

Learning Centre  
at The Quad, 14 Arkwright Road, Reading RG2 0LU

## **Supporting Statement**

Submitted on behalf of OneSchool Global UK  
By Ealing Educational Resources Trust

### **Town and Country Planning Act 1990**

**Planning Application for minor amendment to condition 2, and approval under condition 3, of decision 190812 which permitted temporary use of part of the Quad, Arkwright Road, Reading RG2 0LU as a school [use class D1]**

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## **INTRODUCTION**

1. By decision 190812, planning consent was granted on 19 July 2019 for temporary change of use from office use [B1] to an educational use [D1] at part of The Quad, Arkwright Road, Reading RG2 0LU.
2. That consent was subject to three conditions, and this application relates to conditions 2 and 3.
3. Condition 2 required the development to be carried out in accordance with the submitted plans, and, by way of a minor amendment under sn. 73 of the Town and Country Planning Act 1990, this application seeks to substitute drawing G05 Rev C in place of G05 Rev B.
4. Condition 3 required details of the proposed fencing to be submitted and approved prior to erection, and this application provides details for approval.

## **MINOR AMENDMENT TO EXTERNAL WORKS**

5. Condition 2 reads:  
*2. The development hereby permitted shall be carried out in accordance with the following approved plans:*  
*Drawing No:*  
*G05 Rev B (Proposed site layout plan, which shows turning circle for minibuses, play space and security fencing) - received on 20 May-19*  
*04A Rev A (Floor plans showing proposed use class of zones) - received on 20 May-19*  
*Reason: because permission is granted in respect of the development as detailed in the approved plans only.*
6. Now that consent for the school use has been granted, the Trustees have been giving detailed consideration to how the school will operate. They are required to operate within child protection guidelines set by the Department for Education.
7. The approved drawing showed just one fence across the asphalt area, separating off the play area from public access. Detailed layout planning of the interior space has shown that the student entrances and exits need to be as shown on the revised site layout plan now submitted. For students to get safely from there to the play area means that an additional gated security fence is needed.to provide a protected route to the play area..
8. At the landlord's request, a further gated fence is to be constructed near the sliding entrance gate, to separate off the area which is not included in the lease to the school.

9. Consideration of play activities has raised the concern to pro-actively avoid annoyance to neighbours of the site which could arise if balls should pass over the fences. The Trustees therefore wish to add netting on posts to ensure no nuisance to neighbours occurs.
10. The proposed 5m high netting system has been used at other OneSchool campuses as illustrated below.



11. As committed in the application, all these works will of course be removed at the end of the school's occupation.

12. It is hoped that the Council will consent to substitution of drawing G05 rev C for G05 rev B.

### **APPROVAL OF FENCING**

13. Condition 3 reads:

*3. Within three months of this permission, details of the proposed fencing shall be submitted to Reading Borough Council. No fencing shall be erected until these details have been approved in writing by the local planning authority. The fencing shall only be carried out using the approved details.*

*Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7*

14. The prevalent style of fencing in the vicinity is galvanised palisade fencing at 2.4m height as shown in the images below.



15. The Trustees wish to adopt the same style in the positions shown in the revised drawing and trust the Council will approve. Where the fences are needed for child protection, it is proposed these be at 2.4m height. Where the fence is merely for segregation of car parking spaces, it is felt that 1.2m height is adequate.
16. It is hoped that the Council will approve the details as required.

### **SUMMARY AND CONCLUSION**

17. This Statement is in support of a minor amendment to planning consent 190812 granted for temporary change of use to a school of part of an existing office building, at The Quad, Arkwright Road, Reading RG2 0LU; and clearance of a pre-construction condition.
18. If any questions arise, or if submission of further details would assist, please do not hesitate to contact the writer.
19. With the need for this application, it is obviously not going to be possible to be ready to start the new school year here in September, but the Trustees have committed to moving over the half-term holiday in October. To allow time for construction by then of the works for which approval is now sought, it would therefore be very much appreciated if determination of this application could be expedited, so as to have a result during September.

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