



**ALDENHAM SCHOOL**

# **ACCESSIBILITY STATEMENT**

**Reviewed September 2019  
by KM**

## 1. Introduction

Aldenham School is situated in a rural location with nearest towns 3-5 miles away. There is very little public transport which passes the School and nearest railway and main bus routes are a minimum of 3 miles distant. During term time the School runs a number of School coaches which service main catchment areas for morning transport to the School and evening transport from the School. Apart from this, staff, parents, pupils and visitors must provide their own transport.

The School comprises of some 34 individual buildings (a number of these are linked to others) situated in 110 acres of land divided between built environment, playing surfaces and agricultural fields. The buildings range in age from those built within the last 5 years to those built some 195 years ago and this range incorporates a number of different styles of building. The buildings are all used for educational purposes being either used for classroom or sporting purposes, Boarding Houses, staff housing or administration and estates. The buildings are all enclosed within the Main School site with the exception of 3 buildings which are located on the opposite side of a minor public highway. They are all linked by a series of site roads and pathways.

Visitors to the School (including contractors) must be signed in and badged if they are to be unaccompanied whilst on the campus. The campus is a non-smoking area for all visitors and pupils with one outdoor designated smoking areas for staff.

Classrooms are kept locked when not in use with staff controlling access and supervision. Access to other sensitive areas is controlled by keypad locks with codes changed on a regular basis, or with a range of lockdown or door entry systems.

This statement reflects the current position on accessibility for each building on the premises. The School recognises that, due to their age and layout, a number of its building have level changes which render them unfriendly or partially inaccessible to those with certain disabilities. In accordance with Section 10 of the Equality Act 2010, it is the School's policy to review the layout of its buildings both as part of its rolling programme for refurbishment or should a specific requirement arise for a current or prospective member of staff or pupil and, where reasonably practical, to seek to afford greater accessibility for all those with disabilities. All new buildings will comply with current building regulations and will incorporate aids and facilities for disabled persons.

Planned refurbishment of existing buildings over the next 3 years will not alter accessibility to the buildings concerned as described in this statement and the scope and timing of further new building work is currently under consideration by the Governors. Where reasonably practicable, improvement to disabled access to buildings will be incorporated when paths and roadways are refurbished.

## 2. Playing Fields

The School has 3 grass playing field areas. Top Field and Cookes Field are each of approximately 17 acres and Button Field, the Prep School playing field, is some 3.7 acres.

**Top Field** is accessed by vehicle or on foot from the main drive or from a tarmacked roadway at the rear of Beevor's House and is, generally, a level surface used for football pitches, cricket pitches and rounders pitches together with certain activities (golf, archery). It is also available for pupil recreational use in the summer months and used for car parking for certain School events.

**Cooke's Field** can be accessed either by vehicle via Back Lane in Letchmore Heath (along a private drive for The Old Tithe Barn over which the School has a right of way), or on foot by the same route or via an unmade path from the School. Access for ambulances is via the Old Tithe Barn driveway. Grounds vehicles can access via the unmade path.

The field has 3 levels linked by ramped banks. Each level accommodates a flat playing surface and the fields are used for football, hockey, cricket, rounders and athletics during the year. There are no

other amenities at Cooke's Field, the nearest being in the Main School. There is a brick stand built in 1960 which provides storage and tiered bench seating (without handrails) and a metal storage shed for athletics equipment.

In the SW corner there is a children's playground on land rented to the local Parish Council. The SW boundary at the end of the Old Tithe Barn driveway is fenced off with vehicle access gates onto the field and to a grass car park and a pedestrian gate controlled by a keypad lock. The vehicle gates are padlocked shut with access determined by School staff. The School also allows local residents to walk on the field (with dogs provided they are kept on leads and off playing fields and the owners clear up any mess). Access for residents is via the keypad-controlled gate and residents are required to sign an agreement to abide by the terms of use before being given the keypad code. The code is altered periodically.

**Button (Prep School) Field** is accessed on foot via steps from the Sports Hall roadway or through a gate in the fence at the rear of Woodrow House. Vehicle access is via the adjoining field (which has gates onto the public highway) or through a gateway from the Cookes Field path (grounds dept vehicles only), which also provides disabled access. The field is used for football, cricket and athletics and has an artificial wicket and a long jump pit.

**Artificial turf pitch.** The School has one floodlit artificial turf pitch constructed in 1998 and situated at the end of the main drive. It is accessible by vehicle or on foot. The surface is sand based artificial grass (resurfaced in 2011) and the pitch and a fenced off spectator area are encompassed by a 3 metre high weld mesh fence. The pitch accommodates one full sized hockey pitch and has sliding dividing nets allowing it to be split into 3 x 1/3 areas for 7-a-side football. The pitch is also used during the summer for tennis and kwik cricket. The pitch is kept locked when not in use and pupils may only use it under supervision.

### **3. Wilson House**

Wilson House is a single storey brick building built in 1910 which houses the Nursery and the Pre-Prep departments. Entry to the Pre-Prep wing is level and this wing incorporates one disabled toilet. There is also a ramped emergency exit. Entry to the Nursery wing is up 2 steps currently without handrails but level access is available through from the Pre-Prep wing or, from the rear of the building, across a paved area and through a doorway into one of the Nursery rooms. There is also entry at the rear of the building through an external doorway with one small step. Inside access is on one level. There is also level access through into the main part of the building and an exit onto a ramp with handrails leading into the Nursery back garden playground. All internal rooms are on the same level. Access is controlled by keypad locks and a door entry system.

Toilet areas for boys and girls are provided within the building and kitchen and rest rooms are provided for staff. The disabled toilet doubles as a staff toilet.

There are purpose-built play areas at the rear of the building one of which is accessed directly from the building down a series of wooden steps with appropriate handrails. Alternatively, level access can be gained via grassed areas at either side of the building through gates in the fence.

This play area is fenced off and contains purpose-built play equipment with a safety rubber flooring. The other play areas are also fenced and are a tarmac play area, an adventure playground with bark chipping surface and an area with an artificial turf surface. These are used by the Pre-Prep pupils.

Staff parking is available in the gravel drive in front of Wilson House. Parking for parents is in the nearby main car park with access to Wilson House via a flagstone pathway and tarmac area. Access onto the flagstone pathway is via a low kerb. Areas immediately outside the building and access to it are adequately lit.

#### **4. Woodrow House**

Woodrow House houses the Prep School. The original part of Woodrow House is a brick and timber single storey construction built in 1993. A two-storey brick steel framed extension was built in 2003. Access at the front of the building is via a set of steps with handrails but a ramp is also provided to the front door for wheelchair and pushchair access. Access from the fire exit door is down a small step and access to the rear entrance doors is level. All rooms on the ground floor are on the same level. There are 2 large and two small rooms on the first floor accessed by an internal staircase with handrails. Boys and girls changing, and toilet facilities and a staff toilet are provided together with one disabled toilet. Staff offices, a welfare room and a staff room are provided. Access is controlled by keypad locks and a door entry system.

A fenced tarmac play area is provided outside the building, access to which is via 3 steps with handrails. Access can be gained to the play area via the Pre-Prep School driveway and across a grassed area to a single gate. There is an artificial grass play area at the rear of the building with both level and stepped access and a selection of children's climbing apparatus.

#### **5. Main Car Park**

The main car park is situated at the lower end of the site outside Woodrow House and is accessed from Aldenham Road. It is a tarmacked area with adequate lighting and is protected by CCTV surveillance. The car park has space for 69 cars and incorporates 2 disabled parking spaces. A one-way traffic system exists within the car park and the area of pathway outside Woodrow House is separated from the car park roadway by a protective metal barrier/handrail.

There is a site plan and adequate directional signage from the car park to the Sports Centre and School administrative building.

There are traffic speed bumps on the entrance and exit roadways and a pedestrian crossing between the path and the parking bays.

Access from the car park to the main part of the School is via a flagged pathway which involves mounting a low kerb. The pathway has both level and stepped access. It links to the Sports Hall roadway which is a tarmacked roadway leading into the centre of the School. The roadway is used by staff vehicles and access to this is from the main car park through a key fob activated barrier. Only authorised staff have key fobs to gain access. There are 5 mph speed restrictions in the main car park and on the Sports Hall roadway.

The Sports Hall roadway is a level surface on an uphill gradient with two traffic speed bumps along its length. There is no footpath and pedestrians and vehicles travel along the roadway. At the top end of the Sports Hall roadway there are 2 staff parking areas with allocated parking spaces. These are tarmacked and are, predominately, level.

#### **6. Sailing and Motor Club garages**

Adjoining the main car park are 3 garages used by the Motor Club and the School Sailing Club. They are accessed through outward opening garage doors and are level surfaces inside.

#### **7. Prep School Music, School Shop and Central Purchasing/Goods Inwards.**

This is a single storey brick and concrete construction built in 1953 and extensively modified internally in 2011 to accommodate a Prep School music and drama classroom with storeroom, 2 individual music teaching rooms, the School shop and a store room, a central purchasing office and a goods inwards storeroom with one shared toilet and brew area.

The music and drama classroom is accessed from the coach bay in the main car park, up a short flight of stairs with handrails. Access is controlled by a keypad entry system. Alternative level access is available through a doorway off the Sports Hall roadway and through a level lobby area.

The brew room and toilet are off this lobby.

The School shop has level access through its main door off the Sports Hall roadway or from the lobby referred to above. Level access to the shop store room is from the shop itself or through double doors next to the main shop entrance.

The 2 music practice rooms and the central purchasing office all open off the Sports Hall roadway, each down 2 steps. The central purchasing office links to the goods inwards store by a doorway and external access to the store is by level access to double doors opening off the Sports Hall roadway.

## **8. Sports Centre**

The Sports Centre is a 2 storey building built in 1998 housing an indoor main hall of 1300 sq. m, an office, storage rooms and toilets (including a disabled toilet) and changing rooms at ground floor level, a second office and additional storage up 2 steps just above ground floor level and a first floor smaller studio, staff office and a fitness suite (with a card controlled access system).

The building is steel framed blockwork with metal exterior cladding and the floor in the main hall is a semi sprung poured resin surface. The upstairs studio has a sprung wooden floor.

The Sports Centre is used by the School during the normal School day and on one evening per week during term time and by outside users on other evenings and at weekends and at all times during School holiday periods.

Access to the main doors of the Centre is down a flight of concrete steps with suitable handrails provided. Level access can also be obtained through one set of emergency exit doors opening onto the Sports Hall roadway or through 2 other sets of emergency exit doors opening to grassed areas at the rear of the Centre. One single exit door at the end of the changing room corridor at the back of the building gives access down 2 steps. Access from the Sports Centre to the artificial pitch is via a flagged path going up a flight of steps which do not currently have handrails. That particular access from the Sports Centre to the artificial pitches is otherwise level. An alternative route to the artificial pitch from the Sports Hall would be via the Sports Hall roadway, through the main courtyard and along the main drive although such a route would not be encouraged for outside users of the facility except under supervision as segregation from the Main School is encouraged.

The gents and ladies changing room, shower and toilet facilities are level and there is a separate disabled toilet. Access to the PE Department office is up 2 steps with handrail.

Access to the first floor Studio, office and fitness suite is via a flight of stairs with handrails. There are also 2 emergency exit external steel staircases from the first floor with handrails.

Lighting around the outside of the building and on the path to the Artificial Pitch is considered adequate.

## **9. Far Block**

This is a combination of 2 brick-built buildings, one of 2 stories built in 1902 and one of 3 stories built in 1892. It houses classrooms, offices, toilets and storerooms and the buildings link at sub-ground and first floor levels. Access to the building at the lower end is up 2 steps from the Sports Hall roadway. Inside the lobby access to 2 classrooms, the CCF office and storeroom and armoury are down a short flight of stairs with handrail. This also gives access to fenced tarmac play area up a further two steps. A longer flight of concrete stairs with handrail leads to 2 first floor classrooms and the 1<sup>st</sup> floor links.

The play area has two gates, one into this building and another at the rear of the area giving level access.

At the upper end there is level access to the building. It is 3-storey building accommodating 3 classrooms, an office, storage areas, a CCF office and storage area and boys' and girls' toilets. There is also a further storage area in the roof void opening off the stairs between first and second floors.

Access to the ground floor classroom is up 2 steps (without handrail) and access to the CCF area and an under stairs storage area is down a short flight of steps with handrail.

A flight of concrete stairs (with handrail) leads to the first floor where there is a second classroom, toilets, some storage and an office. A further flight of stairs (with handrail) leads to the roof void storage and the top floor where there is another classroom.

An emergency exit from the top floor classroom is via an external metal fire escape with railings which goes down to ground level. There is also an emergency exit from the first-floor classroom onto the same external metal staircase.

### **10. Design Technology**

The Design Technology building is a single storey brick building built in 1892 converted and with an extension built circa 1995. It houses 2 technology workshop areas, technician, office and storage area, a graphics room and a classroom. All are on the same level and are accessed from a covered passageway. Access to the passageway is via a level area in the lower Yard car park or via 2 steps (without handrail) at the upper end of the Sports Hall roadway. There is also an emergency exit from the second workshop down a short flight of steps (with handrails) onto the Sports Hall roadway. Adjoining the technology area at the end of the covered corridor are a ladies' and a gents toilet area given over to pupil use which can be accessed from the CDT corridor or from the path at the rear of the CDT building (up 1 step without handrail).

### **11. Art Block**

This is a 1961 concrete and brick built 2 storey building housing the Art Department on the first floor and the IT Department and IT Support on the ground floor, together with the OA Changing Rooms (2 changing rooms and showers). Access to the two IT classrooms can be either through the main doors which involve going up one step (without handrail) or on the level via the CDT passageway. The IT Support area is accessed from the CDT passageway. All the rooms within the ground floor are at the same level.

The OA Changing Rooms are male changing room used by the School during the week and the Old Aldenhamian Football Club and their opponents at weekends. The rooms are accessed via the pathway at the rear of CDT going up 2 steps (no handrail). Within the changing rooms floors are level. The changing rooms incorporate showers, one toilet and urinals.

The Art Department is accessed either via an outside concrete staircase or an internal wooden staircase, both with handrails. The area comprises an office, a kiln room, a pottery area and 2 art studios all on the same level.

### **12. Science Block**

This is a 1950s brick built 2 storey building incorporating science laboratories, preparation rooms and an office. Level access is available from the pathway between science labs and Paull's House and alternatively access is available up 2 steps with handrails at the end of the building opposite the Art Block. There is also an emergency exit from Lab CLI down 3 steps with handrail.

The ground floor comprises 2 biology labs and 3 chemistry labs together with a technician's prep room and a chemical storeroom. All rooms have level access with the exception of the chemical storeroom which, by regulation, has a raised lip across the doorway. All rooms can be accessed from the level entry doorway either in their own right or through another room.

The first-floor rooms are accessed by concrete stairways at either end of the building with handrails. The first floor comprises 3 physics laboratories, one biology laboratory, an office and 2 physics preparation / storage rooms. All rooms have level access.

### **13. Theatre**

This is a single storey brick building again built in the 1950s and adjoining the science laboratories. The area was extensively refurbished in 2007 and a single storey brick extension added at the rear. The area comprises a foyer with Ladies, Gents and Disabled toilets, an Auditorium with level stage and retractable tiered seating for an audience of 147. Behind the Stage is a backstage room and behind that, in the new extension, wardrobe storage, 2 offices and 4 small Learning Support teaching/ theatre changing rooms and a Drama resources room. At the other end of the Auditorium is a ground floor level Drama classroom and a mezzanine level Control Room and Electrics room accessed up a wooden staircase with handrails. There is a roof level steel catwalk with side rails leading from the Control Room (via a steel staircase with handrail) along the length of the Auditorium and around each side of the Stage. The catwalk can also be accessed from the stage via two vertical ladders with safety hoops.

The main entrance is up 3 steps (without handrail) into the Foyer. Level access into the Auditorium is available via the emergency exit onto the pathway between Paull's and the Science Labs or through an entrance at the side of the extension from the roadway at the rear of Paull's House. There is also level access into the Drama classroom through emergency doors onto the pathway between Paull's and the Science Labs. There is also an emergency exit down 2 steps at the end of the corridor from the Foyer to the rear extension.

### **14. Staff Common Room**

The Staff Common Room is a 2-storey brick building built in 1931 and extended to abut the Richard Platt building in 2005. It comprises a ground floor entrance lobby, teachers' workroom and photocopier room, a store room and Gents, Ladies and a Disabled toilet. Access to 1<sup>st</sup> floor is by a wooden staircase with handrails leading into a single upstairs room with a small kitchen area and a leisure area for teaching staff. There is level access to these through the front door of the building and access is controlled by keypad lock.

### **15. Richard Platt Building**

This is a 2-storey steel framed brick building with a glass link to the Library at one end and abutting the Maths block and the Staff Common Room at the other. It was constructed in 2004/05 and comprises 10 classrooms, 4 offices, an IT server room and a storage cupboard. The glass link contains a concrete staircase with handrails and gives access from the Yard to the 1<sup>st</sup> floor classrooms and offices and to the Library at ground and first floor levels, both up 2 steps without handrails.

At the cloisters end of the building there is an enclosed passageway from the Yard to the front of the Staff Common Room. There is level access into the ground floor classrooms and offices and access to first floor via a concrete staircase with handrails and a lift (for disabled persons). Access to all rooms is level on each floor.

### **16. Library**

This is a 2-storey grade 2 listed building, brick built in 1923 and extended in the 1960s. It houses the School Library, Careers area and 2 offices. There is a level entrance from the Yard and access up 2 steps (no handrail) from the glass link of Richard Platt building at both levels. Access to the first floor is by a wooden spiral staircase with handrail. Access is level on each floor.

## **17. Maths Block**

This is 1930s 2 storey brick-built building housing 6 classrooms and 2 offices. Access from the Yard is available up a small step. Ground floor rooms are level with a rear exit with 3 steps (no handrail).

The access to the first floor is by a concrete staircase (with handrail). The first floor comprises 3 classrooms and an office all on one level.

There is a Climbing Wall at one side of the building with holds bolted into the brickwork. This is accessed from the CDT corridor.

## **18. School House (Leeman's, Riding's, Business Studies, Geography)**

This a grade 2 listed brick built 3 storey building built circa 1865 and converted in 1992 and housing Geography classrooms and office, Business Studies classrooms, changing rooms and showers and 2 Day Houses (Leeman's and Riding's).

Entry to the Geography classrooms is by a short metal external staircase with handrails. Geography rooms (2 store rooms, 3 classrooms and an office) are on one level with level access from one Geography room into Leeman's House Games Room.

The remainder of the ground floor has access up one small step (no handrail) through the door in the Clock Tower with keypad and lockdown door entry controls. These access Leeman's games room, 2 changing rooms and showers, a toilet, 1 day room and an office, all on one level.

There is also level access from the Clock Tower into School House Garden and access up 2 steps (no handrail) into the Staff Dining Room.

A concrete staircase with handrail in the Clock Tower gives first floor access to Leeman's House comprising 4 day rooms, a tutor's study the Housemaster's study rooms a tutor's flat and boiler room on one level. There is also level access into one of two Business Studies rooms. Main access to the Business Studies rooms is via an external metal staircase with handrails.

At a mezzanine level there is access to the Riding's games room up 2 steps (no handrail). This room opens at its other end onto the School House Admin back staircase.

The concrete staircase (with handrail) goes up to the second floor which houses Riding's House (boy's toilets, Housemaster's study rooms, 4 day rooms all on one level). A Tutors study opens off the corridor up 2 steps (no handrails). At the end of the corridor 4 steps (no handrail) lead up to the 6<sup>th</sup> Form study rooms. This corridor extends out on to the external metal fire escape giving access into the Lower Yard.

Continuing up the stairs (now wooden with handrail) a boiler room is located at the top of the Clock Tower and from within this room a vertical steel ladder goes up into the area housing the Clock mechanism and out through a trapdoor to the Clock Tower roof.

## **19. School House Administration**

This is the other half of the grade 2 listed building, brick built. Different parts of School House were built between 1825 and 1875. This side of School House has 3 floors accommodating staff dining area, Ladies and Gents toilets, Headmaster's and Administrative offices, Health Centre, Leeman's 6<sup>th</sup> form area and staff accommodation. Level access is provided at the Shilling Green door and the ground floor is all on one level. The Master's Dining Room also exits into the Clock Tower down 2 steps (no handrail). Other areas on the ground floor are Headmaster's Study, Gents toilet, 2 Secretary's offices, main meeting room and a store room. The main entrance to School House is beside the Headmaster's Study and access is up one step from School House front drive (no handrail).

The main staircase, with handrail, leads up to the Bursary offices which are on one level. Space comprises Ladies and Gents toilets, 4 offices and Head of the Senior School's Study and kitchen/photocopy room. The corridor leads to the Health Centre (on the same level). This area can also be accessed from back stairs at Shilling Green entrance (wooden stairs with handrail). This staircase and an adjacent stone staircase also access the Leeman's House study block at a mezzanine level. There is a further emergency internal wooden staircase with handrail from the Leeman's study block down to the Dining Hall Servery entrance corridor.

The Health Centre also has an emergency exit via an external metal staircase and then vertical metal ladder to the School House main drive.

A staircase with handrail from the Bursary area leads up to a staff flat (bedroom, bathroom, lounge, store room and kitchen). A further staircase (with handrail) leads from this to an attic storage area.

The flat also has an exit into the top floor corridor in School House leading to the back stairs. Proceeding up the back stairs, at a mezzanine level there is access to the Riding's games room and the Marketing and Development offices. A further flight of stairs gives access to the top floor which houses another flat (bedroom, lounge, kitchen and bathroom) 2 bedsits, 3 offices, a kitchen and communal bathroom and toilet, together with the other staff flat previously mentioned. A further exit is available from this corridor via an external metal fire escape staircase with handrail leading past the Medical Centre to the vertical steel ladder to the main drive.

## **20. Dining Hall**

This is an integral part of the School House building, grade 2 listed and built circa 1887, this area is single storey. Access to the servery corridor is up 2 steps (no handrail) whereupon level access is available through the servery into the Dining Hall. The exit from the Dining Hall is level onto the main drive. The Dining Hall is predominantly level with one full width step up to a raised platform housing the top table at the far end.

From the servery and Dining Hall there is access into the kitchen area comprising a dishwasher area, 2 food preparation areas, a pot wash, an office, staff rest rooms and toilets and leading into an external corridor housing storage cupboards and walk-in freezer. These are all at one level with access via the rear passage to the bin storage area and the main drive or from the catering main entrance door onto a path leading to the main drive. There are also doors linking the kitchen area with the School House admin corridor from Shilling Green entrance.

## **21. Porter's Lodge**

A 2-storey building built in 1954 housing the Porter's Lodge and Porter's living accommodation. There is level entry into the Porter's Lodge reception area from the main drive and from the corridor from Catering Dept to the bin storage area. The living accommodation is on 2 floors.

## **22. Stand-alone Staff Accommodation**

There are 7 brick terraced staff houses in the Orchard (built in 1989) together with 1 Elm Cottages (grade 2 listed and extended in 2006), the adjoining 2 Elm Cottages and the Coach House (converted 1974). Entry to 2 Elm Cottages is level at the front door. Entry to all other houses is up a front step (no handrails).

No further detail is provided as these are regarded as private dwelling houses.

The Headmaster's House is a detached house, brick built in 1966, on the other side of Aldenham Road. Entry is up a small front step (no handrail) with access from the driveway or down a flight of steps (no handrail) from the Chapel path. Other access points around the house all involve a step. Within the Headmaster's House the public rooms have a full width step between them.

### **23. Chapel**

The Chapel is brick built in 1938 and located on the far side of Aldenham Road and has 4 access doors. Access is via asphalt paths at each end of the building giving way to brick pavements.

Access at the Kennedy's end is by level access. One door gives access to a corridor leading into the Main Chapel, the other at Kennedy's end gives access to the Vestry, a toilet, Lady Chapel and Main Chapel.

Within the Main Chapel the altar is raised up one full width step. The pews are stepped up in a regular manner to the back of the ground floor. Access through the 2 doors at the Headmaster's House end is up a short flight of steps (no handrail) and then, once inside, up a further short flight of steps (again no handrail).

There is a balcony at the Headmaster's House end which is accessed via 2 staircases (with handrails). This area also houses the organ loft.

The Chapel is fitted with Induction Loop hearing assistance.

### **24. 6<sup>th</sup> Form Centre and Pavilion Flat**

This is a 2-storey brick building built in 1935. The ground floor has been extensively altered during 2011/12 as part of the Wells Centre development and provides study, careers library and recreation facilities for 6<sup>th</sup> Form and an office for Head of 6<sup>th</sup> Form and his secretary. The main entrance is through double glazed doors up 2 steps and there is disabled access up a ramp and through the Head of 6<sup>th</sup> Form office. Internally there is level access throughout. The building links to the Wells Centre via a passageway and down a short flight of stairs. A disabled platform lift is provided beside the stairs.

The first floor is a staff accommodation flat. Separately on the ground floor is an electrical switchgear room with level access.

Access to the staff flat is via the front door up one step at the end of the building. The door opens into a small lobby and then upstairs to the flat (bathroom, kitchen, 3 other rooms and a large storeroom) which is then at one level.

### **25. Wells Centre**

This is a new brick and oak clad building constructed on a green oak frame completed in July 2012. It links to the 6<sup>th</sup> Form Centre and Music school buildings on either side.

There is stepped and ramped access to main entrance doors on the playing field and main road sides of the building (although for security purposes the road side entrance will only be opened when there are outside events in the building). There is also a link into the 6<sup>th</sup> Form Centre via stairs or platform lift as described above.

The ground floor has level access throughout and houses a large lobby, two classrooms and toilets for pupils and one disabled/staff toilet. The lobby gives access to stairs and a lift to 1<sup>st</sup> Floor. One classroom, a Music classroom, links to a classroom in Music School through another doorway. Due to the use of this room the fire alarm system incorporates a flashing beacon in addition to alarm sounders.

The first floor houses a lobby, a large multi-purpose meeting room, ladies and disabled/gents toilets and a foyer which links, through folding acoustic doors, to the Music School recital room. The foyer has a separate small kitchen area. There is level access throughout the first floor and to the recital room.

The first-floor lobby gives access to the stairs and lift to ground floor and to a flight of stairs to the

second floor which houses a plant and storage room.

## **26. Music School**

This is a brick-built building, originally single storey (Chapel) built in 1890s but converted into a 2-storey building in 2000. The main entrance is on the Aldenham Road side of the building and involves a small step up (no handrail). Access through the remainder of the ground floor is on one level comprising a teaching room, kitchen, storage rooms, offices, practice rooms and Ladies and Gents toilets. There is a secondary exit at the apse end of the building going down one step (no handrail).

A concrete staircase with handrail leads to the first floor which houses a recital room, recording room, practice rooms and storerooms/ boiler room. There is level access throughout the 1<sup>st</sup> floor. A staircase with handrail leads to a 2<sup>nd</sup> floor constructed in the attic space and housing a recording studio with acoustic booth.

There is level access to and exit through the Wells Centre from the recital room at first floor level and staff only access to the music classroom in the Wells Centre at ground floor level. This first floor access gives disabled access to the first floor of the Music School.

## **27. Kennedy's House**

Kennedy's House is a School Boarding House built of brick construction in 1962. It is mainly on 2 storeys with one wing of 3 storeys. In summer 2008 the building was extensively refurbished with the ground floor given over to Martineau's (boarding and day) and the first and second floors to Kennedy's.

**Martineau's** – the main entrance has level access from a flagged pathway from the Kennedy's main drive and flagged pathway with steps (no handrails) from the car park side. This leads into a main lobby and assembly/games room. 2 of the wings are then at the same level but there are steps (no handrails) down to the third wing leading to a shower room / toilet and emergency exit. From the main lobby there is level access into a flagstone inner courtyard.

Other wings lead to student accommodation and to staff accommodation. In the wing housing the girls bathrooms, one room is a wet room providing a disabled shower and toilet facility.

There is access to an outside tarmac playground from 2 separate doors on one wing, each down external steps (without handrails).

The external playground is a level tarmacked area surrounded by a 3m high weldmesh fence. Access is by a single gate (from steps) at one end and by a double gate (with steps from a doorway in the building or level access from the car park area).

The Housemistress's accommodation is in the rear wing on 2 storeys. Access is from a level tarmac driveway, through a front door up a small step (no handrail). Thereafter the accommodation is on the same level as the ground floor of the rest of the House. The public rooms are on the ground floor. This area can also be accessed at ground level from 2 separate wings of the building and at first floor level through an emergency exit from the Kennedy's Housemaster accommodation.

**Kennedy's** – The main entrance opens onto the car park area and is up a small step (no handrail) into a lobby with the games room and an office off this and a concrete staircase with handrail leading up to the first floor. These stairs lead to a first-floor lobby giving access to the main changing and shower room and toilets, the Housemaster's study and the main staircase at a mezzanine level. The main staircase (with handrail) gives an emergency exit down into the Martineau's lobby. Going up it leads to the first-floor lobby from which, on one level there are 3 wings. 2 wings house student accommodation and one wing the matron's working area and staff and Housemaster's flats.

The main staircase leads to the second floor which has 2 wings, both housing student accommodation and one housing a shower room and toilet and a staff flat.

At the back of the House there is an emergency staircase with handrail leading to the first floor and then out through a fire door onto a flat roof and down an external wooden fire escape staircase (with handrail) leading to the rear of the building.

Staff flats are accessed through a separate entrance up a small step and then up a wooden staircase with handrail. They can also be accessed through the Kennedy's front door and up the staircases.

## **28. McGill's House**

This is a brick-built house on 3 storeys constructed in 1887. The pupils' side of the House comprises the main House of 3 storeys, with a single storey study block and tutor's flat on one wing and a games room at the rear of the House linking through to the Housemaster's private accommodation. There is also a corridor linked to the Housemaster's private accommodation from the main lobby. Access through the main boys' front door is up one step (no handrail). There is also access through the study block door also up one step (no handrail). There are changes of level with steps in the changing room areas, from the corridor to the games rooms, and through the lower to the study block. None of these have handrails.

The concrete central staircase with handrail leads to first floor with level access to rooms. There is a flight of steps down in the wing to the Matron's room linking to the private side at first floor level. This area also gives access to an external metal fire escape staircase (with handrails) leading down to the rear of the House.

The central staircase continues up to the second floor where there is level access into bedrooms. The top floor also provides a Tutor's flat and a bathroom and shower room with stepped access. Again, the top floor gives access to the external metal fire escape.

Access to the private side via the front door from the McGill's House main drive (tarmacked) is up a step and there is another step inside the front door. The public rooms are situated on the ground floor.

## **29. Beever's House**

This is a brick construction built in 1895 with 3 floors. Access to the pupil's side is via a flagged and then concrete path. The accommodation comprises the main building of 3 floors with 2 single storey study blocks and the Housemaster's accommodation on 2 storeys.

Access through the main pupil's door is up 2 steps (no handrails). This gives level access to games room, TV room, library, IT suite and changing rooms and one study bedroom area. There is a step down into the Lower and further level change into the main study block. There is yet another level change within the study block (all without handrails). The study block houses studies and study bedrooms and a Tutor flat and a bathroom and shower room. There is a level change within the changing room area, again with no handrails

The concrete main staircase (with handrail) leads to the first floor which comprises Matron's area and dormitories all on one level. There is a level change on the link to the Housemaster's accommodation (no handrail).

The staircase continues to the top floor which comprises pupil bedrooms and small kitchen area and bathrooms.

There is a level change down the steps to the bedroom wing above the Housemaster's accommodation with handrail. There is an emergency exit into the Housemaster's accommodation down the Housemaster's main stairs with handrail.

Entry to the Housemaster's accommodation is from the Beevor's House front drive (gravelled). There is a step up to the front door and another step inside the front door (no handrails). The public rooms are on the ground floor.

The Housemaster's ground floor corridor also links through to the rear study block on the same level comprising pupil study bedrooms and a bathroom/shower room. There is separate pupil access to this block through a backdoor at the rear of the House up one step (no handrail). Level access to the main lobby of the House can also be accessed through a door opening from the rear courtyard access from the pathway around the edge of the field or from the Beevor's House rear drive. The main study block can also be accessed by a rear door up 2 steps (no handrails) with access from the path around the edge of the field.

### **30. Paull's House**

Paull's House is a brick construction built in 1906 on 3 floors. The student accommodation is accessed from a tarmac path past the Science Block and through the main door up 2 steps (no handrail) or through a study/ accommodation block door, up one step (no handrail). There are level changes on the ground floor on steps up to the link with the Housemaster's private accommodation, in the changing room areas and on the link through to the main study block all without handrails. There is also access through a door at the rear of the changing rooms, also up one step (no handrail) and level access from the ground floor study/ accommodation block into the toilet block.

The ground floor comprises pupil day rooms or studies, pupil study bedrooms, together with games rooms and changing rooms, showers and toilets.

The concrete staircase, with handrail, leads to the first floor which provides further bedroom and bathroom/toilets and a TV room. This floor is on one level. There is a link to the first floor of the Housemaster's accommodation.

The main staircase goes up to the top floor which houses bedrooms and 2 bathrooms and toilets. One bathroom, at the Tutor's flat end, has steps down into it (no handrails). A Tutor's flat is provided on the top floor.

There is also a wooden emergency rear internal staircase (with handrail) leading into the rear study block and exiting at the rear of Paull's House onto the top of the main driveway.

The Housemaster's accommodation is accessed from the main drive with a small step up into the front door and a second step inside the door. The public rooms are located on the ground floor. There is a second Tutor's flat at the rear of Paull's House.

### **31. Estates and Storage Building**

This building is a steel sheet clad and roofed construction on a steel frame, built in 2010. It houses the Estates dept and provides office, mess room, toilet, workshop and storage facilities for that department and storage facilities for other departments. The building incorporates a disabled toilet and shower room. Office and welfare facility access is via a door up one step (ramp available on request for disabled access) and workshops have level access through roller shutter doors.

There are two mezzanine storage areas accessible up staircases.

### **32. Cricket Pavilion**

The cricket pavilion is a brick construction built in 1890 and subsequently extended. It is situated at the top of the main drive housing changing facilities, showers, toilets a club room and small kitchen and a storage area at the rear.

Access to the changing rooms is up a small step. Access from the changing rooms into the main club rooms is up further steps (no handrail) or via the main front steps (with handrails).

Entrance to the rear storage area is level and it is subdivided into a number of storerooms, mostly with level access but there is a step up into the one inner storage area (no handrail).

Access to separate ladies and gents' visitors toilets at the rear of the building is up a step (no handrail).

### **33. Fives Courts**

These are a brick construction housing 6 Eton Fives Courts built between 1916 and 1926. The interior is concrete. By nature of the game there are steps within the court. The area around the courts is flagstone. Access is by level path from the rear of the Sports Centre or down 2 short flights of steps (no handrail) from the path between Science and Art blocks.

### **34. Tennis Courts**

Level access to the tennis courts provided at the rear of the Sports Hall. There are 3 hard tennis courts with a sand dressed artificial turf surface. The courts are also used for netball. The courts were re-surfaced in 2015. The area is enclosed by a 3m high chain link fence with adequate lighting for netball use. Level access is from a paved path at the rear of the Sports Centre or down steps (no handrail) past the Fives Courts.

### **35. Site Roads, Parking Areas and Paths**

The main car park has been covered earlier in this statement.

The Sports Hall roadway has been covered earlier in this statement.

The driveway to the Orchard houses is gravelled and used only by staff resident in that area.

The parking areas at the top of the Sports Hall roadway are tarmacked and individually marked. These are allocated to staff vehicles.

Access from the lower yard into the Cloisters is via steps (no handrails) or a ramp.

The path around Shilling Green is concrete slab, with a step up at the Clock Tower entrance. The Yard area is tarmacked with parking spaces marked.

Paths in front of the Dining Hall and down to the cloisters are paved with dropped kerbs at the Dining Hall entrance and Shilling Green.

The main drive is tarmacked with 2 speed humps. Disabled parking spaces are marked in front of the Dining Hall.

The main driveway extends past the Library up to Paull's House, the Pavilion and the Artificial Turf Pitch. The roadway beyond the Library has been extensively patched and is prone to flooding.

The extension to the main drive around the rear of Paull's House is tarmacked. The area outside the storage area in the Pavilion is concreted.

The driveway to the Headmaster's House is tarmac.

The Chapel paths are tarmac and there is a flagstone path with steps to the Headmaster's House front door. The steps have no handrail.

The main driveway to Kennedy's House is tarmac as is the main car park. There is a flagstone path across the front of the building with steps down into a tarmacked car park again without a handrail.

There is a flagstone path from the main drive across in front of the School Shop, the 6th Form Common Room and the Music School extending to McGill's House then around to Beevor's House there is also a flagstone path around the apse end of the Music School giving access to an exit onto Aldenham Road down 2 steps (no handrails or pavement guard rail).

The driveway in front of McGill's House is tarmac. The driveway in front of Beevor's is gravel after it leaves Ward's Lane (an unadopted green road but tarmacked up to Beevor's).

The roadway from Ward's Lane also extends around to the rear of Beevor's and this is tarmacked and

gives secondary vehicle access onto Top Field. There is a gravelled parking area off this roadway with low level lighting.

The pathway from the cloisters across the front of the Common Room, past the Science block toward Paull's House and past the Science block to the Assembly Hall are tarmacked, as is the path that links from the Library down to this pathway. The pathway from the Theatre extends to the artificial turf pitch in tarmac.

The pathway from the end of the Science block to the Sports Hall is flag stoned going down a series of steps without handrail past the Fives Courts.

The pathway to Cooke's Field is loose stone.

The paved and concrete pathway around the rear of the Art Block and the Technology Block goes down a flight of steps (without handrail) to the lower car park and Sports Hall roadway. There are also steps up to this path from the Science Block path without handrail.

All roadways and pathways are adequately lit.

There are public footpaths running along the western boundary of top field and beside the Chapel.

### **36. Agricultural Fields**

The school owns approximately 32 acres of agricultural fields most of which are let out on Agricultural Tenancies to local farmers for livestock grazing. The School has recently taken back one of these fields (approx. 5 acres) for its own use but its principle initial use will be for vehicle access to Cookes Field and the new Prep Field as electricity pylons and a public footpath running across it limit its use as a sports field.

There are public footpaths running across 2 of the fields and the tenant farmer is responsible for maintaining these in one of those fields and the School in the other. Maintenance includes the