

Lytle Associates
ARCHITECTS

SCHOOL MASTERPLANNING





Guildford County School, Cranmore School, Tolworth Girls' School and Sixth Form, New Barn School, Salesian School, St Peter's School, St Hilary's School, St Edmund's College, Guildford High School for Girls, St Thomas of Canterbury Catholic Primary School, The Oratory School, Clapham Village Nursery, Royal Holloway College University of London, Larmenier and Sacred Heart Catholic Primary School, Oratory Preparatory School, University of Surrey, Reeds School, Send First School, Ripley Court School, Rowan Preparatory School, Hurst Lodge School, Notre Dame School, Rodborough Technology College, Cranleigh School, Parkside School, Hoe Bridge School and The Trees

Lytle Associates was established in 1987 and is now a well-known and respected Chartered RIBA Architect's studio run by its five directors and twenty staff.

We have extensive experience in school masterplans, design, planning and project management across a wide range of education sectors from nurseries, primary and secondary schools to sixth form colleges and universities, stretching back over 30 years.

We are an established team with good rapport. We enjoy building personal relationships, which in turn strengthen the quality and continuity of our service at every level. We act as retained consultants for many of our school clients for whom we provide ongoing consultancy on a 'school architect' or framework agreement model. Our commitment and expertise has led to considerable repeat business – over 300 separate school projects completed or in progress for more than 50 education sector clients.

We understand all the issues that are essential in the best school design – excellent build quality in the context of value for money, attractive to prospective parents, pupils and staff, adaptable and inspirational learning spaces, efficient delivery on time and on budget - but also the importance of your individual character and creating a building that is unique to you and your philosophy.





SCHOOL DEVELOPMENT SERVICES

- Long term school masterplans: review of the whole school estate providing a framework for future developments
 - Land disposal and enabling residential development - our experienced team can manage the whole process for you including viability reports, bids to DFE or landowners for permission to sell land, residential masterplan layouts, seeking valuations, surveys and planning advice
 - Feasibility studies, option appraisals and business case advice
- Consultation and Marketing – public and community consultation events, promotional material, liaison with and applications to stakeholders such as Sport England
- Full building design from initial brief through to planning application, working drawings, specification and contract administration during construction
 - Specialized Planning consultancy: Our approach to planning is proactive, constructive and open, with a high success rate
 - DDA, fire safety and planned maintenance audits
- Fundraising support - We have a strong track record in helping schools to secure funding – preparing and submitting funding bids including CIF bids, helping to identify grant sources and assisting with fundraising material supported by our in-house specialist school fundraising consultant
- Full project management
- Retained architect frameworks offering holistic support for all sizes of building project including ongoing maintenance and condition issues

THE MASTERPLAN PROCESS

The masterplan process begins with gathering information about the school (structure, numbers, curriculum, current issues, future plans) the school site (existing drawings, ownership, planning history) and all the stakeholders (discussions with staff, pupils, parents, admin and site staff, other user groups).

We generally spend at least one whole day at the school to include observing morning drop off, lunchtime, circulation between lessons and use of teaching spaces in the school.

Our analysis then includes consideration of everything from room sizes, environmental quality, fire escapes and flexibility to meet the curriculum to site constraints to likely planning conditions, tress, potential phasing, logistics and indicative build costs. A draft masterplan would be refined and developed, with feedback from the school, to produce a preferred solution and recommendation.

A good school Masterplan offers a vision for adding new buildings and facilities, enhancing the character and strengths of the existing school site, revitalising current teaching spaces and creating an enhanced school campus for the future. The Masterplan is conceived as a working document which can evolve over time whilst providing a framework within which all development can be prioritised and a vision to work towards.

A selection of our school masterplan projects are included for reference.



TOLWORTH GIRLS' SCHOOL AND SIXTH FORM

Enabling residential development allowed the school to invest £13 million in the school estate.

Involved with the school since 2011, Lytle Associates have provided professional advice and support at every stage from initial Feasibility and EFA approval, through planning and Sport England negotiations to construction and project management.

Early risk was mitigated by entering into a promotion agreement with a strategic development company. Lytle Associates prepared feasibility and planning drawings for both the residential and school developments, going on to be retained by the school as project managers for the whole estate as well as detailed design of each phase of school development. Planning permission was obtained in 2015, the land was sold and four years later the school are enjoying a new dining hall, laboratories, IT classrooms, a complete new sixth form centre, studio theatre, English departments, performing arts centre with music and recording studios, full sized all-weather pitch, levelled playing fields, new car parks and access road.

In addition to these developments, Lytle Associates have successfully helped the school obtain over £2 million CIF funding for complete replacement of heating boilers, pipework, radiators and hot water services, electrical wiring sub mains and infrastructure upgrades and fire and emergency system replacements including new fire doors.





CRANMORE SCHOOL

Successful original school masterplan had led to over 20 years as retained school architects.

As part of our original masterplan for the school we proposed a complete relocation of the main school entrance. This one simple change allowed us to rationalise and improve the layout of the whole school campus, delivering a high quality new reception and foyer space while freeing up the original entrance for a new nursery facility.

The complete restructuring and redevelopment went well beyond the client's original brief and delivered an innovative design solution. The initial phases of the masterplan provided two new libraries, art classroom, DT classroom, reception and Headmasters office.

The scheme employs a contemporary interpretation of the character of the original school buildings, giving the school a new focus and raising the quality of their built environment. The ability to think laterally and see the bigger picture allowed us to offer real added benefit to the school. The school remained in operation throughout the works.

More recent phases have included a new specialist nursery unit for children from 2½ years, classroom refurbishments, swimming pool changing rooms and a new hospitality suite.



THE ORATORY SCHOOL

Sensitive masterplan and positive approach resulted in planning permission for two new 80 bed boarding houses close to the listed main school building, in an Area of Outstanding Natural Beauty, against a raft of local planning policies.

The Oratory School is a prestigious independent boys' boarding and day school occupying an extensive campus in south Oxfordshire. We have acted as retained school architects since 2001, completing a masterplan for the school estate which has informed and supported many subsequent phases of development. All works have been successfully carried out in the context of the AONB, Landscape Conservation Area and setting of the listed building.

Major projects include:

- New swimming pool and sports centre refurbishment
- Two new 80 bed Boarding houses
- Art Department and gallery refurbishment
- Listed Building conservation
- Theatre refurbishment
- Multiple classroom refurbishments
- Chapel restoration





GUILDFORD COUNTY SCHOOL

A holistic masterplan with strong supporting educational rationale has allowed Guildford County School to successfully bid for funding to achieve 4 major phases of development over the past 7 years.

Lytle Associates were appointed in 2012 to develop a masterplan for the whole school campus which would give them the evidence they would need for future funding bids and planning applications. We worked closely with the school to assist with the bids and ensure proposals were viable and achievable.

A combination of Academy Capital Maintenance Funding, Surrey County Council support, Condition Improvement Funding and grants including Millennium Lottery fund have enabled the school to achieve:

- New Art department including fine art, photography, pottery and sixth form studios
- Refurbished and enhanced sixth form centre
- Refurbished and improved Design Technology department
- Increased music practice rooms
- New humanities classrooms and science wing
- Fully refurbished changing rooms and toilets
- New staff office, preparation and social space, releasing areas for additional maths classrooms
- New Multi Use Games area
- New sports hall currently on site



GUILDFORD HIGH SCHOOL FOR GIRLS

Masterplan to allow optimised use of a tight urban campus for successful independent girls' school

Lytle Associates have worked with the school to produce a phased masterplan for their restricted urban site including extensive remodelling of existing campus, refurbishment of original historic buildings and design of major new academic and sports facilities including junior/senior classrooms, dining hall, gymnasium, music and drama, science block, library & IT suites and art studio.

Most recently a new £5million swimming pool and sports hall complex have been completed using natural materials and a subterranean design solution to ensure the building sits well in the sensitive parkland setting. With work spanning 15 years and contracts exceeding £30 million this is one of our most successful and transformative masterplan developments.



THE ORATORY PREPARATORY SCHOOL

Whole school masterplan has acted as flexible framework for phased developments

The Oratory Preparatory School is a prestigious public school occupying an extensive campus in south Oxfordshire. We have acted as retained school architects since 2001. Completed projects include:

- New Early Years' Department with bespoke layout in woodland setting
- New headmaster's house
- Boarding House Refurbishment
- Dining Hall Refurbishment
- Main Entrance Refurbishment
- New maintenance department
- Car park works



At Lytle Associates we consider client consultation to be an integral and continual part of the building process. Every school is unique. On previous school projects we have held consultation days where we have met with teaching staff, support staff, pupils, governors and user groups to understand needs and aspirations and generate ideas. We thrive on the excitement and enthusiasm at this stage of a project. Following from this we have worked with focus groups, held design competitions and workshops, run seminar programmes and conducted hardhat tours of sites for school pupils.

We aim to design school buildings which:

- Build on the schools' strengths and inspire them for the future
- Create an adaptable and stimulating learning environment
- Comply with all guidelines and adopt best practice
- Deliver high quality design to serve as a benchmark for future development
- Offer good value for money
- Embody the character that makes each school unique.



CONTACT

To find out more about our approach to school design, please get in touch:

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