

Silverwood School Rowdeford House Refurbishment



Calm Room & WC Repair & Refurbishment
Design & Access Statement



November 2025
Planning Application Ref: PP-14515956
SWS-AHR-ZZ-ZZ-DR-A-005091

Introduction

1.1 Introduction

Listed Planning Consent was granted for the refurbishment of Rowdeford House, as part of the Silverwood School Rowde Campus in 2021. The works are currently being installed from March-December 2025.

This refurbishment works was to add to the rich teaching environment found at Silverwood School to create a new science classroom and prep room, a life skills classroom, quality hygiene & sanitary facilities, further office accommodation, a separate Enterprise Zone with an accessible entrance and accessible WC, together with a range of small internal and external alterations and repairs to existing Grade II Listed Rowdeford House.

This application for Listed Building Consent is for works necessary at this time that were not part of the original Listed Building Consent for Rowdeford House.

Some time has passed since the original scope of works was identified and some areas of the building have subsequently fallen into disrepair. The elements within this application are to supplement the original Consent and create a finished high quality, robust education environment with many years of life ahead if it.

1.2 Project Overview

During the refurbishment and construction of the Rowdeford House, the Calm Room and adjacent WC were found to be substantially damaged by damp & water ingress.

Water from a damaged and defunct valley gutter above the new Hygiene Room & the WC, had freely penetrated the external wall of the adjacent Calm Room.

Further, the Calm Room had its window covered by a timber covering, behind which the damp had penetrated and damaged unbeknownst to the building managers.

The many years of the external walls being wet had rotted the inset timbers within the wall that supported lath & plaster wall lining. Upon gentle investigation this wall lining collapsed and was then removed on safety grounds.

Further investigation shows the timber floor joists are rotten & the floor now moves.



Rowdeford House



Rowdeford House

Existing Condition

2.1 The Existing Spaces

The Calm Room & the adjacent WC space are located on the ground floor of Rowdeford House in the north west corner of the House, and behind the new insertion of the Hygiene Room when access from the main corridor.

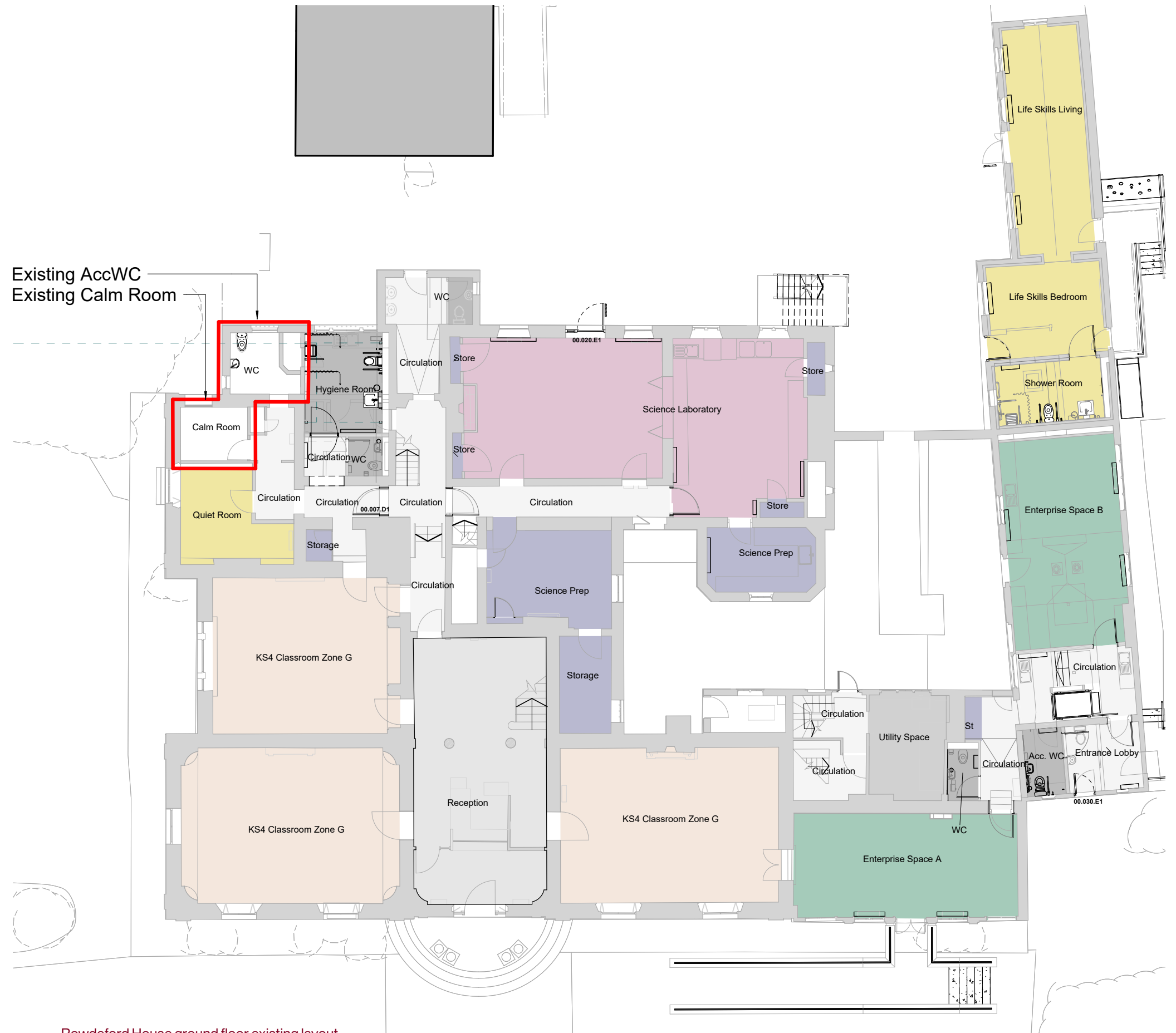
The Calm Room has a window to the north west elevation, although previously it had been behind a large amount of planting. This has now been cleared and access to this window is available.

As a Calm Room, the School used it as a space to calm dis-regulated SEND students where sensory inputs were controlled and the room was very bare. The window had been boarded over to ensure the sensory input of the light or the view was controlled. Generally the space had very little furniture and the space offered a safe environment for a student to cool down before reintegration with the classroom environment.

The WC space has a window to the north west elevation accessible from the northern external play area.

The WC space was previously the only accessible sanitary space in the building. It is a poorly performing space with a cubicle style door face fixed to the existing wall here. There is a space over the top and below this door offering very little privacy. The narrow access to the space is further non-compliant with Part M of the Building Regulations and the internal space hampered by the angled cupboard wall that has been inserted at some point in the not too distant past.

Please refer to drawing SWS-AHR-EA-ZZ-DR-A-005016 for the existing Rowdeford House elevations showing how these windows sit in the existing building.



Rowdeford House ground floor existing layout

Existing Condition

2.2 The Calm Room

The main damage to the Calm Room is to the north & west elevation shown opposite, both being external walls.

The west elevation is now cleared of the damaged remaining of a lath & plaster wall lining. It can be seen that the lower level timber wall inserts are completely missing. Upon investigation these timbers were completely rotten, effectively being dust and providing no support to the vertical timbers the laths were attached to. The lower portion of the vertical timbers were similarly damaged and the wall lining removed on safety grounds.

The northern elevation shows a previous refurbishment has used bonding plaster at low levels and this has now developed damp damage where it is not moving and breathing with the building. The existing window is damaged with water ingress clearly damaging the low level plaster where the previous window cover was shielding damp & condensation issues from view along side a broken pane allowing water to enter the void behind the covering. A vent to a window pane attempted to alleviate the water issues in this void but this appears to have been unsuccessful.

The floor to the north west corner is supported on timber joists that sit on a wall plate attached to the northern wall. This wall plate and other associated timber inserts into this external wall have rotted away and are not much more than powdered timber.

The floor requires further investigation and installation of new joists.



The west elevation with the original lath & plaster wall lining removed & north elevation with damaged plaster & window



West elevation showing the lower inset timber rotted away



Low level existing bonding plaster damage beneath the north elevation window.



The condition of north elevation window.

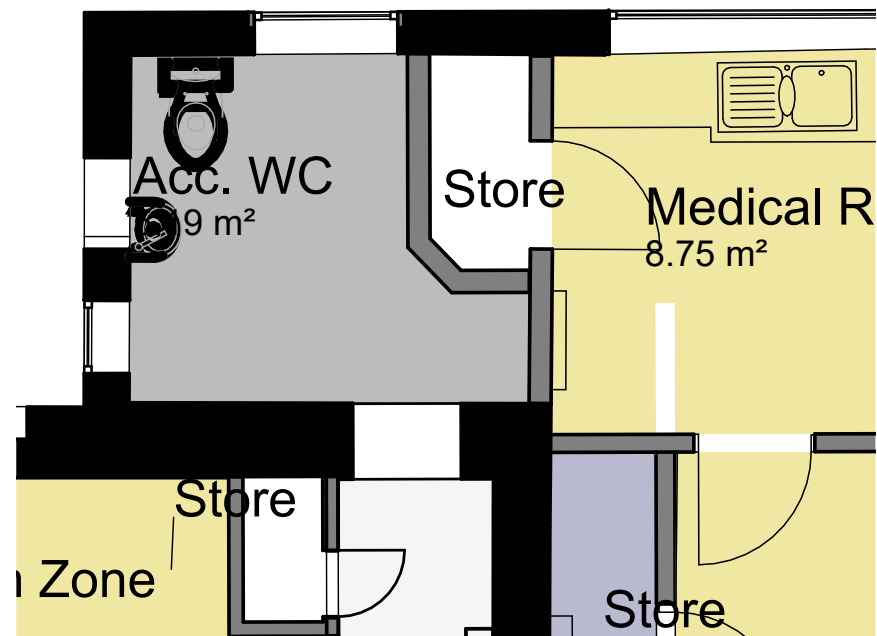
Existing Condition

2.3 The WC

The condition of the WC is better than the Calm Room. The damage to the Calm Room has largely occurred by the failure of a valley gutter above this WC space. As such the water has not penetrated this space.

However, it is not a useful space as the door to the space is not a formal door and a boxing exists to the one side. This boxing used to be a cupboard to what is now the new Hygiene Room and is not used. This is a void that could offer better utilisation to this space.

The window to the WC is damaged though is less affected by damp.



Existing layout of the WC space



Existing north elevation of the WC



Existing window within north elevation of the WC

Proposal

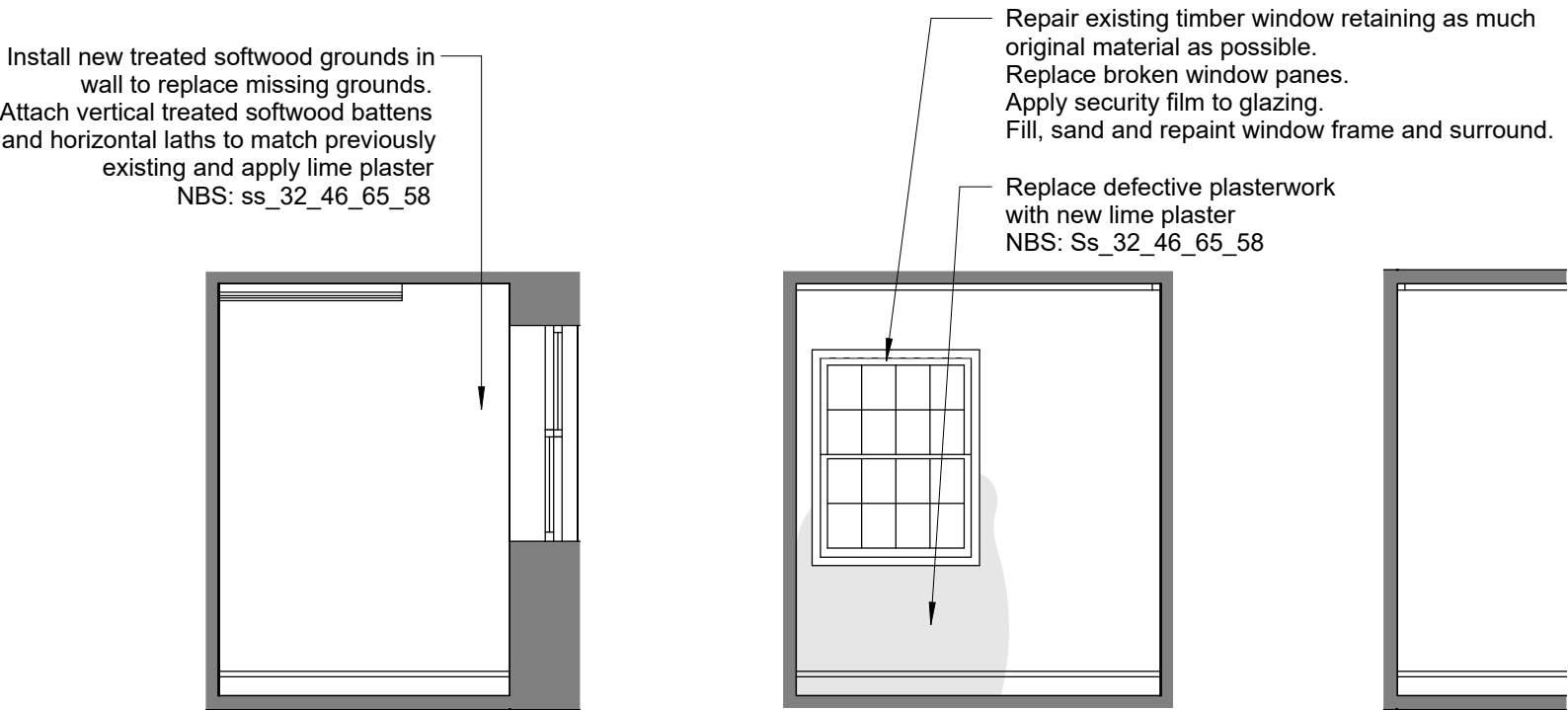
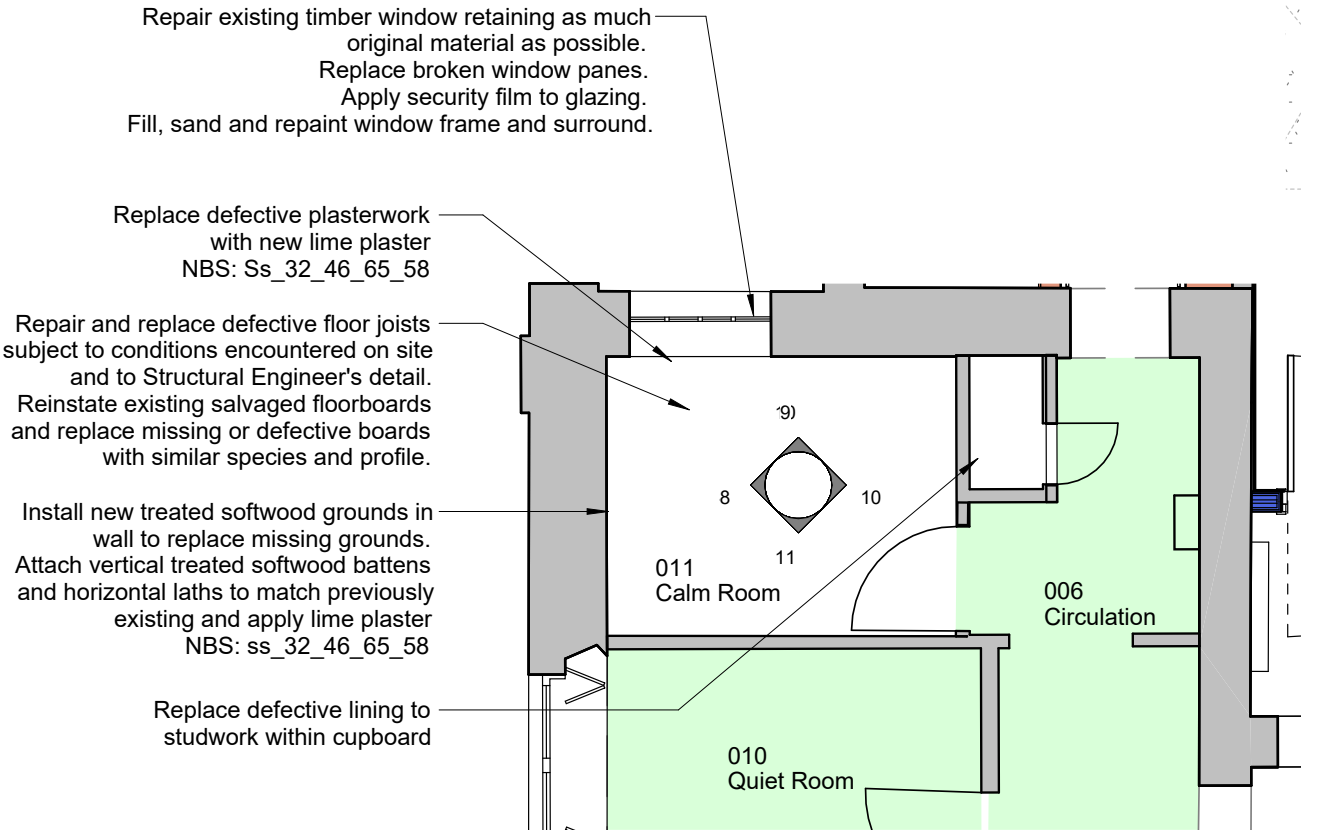
3.1 The Calm Room

The proposal is to return the Calm Room to its original construction, using traditional techniques and materials.

The works include:

1. Rebuilding the lath & plaster wall lining to the west elevation. New treated timber grounds to be installed to existing voids in bricks to same detail as existing grounds. New vertical battens/studs to be fixed to new timber grounds from floor joist to ceiling. New laths to match existing fixed horizontally to vertical studs. New lime plaster to be applied to laths to finish in the same place against the existing ceiling as the original lining.
New plastered finish painted with colour of the school's choosing & new soft wood timber skirting to match surrounding spaces added.
2. Remove existing bonding plaster to lower elevation leaving original lime plaster to north elevation. Re-plaster with lime plaster. New plastered finish painted with colour of the school's choosing & new soft wood timber skirting to match surrounding spaces added.
3. The ceiling is to remain as existing, including small extent of partial cornice detail. New lath & plaster wall lining to be made good against existing ceiling.
4. Window to be refurbished by specialist contractor. This will involve splicing a new lower section to the existing top section. Specialist to determine extent & final detail. Broken panes replaced & all panes to receive security film for protection against breaking.
5. The floorboards shall be lifted to identify the structural repair strategy. New timbers shall be installed to replace any defective items found. New items shall match existing items. The existing floorboards will then finish the floor prior to a finish covering of the schools choice (vinyl or carpet).
6. The wall lining to east elevation (cupboard) to be made good.
7. All skirting boards to be checked and refurbished as necessary.

Please refer to drawing SWS-AHR-EA-00-DR-A-200028 for details.



Extracts from drawing SWS-AHR-EA-00-DR-A-200028 detailing the works to the calm room

Proposal

3.1 The WC

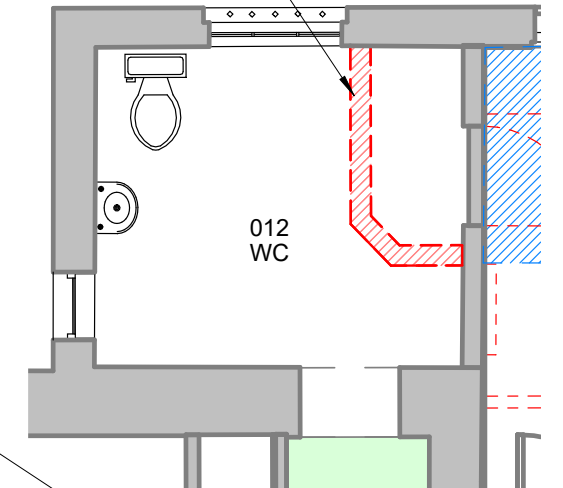
The proposal is to refurbish the WC that is more functional than the current arrangement. In the first instance the minor repair work will be undertaken plaster cracking before the space is reconfigured for future use.

The works include:

1. Remove existing cupboard space to the Hygiene Room. This space becomes part of the WC. The east elevation wall of this space to be made good with new lime plaster & skim. The floor to be made good. This wall is already closed as part of the new Hygiene Room works. This will allow this space to function as a formal Accessible WC as the space around the WC is compliant for WC access from a chair.
2. The cubicle door will be removed and a new formal door will be added to the wall opening. For accessible widths to be maintained this is to be constructed internally to the WC space with the door.

Please refer to drawing SWS-AHR-EA-00-DR-A-200028 for details.

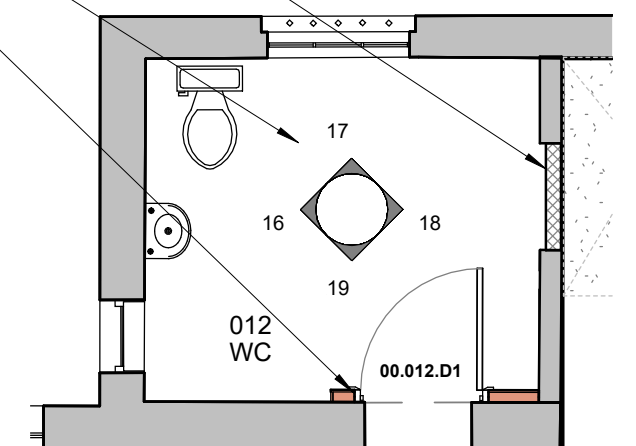
Remove partitions forming small cupboard and reinstate floor and soffit to match adjacent construction



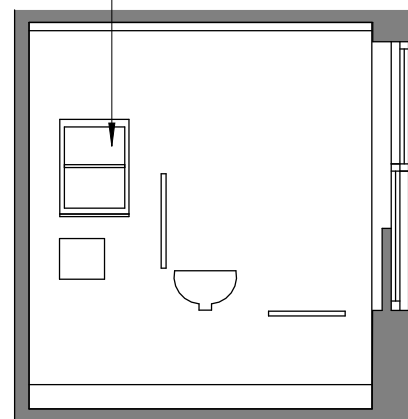
Plaster & skim to new blockwork in former door opening

Make good to floor where partitions removed, apply latex levelling compound as required and lay new vinyl flooring

Install new metal stud lining attached to wall, including new doorset

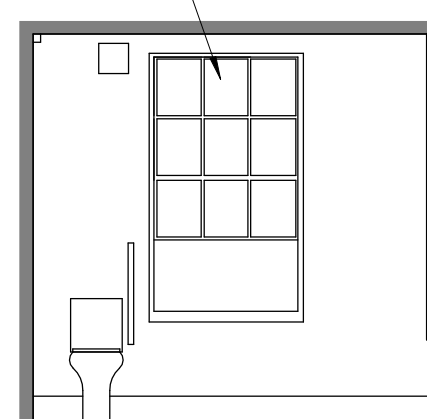


Replace window panes.
Apply security film to glazing.



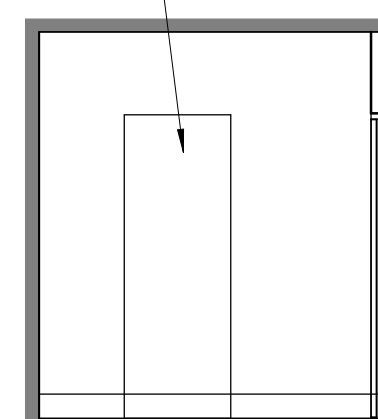
Elevation 16

Replace window panes.
Apply security film to glazing.



Elevation 17

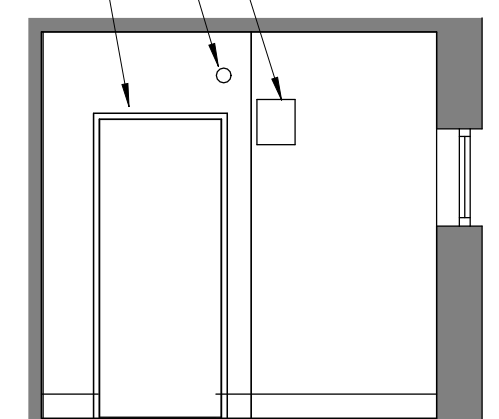
Plaster & skim to new blockwork in former door opening



Elevation 18

Relocate electrical equipment following installation of new lining and doorset

Install new metal stud lining attached to wall, including new doorset



Elevation 19

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