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The Abbey School

The Abbey Junior School, Christchurch Road, Reading

Transport Statement Appendices

May 2018



APPENDICES

APPENDIX A – RBC Pre-app

Mrs D Brodie
Edgars Limited
The Old Bank
39 Market Square
Witney
OX28 6AD

Your contact is: Ms Claire Ringwood, Planning

Dear Mrs Brodie,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: 172097

Address: The Abbey Junior School, 30 Christchurch Road, Reading, RG2 7AR

Proposal: Pre-application advice for alterations and extensions to existing school building and reconfiguration of access arrangements

Further to your pre-application request received on 24th November 2017 here is my advice in relation to your proposal. Apologies for the delay responding.

1. THE SITE & PROPOSAL

The Abbey Junior School is located on the corner of Christchurch Road and Vicarage Road and is within the Christchurch Conservation Area. The main building is attractive in design with detailed brickwork and features. The school has been extended in the past with less sensitive forms of development. The surrounding area is predominantly residential with the Grade II* Listed Building at Christchurch and the Grade II Listed Building at Christchurch Vicarage.

The proposal involves a number of extensions and alterations to the school including:

1. Two storey front extensions to provide additional teaching space.
2. Reconfiguration of the reception area.
3. Internal alterations to provide a medical room; a new cloakroom; new food technology room and new meeting rooms.
4. Single storey rear extension that would wrap around the south western corner of the 1990's extension to provide a ground floor drama studio.
5. Ground floor extension to provide a dedicated cold storage room for the kitchen area.
6. Reconfiguration of the access area to provide access only from Christchurch Road and a new egress point from the site to be created on the western boundary enabling

vehicles to exit onto Vicarage Road. The access point on the north-west corner will be made pedestrian and cycle access only.

7. Creation of an emergency access off Vicarage Road.
8. The site will be reconfigured to provide appropriate parking.
9. The proposal will result in the loss of 3 trees however a replacement landscaping strategy will be provided.

2. SUPPORTING INFORMATION SUBMITTED WITH THE PRE-APPLICATION

Detailed covering letter

Drawing No: P(0)100 - Existing Location and Block Plan

Drawing No: P(0)103 A - Existing Ground and Basement Floor Plan - Kensington

Drawing No: P(0)103 A - Existing First Floor Plan - Kensington

Drawing No: P(0)105 A - Existing Roof and Attic Floor Plan - Kensington

Drawing No: P(0)14 I - Proposed Site Plan Option A

Drawing No: P(0)15 I - Proposed Ground Floor Plan Option A

Drawing No: P(0)16 I - Proposed First Floor Plan Option A

Drawing No: SK 01 C - Proposed Elevation Sketch Option A

Drawing No: SK 03 A - Option A Views

Drawing No: J32-3197-002 - Feasibility Access Arrangement Option A

3. RELEVANT PLANNING HISTORY

05/00560/CON (Civica Ref: 050551) - Enlargement of existing vehicular entrance way to allow emergency vehicle access. Withdrawn 13/07/2005.

05/00577/CON (Civica Ref: Taking down and rebuilding a section of the existing boundary wall to the Abbey Junior School and Two Ways Cottage along Vicarage Road. Permitted 17/06/2005.

90/00689/FUL (Civica Ref: 900402) - Kitchen extension and minor internal alterations. Permitted 24/08/1990.

78/00077 - Extension to form classroom/toilet facilities and hall. Permitted 04/07/1978.

5483 - Dining room. Permitted 06/12/1957.

4. CONSULTATIONS

Transport:

Comments are based on the proposals resulting in no increase in staff or pupils numbers.

The proposals include the widening of the Christchurch Road access and the introduction of a new 6m wide access onto Vicarage Road. It is proposed that vehicles will enter via the Christchurch Road access and leave via the new Vicarage Road access. The applicant should be advised that there is a telegraph pole located on Vicarage Road which may need to be relocated to accommodate the access. This should be clearly illustrated if a planning application is submitted.

The existing access point on the corner of Christchurch Road/Vicarage Road will be retained as a pedestrian access only. The applicant would be required to stop up the disused access

and reinstate the footway immediately after the new access has been brought into use. Any gates must open out into the site (away from the footway) including the pedestrian access.

The proposal also includes the formation of an emergency access point onto Vicarage Road to the south of the site. However, it appears that the proposed location of the access may conflict with a lamp column and bus stop. The applicant is requested to clearly demonstrate the lamp column and bus stop on the proposed site plan if a planning application is submitted. The applicant would be required to pay for all costs associated with the introduction of any new access including relocating telegraph poles, lamp columns, bus stops (where necessary).

A total of 19 (including 2 disabled spaces) are illustrated on the proposed site plan (Drwg.no P(0)14 I). In principle, the layout is acceptable but the applicant should confirm whether the proposed layout will meet the parking requirements of the school without displacing staff parking onto the adjacent roads.

Natural Environment Trees:

There are concerns about the impact of the proposals on the conservation area trees and any future application would need to demonstrate how tree issues could successfully be dealt with. There are some prominent trees along the frontage protected by virtue of being in a conservation area which would be required to be retained. The proposals submitted require quite a lot of alteration underneath the existing trees and some have been marked for removal. Should a planning application be submitted an Arboricultural Report would be required and would need to include:

(a) A tree protection plan comprising a drawing at a scale of no less than 1:500 showing, with a solid line, all trees and other landscape features that are to be retained and, with a dashed or dotted line, those that are to be removed. This drawing shall also show the position of protection zones, fencing and ground protection measures to be established for retained trees.

(b) A British Standard 5837 Tree Survey schedule with tree reference numbers corresponding with trees on the plan required by (a) above.

(c) The specification for protective fencing and a timetable to show when fencing will be erected and dismantled in relation to the different phases of the development.

(d) Details of any levels changes within or adjacent to protection zones.

(e) Details of the surface treatment to be applied within protection zones, including a full specification and method statement to reduce negative impacts on trees including specifications and method statements for any special engineering solutions.

(f) The routing of overhead and underground services along with provisions for reducing their impact on trees to an acceptable level.

(g) A specification and schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme.

(h) Provision for briefing construction personnel on compliance with the plan, including incorporation of tree protection recommendations into a construction method statement.

(i) Proposals for the ongoing monitoring of tree protection during the development including time periods between visits and a method of recording visits including photographic records.

Landscaping proposals will also be required in particular to facilitate tree planting as mitigation for any tree removals which might be necessary to include:

Details of both hard and soft landscaping and the details should include:

(a) hard surfacing materials over tree root areas - where possible these should be permeable.

(b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(c) Tree pit specifications. This could also be included in the Arboricultural Report and would ideally be drawn up with communication between the landscaper and Arboriculturalist. Either way, the areas of the site where tree planting is proposed needs to go a good way to replacing the canopy area lost through tree removals and should be highlighted on a landscaping plan. The specification should include details of any hardware to be used in addition to sufficient volumes to allow for the establishment and future growth of the sized tree specified and methods of stabilisation. These details should follow recommendations provided in BS8545 (2014) Trees: from nursery to independence in the landscape - recommendations.

Historic Buildings Consultant:

The site is located on the corner of Christchurch Road and Vicarage Road located opposite the Grade II* listed Christchurch and Grade II listed Vicarage within the Christchurch Conservation Area. The Christchurch Conservation Area Appraisal (Reading Borough Council, September 2010) describes:

The central core of the conservation area is the 1860s Grade II* listed Christchurch and the adjoining former Vicarage, now in use as part of the Abbey Junior School. It describes the school as follows:

30 Christchurch Road (Abbey Junior School). This is very large late Victorian property, with a mix of two and three storeys. Its slate roof contrasts with the predominantly tiled roofs which surround it. The main elevation to Christchurch Road is grey brick with cream detailing and terracotta panels. Good tree cover, but Christchurch Road and corner frontage marred by close boarded fence. High brick wall with cast iron Vicarage Road sign on Vicarage Road side partially hides modern extensions at the rear of the site (Reading Borough Council, September 2010).

The building appears on the 1870s OS map.

The Conservation Area appraisal (Reading Borough Council, September 2010) describes under 6.10 Problems, pressures and issues that:

A small number of elements within the Conservation Area detract from its character, for example the more recent school buildings at the rear of the Abbey Junior School, albeit

behind a high retaining wall which has a partial screening effect when seen from the Vicarage Road frontage.

Whilst the addition of railings to the front would be appropriate, the existing close boarding to the side does provide some screening to the unsympathetic school buildings located to the rear.

The main potential change affecting the character and appearance of the conservation area would be the addition of the two storey extension to the Christchurch Road front elevation. The proposed materials for this building are not provided in detail, but zinc cladding, timber cladding and black brickwork are indicated; zinc cladding, in particular, is unlikely to be considered appropriate to the character and appearance of the conservation area for the elevational treatment or the roof slopes.

The Option A plan (Drawing No: SK 01 C) shows the proposed extension projecting beyond the existing 'building line' along the front elevation (Christchurch Road) and also the side elevation (Vicarage Road elevation). This would tend to increase the prominence of the new building in the streetscene, particularly along Christchurch Road, to the detriment of the adjacent historic building. The building also appears to have a relatively flat elevational treatment at first floor level which is largely undifferentiated in materiality between the elevation and the roof. This would tend to increase the structure's visual bulk along the front and side elevations.

The building is designed as a structure with two gables, which does reflect the adjacent historic building form but the addition of four rooflights along the Vicarage Road elevation would be out-of-keeping with the area. In addition, the proposed front windows would consist of tall, narrow, slotted windows which do not relate well to the rhythm of the fenestration of the existing historic school building.

The ground floor extension would also obscure part of the historic school building with a flat roofed single storey building.

Whilst the proposed elevation would have the advantage of obscuring the end elevation of the modern, stock brick classroom extensions which detract from the character and appearance of the conservation area, it would also dominate and partly obscure the front elevation of the historic Abbey School building.

Whilst there are understandable functional requirements of the school, the proposals should limit the impact on the front elevation of the historic building which makes a significant contribution to the character and appearance of the conservation area. Alterations to the school buildings to the rear, which the conservation area appraisal describes as detracting from the conservation area, provide more scope for adaption and extension.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The following local and national planning policy and guidance is relevant to this pre-application enquiry:

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Paragraphs 56-68 - Requiring good design

Paragraphs 126-141 - Conserving and enhancing the historic environment

Reading Borough Local Development Framework Core Strategy Document, 2008.

CS7: Design and the Public Realm

CS31: Additional and Existing Community Facilities

CS33: Protection and Enhancement of the Historic Environment

CS34: Pollution and Water Resources

CS38: Trees, Hedges and Woodlands

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012)

SD1: Presumption in favour of sustainable development

DM4: Safeguarding Amenity

DM12: Access, Traffic and Highway-Related Matters

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)

Revised Sustainable Design and Construction (2011)

6. APPRAISAL

Main considerations:

- A. Design and impact on the character of the building, the Listed Building and Conservation Area
- B. Impact on neighbours
- C. Traffic and parking
- D. Trees
- E. Energy efficiency
- F. CIL

A. Design and impact on the character of the building, the Listed Buildings and Conservation Area

There are concerns with regards to the proposal as submitted, particularly the front extensions. No details have been submitted with regards to the extension to the cold store and the extension at the rear, therefore no comments can be given with regards to these in terms of design and appearance. However, these would need to be sympathetic to the character and appearance of the original building and the conservation area, particularly the front extension.

As you are aware the original school is an attractive building. It is acknowledged that the more modern front/side extensions do detract from the character of the school and the conservation area however they are subservient to the main school building when viewed from the front. The proposed two storey front extension is forward of the existing building line and the design along with the materials create a visually prominent addition that is not considered subservient to the main building. Our Historic Buildings Consultant raises concerns that the design at first floor level increases the visual bulk of the extension and the fenestration details are out of keeping with the area and do not relate well to the rhythm of the fenestration of the historic school building. The materials are also not considered appropriate to the character and appearance of the conservation area. The ground floor extension would also obscure part of the original building.

The proposed extensions would obscure a section of the modern extensions (although the proposed north elevation does suggest that some of the roof to the modern extension would be visible from behind the roof of the proposed extension) which detracts from the character and appearance of the conservation area. The proposed extension would dominate and partly obscure the front elevation of the original school which is not considered acceptable. Any proposals should limit the impact on the front elevation of the school which makes a significant contribution to the character and appearance of the conservation area.

There are no concerns with regards to new railings to the front of the school however the existing close boarded fence provides some screening to the unsympathetic school buildings to the side. The loss of the fencing to the side would not be acceptable unless alternative methods of screening could be achieved.

The proposed access for emergency vehicles involves removing a large part of the brick wall along Vicarage Road. It would be unfortunate to create such a large gap in this wall and no reason has been given for this new access. It is not clear how existing emergency vehicles enter the site.

There is no objection to the principle of extending the school, however the proposal as submitted is not considered acceptable and is therefore contrary to Policies CS7 and CS33 of the Core Strategy.

B. Impact on neighbouring properties

There will be no increase in the number of children attending the school and although the front extensions would be prominent within the streetscene the proposals are not considered harmful to the living environment of neighbouring properties in terms of loss of privacy, overlooking, loss of light, visual dominance or overbearing effects, noise or disturbance. The proposal is therefore in accordance with Policy DM4 of the Sites and Detailed Policies Document.

C. Traffic and parking

In principle the alterations to the car parking is acceptable in transport terms however additional information is required as noted above before a full assessment can be carried out.

D. Trees

There are concerns with the impact of the proposals on the conservation area trees and additional information is required as noted above before a full assessment can be carried out.

E. Energy Efficiency Statement

Core Strategy Policy CS1 (Sustainable Construction and Design) advises that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. The policy states that all new developments maximise the use of energy and energy conservation measures in their design, layout and orientation to reduce overall energy demand. This should be addressed in any subsequent application.

F. CIL

The development would be liable to the Community Infrastructure Levy regime that is applicable to all decisions for planning applications made from the 01/04/2015. The details are available on the Council's website <http://beta.reading.gov.uk/readingldf>.

7. CONCLUSION

The proposed front extension detracts from the character and appearance of the existing school and the conservation area. The alterations to the car park and access arrangements are acceptable in principle however additional information is required. The impact on the trees and the loss of the trees cannot be fully assessed until the additional information required above is submitted however there are concerns with regards to the impact on the trees. For the reasons set out above it is unlikely that an application would be supported should a full planning application be submitted.

8. TYPE OF APPLICATION AND TIMESCALE

The target timescale for determining an application as proposed will normally be 8 weeks. If the applicant is Reading Borough Council the application will be required to go to Planning Applications Committee. Please be advised that delays to applications can arise when there are affordable housing/viability issues.

9. ADVICE ON SUPPORTING INFORMATION REQUIRED FOR A PLANNING APPLICATION

Should you choose to submit a planning application please see the Council's Planning Applications Validation Checklist for full details by clicking on the following link: http://www.reading.gov.uk/media/2660/Validation-Checklist-Updated-Dec-2016/pdf/Validation_Checklist_Final_Dec_16.pdf

If drawings could be submitted at A3 size and include scale bars this would be helpful.

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

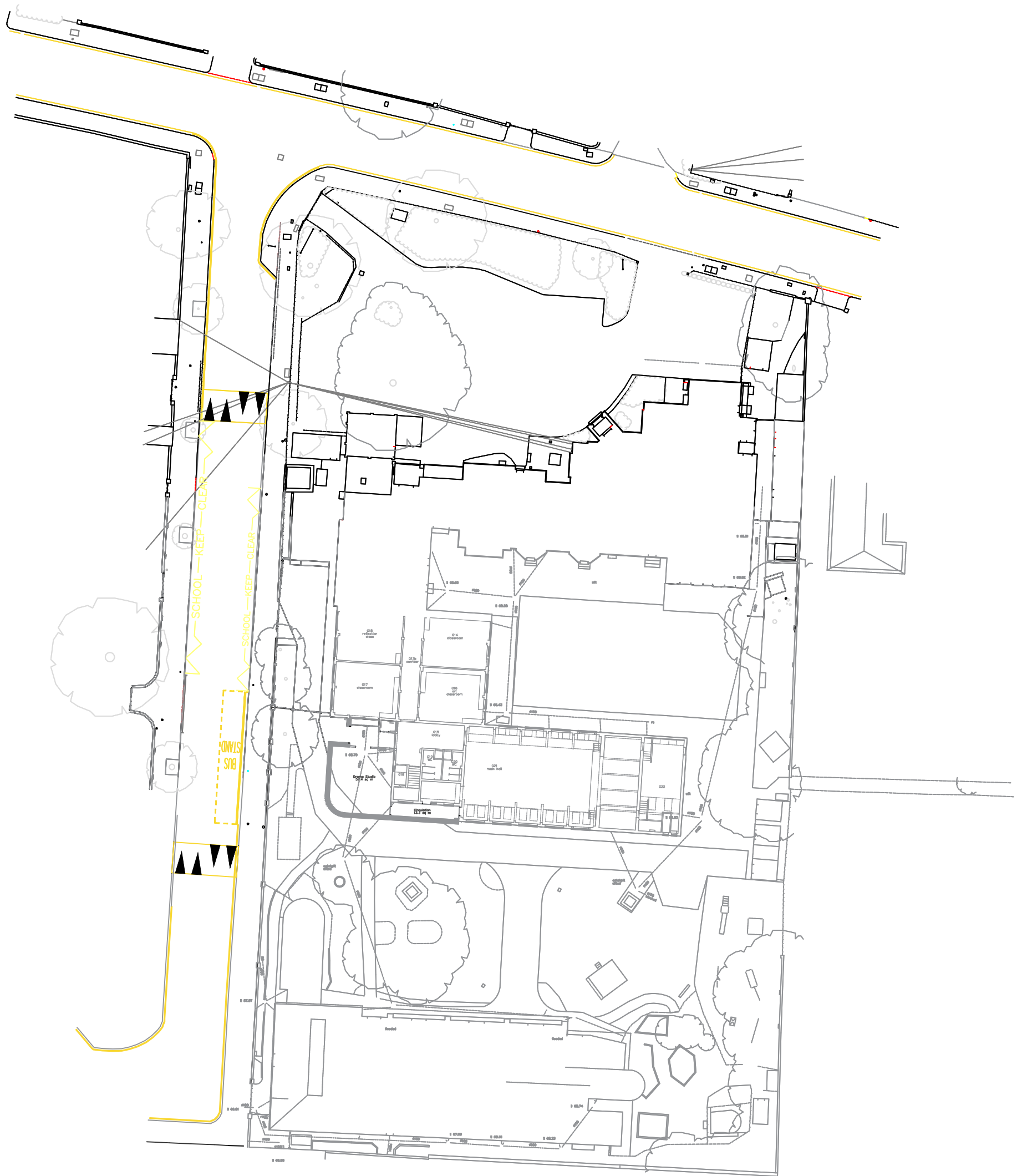
Yours sincerely

p.p. *A. Amoah*

Ms Claire Ringwood
Planning Officer

APPENDIX B – Existing Highway Network

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File: D:\Dropbox (Home)\Project\reading\1. Project\reading\3. Graphics\2. CAD\303032-3 197-003.dwg

drawing title Vicarage Road General Arrangement Plan	client The Abbey School	mode transport planning 9 Greyfriars Road Reading RG1 1NU		scale 1:500@A3	A	11-05-18	Issued
	job title The Abbey Junior School	t 0118 206 2945 e info@modetransport.co.uk w www.modetransport.co.uk		drawn MF			
				checked LF	rev	date	remarks
				created Feb 18	drawing no. J32-3197-009		

APPENDIX C – PIA Data

Details of Personal Injury Accidents for Period - 01/10/2012 to 30/09/2017 (60) months

Selection: Notes:

Selected using Pre-defined Query :

Police Ref.	Day	Location Description	Vehicles				Casualties			
			Veh No	Type	Manv	Dir	Class	Sex	Age	Sev
Road No.	Date									
2nd Road No.	Time									
Grid Ref.	D/L									
	R.S.C									
	Weather									
	Speed									
	Account of Accident									
Causation Factor:										

W1700113 Friday A327 CHRISTCHURCH RD J/W KENDRICK RD READING Veh 1 Car Turning right E to N
25/01/2013 0808hrs Veh 2 Pedal cycle Going ahead W to E Dri M 45 Slight
R1: A 327
R2: U 7201
E 472,180 Dry
N 172,213 Fine without high winds
30 mph

C1 TRND RT E TO N & COLL/W PC2 TRAV E ON MAIN RD

W0630913 Monday A327 CHRISTCHURCH RD JNC VICARAGE RD READING Veh 1 Car Turning right W to S Ped M 55 Slight
09/09/2013 2219hrs
R1: A 327
R2: U 7201 Darkness: street lights present a
E 472,262 Wet/Damp
N 172,190 Fine without high winds
30 mph

Causation Factor:

1st: Failed to judge other persons path or speed
2nd: Failed to look properly
3rd: Impaired by alcohol

Participant:

Vehicle 1
Casualty 1
Casualty 1

Confidence:

Possible
Possible

C1 TRNG RT W TO S COLL/W PED (INTOX) XING RD FRM W TO E

W0011013 Tuesday A327 CHRISTCHURCH RD JNC KENDRICK RD READING Veh 1 Car Turning left N to E
01/10/2013 0820hrs Veh 2 Pedal cycle Going ahead W to E Dri M 37 Slight
R1: A 327
R2: U 7201 Daylight:street lights present
E 472,196 Dry
N 172,210 Fine without high winds
30 mph

C1 TRNG LFT N TO E COLL/W RR PC2 TRAV W TO E ON MAIN RD

Details of Personal Injury Accidents for Period - 01/10/2012 to 30/09/2017 (60) months

Selection: Notes:

Selected using Pre-defined Query :

Police Ref.	Day	Location Description	Vehicles				Casualties			
			Veh No	Type	Manv	Dir	Class	Sex	Age	Sev
Road No.	Date									
2nd Road No.	Time									
Grid Ref.	D/L									
	R.S.C									
	Weather									
	Speed									
	Account of Accident									
Causation Factor:										

W0400214 Thursday A327 CHRISTCHURCH RD J/W KENDRICK RD READING Veh 1 Car Stopping N to S
06/02/2014 Veh 2 Car Stopping N to S Dri M 32 Slight
R1: A 327 1723hrs
R2: U 7201 Darkness: street lights present a
E 472,186 Wet/Damp
N 172,224 Raining without high winds
30 mph

Causation Factor:

Participant:

Confidence:

1st: Failed to look properly

Vehicle 1

Very Likely

C2 TRAV S IN HEAVY SLW TRAFF HIT IN REAR BY C1

W0581114 Friday A327 CHRISTCHURCH ROAD J/W VICARAGE ROAD READING Veh 1 Car Going ahead W to E
07/11/2014 Veh 2 Pedal cycle Wait to turn right W to S Dri F 40 Slight
R1: A 327 2013hrs
R2: U 7201 Darkness: street lights present a
E 472,256 Wet/Damp
N 172,195 Fine without high winds
30 mph

Causation Factor:

Participant:

Confidence:

1st: Failed to look properly

Vehicle 1

Very Likely

C1 TRAV W TO E ON APP TO JUNCT COLL/W RR PC2 WAITNG TO TRN RT W TO S.

W1720615 Friday A327 CHRISTCHURCH RD J/W KENDRICK RD READING Veh 1 Car Turning left N to E
19/06/2015 Veh 2 Pedal cycle Going ahead W to E Dri M 32 Slight
R1: A 327 1200hrs
R2: U 7201 Daylight:street lights present
E 472,191 Dry
N 172,212 Fine without high winds
30 mph

C1 TRND LFT N TO E & COLL/W PC2 TRAV E ON MAIN RD

Details of Personal Injury Accidents for Period - 01/10/2012 to 30/09/2017 (60) months

Selection: Notes:

Selected using Pre-defined Query :

Police Ref.	Day	Location Description	Vehicles				Casualties			
			Veh No	Type	Manv	Dir	Class	Sex	Age	Sev
Road No.	Date									
2nd Road No.	Time									
Grid Ref.	D/L									
	R.S.C									
	Weather									
	Speed									
	Account of Accident									
Causation Factor:										

W1470915 Thursday A327 CHRISTCHURCH ROAD J/W KENDRICK ROAD READING
 17/09/2015
R1: A 327 1522hrs
R2: U 7201 Daylight:street lights present
E 472,187 Dry
N 172,207 Fine without high winds
 30 mph

Causation Factor:

1st: Swerved
2nd: Failed to look properly

PC2 SWRVD OUT & HIT C1 AS C1 OVR TK PC2

Participant:

Vehicle 2
 Vehicle 1

Confidence:

Possible
 Possible

W2061015 Sunday A327 CHRISTCHURCH ROAD J/W VICARAGE ROAD READING
 25/10/2015
R1: A 327 1502hrs
R2: U 7201 Daylight:street lights present
E 472,264 Dry
N 172,187 Fine without high winds
 30 mph

Causation Factor:

1st: Failed to look properly

C1 TRNG RT W TO S HAS FAILED TO SEE PED XING RD TRAV W & HE HAS COLL/W HER

Participant:

Vehicle 1

Confidence:

Very Likely

W1390216 Wednesday A327 CHRISTCHURCH RD J/W KENDRICK RD READING
 10/02/2016
R1: A 327 1702hrs
R2: U 7201 Daylight:street lights present
E 472,186 Dry
N 172,212 Fine without high winds
 30 mph

C1 FAILED TO G/WAY & TRND RT N TO W ONTO MAIN RD & COLL/W MC2 TRAV E

Details of Personal Injury Accidents for Period - 01/10/2012 to 30/09/2017 (60) months

Selection: Notes:

Selected using Pre-defined Query :

Police Ref.	Day	Location Description	Vehicles				Casualties			
			Veh No	Type	Manv	Dir	Class	Sex	Age	Sev
Road No.	Date									
2nd Road No.	Time									
Grid Ref.	D/L									
	R.S.C									
	Weather									
	Speed									
	Account of Accident									
Causation Factor:										

160277211 Wednesday A327 CHRISTCHURCH ROAD J/W VICARAGE ROAD READING
 28/09/2016
 R1: A 327 1730hrs
 R2: U 7201 Daylight:street lights present
 E 472,261 Dry
 N 172,191 Fine without high winds
 30 mph

Causation Factor: Participant: Confidence:
 1st: Failed to judge other persons path or speed Vehicle 1 Very Likely
 C1 FAILD TO GWAY TRNG RT S TO E & COLL/W PC2 TRAV W

170140878 Wednesday A327 CHRISTCHURCH RD J/W VICARAGE RD READING
 10/05/2017
 R1: A 327 1736hrs
 R2: U 7201 Daylight:street lights present
 E 472,263 Dry
 N 172,192 Fine without high winds
 30 mph

Causation Factor: Participant: Confidence:
 1st: Failed to look properly Vehicle 1 Very Likely
 2nd: Failed to judge other persons path or speed Vehicle 1 Possible
 3rd: Stationary or parked vehicle Vehicle 1
 C1 TRND RT S TO E & COLL/W PC2 TRAV W & OVTKG STAT VEHS ON O/S

170263277 Friday KENDRICK ROAD J/W A327 CHRISTCHURCH ROAD READING
 25/08/2017
 R1: U 7201 1050hrs
 R2: A 327 Daylight:street lights present
 E 472,179 Dry
 N 172,218 Fine without high winds
 30 mph

Causation Factor: Participant: Confidence:
 1st: Failed to look properly Casualty 1 Possible
 2nd: Failed to look properly Vehicle 1 Possible
 C1 TRNG RT E TO N & COLL/W PED XING RD E/B

APPENDIX D – Indicative Site Layout



Area of proposed extensions to Kensington House

NOTE: Drawing to be read in conjunction with proposed elevations and more detailed campus site plans

PROPOSED SITE PLAN CONTEXT -KNELL HOUSE, KENSINGTON, ABBEY GARDENS

0 10 15 20 M
Scale 1:200 @ A0



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services
3 Gifford Court, Newmarket Road,
Ringwood, Hampshire, BH24 3PF
t +44 (0)1425 472 833
www.kendallkingscott.co.uk

Project
Kensington
Remodel and Extension
Client
The Abbey Junior School
Christchurch Road, Reading
Scale 1:100
Drawing Number
170184 P(0)121
Date
14/12/17
Author
GW
Checker
CS
Discipline
PLANNING

C 14/05/18 LA CS PLANNING ISSUE
Rev: Date By App Note

Drawing Title
Proposed Site Context Plan

Project Number
170184 P(0)121
Drawing Number
C

APPENDIX E – Access & Egress Arrangement



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drawing title Access and Egress Arrangment	client The Abbey School	mode transport planning 9 Greyfriars Road Reading RG1 1NU mode transport planning	scale I:250@A3	B A	14-05-18 11-05-18	Site Layout Updated Issued
	job title The Abbey Junior School		drawn MF			
			checked LF	drawing no. J32-3197-PS-010		
			created May 18			

APPENDIX F – Coach Swept Path Analysis



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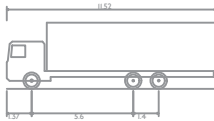
drawing title Swept Path Analysis Van Hool Coach  Van Hool TDX25 Overall Length 13.150m Overall Width 2.550m Overall Body Height 2.100m Min Body Ground Clearance 0.440m Track Width 2.000m Lock to lock time 6.00s Wall to Wall Turning Radius 11.905m	client The Abbey School		mode transport planning 9 Greyfriars Road Reading RG1 1NU  t 0118 206 2945 e info@modetransport.co.uk w www.modetransport.co.uk	scale 1:250@A3	D	15-05-18	Site Layout Updated
	job title The Abbey Junior School			drawn MF	C	14-05-18	Site Layout Updated
				checked LF	B	11-05-18	Site Layout Updated
				created May 18	A	10-11-17	Issued
				drawing no. J32-3197-PS-007			

APPENDIX G – HGV/Refuse Swept Path Analysis



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DO NOT SCALE OFF THIS DRAWING.

drawing title Swept Path Analysis Rigid HGV  Volvo FE 26T Overall Length 11.520m Overall Width 2.600m Overall Body Height 3.645m Min Body Ground Clearance 0.440m Track Width 2.600m Lock to lock time 3.00s Wall to Wall Turning Radius 10.731m	client The Abbey School		mode transport planning 9 Greyfriars Road Reading RG1 1NU			scale I:250@A3	C B A	15-05-18	Site Layout Updated Site Layout Updated Issued	
	drawn MF	14-05-18								
	job title The Abbey Junior School					checked LF	drawing no. J32-3197-PS-011			
						created May 18				



Volvo FE 26T
Overall Length 11.520m
Overall Width 2.600m
Overall Body Height 3.645m
Min Body Ground Clearance 0.440m
Track Width 2.600m
Lock to lock time 3.00s
Wall to Wall Turning Radius 10.731m



[illegible]

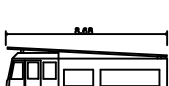
J32-3197-PS-012

APPENDIX H – Fire Tender Swept Path Analysis



Entry

Egress

drawing title		client		mode transport planning		scale		E		15-05-18		Site Layout Updated			
Fire Tender Swept Path Analysis  DB32 Fire Appliance Overall Length 8.680m Overall Width 2.180m Overall Body Height 3.452m Min Body Ground Clearance 0.337m Max Track Width 2.121m Lock to lock time 6.00s Kerb to Kerb Turning Radius 7.910m <td colspan="2">The Abbey School</td> <td colspan="2">9 Greyfriars Road Reading RG1 1NU</td> <td colspan="2">drawn</td> <td colspan="2">D</td> <td colspan="2">14-05-18</td> <td colspan="2">Site Layout Updated</td>		The Abbey School		9 Greyfriars Road Reading RG1 1NU		drawn		D		14-05-18		Site Layout Updated			
		job title		The Abbey Junior School		t 0118 206 2945 e info@modetransport.co.uk w www.modetransport.co.uk		checked		C		10-05-18		Site Layout Updated	
								created		B		27-10-17		Site Layout Updated	
						mode transport planning		MF							
								LF							
								May 18		drawing no.		J32-3197-PS-005			

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