

# GDST Sutton High School Strategic Masterplan

Thank you for visiting this public exhibition. We are excited to share Phase 3 of our masterplan with you which includes a number of facilities, resources and learning spaces that will wholly support the forward-thinking ethos of the school.

We welcome feedback on the proposals before we submit a final planning application to Sutton Borough Council. We would be grateful if you could complete one of the feedback forms provided at the end of the public exhibition.

Please scan the QR code to submit a digital feedback form.



SCAN ME

All of the information provided today is available at: <https://www.suttonhigh.gdst.net/information/school-development-masterplan>  
Alternatively, digital feedback forms can be sent to [dfo@sut.gdst.net](mailto:dfo@sut.gdst.net) prior to COB 19th July 2023.

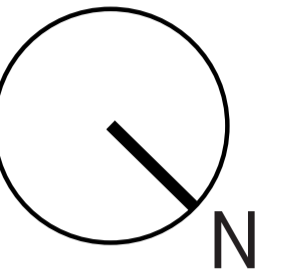
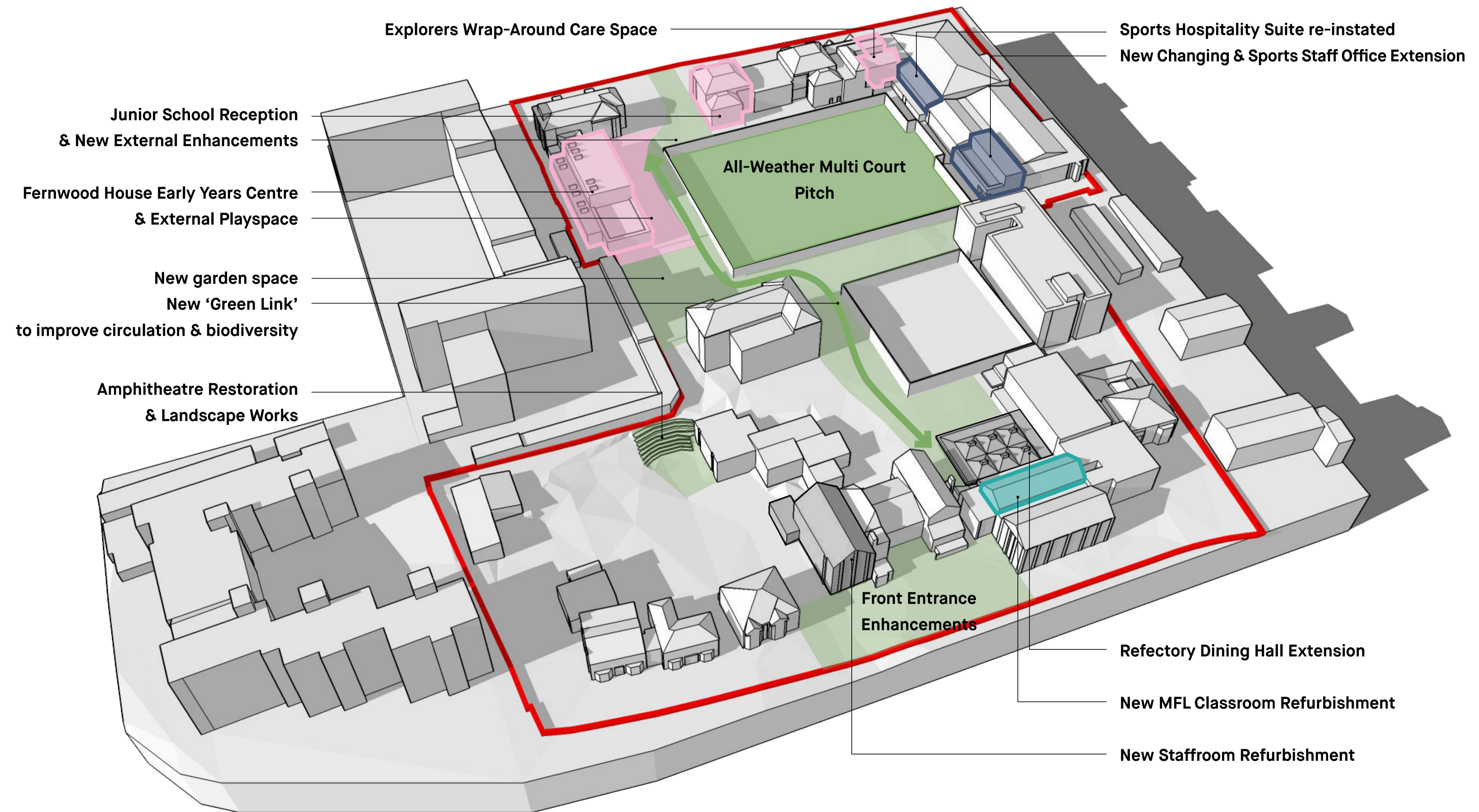
## The Girls' Day School Trust

Sutton High School is part of The Girls' Day School Trust which is the UK's leading family of independent girls' schools. We are proud to have 23 schools plus 2 academies across England and Wales. In all of our schools, academic excellence is a given – at the GDST we develop character beyond the curriculum.

We focus not only on what is learned but how it is learned. Ensuring our girls are confident and fearless, determined to show what they can do. Nothing holds our girls back – they're encouraged to embrace every role and subject. As a result, they trust their own abilities and are alive to every opportunity.

We concentrate on creating an environment where all can thrive and learn from one another. Physical and emotional well-being is paramount, which is why every GDST school provides an incredible array of extra-curricular activities and wellbeing programmes.

## Masterplan Works Completed to Date



## The Site

Sutton High School is located between Cheam Road and Grove Road. It is an 8-minute walk from Sutton train station and 13 minutes from West Sutton train station. Cheam station is also within walking distance.

# About Sutton High School

## Strategic Masterplan Phase 3 Scope

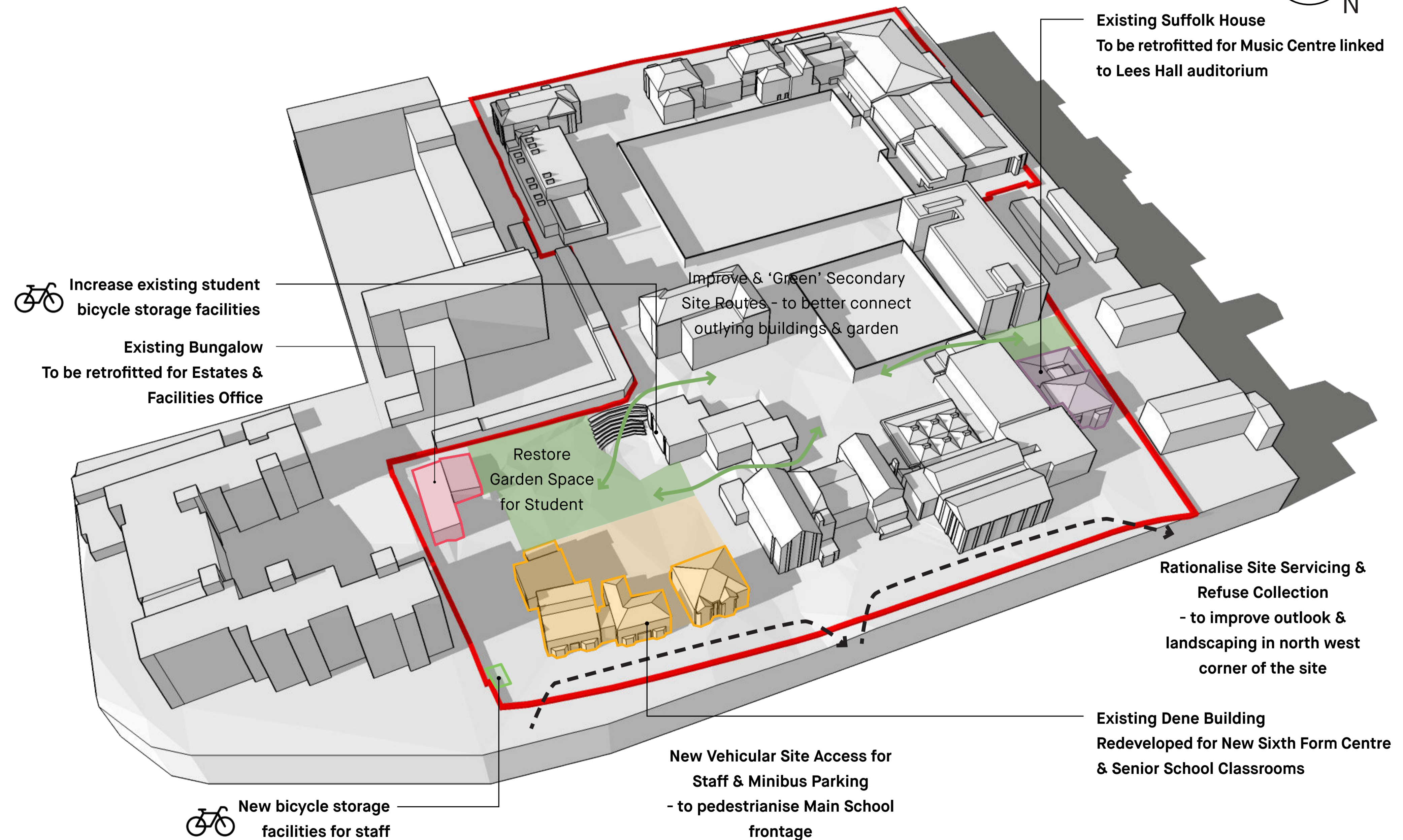
The phase 3 masterplan scope focusses on improving the most outlying parts of the existing School fronting Cheam Road, and improving connections.

The north east corner of the site has historically been given over to storage given the substandard condition and suitability of the existing buildings for teaching and the poor connectivity to the main School site. The existing Bungalow building is currently used for storage only and the existing 'Dene' Music department building is increasingly becoming unfit for modern methods of teaching. The existing Suffolk House to the north west corner of the site has also become increasingly pressured for space to house the School's Sixth Form which is not expected to provide sufficient space for intake from the 2022/2023 academic year.

Vehicular access dominated the front of the School causing potential safety issues for pedestrians prior to the completion of Phase 2b. New landscaping to the front of the historic school buildings transformed this space into a 'car free' pedestrian realm. Phase 3 aims to further enhance pedestrian safety by creating a new vehicle entrance away from the new pedestrian realm at the eastern end of the Cheam Road frontage. The proposed Sixth Form building will reinforce the pedestrianised route from historic school buildings towards the centre of the senior school.



### Masterplan Phase 3 Proposed Works



- This public exhibition outlines the project that make up Phase 3 of the School's masterplan. This can be split into four main proposals:
1. Retrofit of the Bungalow building to provide a new consolidated Estates and Facilities hub housing office and welfare space for the team.
  2. Retrofit of Suffolk House to provide a new home for the Music department with direct links to the Lees Hall auditorium for performances.
  3. A new state of the art Sixth Form Centre & senior school classroom space to cater for growth in our senior school numbers.
  4. Significant landscaping enhancements to create a new Garden and improve existing site links. A new vehicular access from Cheam Road to improve safeguarding by separating vehicles from pedestrian access into the main School entrance.

# GDST Sutton High School Strategic Masterplan Phase 3

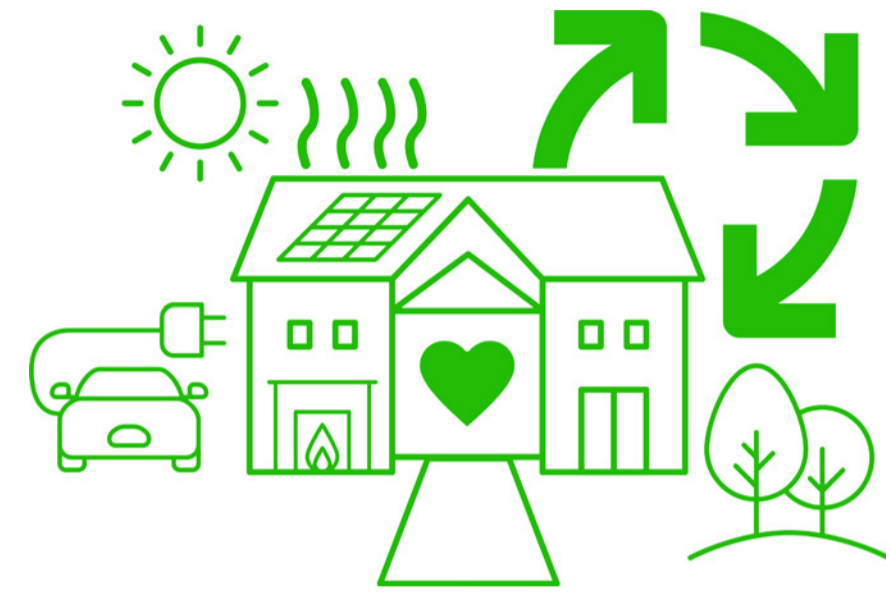
## Sustainability & Retrofit Projects

### Sustainability Strategy

The completed Phase 2 projects were designed and constructed using the principles of the LETI (London Energy Transformation Initiative) Climate Emergency Net Zero Design Guide. The ambitions of the guide fast became an invaluable tool for the Project, Design and Contractor team to deliver new spaces that truly minimised operation energy use and embodied carbon. This embedded commitment to recording and analysing ongoing energy use of the occupied buildings, via submission of data annually to the GLA, will provide the team with endless information to help inform the Phase 3 design to help us further aid addressing the Climate Emergency.

The success and findings of the phase 2 works at Sutton High have helped the GDST to bolster support for their ambitious Sustainability Strategy which is to be applied across all of the 25 Schools. The Trust's fundamental objective is that any new buildings must not add to the GDST estates' CO<sub>2</sub> emissions. The guiding sustainability principle of new development can be summarised in the following statement from the Trust's Head of Sustainability; 'whatever we touch, we must do the best we possibly can in terms of carbon reduction'.

In reaction to the lessons learned from Phase 2, we propose to continue to aim for Sustainability objectives that go way further than that required from us by Statutory authorities and requirements. In order to address these aims in a coherent and measurable manner we aim to continue to target the most ambitious industry lead targets for 2030, again using the LETI Design Guide as a framework to explain our ambition over and above statutory requirements.

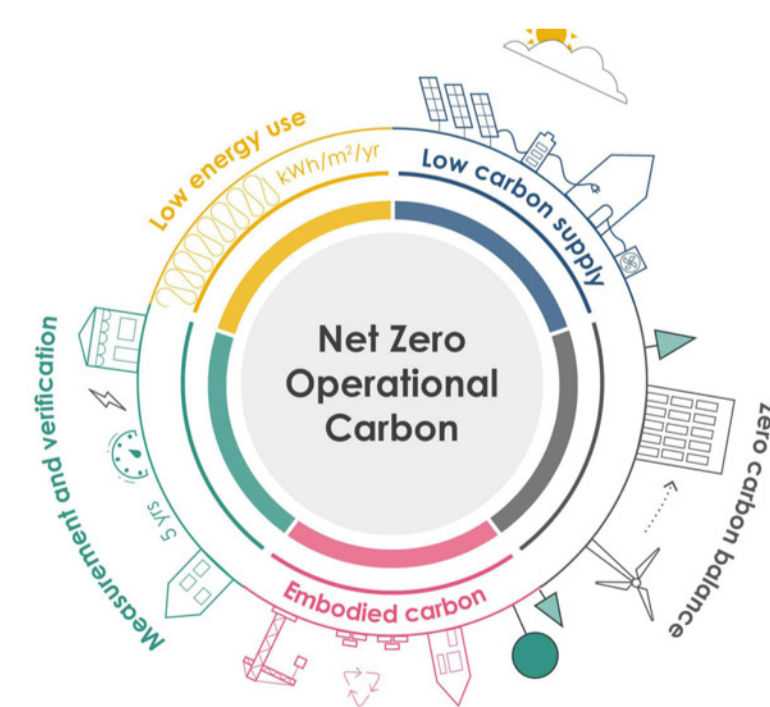


Deep green retrofit of existing buildings wherever possible to improve fabric performance, reduce energy consumption and de-carbonise heating by replacing gas boilers with electric source heating powered by renewable energy sources.

### New Build Targets

**BREEAM<sup>®</sup>**  
**EXCELLENT**

**Achieve BREEAM Excellent**  
Achieving BREEAM Excellent certification, as required by Planning Policy for major developments.

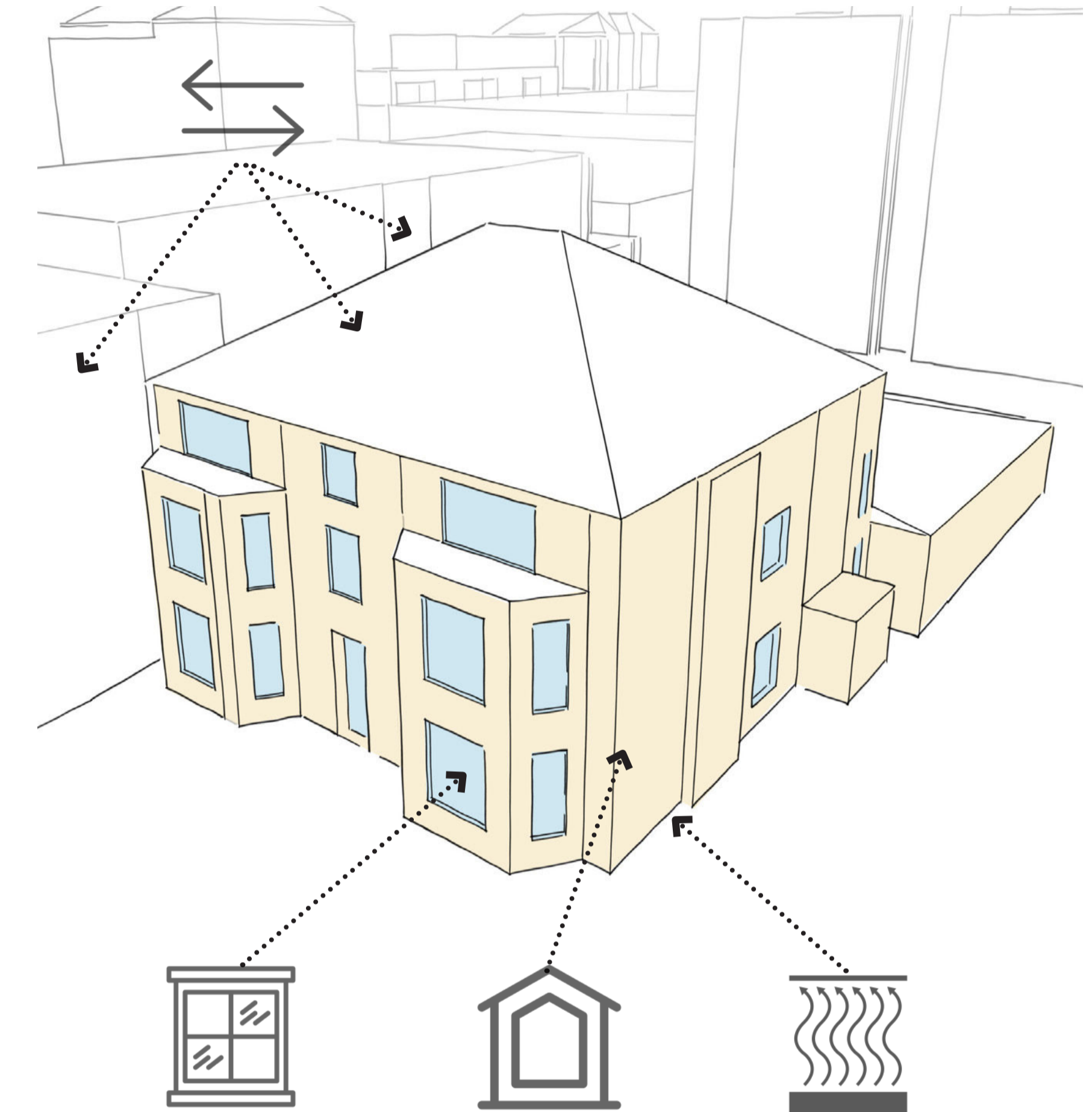
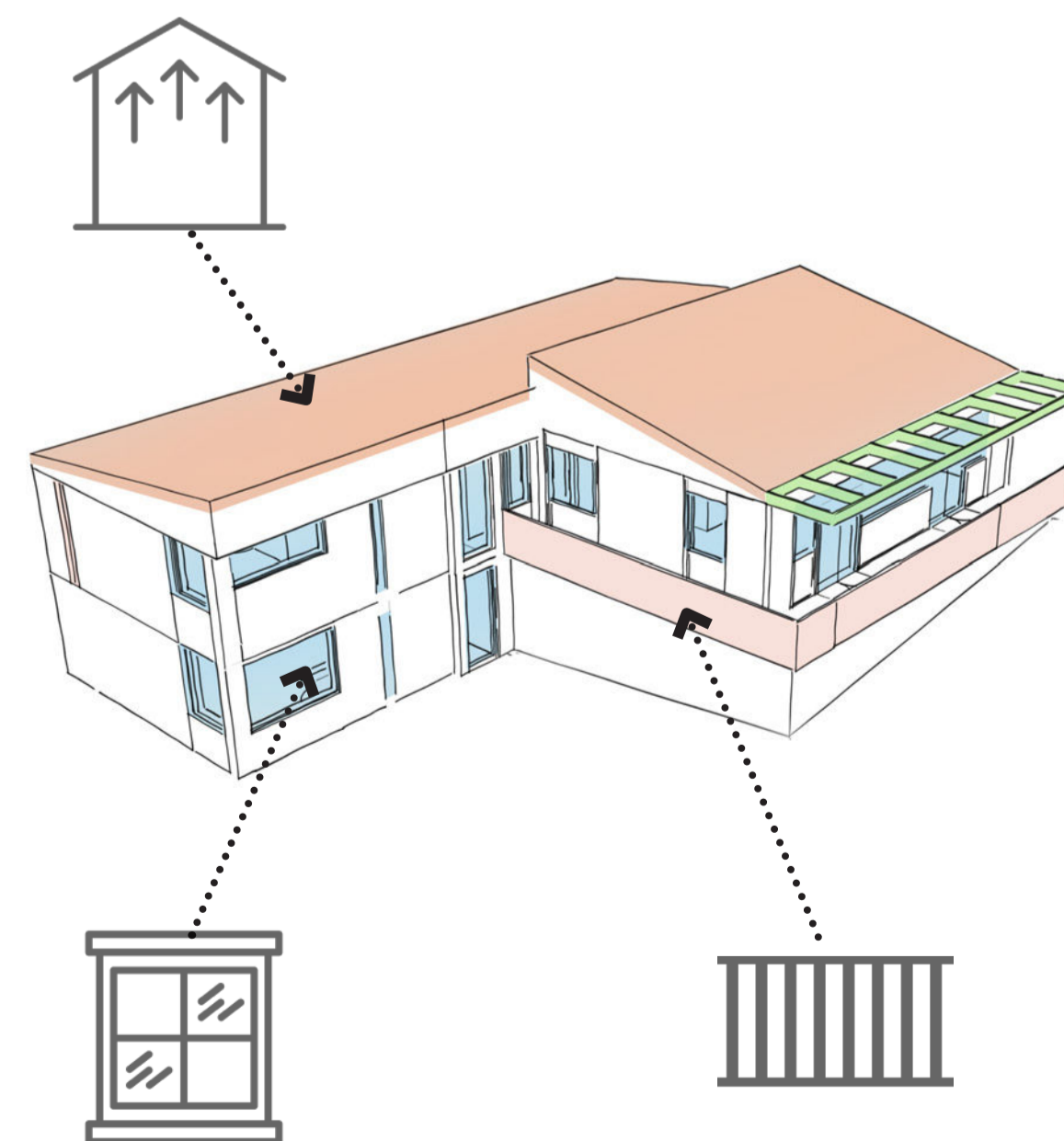


**Targeting Net Zero Carbon Development**  
= Energy efficiency  
+ Renewable energy  
+ Local Authority offsetting targets

### Suffolk House Retrofit

Full deep green retrofit of the existing Victorian house building to create a new Music Centre and performance garden located next to the existing Lees Hall auditorium. The proposed scope of works includes:

- New like for like high performance timber / recycled aluminium composite windows throughout.
- Internally insulate using natural wood fibre insulation, recycled gypsum boards and breathable clay plaster.
- Replace existing gas boilers with Air Source Heat Pumps
- New covered School site entrance to improve accessibility and better connect the building with the Lees Hall auditorium and the rest of the School site.



### Bungalow Retrofit

Refurbishment of the underutilised existing building to create a new hub for the Facilities and Estates Team. The first floor refurbishment will create temporary Senior School general teaching classrooms to provide decant space for use whilst phase 3 construction works are carried out.

- New like for like high performance aluminium windows throughout.
- New insulated warm roof and insulation to suspended ground floors.
- Replace existing balustrade & extend secure line for safeguarding to ensure safe student use.

# New 6th Form Centre & Senior School Classrooms

## Background to the Proposals & Concept Design

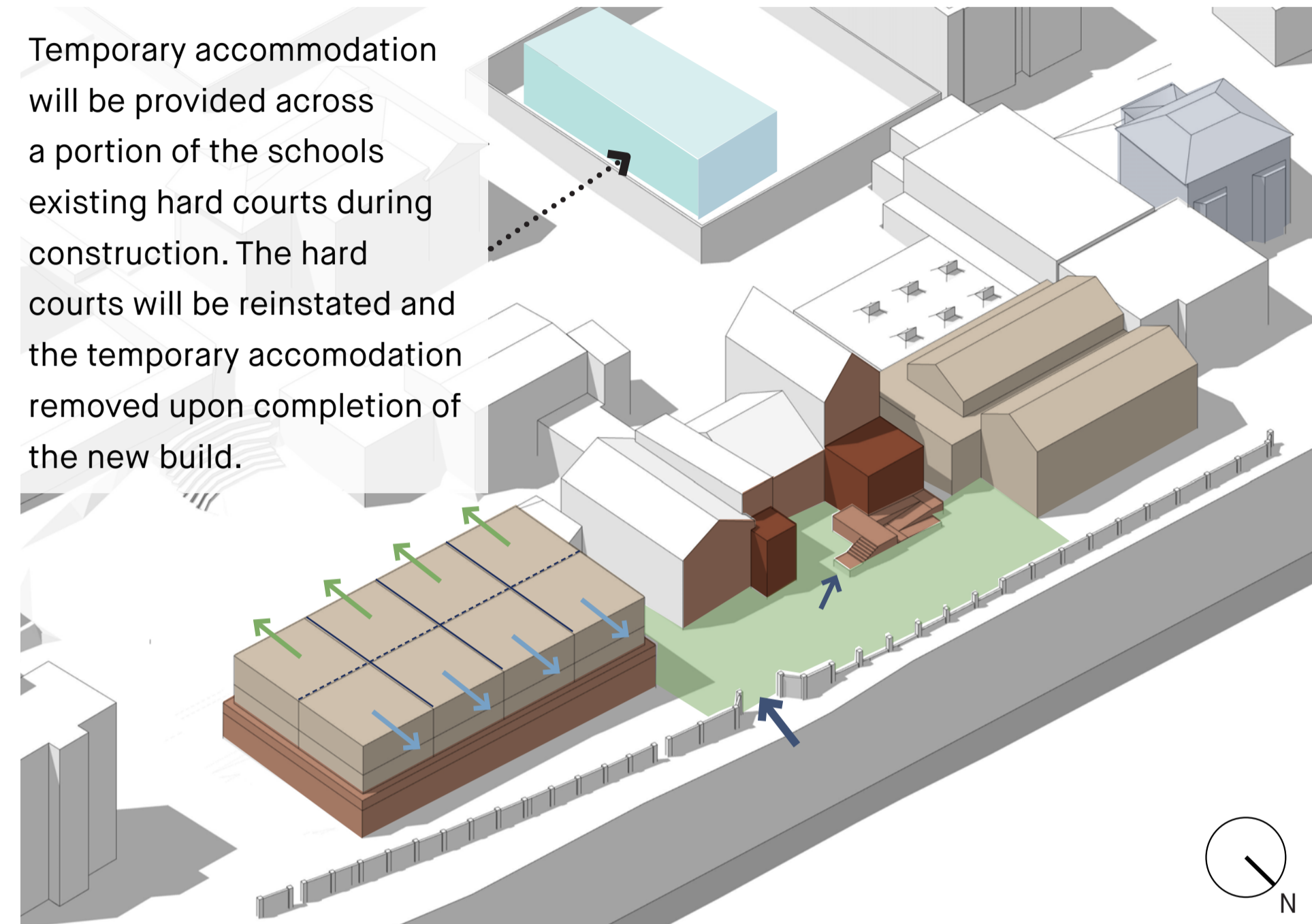
The proposed new building helps to reinforce the subtle bookend massing of the historic School buildings provided by the existing Refectory building massing to the west of the site. In response to the different site environment to the north and south, the new building teachings spaces are arranged to suit their outlooks.

Those facing north provide more formal teaching spaces, with more controlled environmental performance to recognise the acoustic constraint of facing the busy Cheam Road. To the south more open, collaborative teaching space can be achieved with the opportunity to open up and bring the School's landscape and gardens in. The south facing accommodation is separated to create a series of inside / outside courtyards bringing the School's rich landscape into the building and blending the realms of learning and nature.

The proposed building will have a mixed mode ventilation system. In summer each of the teaching spaces will have opportunity for natural ventilation, via acoustically attenuated vents to the north, or via opening windows for the garden aspect spaces on the south. Lightwells will penetrate vertically through the central circulation spaces culminating in a ventilation stack that will pull air through the building. In the winter these air paths will be maintained, however now provided by a mechanical heat recovery ventilation system that allows external vents and windows to remain closed, and the heat kept inside the building.

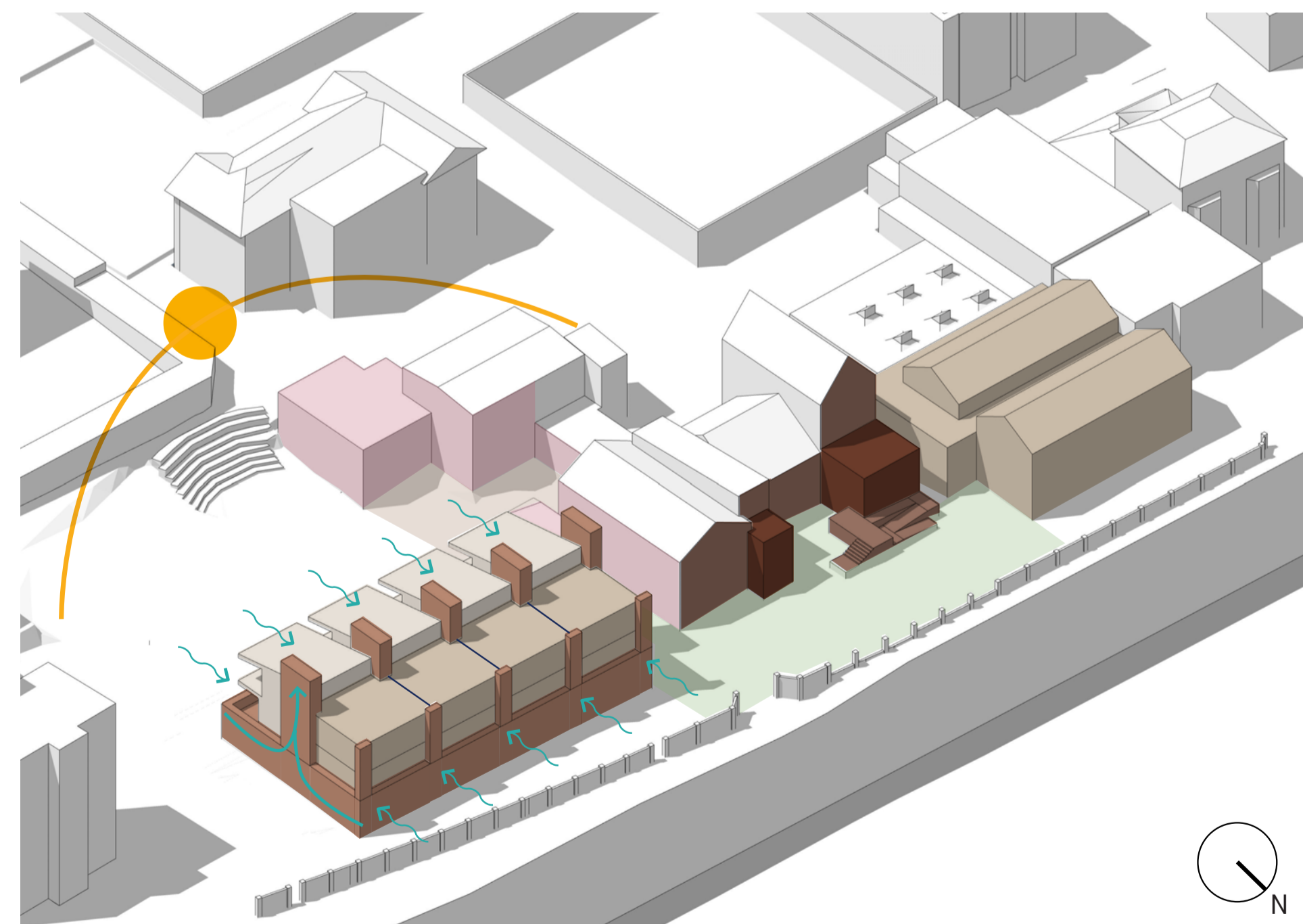
We propose to replace the green space lost by the slight increase in built footprint of the proposed building compared to the existing, by providing a fully biodiverse green roof to the Cheam Road frontage.

Temporary accommodation will be provided across a portion of the schools existing hard courts during construction. The hard courts will be reinstated and the temporary accommodation removed upon completion of the new build.



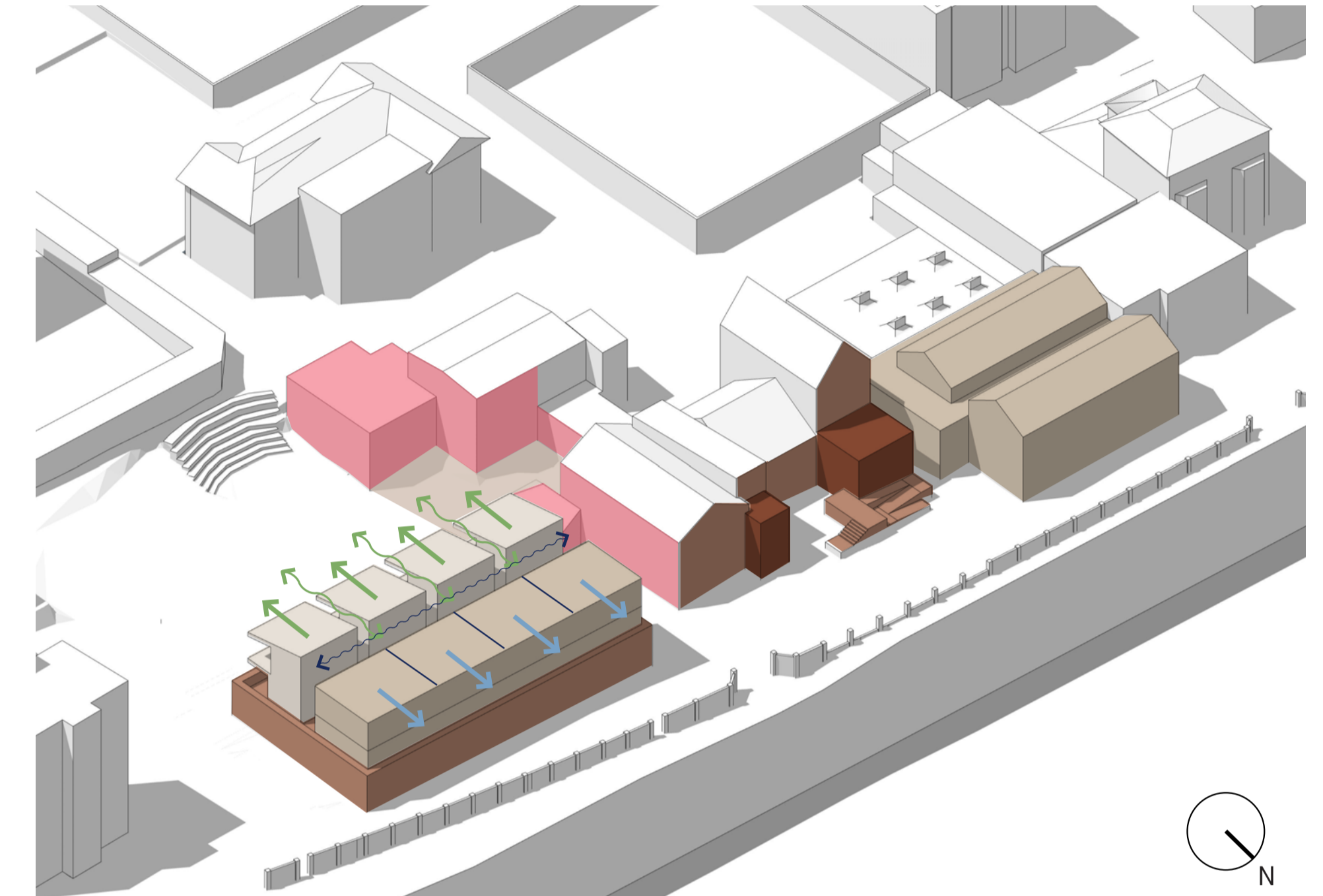
### Accommodation Strategy

The new Senior School classrooms create a ground floor plinth that continues the Senior School public realm and connects the north east corner of the site. Elevated to exhibit privacy, the new Sixth Form Centre sits atop the plinth.



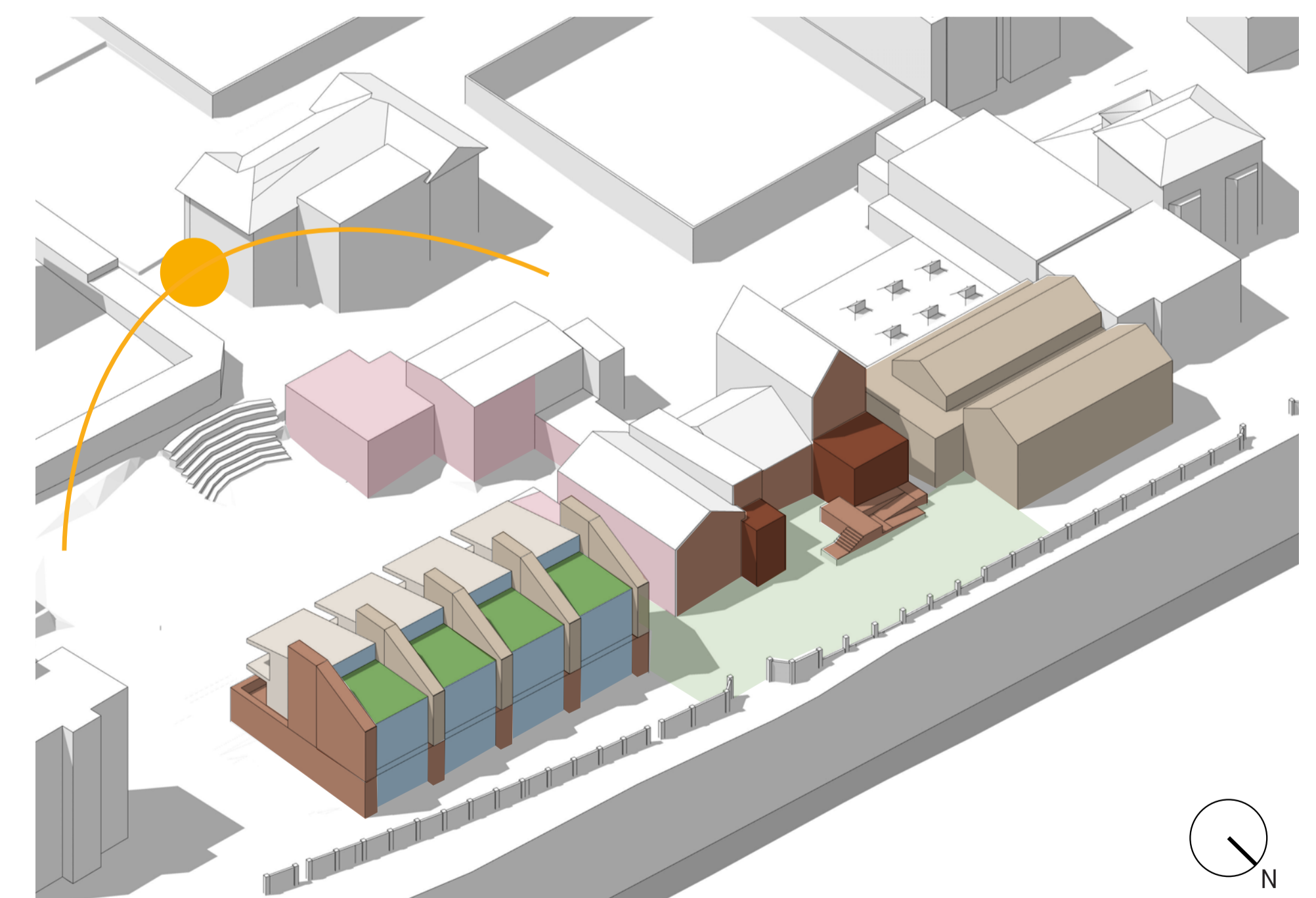
### Passive Design Strategy

In line with our Net Zero Carbon aspirations, the proposed building form has been designed passively to suit its orientation and environment.



### Garden Aspect & Pastoral Care Hub

Bridging between the private Sixth Form realm and the Senior School, the proposed Careers Library and office provide the final corner of activity to reinforce the northern edge of the courtyard.



### Enhancing Biodiversity & Daylight

The north facing spaces are opened up with floor to ceiling glazing to maximise the amount of daylighting. Northlights also make the most of the proposed southern roof form bringing further daylight into the top storey of the rear classrooms.

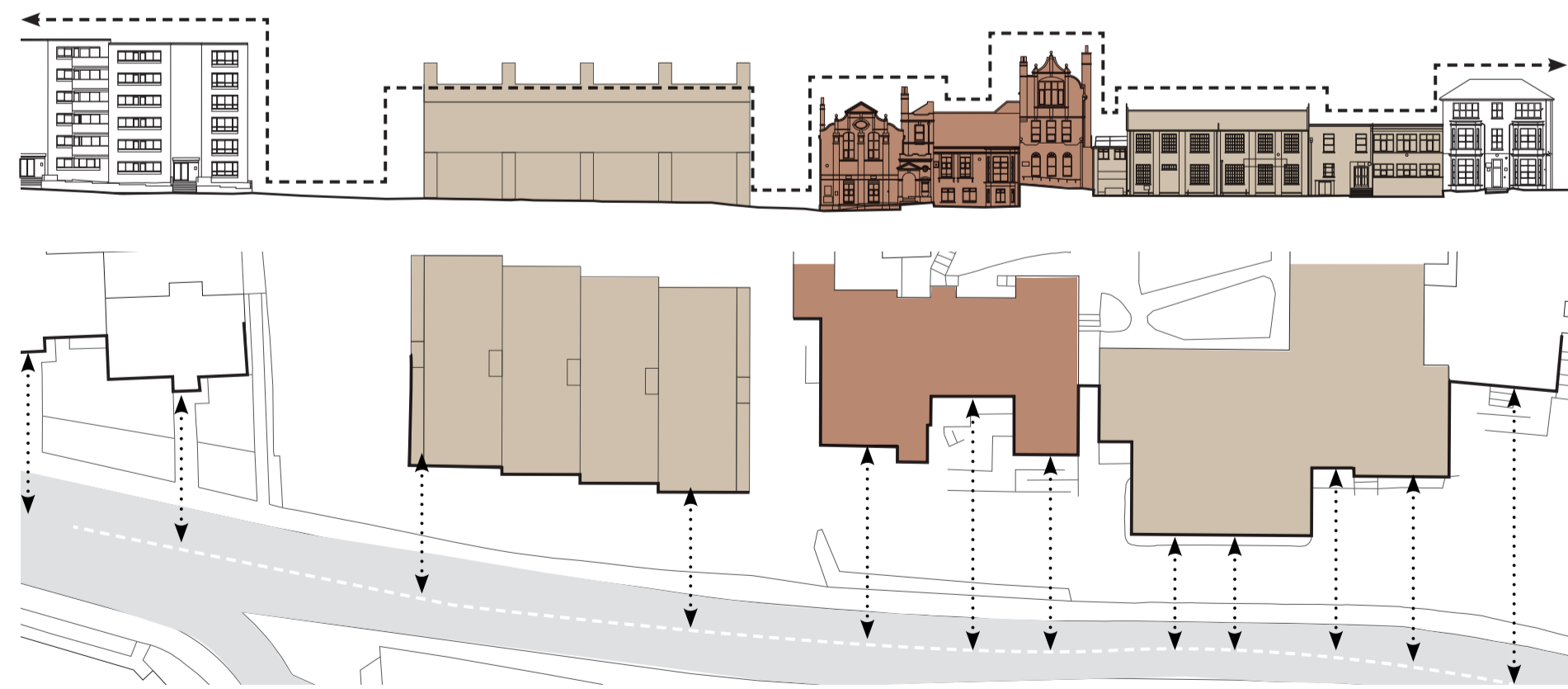
# New 6th Form Centre & Senior School Classrooms

## Enhancing the Historic School Buildings on Cheam Road

The proposed building form and massing enforces the subtle bookend created by the existing Refectory and Lees Hall Auditorium buildings to the west. The further terraced stepping back of the terracing also start to speak to the townscape outside the boundary of the School site and the approach from the Town Centre. The proposed elevational proportions and natural ventilation stacks not only clearly exhibit the internal space structure within, by site alongside the architectural language and rhythm of the historical buildings and their chimneys.

By introducing a staggered facade, informed by the proportion of the teaching spaces inside, and in reference to the massing of the residential buildings surrounding the site, the Historic School buildings can be restored as a visible landmark to those approaching from the Town Centre.

An activated eastern gable also helps the School advertise its importance within the community almost as a 'shop window' exhibiting the vibrancy of the educational spaces within. The proposed massing is designed to be contextual enough to read as part of the existing fabric surrounding the School, reinforcing the aim of restoring the original



### Passive Design Strategy

In line with our Net Zero Carbon aspirations, the proposed building form has been designed passively to suit its orientation and environment.



### Proposed View Above Looking east from Cheam Road

The new building has been designed to respond to the brick detailing and historic features of the original Victorian school buildings. The building is set back slightly further from the road than the existing houses but still proud of the historic buildings to reinforce the edge of the new entrance landscape.

### Proposed View Adjacent Looking west from Cheam Road

The staggered form of the north elevation responds to the curve in the road and the school's front boundary wall. Vertical planting helps to soften the view of the gable end of the building.

# New 6th Form Centre & Senior School Classrooms

## Proposed Materiality

The Cheam Road facing elevation materiality is proposed to be buff London Stock masonry to reflect the historic materiality of the frontage of the School. The natural ventilation stacks are expressed in reflection of the rhythm of the chimneys on the original buildings. A change in brick detailing or bond will allow for differentiation between the ground floor plinth general Senior School teaching spaces, which complete this corner of the School public realm, and the private Sixth Form Centre above.



A family of fenestration and glazed openings will reflect the proportionality of the main School buildings whilst also maximising the amount of natural north facing daylight to the proposed teaching spaces. A difference in glazing treatment will help to define that the bay closest to the Main School buildings represents where the proposed Senior School teaching spaces on the ground floor give way to where the Sixth Form meets the ground for access.



More natural in palette, it is proposed that the south facing elements of the building reflect the modern era of the Schools development, completing the architectural language established with Fernwood House and the Refectory extension building.

A solid colonnade provides a new covered external circulation link for the School to help better connect this corner of the site and provide additional sheltered external space to promote use of the amazing landscape setting. A series of terraces and balcony help to create garden spaces for all levels of the building providing external teaching and study space for everyone, not just those on the ground floor.

The south facing accommodation creates a series of inside / outside courtyards bringing the School's rich landscape into the building and blending the realms of learning and nature. The School facing side of the building is proposed to be more open and lightweight in materiality reflecting the collaborative nature of the spaces as well as reinforcing the inside / outside education philosophy established with the Phase 2 masterplan buildings.



# GDST Sutton High School Strategic Masterplan Phase 3

## Landscape Proposal



**The landscape design works to integrate the new building into a setting that works with the existing landform and structure of mature trees to the rear.**

From Cheam Road the functional requirements of parking and access are set within a framework of hedgerow, shrub, climbers and trees. This enhances the visual amenity of these spaces as well as developing the habitat corridors through the school grounds.

To the rear, at the ground floor, there is a strong 'inside-outside' relationship with the covered colonnade connecting to outdoor classroom spaces with seating edged with layered planting of ground covers, shrubs and specimen trees.

The proposed pathways link through to existing buildings and opens up informal routes within the regenerated nature garden. These connect the structure of existing mature trees and the improved wildlife pond and outdoor learning space.

There will be a naturalistic planting palette to provide rich habitats for wildlife, and a visually rich environment. This includes a biodiverse green roof to the northern section of the roof to the new building and across the bicycle enclosure.

# Next Steps

## GDST Sutton High School Strategic Masterplan Phase 3

Thank you for visiting our public exhibition today.

We would be grateful if you could complete a feedback form. Our neighbours are important to us and Sutton High School is committed to engaging with the community. If you would like to find out more about the proposals then please do not hesitate to contact our team.

We are currently aiming to submit a planning application for our proposals to Sutton Borough in late Summer 2023.

### Indicative Project Timeline

- Late Summer 2023 – Submit planning application
- Winter 2023 – Planning Application determined & temporary accomodated installed on site (should planning be approved)
- Spring 2024 – work anticipated to start on site
- Summer 2025 - Anticipated new build construction complete
- Early 2026 - Temporary accomodation removed from site

### Construction Management

We understand that construction is an important issue and we will work with neighbours, pupils, staff and parents to ensure that potential disruption is minimised. Should planning permission be granted, measures will be implemented to reduce the impact of the works, including:

- Real time monitoring of any noise, dust or disturbance from work.
- Implementation of a strict delivery management system.
- Regular update bulletins to parents and neighbours issued by the school and its contractors to keep all parties informed of the upcoming activities.
- Deployment of trained traffic marshals and strict site security.
- Ensuring that the appointed contractors sign up to the Considerate Constructors' Scheme.



**Contact Us**  
**E: [DFO@sut.gdst.net](mailto:DFO@sut.gdst.net)**  
**T: 0208 642 0594**

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