

LEIGHTON PARK SCHOOL

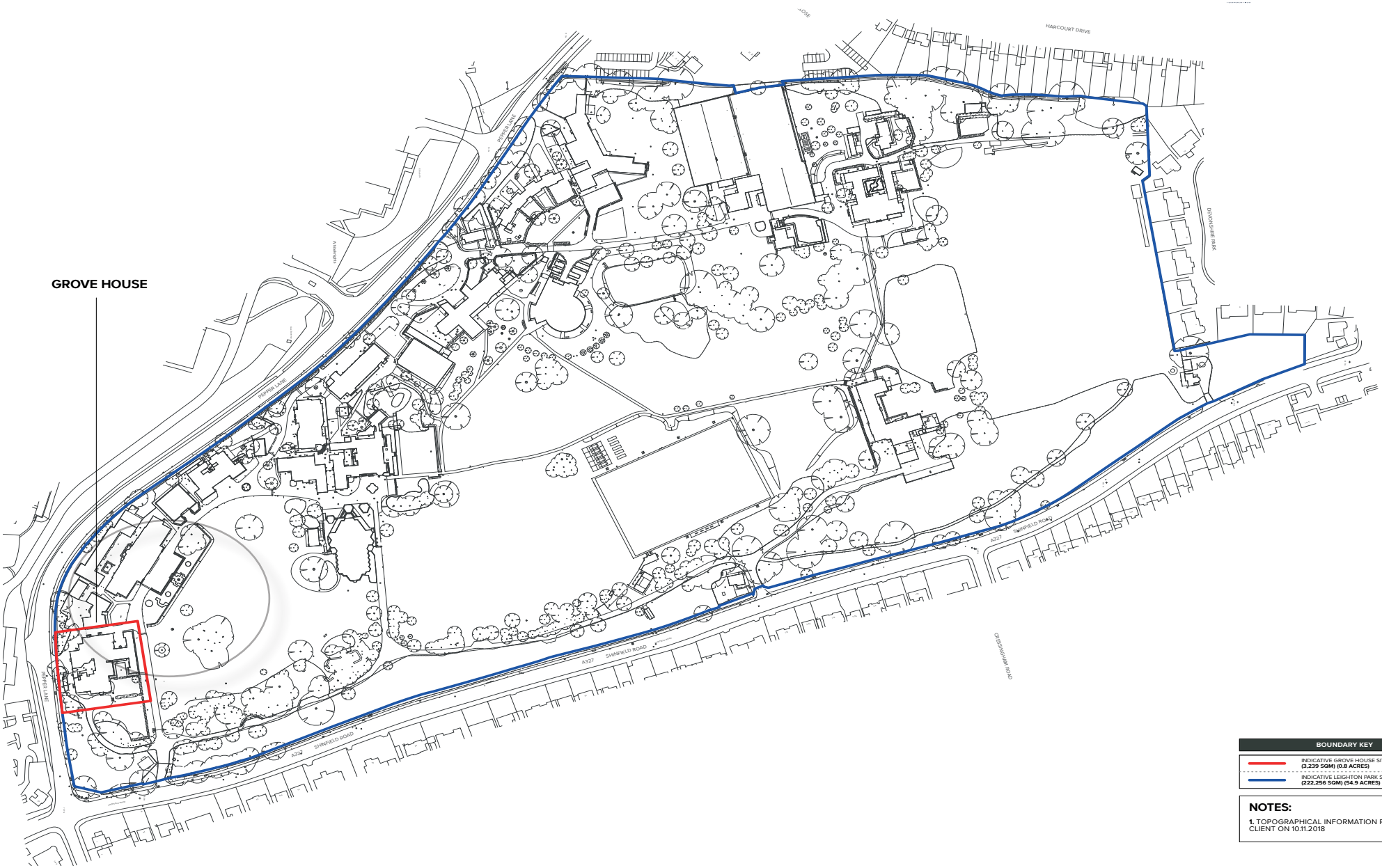
SHINFIELD ROAD, READING, RG2 7DE

GROVE HOUSE:

DESIGN AND ACCESS STATEMENT

June 2022

cube_design



SITE PLAN AND RED LINE

CONTENTS

1.0 INTRODUCTION

2.0 SITE CONSTRAINTS & OPPORTUNITIES
- 2.1 SITE CONTEXT
- 2.2 EXISTING ACCOMMODATION

3.0 PROPOSALS
- 3.1 MECHANICAL AND ELECTRICAL SERVICES
- 3.2 HABITAT
- 3.3 STRUCTURES
- 3.4 CIVILS AND DRAINAGE
- 3.5 LANDSCAPE
- 3.6 TREES
- 3.7 MATERIALS

4.0 PLANNING POLICIES

5.0 EXECUTIVE SUMMARY

APPENDIX:
- PLANNING APPLICATION FORM
- PLANNING DRAWING ISSUE SHEET
- PLANNING DRAWINGS AND DOCUMENTS

1.0 INTRODUCTION

This planning application is submitted, following a pre-application enquiry (211737/PRE) in October 2021, for the development of Grove House.

Leighton Park School Is an educational site, Class F1A, located approximately 2 miles to the southeast centre of Reading. It is bounded by the A327 to the west, Elm Road to the south and Pepper Lane to the north and east. The site comprises a number of school buildings and leisure facilities, associated with its current use as an independent education facility.

The western boundary is characterised by a mature belt of woodland planting, punctuated by existing access points. The woodland is covered by a group Tree Preservation Order.

The building, subject to this planning application, is Grove House. It is a two / three storey building, completed by Alfred Waterhouse. Since its original construction, single and two storey extensions have been added to the building, likely in the 1960s. The proposals for this application follow the advice from the pre-application response, dated the 16th December 2021 and we have summarised the conclusions made as part of the pre-application response as follows:

- Planning permission will be required for the demolition of the single storey extension and the bays at first floor level.
- Officers have required scaled elevations of how the building will appear, following the demolition
- A bat survey should accompany any application
- Internal reconfiguration does not require planning approval.

This application covers the proposals in respect of the demolition and restoration of the original facade, as well as the landscape strategy associated to the building, following the demolition of the single storey building.



FIRST FLOOR AREAS TO BE DEMOLISHED

2.0 SITE CONSTRAINTS & OPPORTUNITIES

2.1 SITE CONTEXT

As previously noted, Grove House is located within the centre of the Leighton Park School campus. It is an entrance / focal building within the campus and over the years, has been adapted and has a number of extensions that have affected the beauty and original quality of the building.

The proposals are to restore the accommodation and involve the reduction of the building footprint, by a significant area. The reduction in area is as follows:

	Existing GIFA	Proposed GIFA
Basement	62 sqm	62 sqm
Ground Floor	975 sqm	671 sqm
First Floor	763 sqm	525sqm
Second Floor	213 sqm	226 sqm
Total	2013 sqm	1484 sqm

This is an overall reduction of 529 sqm.

2.2 EXISTING ACCOMMODATION

The existing accommodation currently provides a facility for educational sixth form training, a series of common rooms, changing facilities, individual tutorial rooms and has in the past, provided dormitory accommodation for the students.

The single storey extension, which was added in the 1960s incorporates a series of small seminar rooms, tutorial rooms and staff accommodation. The two storey extension, which features on to Pepper Lane, provides for changing accommodation on the ground and first floors, as well as support ancillary facilities to the dormitories.
This accommodation is now in a poor state of repair and requires significant refurbishment.

As is evident in the existing plans, attached, this extension has had a major impact on the hexagonal shape provided as part of the original design by Alfred Waterhouse. Photographs of the existing and historic drawings are attached.

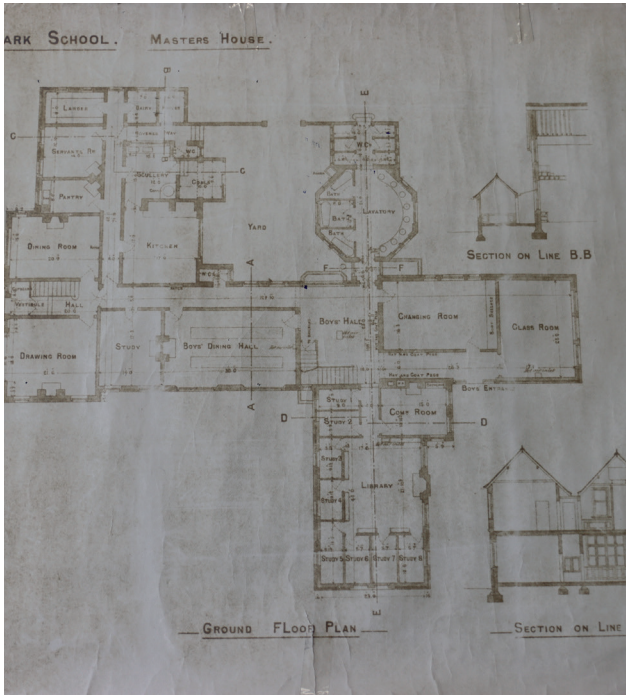
It is evident from the original plans that one part of the building was a library area and the remaining spaces provided common rooms and facilities for Leighton Park School. It was known as the Master's House.

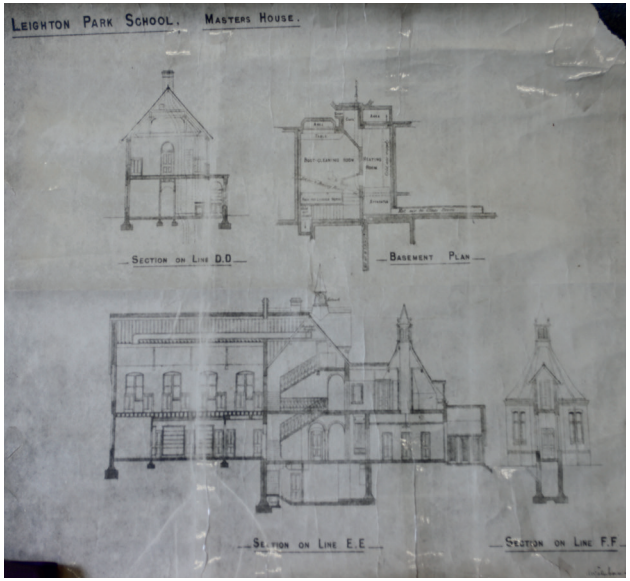
The photographs also identify parts of the historic building, which remain intact and have not been affected by the single storey extensions.





PHOTOGRAPHS AS EXISTING AND HISTORIC DRAWINGS





3.0 THE PROPOSALS

cube_design was appointed by Leighton Park School to assess the proposals and opportunities offered by the school's Master's House for development into a sixth form facility, changing and teaching accommodation.

This is in line with its current educational use.

The exercise of Grove House has involved the following assessment:

- Visual assessment of the existing building. Its character, quality and historic analysis.
- Assessment of the current use. It is an educational building - C1 Use.
- The potential retention of the existing building and flexibility / utilisation in terms of accommodation.
- The ground floor currently provides large open spaces within the main house, a feature central staircase, associated washrooms / sanitary accommodation.
- The first floor currently provides teaching spaces and sanitary accommodation.
- The roof space provides residential / Master's accommodation and support facilities.

The single storey extensions, which have been added over a period of time incorporate teaching spaces and additional dormitory and staff accommodation.

cube_design has assessed the proposals and recommend the removal of the single storey extension and restoration of the building to its original intent. This would incorporate stripping back the building to the main facade of what was formerly known as the library part of the building. To the rear, the hexagonal shape of the original building would be exposed. This would still provide accommodation for creative spaces and performance spaces; and could be a feature in terms of the overall proposals.

The assessment has also considered the original use of the building and it is proposed to restore the library to its original intent. This will be a two storey facility with a mezzanine and study space at high level.

The intention is to create a state of the art facility for the sixth form students at the heart of the development and to provide a reception / sense of arrival to the Leighton Park School campus.

Note, the first and second floor areas include residential accommodation. There is no intention to adapt or adjust any of the residential: it is supportive to the development of the educational facility.





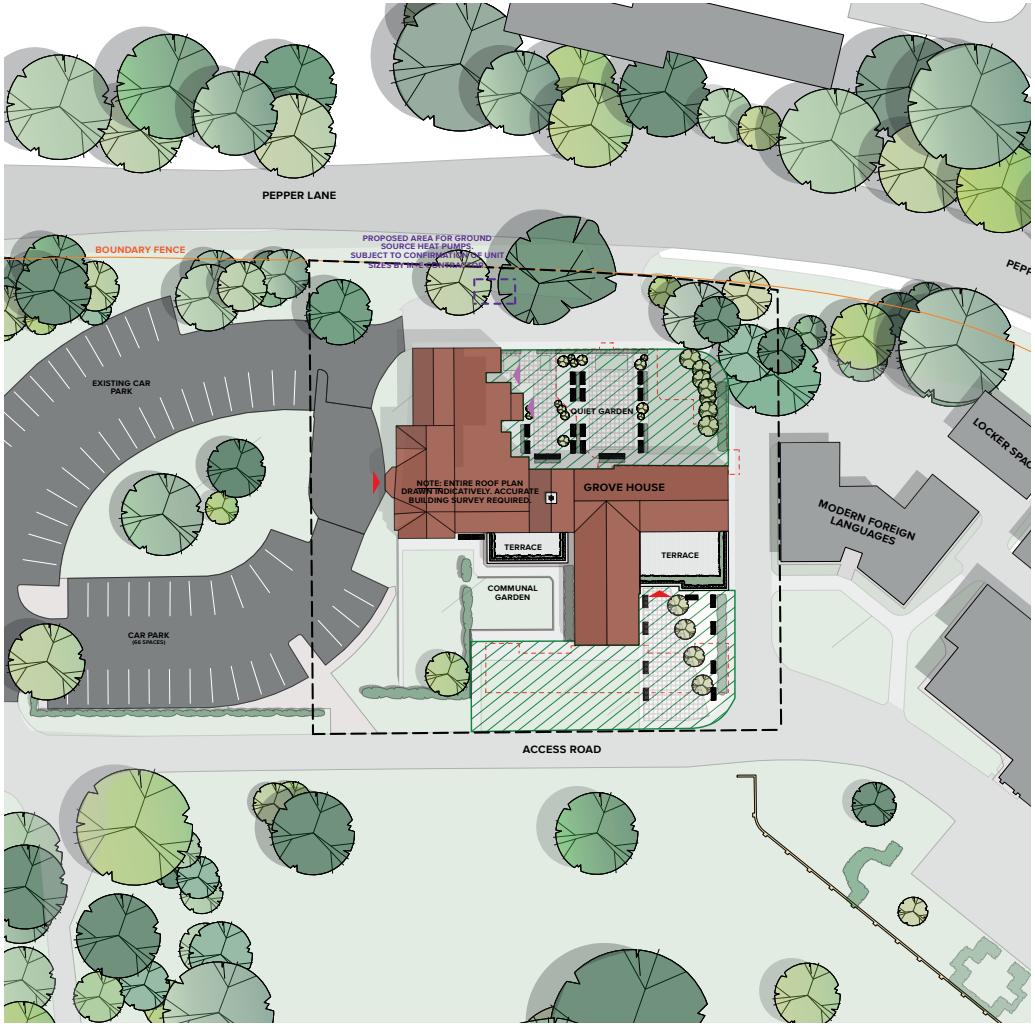
CONCEPT SKETCHES







CONCEPT 3D SKETCHES



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN

3.1 MECHANICAL AND ELECTRICAL SERVICES

The mechanical and electrical services within the building are all nearing the end of their useful life and therefore all services will be stripped out in their entirety.

New services are to be provided to the building to provide drainage, water, heating, ventilation power and lighting throughout. The heating strategy for the building is being reviewed in order to reduce carbon emissions from use of the building. In order to further reduce the energy use and carbon emissions from heating the thermal performance of the fabric will be improved where possible. Spaces will be generally naturally ventilated with local mechanical extract provided to WCs and shower rooms.

External lighting will be provided to provide sympathetic access lighting to exits and light the new landscaping area. This will be provided by a mixture of wall mounted, planter mounted and bollard LED lights.

3.2 HABITAT

Bat Survey: In order to identify any ecological constraints/opportunities associated with the proposed works, a day-time inspection survey and follow up bat emergence check were completed in February and May 2022 respectively. The scope of the survey work was based on best practice guidelines (BCT 2016) and the pre-application response received from the planning authority in December 2021 (Ref: 211737/PRE). The day-time inspection survey in February did not identify and evidence of use by bats or nesting birds and the southern flat-roofed extension was considered of **Negligible** bat roost potential. However, features identified to the eastern gable end of Grove House and around the cladding on the changing rooms to the north east were considered of some limited potential (Low) for roosting bats.

Accordingly, a single emergence survey was undertaken on 16 May 2022 and no evidence of roosting bats was identified. Bat activity in the areas surveyed was generally low, although Common and Soprano Pipistrelle were noted foraging along the tree line on Pepper Lane. No specific licensing or mitigation with respect to bats or nesting birds would be required for the proposed works although a precautionary approach will be adopted as set out in the Day-time Inspection and Bat Activity Survey Reports.

3.3 STRUCTURES

The primary structural works include the conversion of two areas to terraces, removal of the first floor of the Commons and creating a floor opening for stairs.

Based on the record drawings available, and localised opening up works carried out to date, these are all considered feasible.

The proposed terrace areas comprise large section timber joists sufficient to support the increased terrace loads. Likewise the large section timbers in the area of the proposed stairs will allow an opening to be created with minor structural intervention.

Removal of the first floor of the commons and changes to its masonry external walls alters the way in which this part of the building works. Discrete structural interventions are therefore required to enhance stability of the building.

It is considered that the extensions to be removed do not contribute to the stability or load paths of other elements of the building, and are of traditional construction. As such its anticipated with it will be possible to demolish these with standard practices and well understood, controllable risks.

3.4 CIVILS AND DRAINAGE

The proposals will retain the existing drainage network around the building which discharges to the existing adopted sewer in Pepper Lane and refurbish/ retain existing rainwater down pipe locations and SVP locations, where required.

The proposed surface water run-off will reduce significantly due to the demolition of the existing buildings to the front and rear of the retained historical building, these areas will be replaced with large areas soft landscaping and hard landscaped paths.

The foul discharge from the building will also reduce significantly due to the removal of sanitary appliances in the demolished buildings and change from a boarding house to a sixth form college.

3.5 LANDSCAPE

We are aware, from the pre-application response, that the landscape proposals are critical element in terms of the design.

The concept is to create and reinforce the following elements with regards to the landscape:

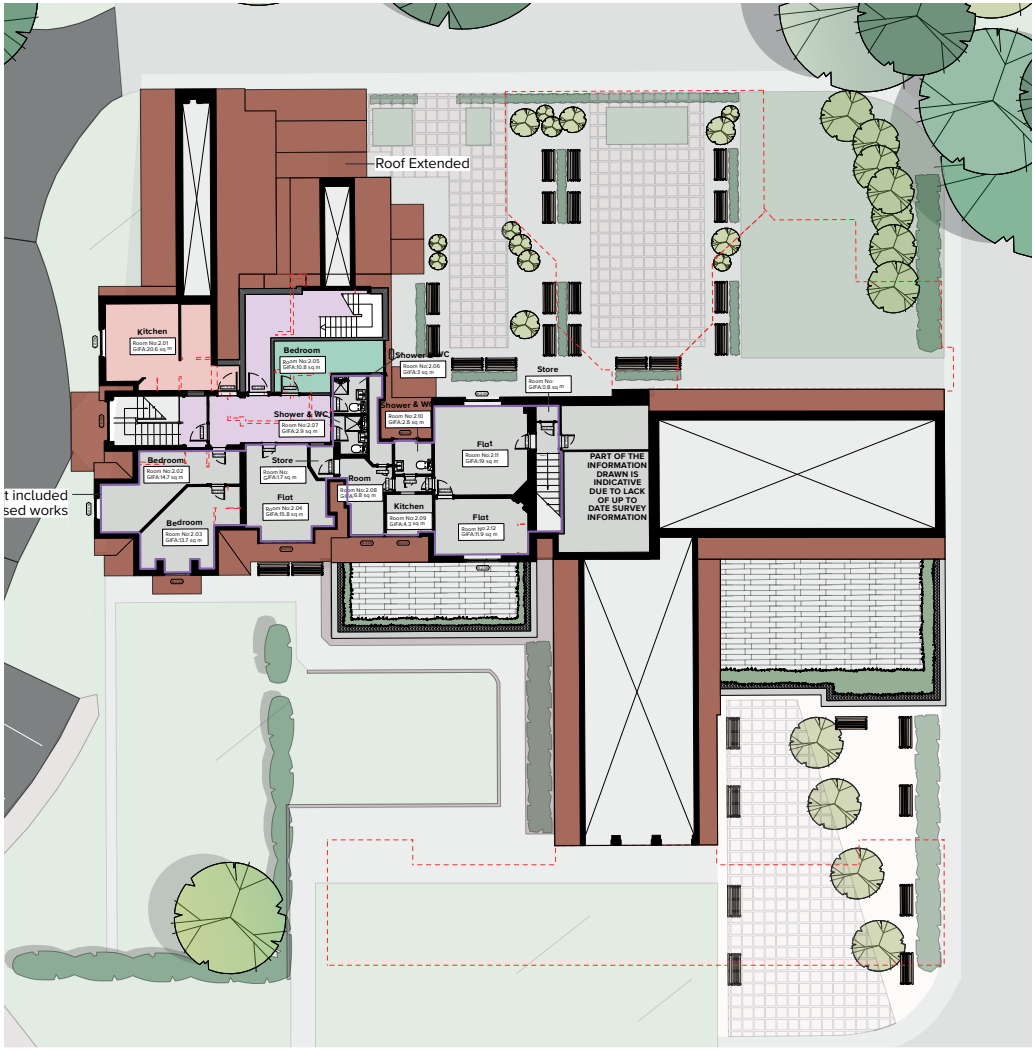
The openness of the landscape, in particular the frontage of the main building, along the crescent / pedestrian link to the White House.

The openness of landscape in terms of structure. It is predominantly grassland and planting.

The creation of a focal point for the student arrival.



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

The creation of a public realm area for the student entrance. Clear definition of the focal point and sense of arrival.

To the courtyard of the building, upon the removal of the existing buildings, it is intended to create a woodland environment and softer landscape zone. This will be more structured to the boundary treatment onto Pepper Lane.



INSPIRATION IMAGERY



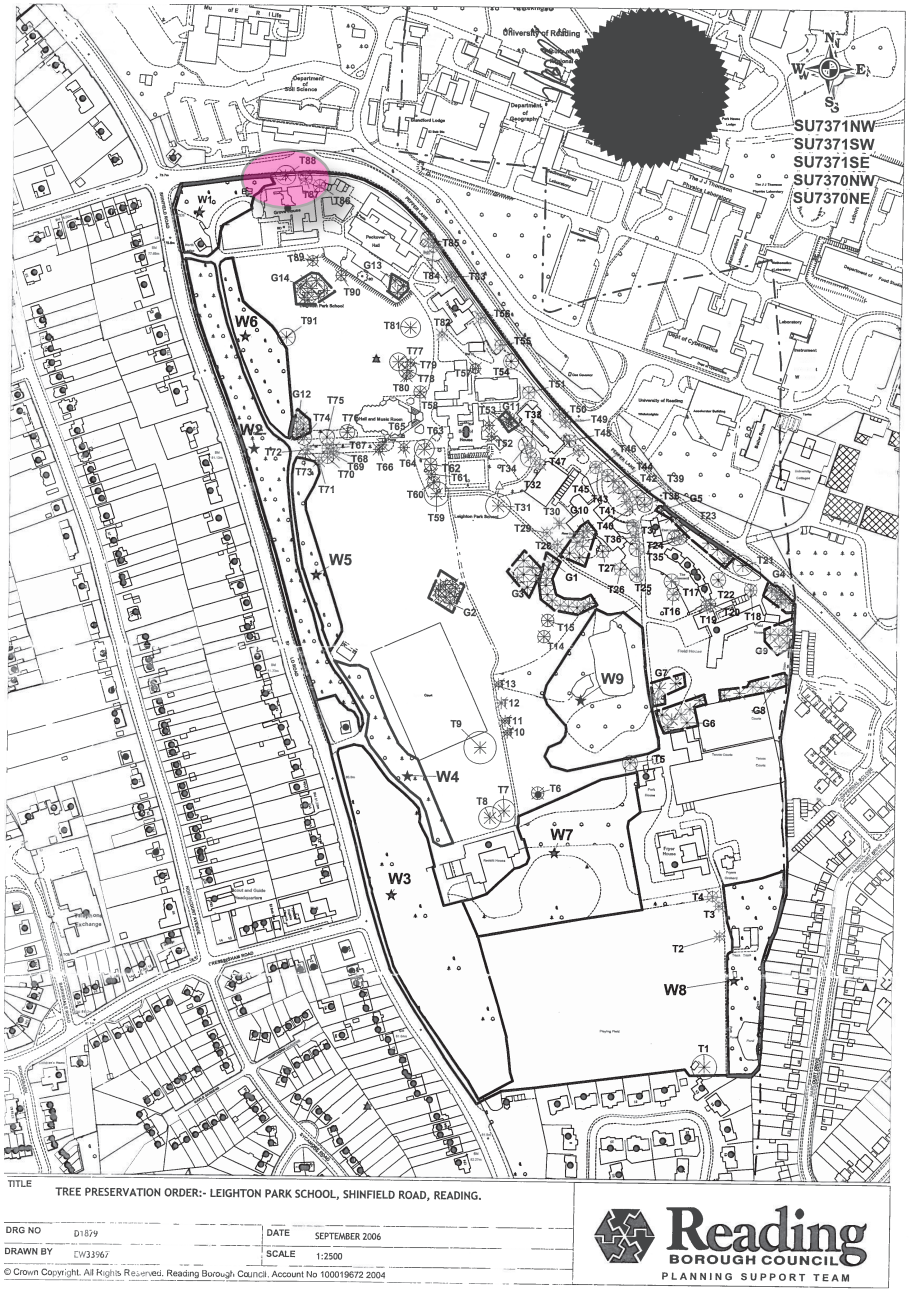
CONCEPT SKETCHES LANDSCAPE ENTRANCE



CONCEPT SKETCHES NEW STUDENT ENTRANCE



CONCEPT SKETCHES WEST ELEVATION



TREE PROTECTION MAP

TOWN AND COUNTRY PLANNING ACT 1990

THE READING BOROUGH COUNCIL - LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING

TREE PRESERVATION ORDER, 27/07

The Reading Borough Council in exercise of the powers conferred on them by sections 198 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order-

Citation

1. This Order may be cited as Reading Borough Council Tree Preservation Order 27/07. Leighton Park School, Shinfield Road, Reading.

Interpretation

2. In this Order "the authority means the Reading Borough Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on Friday 2nd February 2007.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5 , no person shall -

   (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

   (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

   any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5. (1) Nothing in article 4 shall prevent -

   (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary -

   (i) in the interests of the safe operation of the undertaking;

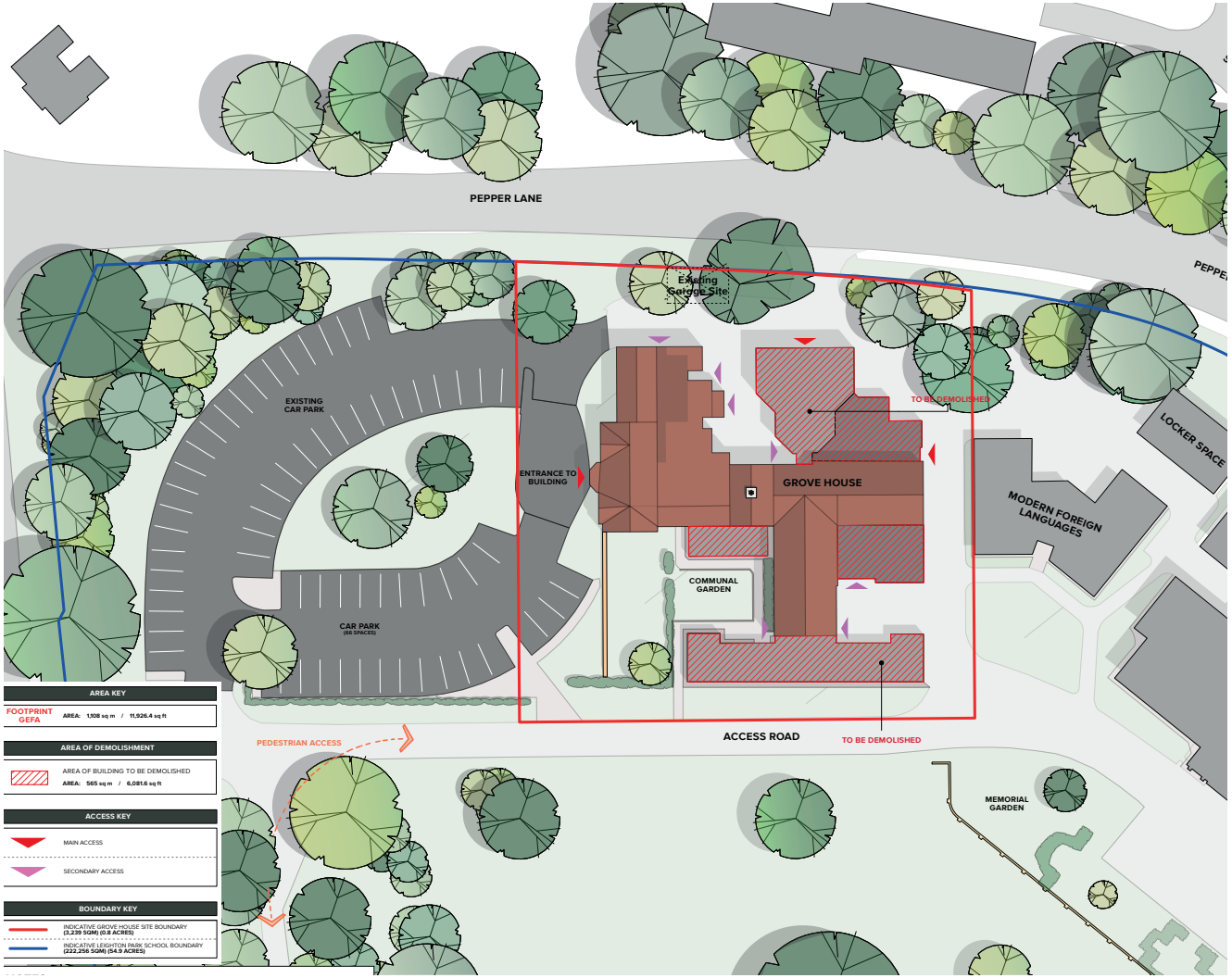
   (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or

   (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;

3.6 TREE SURVEY AND INFORMATION

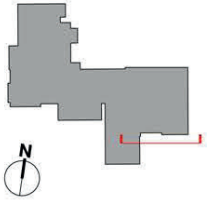
Tree works - The proposals for the demolition of the works do not impact on any of the existing trees. The demolition works are limited to the area of the building facing into the campus, and to the rear.

Protection will be provided in line with British Standards for the removal of the buildings and due protection to all trees highlighted in pink on the attached plan, which identifies the tree protection areas around the development site.



EXISTING SITE PLAN AND DEMOLITION AREAS IN RELATION TO EXISTING TREES





0.0 0.5 1.0 1.5 2.0 2.5m

SOURCE:

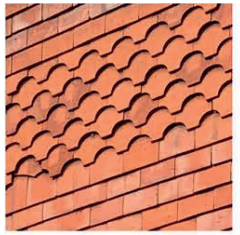
BUILDING SURVEY INFORMATION RECEIVED FROM MIDLAND SURVEYS ON 26.04.2022.



1) Brick step back cill detail



2) Brick quoin detail for centre panel to glazing



3) Tile hanging to match existing building



4) Feature header bond detail to window cill

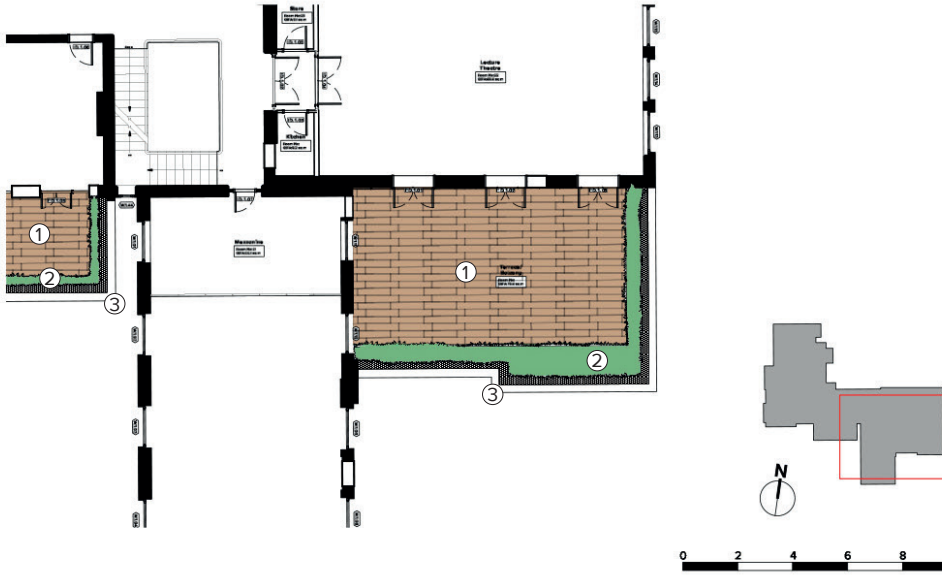


5) Parapet terra cotta coping to match existing



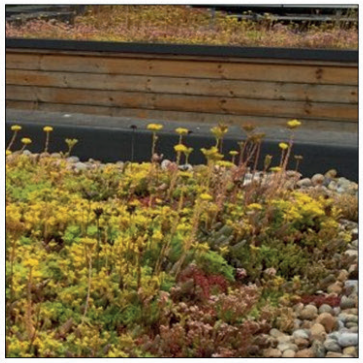
6) Clay tiles to be made good where necessary







① MILLBOARD DECKING FINISH WITH GREEN ROOF



② GREEN ROOF



③ BALUSTRADE



④ WINDOW AND DOOR FRAMES FINISH GREY



⑤ BRICK ARCHWAY

4.0 PLANNING POLICIES

In reference to the pre-application, Planning Policies have been referred to. This Design and Access Statement responds to those planning policies and in particular the following:

National Policies:
National Planning Policy Framework (NPPF) (2021)
National Planning Policy Guidance

Local Policy:
Reading Borough Council Local Plan (2019)

CC5 Waste Minimisation and Storage
CC7 Design and the public realm
CC8 Safeguarding Amenity
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland

4.1 APPRAISAL

In line with the pre-application requirement, the main areas to be considered are:

- Principle of Development
- Impact on the character of the area
- Residential Amenity of Existing and Future Residents
- The Natural Environment

Principle of Development: Adequate teaching facilities would be retained on the large school grounds. As such, the loss of education floor space would not constitute an issue in terms of the provision of educational facility. It is however noted that the demolition of parts of the building do require planning consent; hence the submission of this application.

Impact on character of the area: Policy CC7 of the Reading Borough Local Plan states that 'all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.'

On this basis, we have enclosed for your reference, detailed, scaled elevations, following the removal of the single storey structure and terraces. The proposals have been sympathetically designed and pick up on the themes of the original concept for the building. This includes the Alfred Waterhouse principles with regards to tiling, brickwork and edging details.

The material schedule identifies the proposals, as does the detailing of the original building.

Residential Amenity of Existing and Future Residents: Policy CC8 states that 'development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety; or
- Wind, where the proposals involve new development of more than 8 storeys.

The site is located on school grounds away from residential development. The demolition and the proposals incorporated within this planning application are not considered to impact on the residents.

The Natural Environment: The site is surrounded by habitat of value to commuting bats including lines of trees along Pepper Lane directly to the north, open playing fields to the north and south of the building mixed deciduous woodland directly to the east.

The demolition of the building will not affect the bat population or roosting bats. On this basis, an assessment has been undertaken with regards to Policy EN12. A copy of the bat survey report is attached within the appendix to this document.

5.0 EXECUTIVE SUMMARY

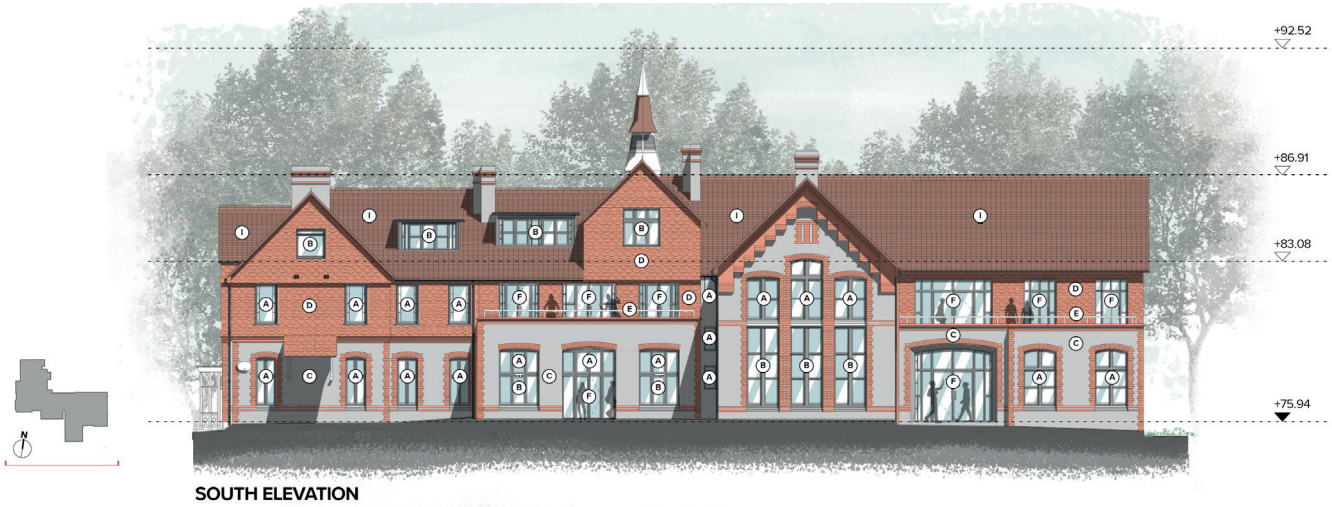
The proposals for this application follow the advice from the pre-application response, dated the 16th December 2021 and we have summarised the conclusions made as part of the pre-application response as follows:

- Planning permission will be required for the demolition of the single storey extension and the bays at first floor level.
- Officers have required scaled elevations of how the building will appear, following the demolition
- A bat survey should accompany any application
- Internal reconfiguration does not require planning approval.

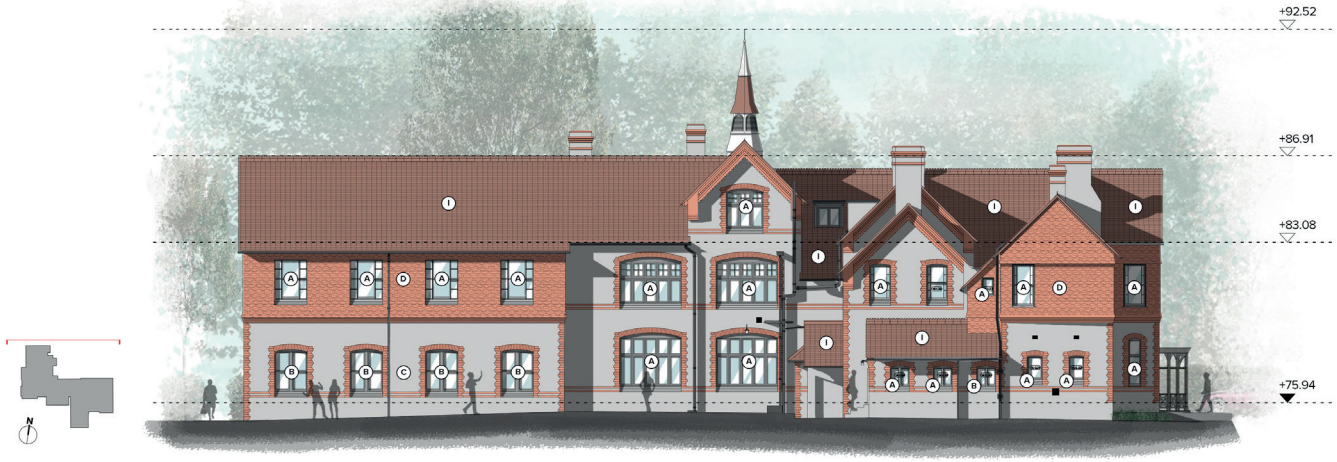
This application covers the proposals in respect of the demolition and restoration of the original facade, as well as the landscape strategy associated to the building, following the demolition of the single storey building.

The Client has carefully considered the comments made by the Planning Officer in the pre-application and proposes a sensitive, responsible and carefully design solution to restore Grove House to its original form whilst maintaining the building use as an educational facility.

We respectfully request your approval to these proposals.



SOUTH ELEVATION



NORTH ELEVATION



LEIGHTON PARK SCHOOL

SHINFIELD ROAD, READING, RG2 7DE

GROVE HOUSE:

APPENDIX

JUNE 2022

cube_design

PlanningPortal

This is a reference copy of a draft online application from www.planningportal.co.uk it is not valid for submission to a Local Planning Authority

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Leighton Park School, Grove House

Address Line 1

Shinfield Road

Address Line 2

Address Line 3

Reading

Town/city

Reading

Postcode

RG2 7DE

Description of site location must be completed if postcode is not known:

Easting (x)

473129

Northing (y)

171616

Description

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

Applicant Details

Name/Company

Title

Mr

First name

Keith

Surname

Eldridge

Company Name

Leighton Park School

Address

Address line 1

Leighton Park School, Grove House

Address line 2

Shinfield Road

Address line 3

Reading

Town/City

Reading

Country

Postcode

RG2 7DE

Are you an agent acting on behalf of the applicant?

- (✓) Yes
- ( ) No

Contact Details

Primary number

Secondary number

Fax number

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

Email address

KeithEldridge@leightonpark.com

Site Area

What is the measurement of the site area? (numeric characters only).

3412.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

It is proposed to convert the existing Grove House into a Sixth Form Centre. The proposal includes the removal of the single storey extensions and restoration of the building to its original intent. This would incorporate stripping back the building to the main facade. The assessment has also considered the original use of the building and it is proposed to restore the library into a two storey facility with a mezzanine and study space at high level.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Existing classroom accommodation and three residential flats.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Windows

Existing materials and finishes:
Crittal / wooden framed single glazed windows.

Proposed materials and finishes:
Grey (RAL 7016) painted timber frame, part double / part secondary glazing. Brick quion detail to window perimeter. Brick step back cill detail.

Type:
Roof

Existing materials and finishes:
Red clay tiles.

Proposed materials and finishes:
Replacement of broken tiles to match existing. Composite Millboard deck (or similar) with green roof surround to first floor roof terraces.

Type:
Doors

Existing materials and finishes:
Timber slab and frame.

Proposed materials and finishes:
Grey (RAL 7016) painted timber slab and frame. Natural white stone, to surround, to match existing.

Type:
Walls

Existing materials and finishes:
Masonry brickwork and clay tile hanging.

Proposed materials and finishes:
Replacement of broken tiles to match existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

Planning Portal Reference:

If Yes, please state references for the plans, drawings and/or design and access statement

1381-P001	A	Existing - Location Plan
1381-P002	A	Existing - Site Plan
1381-P003	A	Existing – Ground Floor
1381-P004	A	Existing – First Floor
1381-P005	A	Existing – Second Floor
1381-P006	A	Existing – South Elevations
1381-P007	A	Existing – North Elevations
1381-P008	A	Existing – East and West Elevations
1381-P009	A	Existing – Photo Sheet 1 of 2
1381-P010	B	Existing – Photo Sheet 2 of 2
1381-P011	A	Proposed Ground Floor Plan
1381-P012	A	Proposed First Floor Plan
1381-P013	A	Proposed Second Floor Plan
1381-P014	A	Proposed Site Plan
1381-P015	A	Proposed Section
1381-P016	A	Proposed Elevations South and North
1381-P017	A	Proposed Elevations East and West
1381-P018	A	Façade Details
1381-P019	A	Materials
1381-P020	A	Proposed New Entrance
1381-P021	A	Proposed 3D Aerial Views
1381-P022	A	Proposed 3D Aerial Views
1381-P023	A	Proposed South Elevation Sketch
1381-P024	A	Proposed North Elevation Sketch
1381-P025	A	Proposed East Elevation Sketch
1381-P026	A	Proposed West Elevation Sketch
1381-P027	A	Topographical Survey
1381-P028	A	Existing and Proposed Basement
Design and Access Statement		
HM Land Registry Document		

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

DRAFT APPLICATION – Not valid for submission

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please note that a Utilities Survey is scheduled during the week of the 6th June and copies of the existing drainage systems will be provided upon completion of these works.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes
◯ No

If Yes, please provide details:

Please see the attached site plan which identifies the waste / recycling bins, which is part of the overall site management.

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class:
D1 - Non-residential institutions

Existing gross internal floorspace (square metres):
2013

Gross internal floorspace to be lost by change of use or demolition (square metres):
529

Total gross new internal floorspace proposed (including changes of use) (square metres):
1484

Net additional gross internal floorspace following development (square metres):
-529

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	2013	529	1484	-529

Loss or gain of rooms

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ○ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ○ Yes
- ⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ○ Yes
- ⊘ No

Is the proposal for a waste management development?

- ○ Yes
- ⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ○ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ⊘ The agent
- ○ The applicant
- ○ Other person

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ⊘ Yes
- ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Preappliucation November 2021

First Name

Connie

Surname

Davis

Reference

211737/PRE

Date (must be pre-application submission)

16/12/2021

Details of the pre-application advice received

Planning permission will be required for the demolition of the extension. Officers will also need scaled elevations of how the building will appear following the demolition and a bat survey and arboricultural impact assessment should accompany any application. Internal reconfiguration does not require planning approval.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ○ Yes
- ⊘ No

DRAFT APPLICATION – Not valid for submission

Planning Portal Reference:

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Miss

First Name

Jane

Surname

Lock-Smith

Declaration Date

20/05/2022

- [x] Declaration made

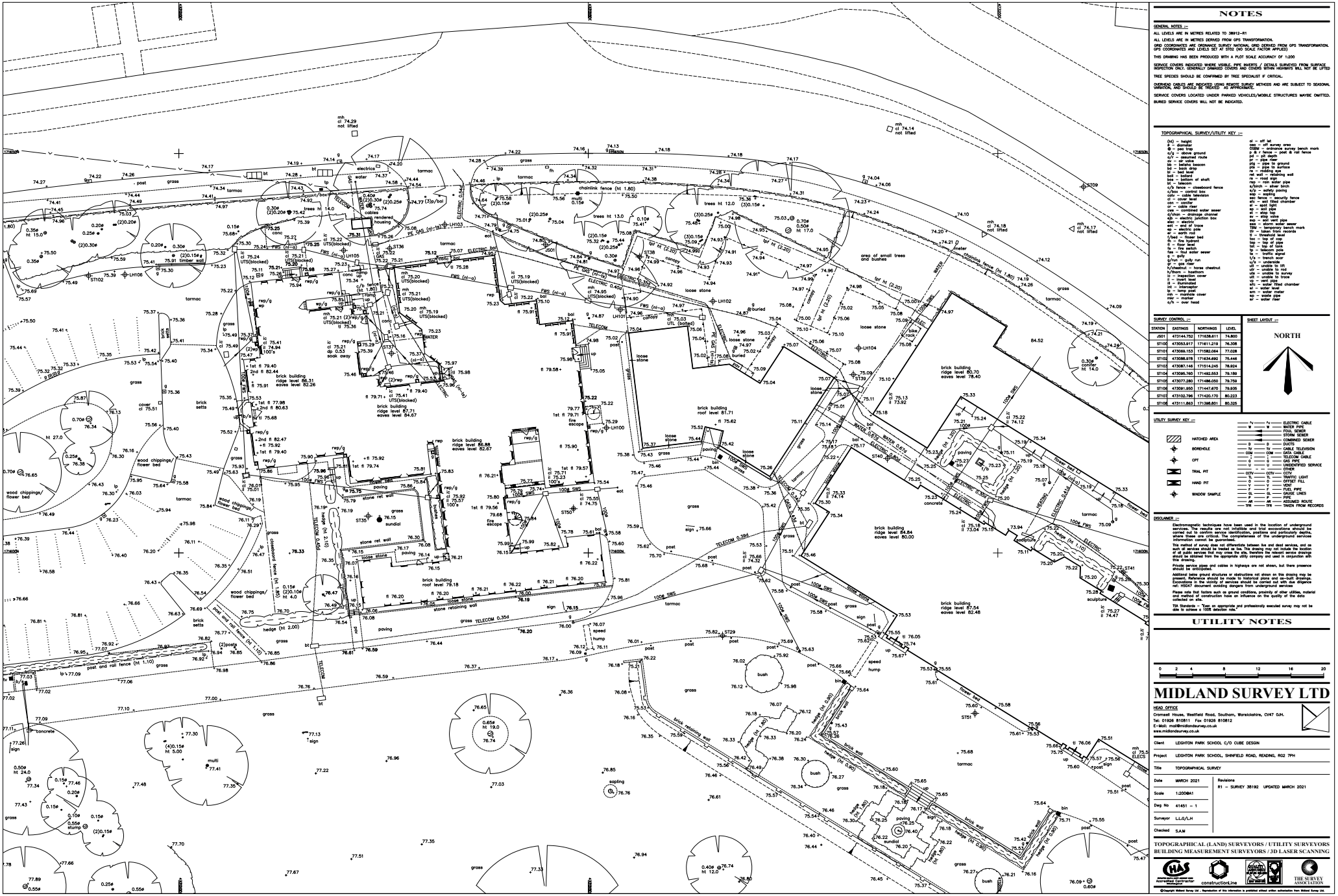
DRAFT APPLICATION Not valid for submission

Planning Portal Reference:

1381/5/2 - Drawing List

Drawings submitted for consideration:

Reference	Revision	Title
Drawings:		
1381-P001	A	Site Location Plan
1381-P002	A	Existing Site Plan
1381-P003	A	Existing Ground Floor
1381-P004	A	Existing First Floor
1381-P005	A	Existing Second Floor
1381-P006	A	Existing South Elevations
1381-P007	A	Existing North Elevations
1381-P008	A	Existing East and West Elevations
1381-P009	A	Existing Photo Sheet 1 of 2
1381-P010	B	Existing Photo Sheet 2 of 2
1381-P011	A	Proposed Ground Floor Plan
1381-P012	A	Proposed First Floor Plan
1381-P013	A	Proposed Second Floor Plan
1381-P014	A	Proposed Site Plan
1381-P015	A	Proposed GA Section AA
1381-P016	A	Proposed Elevations South and North
1381-P017	A	Proposed Elevations East and West
1381-P018	A	Façade Details
1381-P019	A	Materials
1381-P020	A	Proposed New Entrance
1381-P021	A	Proposed 3D Aerial Views
1381-P022	A	Proposed 3D Aerial Views
1381-P023	A	Proposed South Elevation Sketch
1381-P024	A	Proposed North Elevation Sketch
1381-P025	A	Proposed East Elevation Sketch
1381-P026	A	Proposed West Elevation Sketch
1381-P027	A	Topographical Survey
1381-P028	A	Existing and Proposed Basement
Documents:		
cube_design		Design & Access Statement (DAS)
HM Land Registry		Land Registry Title Plan


NOTES
GENERAL NOTES :-
ALL LEVELS ARE IN METRES RELATED TO 38912~81
ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION. GPS COORDINATES AND LEVELS SET AT ST02 (NO SCALE FACTOR APPLIED)
THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200
SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED
TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.
OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.
SERVICE COVERS LOCATED UNDER PARKED VEHICLES/MOBILE STRUCTURES MAYBE OMITTED.
BURIED SERVICE COVERS WILL NOT BE INDICATED.
TOPOGRAPHICAL SURVEY/UTILITY KEY :-
SURVEY CONTROL :-
STATION EASTINGS NORTHINGS LEVEL
/JS01 473144.752 171638.611 74.800
ST100 473053.917 171611.219 76.308
ST101 473069.153 171582.064 77.028
ST102 473088.978 171634.692 75.446
ST103 473087.146 171514.245 78.824
ST104 473095.760 171492.553 79.189
ST105 473077.280 171486.050 79.759
ST106 473091.950 171447.670 79.935
ST107 473102.796 171420.170 80.223
ST108 473111.863 171398.801 80.325
SHEET LAYOUT :-
NORTH
UTILITY SURVEY KEY :-
HATCHED AREA
BOREHOLE
CPT
TRIAL PIT
HAND PIT
WINDOW SAMPLE
ELECTRIC CABLE
WATER PIPE
FOUL SEWER
STORM SEWER
COMBINED SEWER
DUCT
CABLE TELEVISION
DATA CABLE
TELECOM CABLE
GAS PIPE
UNIDENTIFIED SERVICE
OTHER
CCTV
TRAFFIC LIGHT
OFFSET FILL
HYDRANT
VENT PIPE
GAUGE LINES
PIPE
ASSUMED ROUTE
TAKEN FROM RECORDS
DISCLAIMER :-
Electromagnetic techniques have been used in the location of underground services. The results not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information cannot be guaranteed.
The method of survey does not differentiate between live and dead services, and as such all services should be treated as live. No drawing may rely on data derived from this survey for excavation purposes. Up to date service information should be obtained from the appropriate utility company and used in conjunction with this drawing.
Private service pipes and cables in highways are not shown, but these presence should be anticipated.
Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and as-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document avoiding dangers from underground services
Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data collected on site.
TSA Standards – "Goes as appropriate and professionally executed survey may not be able to achieve a 100% detection rate."
UTILITY NOTES
0 2 4 8 12 16 20
MIDLAND SURVEY LTD
HEAD OFFICE
Cromwell House, Westfield Road, Southam, Warwickshire, CV47 0JH.
Tel: 01926 810811 Fax 01926 810812
E-Mail: mail@midlandsurvey.co.uk
www.midlandsurvey.co.uk
Client LEIGHTON PARK SCHOOL C/O CUBE DESIGN
Project LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING, RG2 7PH
Title TOPOGRAPHICAL SURVEY
Date MARCH 2021
Scale 1:200@A1
Dwg No 41451 – 1
Surveyor LL/JJ/LH
Checked SAM
Revisions
R1 – SURVEY 38192 UPDATED MARCH 2021
TOPOGRAPHICAL (LAND) SURVEYORS / UTILITY SURVEYORS
BUILDING MEASUREMENT SURVEYORS / 3D LASER SCANNING
constructionLine
THE SURVEY ASSOCIATION
©Copyright Midland Survey Ltd – Reproduction of this information is prohibited without written authorisation from Midland Survey Ltd.

LEIGHTON PARK SCHOOL

DEMOLITION AND REFURBISHMENT AT GROVE HOUSE

BAT ACTIVITY SURVEY - ADDENDUM REPORT

20 MAY 2022



4 Stangate House
Stanwell Road
Penarth
Vale of Glamorgan
United Kingdom
CF64 2AA

Telephone: - 029 2040 8476
E-mail:- enquiry@soltysbrewster.co.uk
Web Site: - www.soltysbrewster.com

LEIGHTON PARK SCHOOL

DEMOLITION & REFURBISHMENT WORKS AT GROVE HOUSE

BAT ACTIVITY SURVEY - ADDENDUM REPORT

DOCUMENT REF: E22108001/Doc 02. 20 MAY 2022

Issue	Revision	Stage	Date	Prepared by	Approved by	Signed
1	-	Draft For Review	20 May 2022		Dr Matthew Watts (Director)	
	N/A	For Issue	23 May 2022		Dr Matthew Watts (Director)	

CONTENTS

1.0 Introduction

2.0 Methodology

Bat survey – dusk emergence

3.0 Results

Bat survey – dusk emergence

4.0 Conclusions and Recommendations

References

Appendix I Location Plan Showing Areas Proposed for Demolition

1.0 INTRODUCTION

1.1 Soltys Brewster Ecology were commissioned by Leighton Park School to undertake a supplementary bat emergence survey to inform the demolition and refurbishment works at Grove House, in the north of the school campus. A combination of desk study and day-time inspection survey in February 2022 (SBE, 2022) established that there was no evidence of current or historical use by bats within the areas proposed for demolition or the roof space on the eastern side of the building. However, identified features with **Low potential** to support individual or small numbers of roosting bats were identified associated with the vertical brick-lined 'opening' in the eastern gable end and around the lead cladding on the changing rooms /2 storey structure at the north east corner. The structure to the south of the main house was identified as of Negligible bat roost potential (SBE 2022). A plan showing the areas proposed for demolition is included in Appendix I.

1.2 Under best practice guidelines (BCT 2016), structures of **Low potential** require a single emergence or re-entry survey to provide a robust appraisal of the likely presence/absence of roosting bats. To supplement the daytime inspection a single dusk emergence survey was undertaken on 16 May with a team of three surveyors positioned to observe any emergence or bat activity around 1) eastern gable end of Grove House; 2) north eastern corner of the Changing Rooms & 3) north of the 2-storey structure along Pepper Lane. The current report provides the findings of the dusk emergence survey and provides additional recommendations with regards to bats.

1.3 The current report should be read in conjunction with the day-time inspection survey report (Soltys Brewster, 2022) which also contains information relating to nesting birds.

Leighton Park School
Demolition & Refurbishment Works at Grove House
Bat Activity Survey Report
E22108001/Doc 02

2.0 METHODOLOGY

Bat survey – dusk emergence

2.1 The dusk emergence survey was undertaken on 16 May 2022 by a team of three suitably experienced ecologists including a bat licence holder.[1] The bat activity survey aimed to identify:

- if bats are present within the surveyed parts of the building and, if so, which species are present;
- the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch);
- how bats use the building and curtilage (e.g. location of roosting bats, flight paths and flight behaviour, exit and entrance points to the roost); and
- the intensity of use (e.g. likely number of bats, time and duration of use).

2.2 The dusk survey commenced 15 minutes before sunset at 20.35h and extended for 90 minutes after sunset to 22.20h. Surveys were conducted using broad-band bat detectors (Peersonic & Bat Box Duet). Bat calls were either identified in the field or using computer-based sonogram analysis software (Wavesurfer). Surveyors were positioned as described in Section 1.3 so as to allow visual coverage of the areas/features identified as of Low potential during the day-time inspection (SBE, 2022). The front cover photograph illustrates the features observed from the surveyor north east of the changing rooms with Plates 1 & 2 identifying the positioning at the eastern gable and north side of the 2-storey structure.

2.3 Weather conditions were not considered a constraint during the survey with no rain, light winds (Beaufort scale Light Air – Force 1) and air temperatures 17°C at the start and 13°C at the end of the survey.

[1] Licence S088259/1

soltysbrewster

Plate 1 Surveyor position to eastern gable. Building lights visible



Plate 2 Surveyor position to north of 2-storey structure



Leighton Park School
Demolition & Refurbishment Works at Grove House
Bat Activity Survey Report
E22108001/Doc 02

3.0 RESULTS

3.1 No bats were seen to emerge from any of the surveyed areas and levels of bat activity were generally low throughout the survey period. The fist bat activity noted was for Common Pipistrelle *Pipistrellus pipistrellus* at 20.56 & 20.57h by the surveyor positioned north of the 2-storey structure – a faint echo-location call was heard and the bat was subsequently seen foraging along the tree line adjacent to Pepper Lane. Subsequent observations at this location and by the surveyor north east of the Changing Rooms confirmed that both Common and Soprano Pipistrelle *P. pygmaeus* use this tree line for occasional foraging/commuting.

3.2 Low levels of bat activity were recorded over the course of the survey with a total of 19 separate observations made by the three surveyors. Only two bat species were confirmed as present – Common and Soprano Pipistrelle. The bat records were not consistently spread over the survey period with only 6 observations made between 20.35h & 21.13h and the remainder (13) between 21.45h and the end of the survey at 22.20h. No bat activity was recorded by any of the surveyors between 21.13h and 21.45h. As noted above, most of the bat activity was associated with the tree line along Pepper Lane, with few observations elsewhere – the surveyor at the eastern gable for example only noted 4 bat contacts over the survey period. With the exception of the tree line, there are no other foraging/commuting features in this part of the site and the light spill from windows or wall-mounted lights may also limit the suitability of this part of the site to bats (see e.g. Plate 1).

3.3 Other observations during the survey confirmed that Swift *Apus apus* feed over the school grounds/fields to the south of Grove House although no birds were seen alighting on or investigating the roof of the main building (Grove House).

soltysbrewster

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 The combination of daytime inspection and dusk emergence survey has established the likely absence of roosting bats from the areas of Grove House proposed for demolition or refurbishment works (see Plan in Appendix I). On this basis, no specific mitigation or licensing would be required for the works although the adoption of 'reasonable avoidance measures' would be appropriate.

4.2 As set out in the day-time inspection report, there are features of Low bat potential associated with the building although the findings of the current survey indicate likely absence of roosting bats. In addition, the low levels of bat activity noted in this part of the site are such that the risk of occasional use by individual or small numbers of bats on an irregular basis is low/negligible. However, no amount of survey could rule out the possibility that bats may be present and the precautionary measures identified in the day-time inspection report (SBE 2022) remain applicable and are as follows:

- *Contractors briefed prior to the start of works on the low likelihood that birds or bats could be present and the action to take if a bat were discovered. In unlikely event that a bat were discovered at any point, all work will stop immediately and an ecologist contacted for advice on how to proceed;*
- *Removal or repair of lead cladding to be undertaken using hand-held tools (crowbars, claw hammers etc.). Access for these works is likely to require use of scaffold and/or a Cherry picker;*

4.3 The start date for the repair works is yet to be confirmed, pending planning approval although ideally would commence from autumn (Sept/Oct 2022). This timing would avoid any possible conflict with nesting birds and would precede the winter hibernation period for bats.

4.4 Recommendations relating to nesting birds, and the provision of bird and bat boxes as part of the works are set out in the Building Inspection report (SBE 2022) and remain unchanged.

Leighton Park School
Demolition & Refurbishment Works at Grove House
Bat Activity Survey Report
E22108001/Doc 02

REFERENCES

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd edn.)*. Bat Conservation Trust, Quadrant House, 250 Kennington Lane, London. ISBN-13 978-1-872745-96-1

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines.* Natural England. ISBN 1 85716 781 3

Soltys Brewster Ecology (2022). *Leighton Park School. Demolition & Refurbishment At Grove House, Building Inspection Report (Protected Species).* Document Ref: E22108001 Doc 01 – 28 February 2022

soltysbrewster

APPENDIX I LOCATION PLAN SHOWING AREAS PROPOSED FOR DEMOLITION

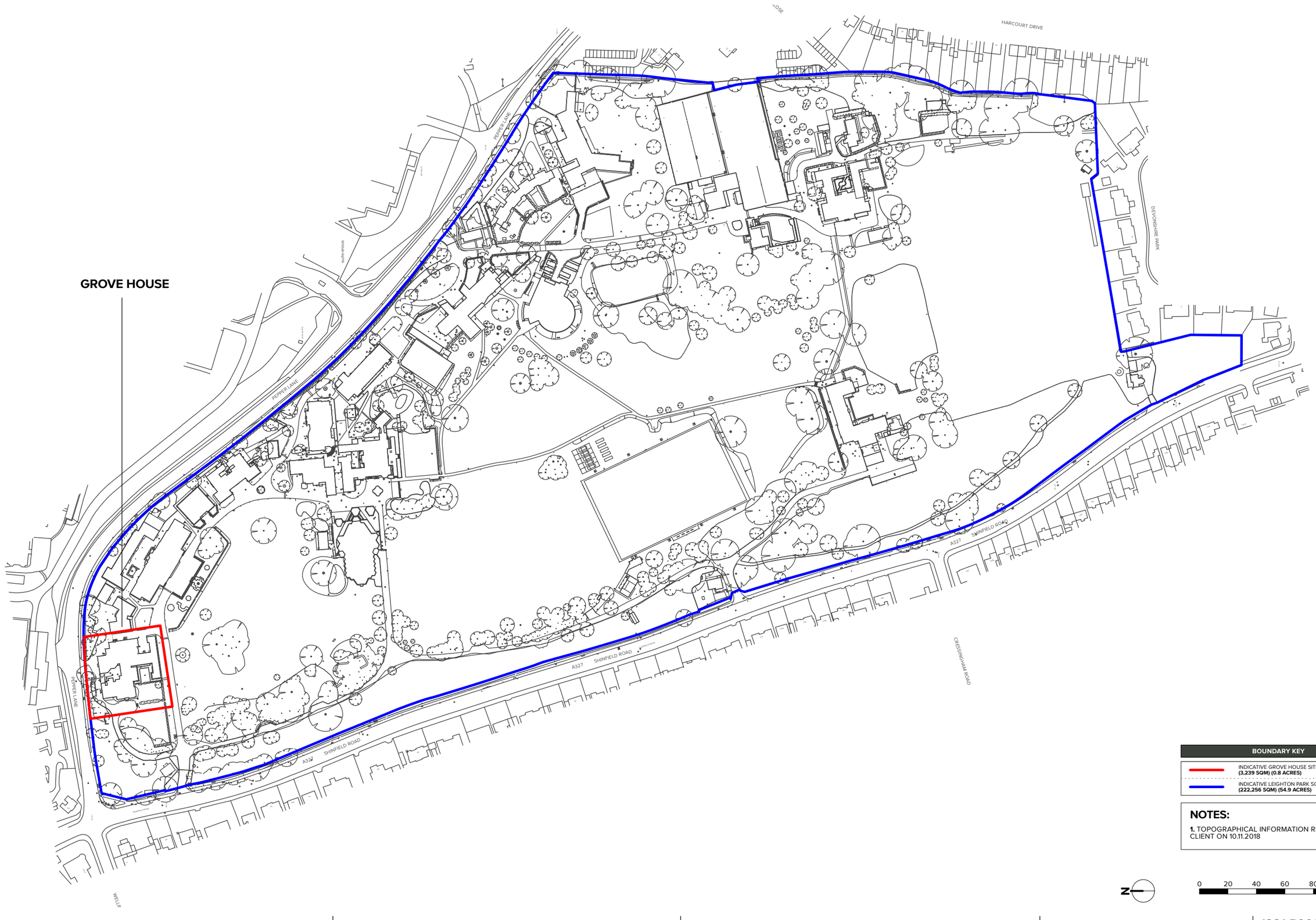
Leighton Park School
Demolition & Refurbishment Works at Grove House
Bat Activity Survey Report
E22108001/Doc 02

Leighton Park School - The Grove

Site Location Plan

LEIGHTON PARK FOUNDED 1890

cube_design



BOUNDARY KEY

- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY **(222,256 SQM) (54.9 ACRES)**

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM CLIENT ON 10.11.2018

N

0 20 40 60 80 100m

PLANNING

Revisions: A VL JLS 21/03/2022 Initial Issue.

scale 1:1250 @ A3 **date** 21/03/2022 **1381-P001 (A)**

drawn VL **checked** JLS

www.cube-designltd.co.uk T: 01425 481 999

cube_design ©

LEIGHTON PARK

cube_design



AREA KEY

FOOTPRINT GEFA — AREA: 1,108 sq m / 11,926.4 sq ft

AREA OF DEMOLISHMENT

AREA OF BUILDING TO BE DEMOLISHED
AREA: 565 sq m / 6,081.6 sq ft

ACCESS KEY

MAIN ACCESS

SECONDARY ACCESS

BOUNDARY KEY

INDICATIVE GROVE HOUSE SITE BOUNDARY (3,239 SQM) (0.8 ACRES)

INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY (222,256 SQM) (54.9 ACRES)

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

PLANNING

Revisions: A VL JLS 17/05/2022 Initial Issue.

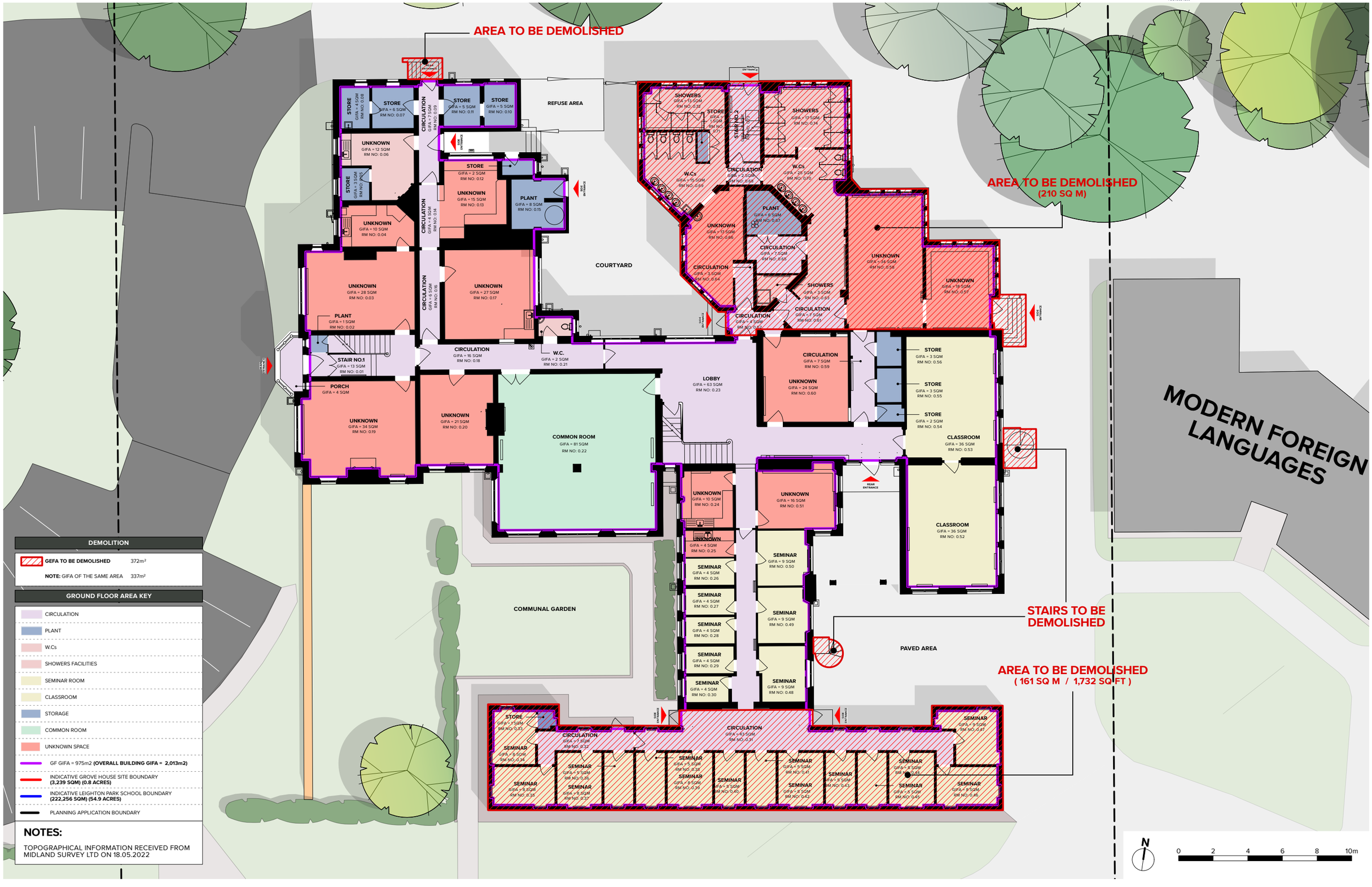
scale 1:500 @ A3 | date 17/05/2022 | **1381-P002 (A)**
drawn VL | checked JLS

Leighton Park School - Grove House

Existing Ground Floor

LEIGHTON PARK FOUNDED 1890

cube_design



DEMOLITION

GEFA TO BE DEMOLISHED	372m²
NOTE: GIFA OF THE SAME AREA	337m²

GROUND FLOOR AREA KEY

- CIRCULATION
- PLANT
- W.Cs
- SHOWERS FACILITIES
- SEMINAR ROOM
- CLASSROOM
- STORAGE
- COMMON ROOM
- UNKNOWN SPACE
- GF GIFA = 975m2 **(OVERALL BUILDING GIFA = 2,013m2)**
- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY **(222,256 SQM) (54.9 ACRES)**
- PLANNING APPLICATION BOUNDARY

NOTES:

TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

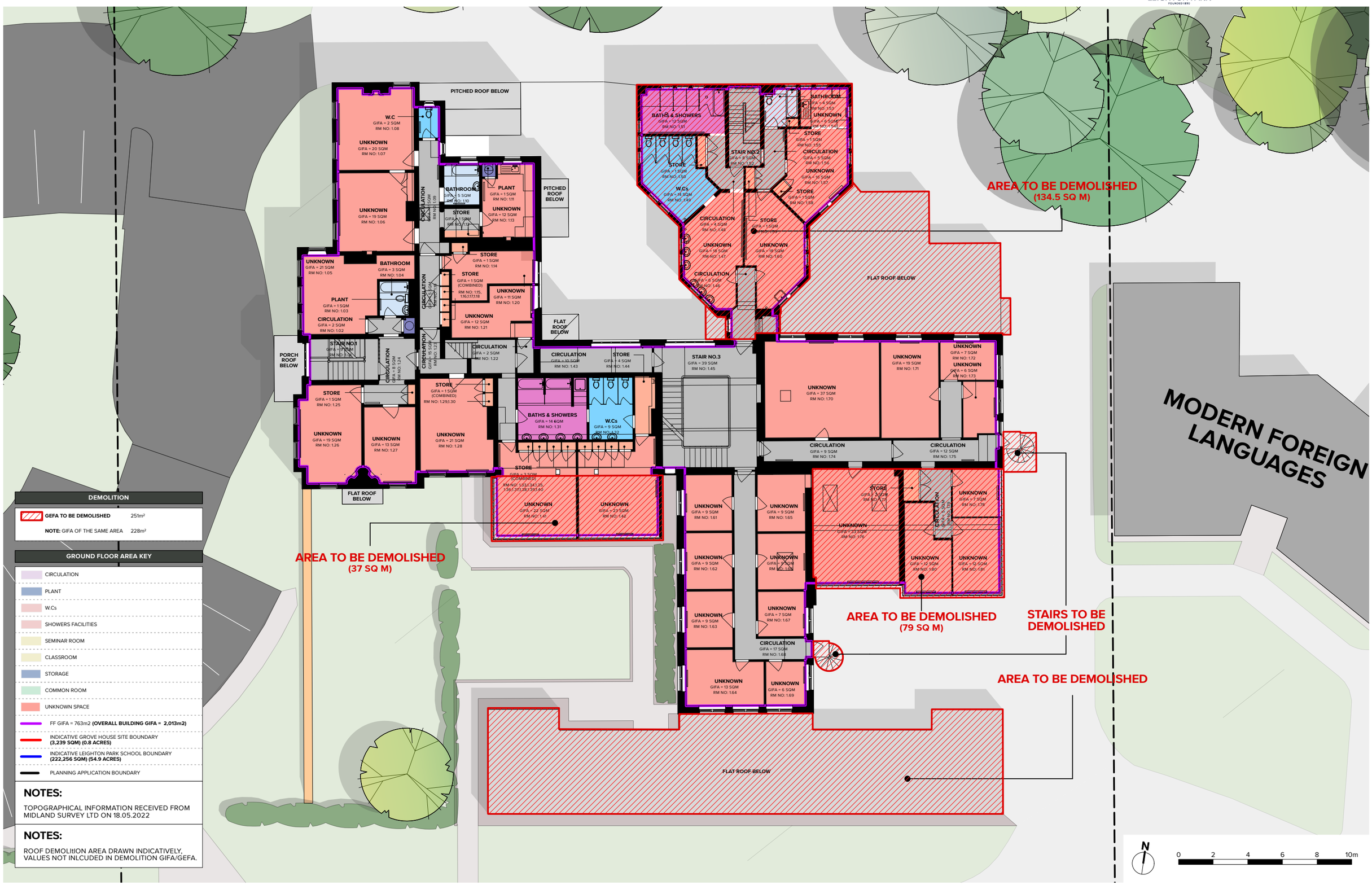
scale 1:200 @ A3 **date** 26/05/2022 **1381-P003 (A)**
drawn VL **checked** JLS

www.cube-designltd.co.uk T: 01425 481 999
cube_design ©

Existing First Floor

LEIGHTON PARK
FOUNDED 1890

cube_design



DEMOLITION

GEFA TO BE DEMOLISHED	251m²
NOTE: GIFA OF THE SAME AREA	228m²

GROUND FLOOR AREA KEY

- CIRCULATION
- PLANT
- W.Cs
- SHOWERS FACILITIES
- SEMINAR ROOM
- CLASSROOM
- STORAGE
- COMMON ROOM
- UNKNOWN SPACE
- FF GIFA = 763m2 **(OVERALL BUILDING GIFA = 2,013m2)**
- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY **(222,256 SQM) (54.9 ACRES)**
- PLANNING APPLICATION BOUNDARY

NOTES:

TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

NOTES:

ROOF DEMOLITION AREA DRAWN INDICATIVELY. VALUES NOT INLCUDED IN DEMOLITION GIFA/GEFA.

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

scale	1:200 @ A3	**date**	26/05/2022	**1381-P004 (A)**
drawn	VL	**checked**	JLS	

Leighton Park School - Grove House

Existing Second Floor

LEIGHTON PARK FOUNDED 1890

cube_design



GROUND FLOOR AREA KEY

- CIRCULATION
- PLANT
- W.Cs
- SHOWERS FACILITIES
- SEMINAR ROOM
- CLASSROOM
- STORAGE
- COMMON ROOM
- UNKNOWN SPACE
- SF GIFA = 213m2 **(OVERALL BUILDING GIFA = 2,013m2)**
- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY **(222,256 SQM) (54.9 ACRES)**
- PLANNING APPLICATION BOUNDARY

NOTES:

TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

NOTES:

ALL ROOF VOIDS DRAWN INDICATIVELY DUE TO LIMITED SURVEY INFORMATION.

NOTES:

ROOF DEMOLITION AREA DRAWN INDICATIVELY, VALUES NOT INLCUDED IN DEMOLITION GIFA/GEFA.

N

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

scale 1:200 @ A3 **date** 26/05/2022 **1381-P005 (A)**

drawn VL **checked** JLS

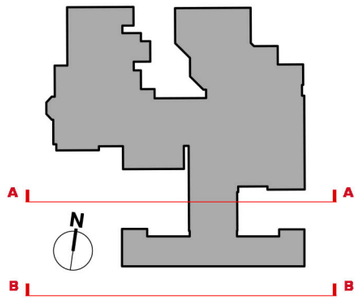


A. EXISTING SOUTH ELEVATION 1



B. EXISTING SOUTH ELEVATION 2

MATERIALS KEY	
A	Clay Roof Tiles.
B	Brickwork facade.
C	Terracotta feature roof.
D	Terracotta vertical tile hanging.
E	Timber windows.



SCOPE OF WORKS KEY	
1	Steel frame windows to be removed and restore elevation back to original facade.
2	Refurbishment of extra access to building.
3	Block to be demolished.
4	External stairs to be removed.
5	Window to be enlarged.
6	Fence to be removed.

Note:
Elevation information received from Midland Surveys on 26/04/2022.

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS Initial Issue.

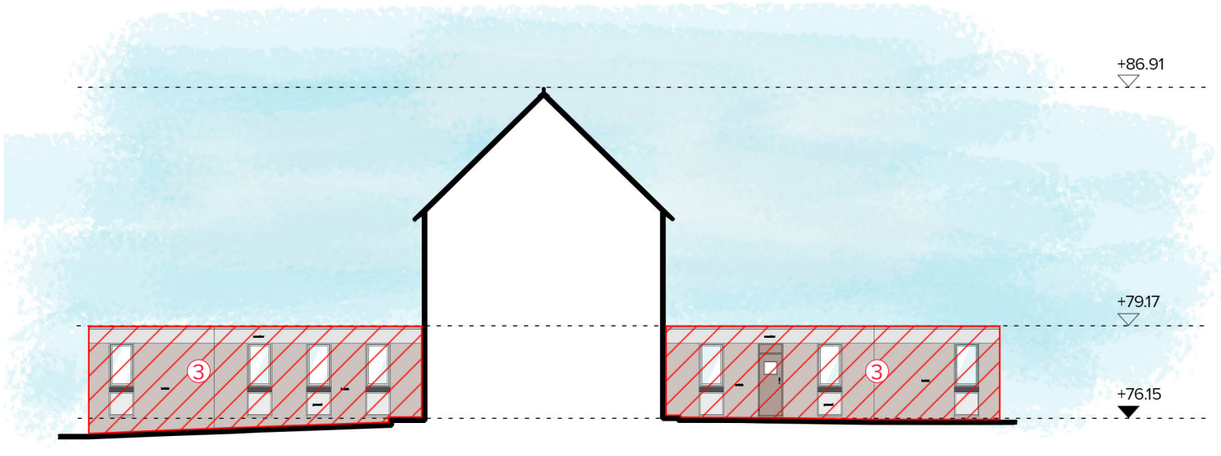
scale 1:200 @ A3 **date** 17/05/2022
drawn VL **checked** JLS

1381-P006 (A)



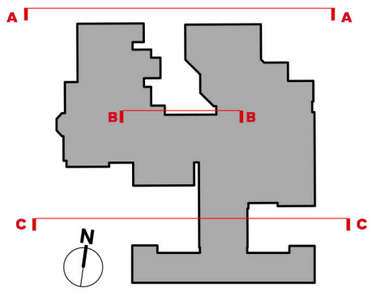
A. EXISTING NORTH ELEVATION 1

B. EXISTING NORTH ELEVATION 2



C. EXISTING NORTH ELEVATION 3

MATERIALS KEY	
A	Clay Roof Tiles.
B	Brickwork facade.
C	Terracotta feature roof.
D	Terracotta vertical tile hanging.
E	Timber windows.



SCOPE OF WORKS KEY	
1	Steel frame windows to be removed and restore elevation back to original facade.
2	Refurbishment of extra access to building.
3	Block to be demolished.
4	External stairs to be removed.
5	Window to be enlarged.
6	Fence to be removed.

Note:
Elevation information received from Midland Surveys on 26/04/2022.

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS Initial Issue.

scale 1:200 @ A3 **date** 17/05/2022
drawn VL **checked** JLS

1381-P007 (A)

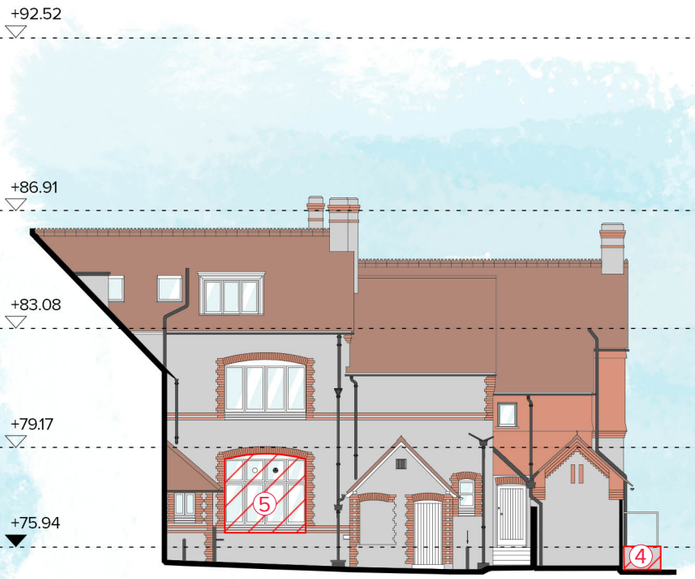
Existing - East and West Elevations

LEIGHTON PARK
FOUNDED 1890

cube_design



A. EXISTING EAST ELEVATION 1



C. EXISTING EAST ELEVATION 2

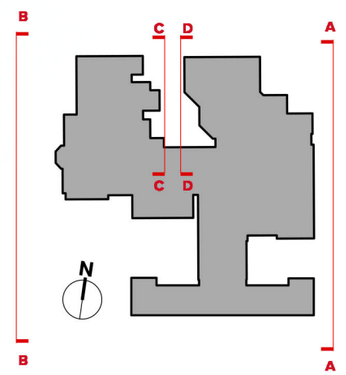


B. EXISTING WEST ELEVATION 1

D. EXISTING WEST ELEVATION 2

MATERIALS KEY	
A	Clay Roof Tiles.
B	Brickwork facade.
C	Terracotta feature roof.
D	Terracotta vertical tile hanging.
E	Timber windows.

SCOPE OF WORKS KEY	
1	Steel frame windows to be removed and restore elevation back to original facade.
2	Refurbishment of extra access to building.
3	Block to be demolished.
4	External stairs to be removed.
5	Window to be enlarged.
6	Fence to be removed.



Note:
Elevation information received from Midland Surveys on 26/04/2022.

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS Initial Issue.

scale 1:200 @ A3 **date** 17/05/2022
drawn VL **checked** JLS

1381-P008 (A)











KEY AERIAL PLAN



NOTE:

Photographs taken by CDL on a site visit on 29 March 2022.

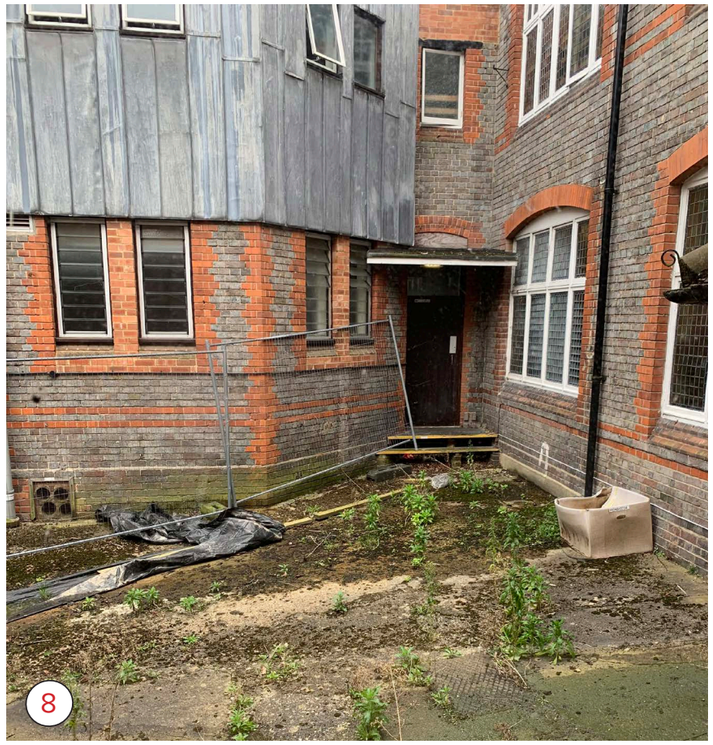
PLANNING

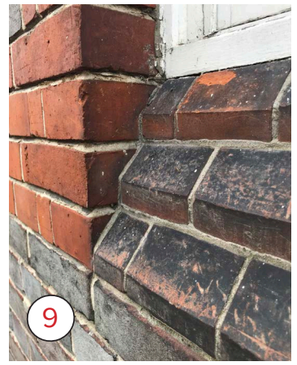
Revisions: A VL JLS Initial Issue.

scale NTS @ A3 **date** 23/05/2022 **1381-P009 (A)**
drawn VL **checked** JLS







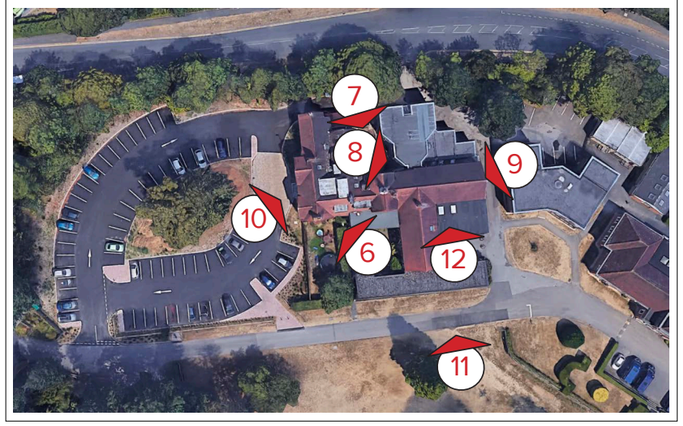








KEY AERIAL PLAN



NOTE:

Photographs taken by CDL on a site visit on 29 March 2022.

PLANNING

Revisions:

A	VL	JLS	20/05/2022	Initial Issue.
B	VL	JLS	23/05/2022	Photographs moved to a different P number. New photographs added.

scale NTS @ A3 **date** 09/05/2022 **1381-P010 (B)**
drawn VL **checked** JLS

Leighton Park School - Grove House

Proposed Ground Floor

LEIGHTON PARK FOUNDED 1890

cube_design



AREA KEY

(*) POTENTIAL REDUCTION OF EXTENT OF INTERNAL SCREEN FOR COST SAVING

AREA KEY

EXISTING GIFA	975 sq m	/ 10,494.80 sq ft
PROPOSED GIFA	671 sq m	/ 7,222.58 sq ft

ROOM KEY

- CLASSROOM/ STUDY AREAS
- LIBRARY AREA
- WET ROOMS
- OFFICE/ STAFF
- GYM/ CARDIO
- CIRCULATION
- STORE/ PLANT
- FLAT
- COMMUNAL

AREA OF DEMOLISHMENT

- TO BE DEMOLISHED

ACCESS KEY

- MAIN ACCESS
- SECONDARY ACCESS

BOUNDARY KEY

- INDICATIVE GROVE HOUSE SITE BOUNDARY (3,239 SQM) (0.8 ACRES)
- PLANNING APPLICATION BOUNDARY

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

scale 1:200 @ A3 **date** 26/05/2022 **1381-P011 (A)**

drawn VL **checked** JLS

Leighton Park School - Grove House

Proposed First Floor

LEIGHTON PARK FOUNDED 1890

cube_design

Residential area not included in the proposed works

Flat Room Bedroom
Room No:32
GIFA:20.2 sq m

Flat Room Lounge
Room No:31
GIFA:19.4 sq m

WC
Room No:33
GIFA:2.1 sq m

WC
Room No:34
GIFA:4.8 sq m

Kitchen
Room No:35
GIFA:16.4 sq m

Circulation
Room No:
GIFA:8 sq m

Store
Room No:
GIFA:0.5 sq m

Office
Room No:28
GIFA:6.3 sq m

Classroom/ Study Space
Room No:30
GIFA:28.4 sq m

WC
Room No:29
GIFA:2.9 sq m

WC
Room No:24
GIFA:2.8 sq m

Classroom/ Study Space
Room No:27
GIFA:36.2 sq m

Study Space
Room No:26
GIFA:22 sq m

Sixth Form Quiet Room
Room No:25
GIFA:48.5 sq m

Store
Room No:23
GIFA:3.1 sq m

Lecture Theatre
Room No:22
GIFA:83.8 sq m

Kitchen
Room No:
GIFA:3.2 sq m

Terrace/ Balcony
Room No:
GIFA:32.3 sq m

Mezzanine
Room No:21
GIFA:25.1 sq m

Terrace/ Balcony
Room No:
GIFA:73.8 sq m

MODERN FOREIGN LANGUAGES

AREA KEY

EXISTING GIFA	763 sq m	8,212.86 sq ft
PROPOSED GIFA	525 sq m	5,651.05 sq ft

ROOM KEY

- CLASSROOM/ STUDY AREAS
- WET ROOMS
- OFFICE/ STAFF
- GYM/ CARDIO
- CIRCULATION
- STORE/ PLANT
- FLAT
- COMMUNAL

AREA OF DEMOLISHMENT

- TO BE DEMOLISHED

BOUNDARY KEY

- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- PLANNING APPLICATION BOUNDARY

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

N

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

scale 1:200 @ A3 **date** 26/05/2022 **1381-P012 (A)**
drawn VL **checked** JLS

www.cube-designltd.co.uk T: 01425 481 999

cube_design ©

Proposed Second Floor

LEIGHTON PARK FOUNDED 1890

cube_design

Roof Extended

Residential area not included in the proposed works

Kitchen
Room No:2.01
GIFA:20.6 sq m

Bedroom
Room No:2.05
GIFA:10.8 sq m

Shower & WC
Room No:2.06
GIFA:3 sq m

Store
Room No:
GIFA:0.8 sq m

Shower & WC
Room No:2.07
GIFA:2.9 sq m

Shower & WC
Room No:2.10
GIFA:2.8 sq m

Bedroom
Room No:2.02
GIFA:14.7 sq m

Store
Room No:
GIFA:1.7 sq m

Flat
Room No:2.04
GIFA:15.8 sq m

Room
Room No:2.08
GIFA:6.8 sq m

Flat
Room No:2.11
GIFA:19 sq m

PART OF THE INFORMATION DRAWN IS INDICATIVE DUE TO LACK OF UP TO DATE SURVEY INFORMATION

Bedroom
Room No:2.03
GIFA:13.7 sq m

Kitchen
Room No:2.09
GIFA:4.3 sq m

Flat
Room No:2.12
GIFA:11.9 sq m

MODERN FOREIGN LANGUAGES

AREA KEY		
EXISTING GIFA	213 sq m	2,292.71 sq ft
PROPOSED GIFA	226 sq m	2,432.64 sq ft

ROOM KEY

- CLASSROOM/ STUDY AREAS
- WET ROOMS
- OFFICE/ STAFF
- GYM/ CARDIO
- CIRCULATION
- STORE/ PLANT
- FLAT
- COMMUNAL

AREA OF DEMOLISHMENT

- TO BE DEMOLISHED

BOUNDARY KEY

- INDICATIVE GROVE HOUSE SITE BOUNDARY **(3,239 SQM) (0.8 ACRES)**
- PLANNING APPLICATION BOUNDARY

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

N

0 2 4 6 8 10m

PLANNING

Revisions: A VL JLS 26/05/2022 Initial Issue.

scale 1:200 @ A3 **date** 26/05/2022 **1381-P013 (A)**
drawn VL **checked** JLS

www.cube-designltd.co.uk T: 01425 481 999

cube_design ©

Leighton Park School - Grove House

Proposed Site Plan

LEIGHTON PARK

cube_design

PEPPER LANE

SALT WAY

PEPPER LANE

BOUNDARY FENCE

PROPOSED AREA FOR GROUND SOURCE HEAT PUMPS. SUBJECT TO CONFIRMATION OF UNIT SIZES BY M+E CONTRACTOR.

EXISTING CAR PARK

QUIET GARDEN

LOCKER SPACE

NOTE: ENTIRE ROOF PLAN DRAWN INDICATIVELY. ACCURATE BUILDING SURVEY REQUIRED.

GROVE HOUSE

TERRACE

TERRACE

COMMUNAL GARDEN

MODERN FOREIGN LANGUAGES

ART STUDIO

CAR PARK
(66 SPACES)

ACCESS ROAD

PECKOVER HALL

AREA KEY	
FOOTPRINT GEFA	AREA: 739 sq m / 7,954.53 sq ft
LANDSCAPE	AREA: 797 sq m / 8578.84 sq ft
AREA OF DEMOLISHMENT	
	FOOTPRINT AREA OF BUILDING TO BE DEMOLISHED
	AREA: 381.5 sq m / 4106.43 sq ft
ACCESS KEY	
	MAIN ACCESS
	SECONDARY ACCESS
BOUNDARY KEY	
	INDICATIVE GROVE HOUSE SITE BOUNDARY (3,239 SQM) (0.8 ACRES)
	INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY (222,256 SQM) (54.9 ACRES)
	PLANNING APPLICATION BOUNDARY

NOTES:

TOPOGRAPHICAL INFORMATION RECEIVED FROM MIDLAND SURVEY LTD ON 18.05.2022

N

0 5 10 15 20 25m

PLANNING

Revisions: A VL JLS 17/05/2022 Initial Issue.

scale 1:500 @ A3 **date** 17/05/2022 **1381-P014 (A)**
drawn VL **checked** JLS

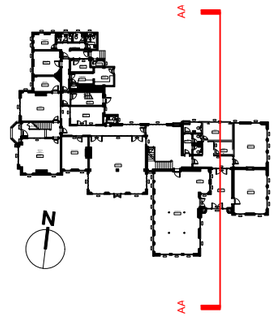
www.cube-designltd.co.uk T: 01425 481 999

cube_design ©

Proposed GA Section AA

LEIGHTON PARK
FOUNDED 1890

cube_design



EXISTING BUILDING

NOTE:

Elevation survey information received from Midland Surveys on 26/04/2022.

0 1 2 3 4 5m

PLANNING

Revisions: A VL JLS 17/05/2022 Initial Issue.

scale 1:100 @ A3 **date** 17/05/2022 **1381-P015 (A)**
drawn VL **checked** JLS

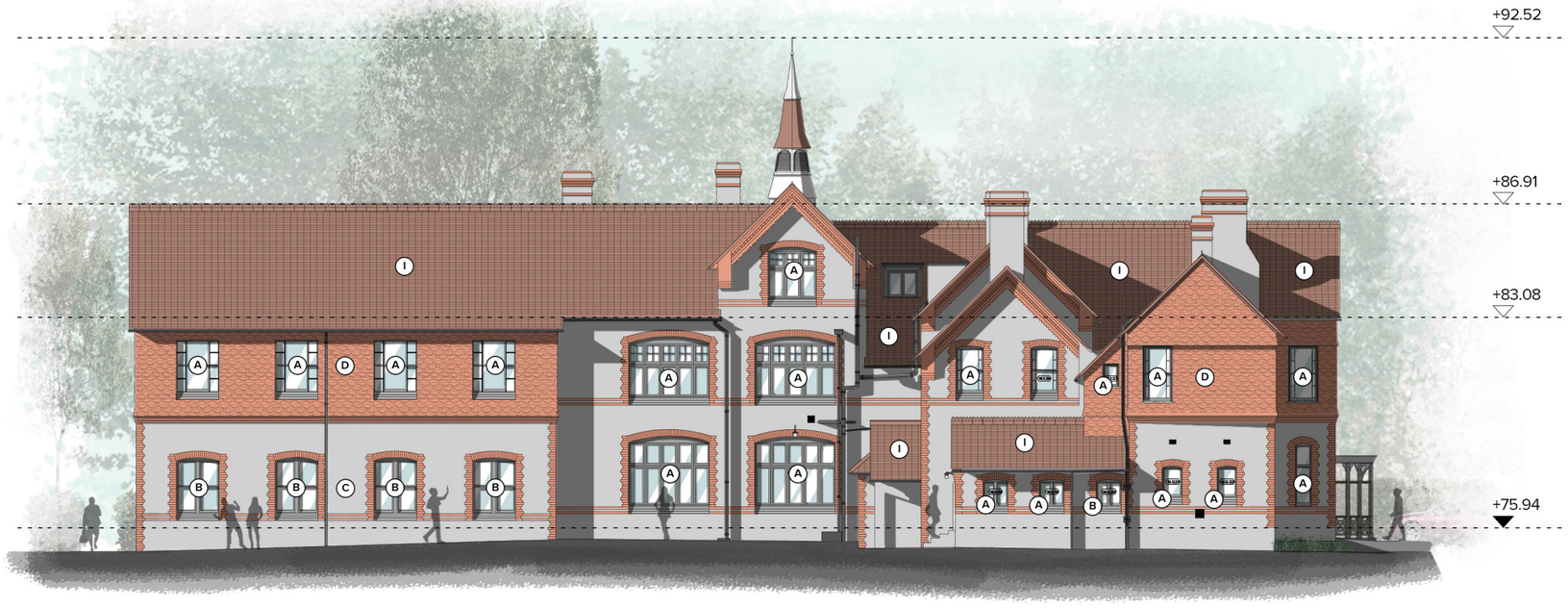
Proposed South & North Elevation

LEIGHTON PARK FOUNDED 1890

cube_design



SOUTH ELEVATION



NORTH ELEVATION

KEY

- (A) Window Refurbishment
- (B) New Timber Windows
- (C) Brickwork to match existing
- (D) Vertical Wall Tiling (where existing is broken to be replaced)
- (E) Balustrade
- (F) New Door Installation
- (G) Replacement Doors
- (H) Replacement Rooflights
- (I) Terra Cotta/ Clay Tiles to match existing (where existing is broken to be replaced)

SOURCE:

BUILDING SURVEY INFORMATION RECEIVED FROM MIDLAND SURVEYS ON 26.04.2022.

0 1 2 3 4 6 8m

PLANNING

Revisions: A VL JLS Initial Issue.

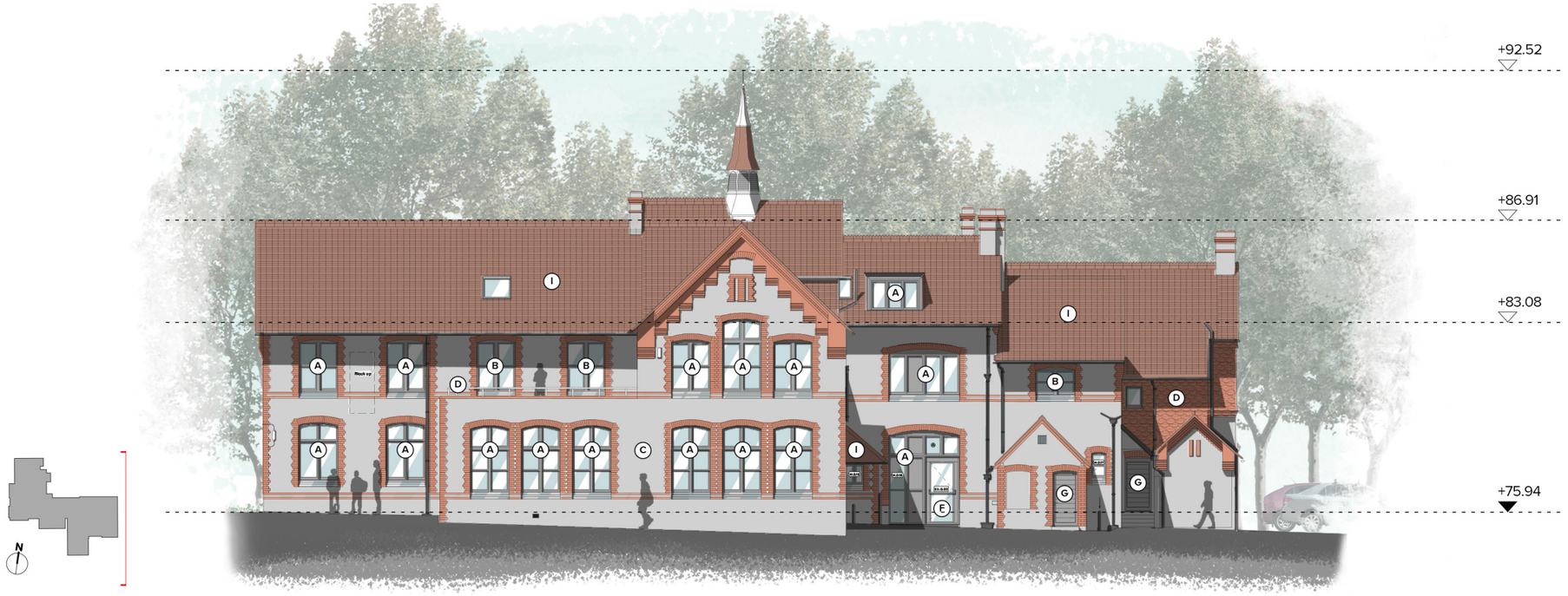
scale 1:200 @ A3 **date** 31/05/2022
drawn VL **checked** JLS

1381-P016 (A)

Proposed East & West Elevation

LEIGHTON PARK FOUNDED 1896

cube_design



EAST ELEVATION



WEST ELEVATION

KEY

- (A) Window Refurbishment
- (B) New Timber Windows
- (C) Brickwork to match existing
- (D) Vertical Wall Tiling (where existing is broken to be replaced)
- (E) Balustrade
- (F) New Door Installation
- (G) Replacement Doors
- (H) Replacement Rooflights
- (I) Terra Cotta/ Clay Tiles to match existing (where existing is broken to be replaced)

SOURCE:

BUILDING SURVEY INFORMATION RECEIVED FROM MIDLAND SURVEYS ON 26.04.2022.

0 1 2 3 4 6 8m

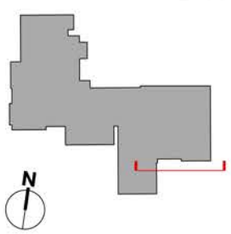
PLANNING

Revisions: A VL JLS Initial Issue.

scale 1:200 @ A3 **date** 31/05/2022 **1381-P017 (A)**
drawn VL **checked** JLS



Paint finish to windows (RAL Colour - TBC)



0.0 0.5 1.0 1.5 2.0 2.5m

SOURCE:

BUILDING SURVEY INFORMATION RECEIVED FROM MIDLAND SURVEYS ON 26.04.2022.



1) Brick step back cill detail



2) Brick quoin detail for centre panel to glazing



3) Tile hanging to match existing building



4) Feature header bond detail to window cill



5) Parapet terra cotta coping to match existing



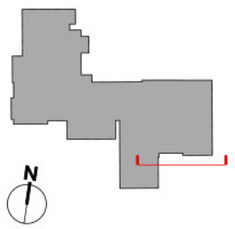
6) Clay tiles to be made good where necessary

PLANNING

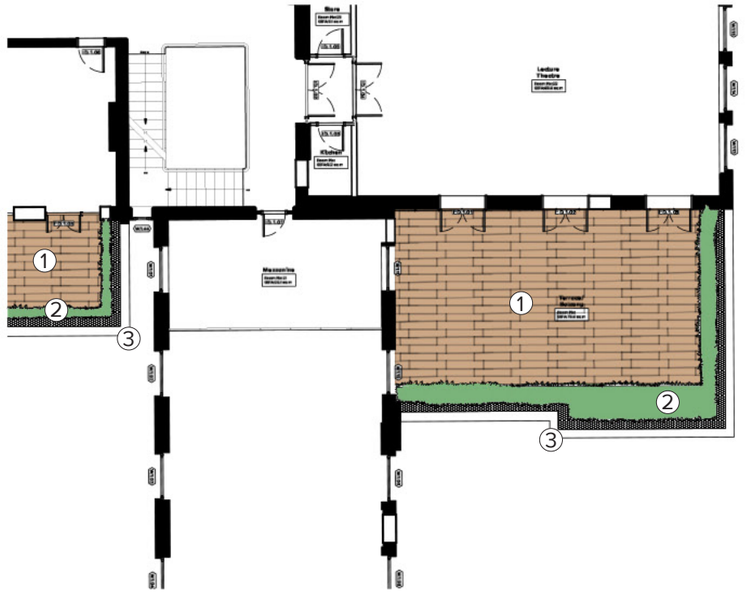
Revisions: A VL JLS Initial Issue.

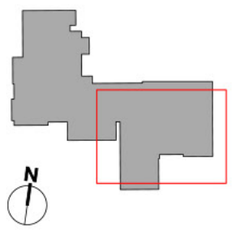
scale 1:50 @ A3 **date** 31/05/2022 **1381-P018(A)**
drawn VL **checked** JLS





0.0 0.5 1.0 1.5 2.0 2.5m





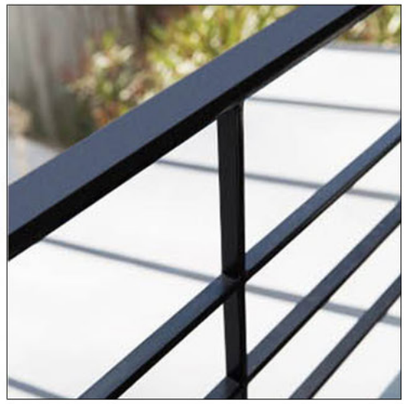
0 2 4 6 8 10m



① MILLBOARD DECKING FINISH WITH GREEN ROOF



② GREEN ROOF



③ BALUSTRADE



④ WINDOW AND DOOR FRAMES FINISH GREY



⑤ BRICK ARCHWAY

PLANNING

Revisions: A JL JLS Initial Issue.

scale NTS @ A3 **date** 24/05/2022 **1381-P019 (A)**
drawn JL **checked** JLS







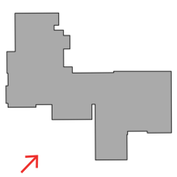
SKETCH

Revisions: A WD JLS 19/05/2022 Initial Issue.

scale NTS **date** 19/05/2022 **1381-P020 (A)**
drawn WD **checked** JLS



Aerial View South West





Aerial View South East

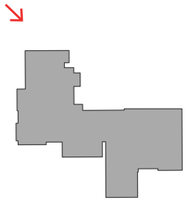
SKETCH

Revisions: A WD JLS 19/05/2022 Initial Issue.

scale NTS **date** 19/05/2022 **1381-P021 (A)**
drawn WD **checked** JLS



Aerial View North East





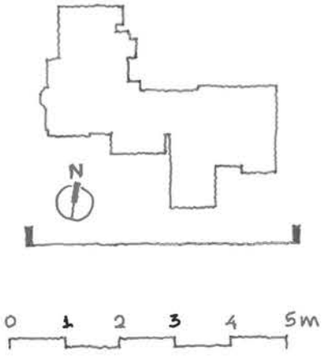
Aerial View North

SKETCH

Revisions: A WD JLS 19/05/2022 Initial Issue.

scale NTS **date** 19/05/2022 **1381-P022 (A)**
drawn WD **checked** JLS





- (A) Window Refurbishment
- (B) New Windows
- (C) Brick
- (D) Hanged Tiles on Wall (where existing broken to be replaced)
- (E) Balustrade
- (F) New Door Entrance
- (G) Replace Door
- (H) Replace Rooflights
- (I) Tiles on Roof (where existing broken to be replaced)
- (*) Creation of New Entrance

PLANNING

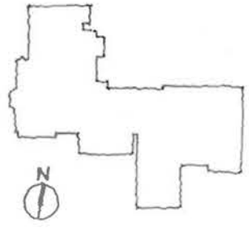
Revisions: A VL JLS Initial Issue.

scale NTS @ A3 **date** 23/05/2022 **1381-P023 (A)**
drawn VL **checked** JLS



- (A) Window Refurbishment
- (B) New Windows
- (C) Brick
- (D) Hanged Tiles on Wall (where existing broken to be replaced)
- (E) Balustrade
- (F) New Door Entrance
- (G) Replace Door
- (H) Replace Rooflights
- (I) Tiles on Roof (where existing broken to be replaced)

- (*) Existing door to be left as part of the external envelope. To be insulated from inside.



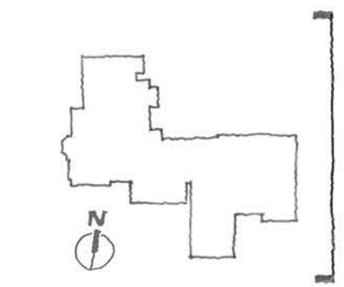
PLANNING

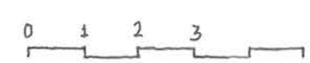
Revisions: A VL JLS Initial Issue.

scale NTS @ A3 **date** 23/05/2022 **1381-P024 (A)**
drawn VL **checked** JLS



- (A) Window Refurbishment
- (B) New Windows
- (C) Brick
- (D) Hanged Tiles on Wall (where existing broken to be replaced)
- (E) Balustrade
- (F) New Door Entrance
- (G) Replace Door
- (H) Replace Rooflights
- (I) Tiles on Roof (where existing broken to be replaced)



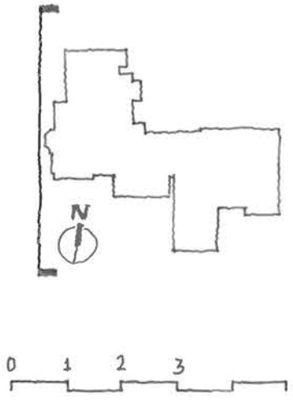


PLANNING

Revisions: A VL JLS Initial Issue.

scale NTS @ A3 **date** 23/05/2022 **1381-P025 (A)**
drawn VL **checked** JLS





- **A** Window Refurbishment
- **B** New Windows
- **C** Brick
- **D** Hanged Tiles on Wall (where existing broken to be replaced)
- **E** Balustrade
- **F** New Door Entrance
- **G** Replace Door
- **H** Replace Rooflights
- **I** Tiles on Roof (where existing broken to be replaced)

PLANNING

Revisions: A VL JLS Initial Issue.

scale NTS @ A3 **date** 23/05/2022 **1381-P026 (A)**
drawn VL **checked** JLS

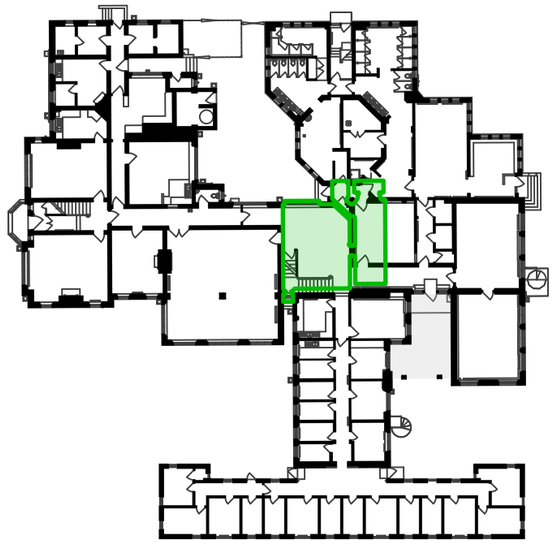


PLANNING

Revisions: A VL JLS 27/05/2022 Initial Issue.

scale 1:500 @ A3 **date** 01/06/2022 **1381-P027 (A)**
drawn VL **checked** JLS

KEY PLAN



(Ground Floor)

Location of basement plan below ground floor.

GROUND FLOOR AREA KEY

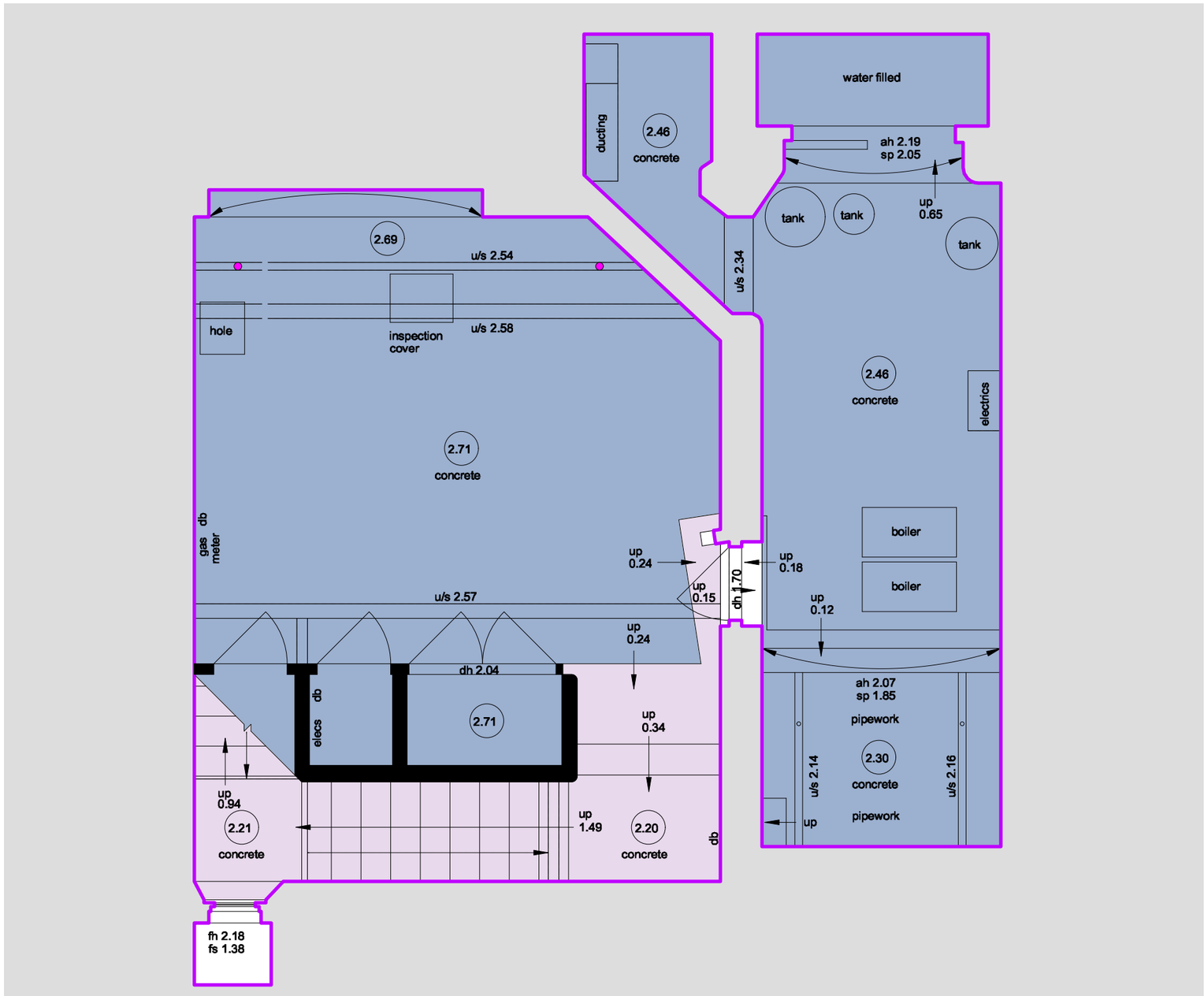
	CIRCULATION
	PLANT
	GF GIFA = 62m²

OVERALL **EXISTING** BUILDING GIFA = **2,013m²**

OVERALL **PROPOSED** BUILDING GIFA = **1,484m²**

SOURCE:

Survey plans received from Midland Surveys on 2022.04.26.



EXISTING AND PROPOSED BASEMENT PLAN

NO ALTERATIONS TO BE MADE ON THE BASEMENT PLAN. ITEM SUBJECT TO M&E'S SERVICES PROPOSAL.

N 0 0.5 1 1.5 2 2.5m

PLANNING

Revisions: A VL JLS 06/06/2022 Initial Issue.

scale 1:50 @ A3 **date** 06/06/2022 **1381-P028 (A)**
drawn VL **checked** JLS