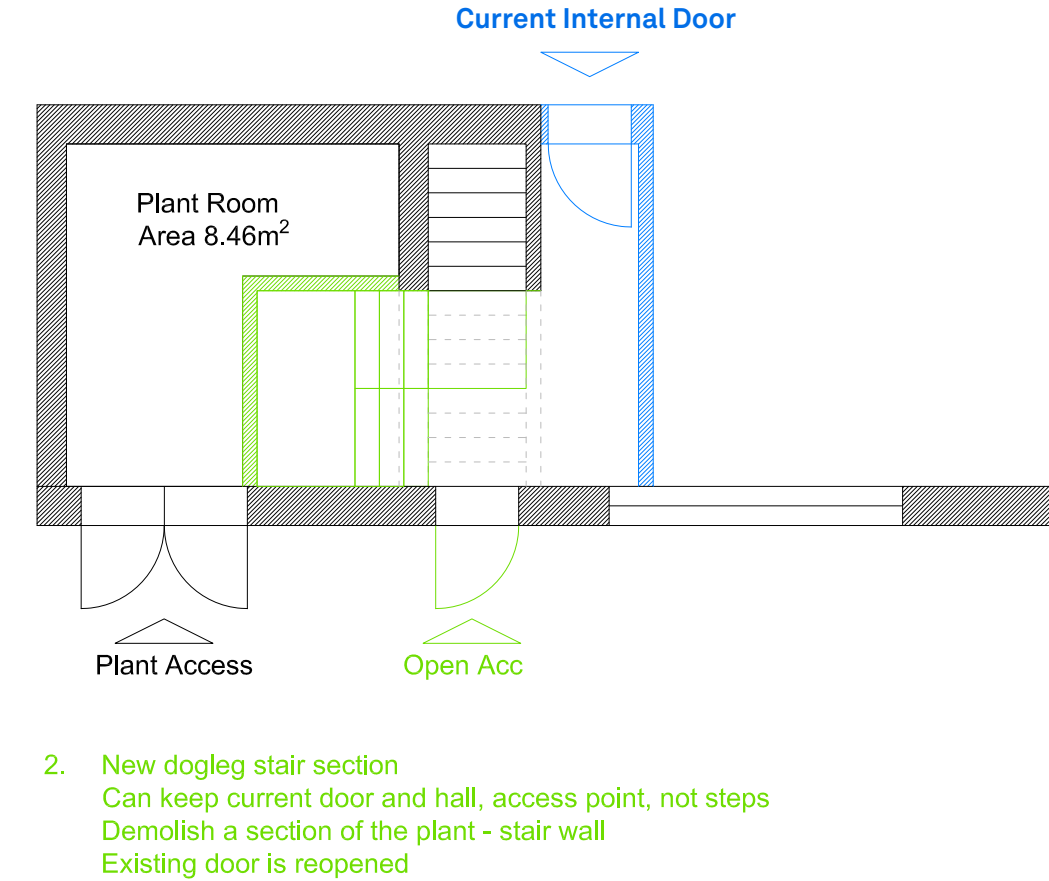
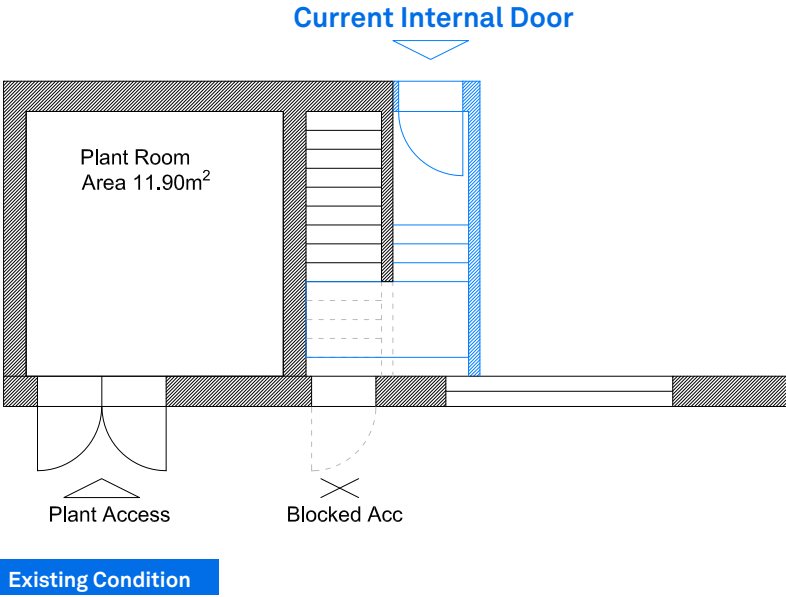
Layout optioneering

4.2

Sketch options - External Access Door

To reduce the amount of alterations required to the exterior of the building, a few different options were explored for the redesign of the external access door.

Due to the complications involved in relocating existing services in the Plant Room, as well as free area within the plant not being available, option 4 was selected as the preferred option.



5

Proposed Plans

5.1

Ground Floor - Plan

The ground floor of the Early Learning School contains all of the current provision for learning spaces across all 5 stages of the early nursery curriculum.

For the refurbishment of the attic, minimal intervention will happen to the ground floor. The area highlighted in red is the area within scope. Access to the existing staircase in the centre of the study area will be amended as this becomes a fire compartment in the proposal.

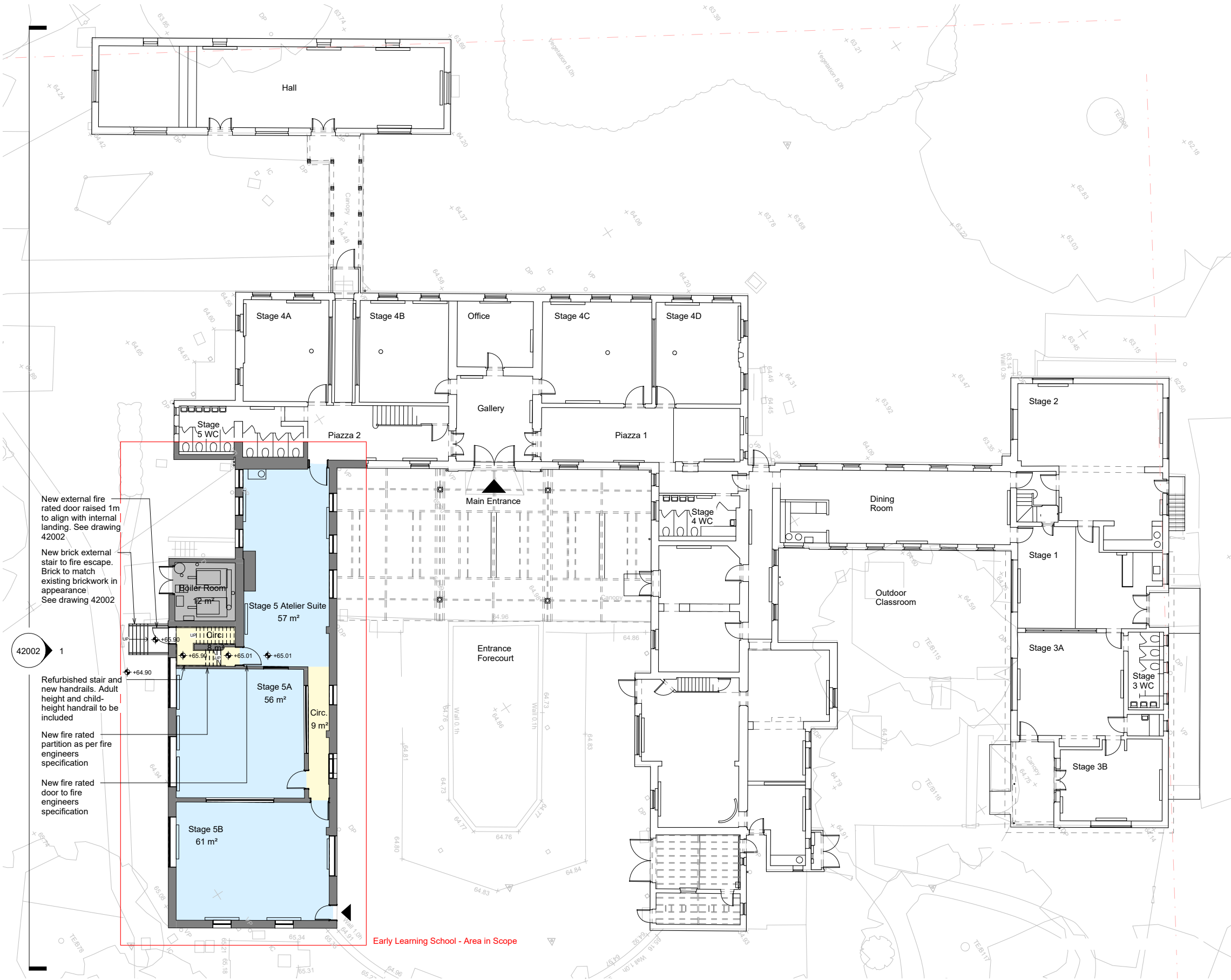
Please refer to the demolition plan submitted in the application, which describes the full extent of works to the ground floor.

Study Area - Area in Scope

Room Key

- Learning Space
- Toilets
- Storage
- Circulation
- Back of House

Measured Survey of the existing building was produced by Cura Surveys and issued to Inspired Education and Haptic Architects on the 8th June 2026.



5

Proposed Plans

5.2

Attic Plan

In the attic, the proposal includes additional learning space with an adjacent break out room and a childrens WC. Ancillary storage spaces are also included within the proposal.

Additional mineral insulation to the underside of the roof will be required to achieve a more comfortable internal environment in the winter and summer months.

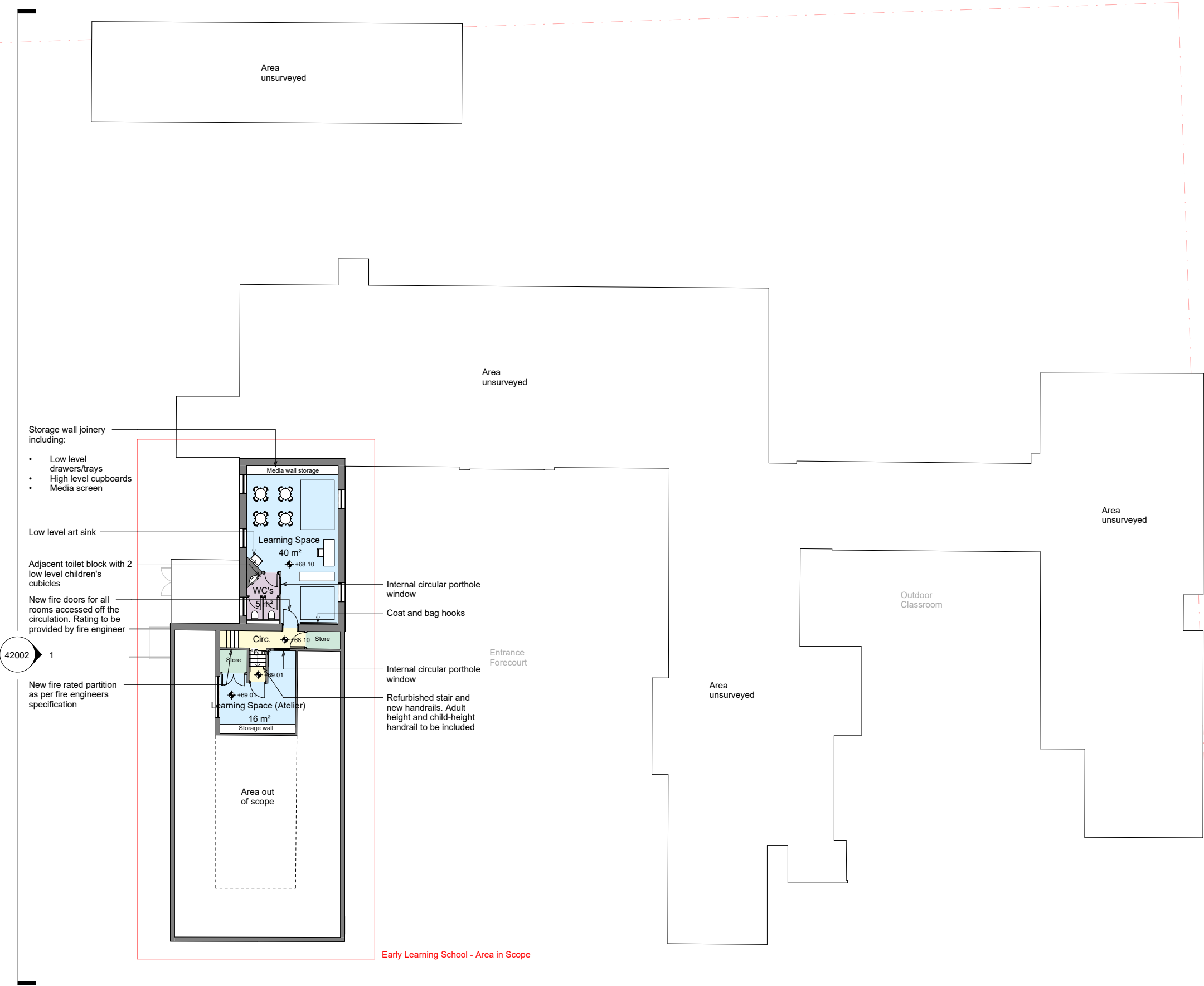
Please refer to the demolition plan submitted in the application, which describes the full extent of works to the attic.

Study Area - Area in Scope

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5

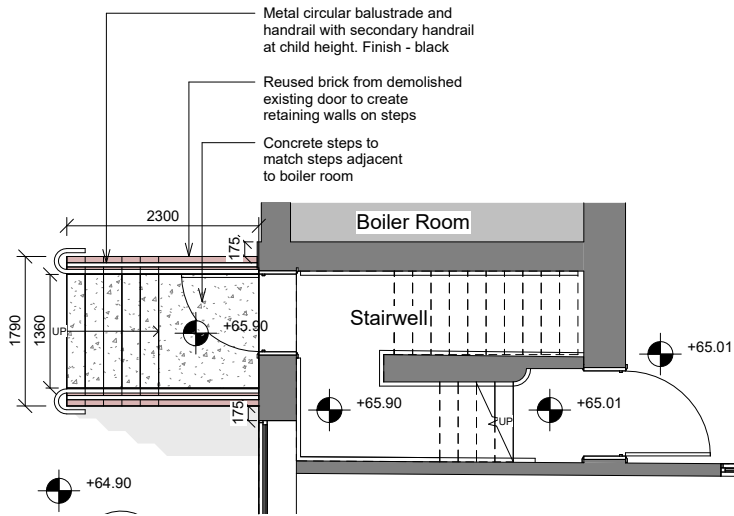
5.3

Proposed Plans

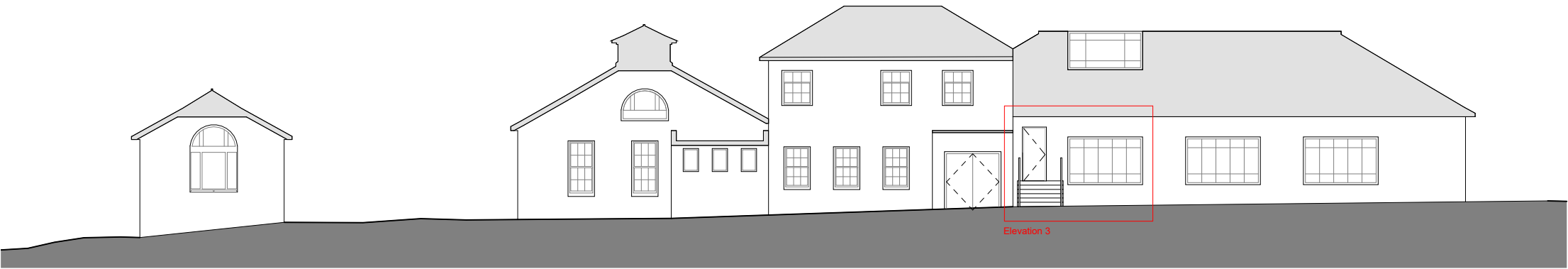
External Access Door - Elevation

The proposal lifts the height of the existing structural opening by 1m. This aligns the bottom of the external access door to the interior level of the landing, meaning the existing stair can be reused and minimal distruprtion is made to the internal spaces, including the plant room.

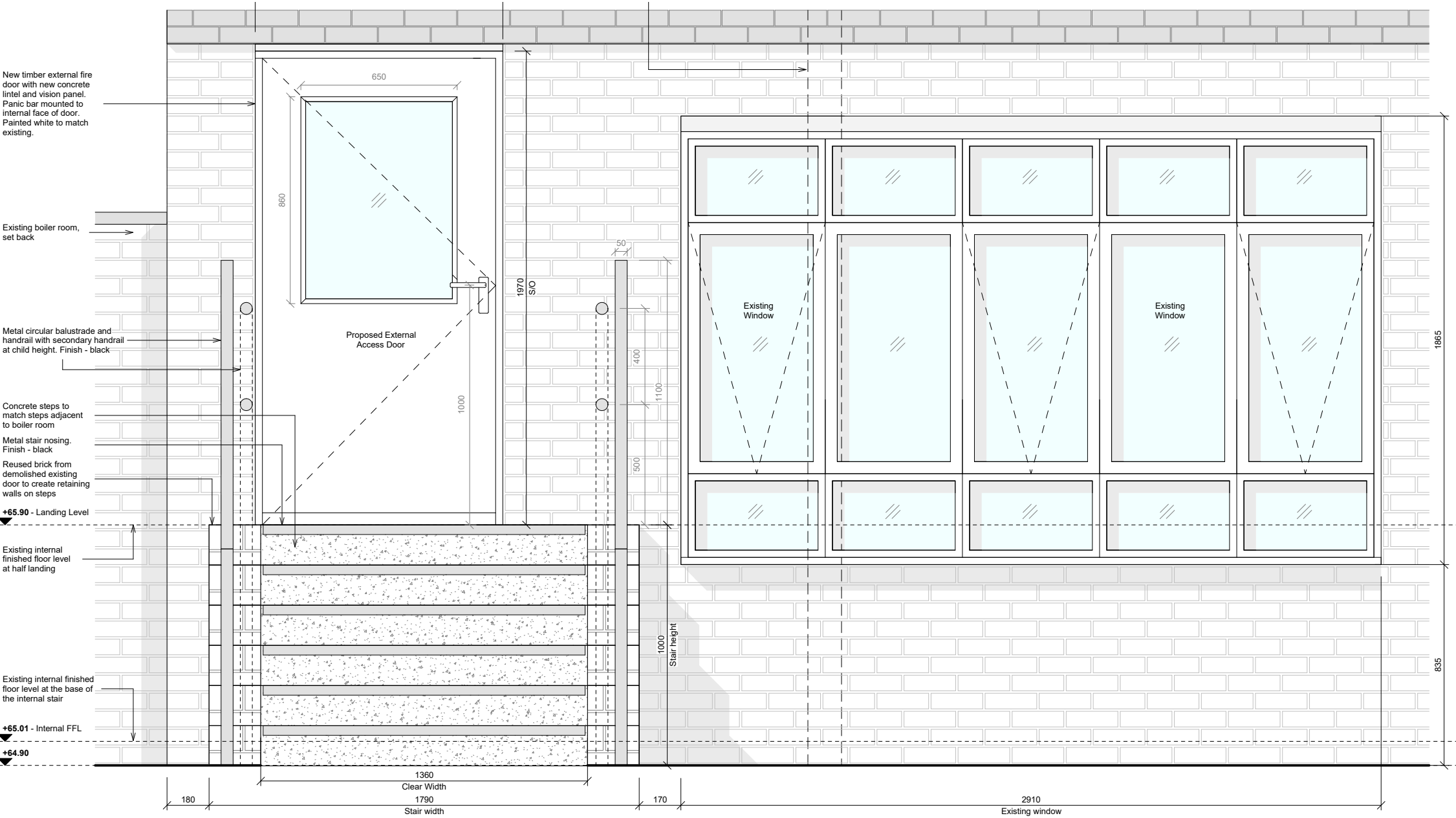
A 6-step flight of brick steps are added to the outside of the building on the southwest elevation. The steps will be flanked by brick walls. Bricks used in the demolition of the existing brickwork will be reused to acheive a natural like-for-like harmonious new access stair.



2 - Keyplan - Existing Access Door



1 - Southwest Elevation - Existing



3 - External Access Door - Existing and Demolition

5

5.4

Proposed Plans

External Images



Existing External Access Door - CGI

Existing dormer window

No external alterations. Internally, a blind will be added and any repair to make the window good will be included in the construction scope of works

Roof

No external alterations. Internally, mineral insulation will be added to the underside of the roof to achieve a more comfortable internal environment in the winter and summer months.

External door and steps

The proposal lifts the height of the existing structural opening by 1m. This aligns the bottom of the external access door to the interior level of the landing, meaning the existing stair can be reused.

A 6-step flight of brick steps are added to the outside of the building on the southwest elevation. The steps will be flanked by brick walls. Bricks used in the demolition of the existing brickwork will be reused to acheive a natural like-for-like harmonious new access stair.

Metal circular balusters and handrails will be used placed at a height for both adults and children.



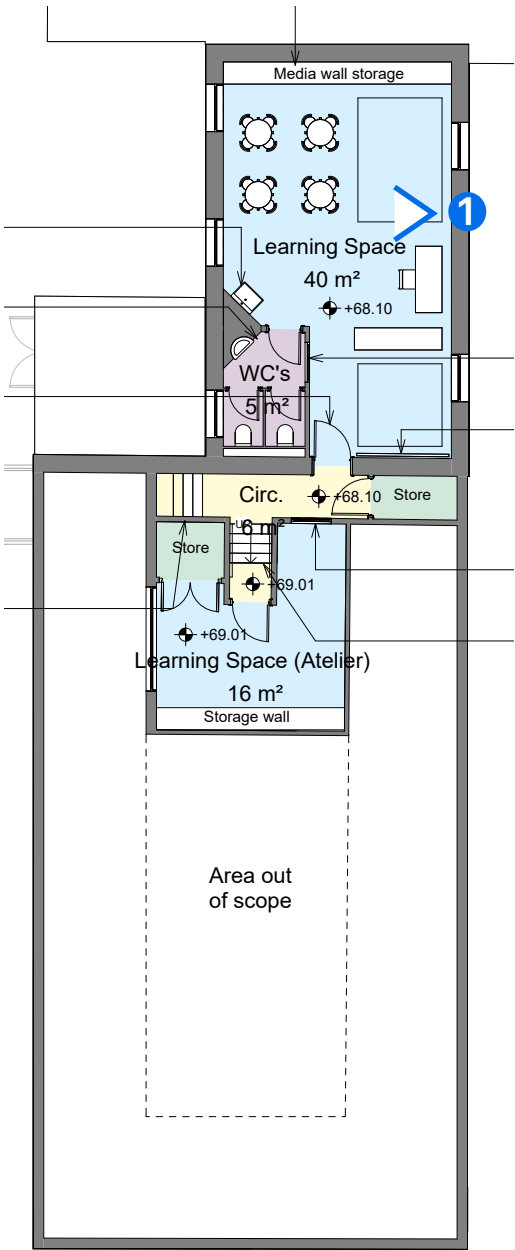
Proposed External Access Door - CGI

5 Proposed Plans

5.5 Internal Images

Works to the new learning space will include re-insulating and replastering the walls with painted finishes, alongside the installation of an insulated roof and ceiling. The existing subfloor will be overlaid with a new linoleum floor, and the windows will be made good and refurbished. Additionally, the space will receive new joinery throughout, including a media wall with built-in timber cupboards and storage trays, and a new lighting layout throughout.

Loose furniture and fittings will be specified in line with the existing learning spaces on the ground floor. All skirting boards and architraves will be constructed to respect the age and heritage of the buildge.

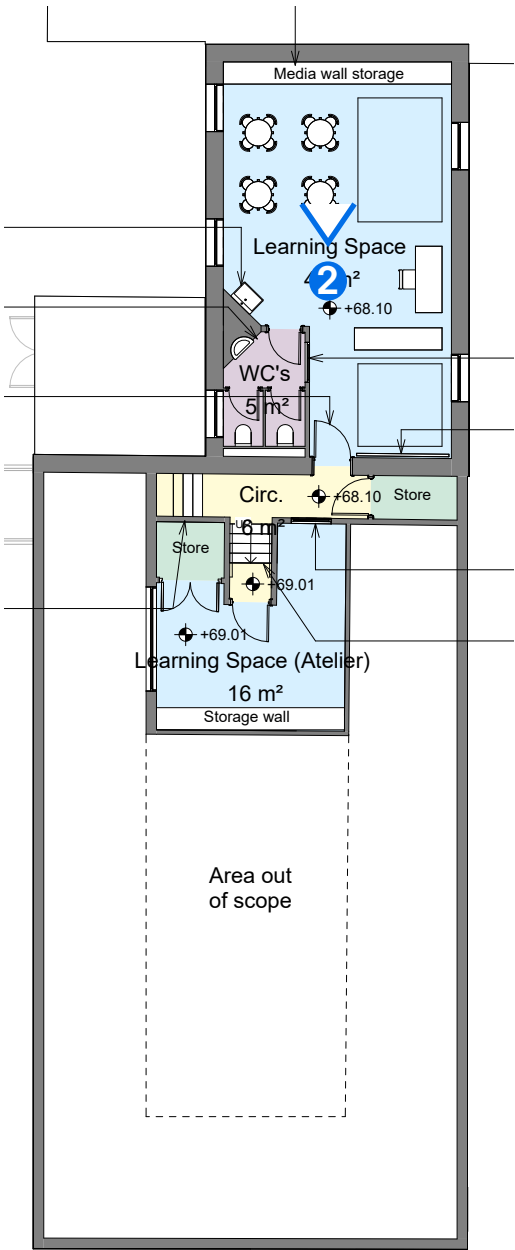


5 Proposed Plans

5.5 Internal Images

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5

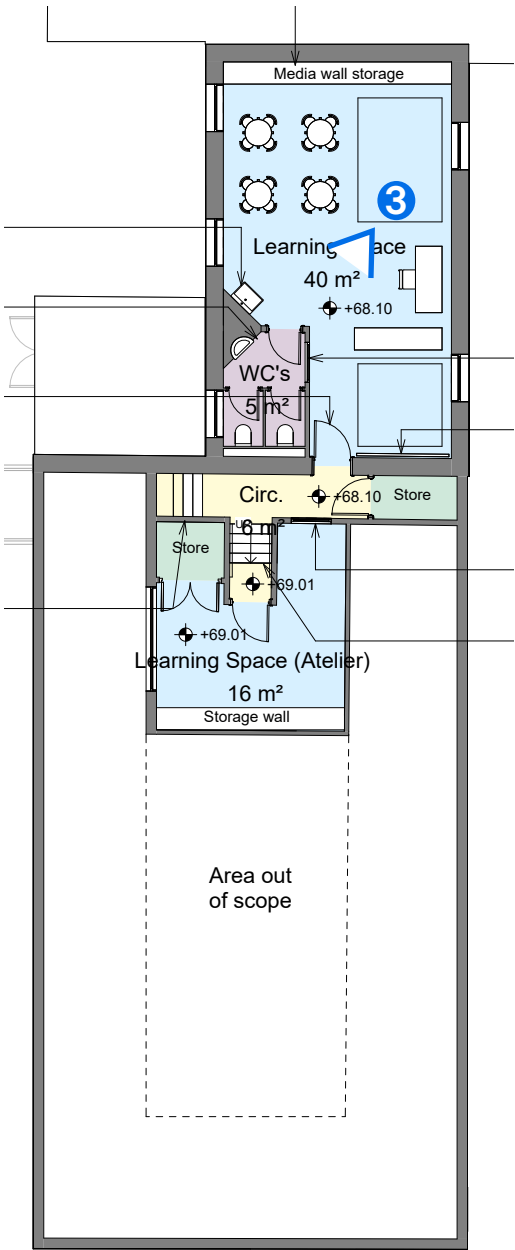
Proposed Plans

5.5

Internal Images

Works to the new learning space will include re-insulating and replastering the walls with painted finishes, alongside the installation of an insulated roof and ceiling. The existing subfloor will be overlaid with a new linoleum floor, and the windows will be made good and refurbished. Additionally, the space will receive new joinery throughout, including a media wall with built-in timber cupboards and storage trays, and a new lighting layout throughout.

Loose furniture and fittings will be specified in line with the existing learning spaces on the ground floor. All skirting boards and architraves will be constructed to respect the age and heritage of the buildge.



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