Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: c/o Gray Baynes And Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

Application No: 03/00579/FUL/DG

Applicant: The Governors Of St. Mary And All Saints C Of E School

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

At: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 26th August 2003

David Gworthy

Head of Planning and Transport DB

Reading BOROUGH COUNCIL

Application At: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Application No: 03/00579/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates to drawings 5073.20B, 21, 22, 23, 24 and 25 which were received by the local planning authority on 9 May 2003.. Reason: to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

5. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be

David Gworthy

Date: 26th August 2003

Head of Planning and Transport DB

carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

6. Before any development, including demolition, is commenced the following plans and details of existing trees to be retained are required to be submitted to and approved in writing by the local planning authority:]
a) A plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;
b) details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c & d below apply;
c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;
e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.
In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and protected.

7. Such tree protection as required by the above condition shall be erected around all retained trees at a distance of no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

8. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the

Date: 26th August 2003

David Gworthy

Head of Planning and Transport

development of the site, unless otherwise agreed in writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

9. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

10. If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

11. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

12. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. Reason: to ensure the long term management and maintenance of communal landscaped areas on the site.

13. Prrior to occupation of the development hereby permitted a School Travel Plan to update the existing School Travel Plan applicable to the existing St Mary and All Saints C of E Primary School to incorporate the enlarged school shall be submitted to and approved in writing by the local planning authority. Reason: In the interests of encouraging alternative modes of transport to the use of the private motor car.

14. Prior to the commencement of development hereby permitted, details of provision for the secure storage of cycles, incorporating Sheffield stands, within the site shall be submitted to and approved in writing by the local authority. Following approval, such provision shall be constructed before the development is occupied and thereafter be kept available for use at all times. Reason: as such

David Gworthy

Date: 26th August 2003

Head of Planning and Transport DB.

Reading BOROUGH COUNCIL

details have not been provided and to ensure provision for alternative modes of transport to the private motor car.

15. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

16. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

17. The areas shown on the submitted drawings reserved for the parking, turning, loading/unloading and circulation of vehicles shall be constructed and marked out and kept available or used for such purposes at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict access to such facilities. Reason: as the development, without the provision of adequate parking, turning, loading/unloading and circulation facilities, would be likely to lead to parking and manoeuvring on the public highway to the detriment of road safety.

INFORMATIVES

1. This application was considered against and found to comply with Policy CUD14 of the Reading Borough Local Plan.

Date: 26th August 2003

David Gworthy

Head of Planning and Transport DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work) –

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

Greenway, Dennis

From: Greenway, Dennis
Sent: 25 August 2004 11:54
To: 'Robin Edwards'
Subject: RE: 5073 - st mary and all saints c of e primary school - 03/00579/FUL

Robin,

I believe that you have submitted all that you need to submit in respect of conditions. The rest are "ongoing requirements" as indicated in my 5 August letter.

I will visit the site when i am next in the area.

Regards,

Dennis Greenway
Principal Planning Officer, West Area.

-----Original Message-----
From: Robin Edwards [mailto: [redacted]
Sent: 25 August 2004 10:38
To: Dennis Greenway
Cc: Errol Mckinon; Helena Cox; Jacqui Heslop; Kathleen Pratt
Subject: 5073 - st mary and all saints c of e primary school - 03/00579/FUL

Dennis,

Thank you for your letter of 05 august with reference to the discharge of planning conditions. As this has gone on some time now I wondered if you would let me know if there are any conditions still outstanding?

I hope you manage to visit the site sometime - it's an interesting project.

Regards

Robin Edwards
Partner

Gray Baynes and Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

tel: 01865 248 488
direct: 01865 253 675

www.gbs-ox.co.uk

This e-mail is intended solely for the above-mentioned recipient and it may contain confidential or privileged information. If you have received it in error, please notify us immediately and delete the e-mail. You must not copy, distribute, disclose or take any action in reliance on it.

Greenway, Dennis

From: Robin Edwards [redacted]
Sent: 25 August 2004 10:38
To: Dennis Greenway
Cc: Errol Mckinon; Helena Cox; Jacqui Heslop; Kathleen Pratt
Subject: 5073 - st mary and all saints c of e primary school - 03/00579/FUL

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I hope you manage to visit the site sometime - it's an interesting project.

Regards

Robin Edwards
Partner

Gray Baynes and Shew Architects
18 Beaumont Street
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Reading
BOROUGH COUNCIL

Craig Anderson
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Our Ref: 03/00579/FUL/DJG
Your Ref: RBC/RES007/2524/1

Direct: ☎0118 939 0286
e-mail:
Dennis.Greenway@reading.gov.uk

5 August 2004

Kathleen Pratt
Gray Baynes and Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

Your contact is: Dennis Greenway, Planning Section.

Dear Sirs

St Marys and All Saints C of E Primary Schools. Application 03/00579/FUL. Discharge of Conditions.

My records indicate that this Council does not appear to have followed up our letter to you dated 12 March 2004. I apologise for this.

For the record, I am now able to confirm that the information provided in respect of conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12 (relating to landscaping) and condition 14 (cycle storage) is acceptable. You will of course be aware of "continuing obligations" attached to some of these conditions following the completion/occupation of the development.

I trust that this letter brings us "up to date" in respect of conditions for this development.

Yours Sincerely,

Dennis Greenway
Planning, West Area

Burgess, Emma

To: Stimpson, Richard; Warren, Jayne (Planning)
Subject: 03/00579FUL

Mary

On the 16th Jan 04 we consulted you on the discharge on conditions relating to the above application at St ~~May~~ and All Saints School, Wensley Road. Please can we have a response to this as soon as possible.
Thank you for your help
Emma

Reading
BOROUGH COUNCIL

Craig Anderson
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Kathleen Pratt
Gray Baynes and Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

Our Ref: 03/00579FUL
Your Ref: RBC/RES007/2524/1

Direct: ☎ 0118 939 0696
Extension:2696

12th March 2004

Your contact is: Emma Burgess - Planning And Transport

Dear Sirs

RE: Planning Consent 03/00579/FUL
St. Marys And All Saints C Of E Primary School Wensley Road Reading
Discharge Of Conditions

I am writing with reference to your letter of 15th January 2004 concerning the conditions attached to planning consent 03/00579FUL for the above address.

Further to the information submitted I can confirm that the proposed materials for the development are considered to be acceptable and therefore Condition 3 is discharged.

The School Travel Plan that has been submitted is also acceptable and therefore condition 13 has been discharged.

Attached is a copy of the letter that has been sent to Feltham Construction discharging condition 16.

We are still awaiting comments from Planning Support in respect of conditions 4,5,6,9,10,11 and 12. A response is still awaited from the Councils Transport Strategy department in respect of condition 14. We will contact you regarding these outstanding conditions in due course. In the meantime if you have any queries regarding this please contact the case officer, Dennis Greenway, on 0118 9390286.

Yours Sincerely

Emma Burgess
Planning West

Greenway, Dennis

From: Zsolt Schuller [redacted]
Sent: 19 February 2004 15:52
To: Dennis Greenway
Subject: St Mary & All Saints School Travel Plan

Dear Mr Greenway,

I work for Transept Consulting on behalf of RBC's Transport team.

With reference to the above mentioned School Travel Plan, no further information is required as we are currently in discussions with the school to amend their plan. The head teacher wrote the original document and we changed it to fit in with the Reading Borough format and are happy that they are commited to progressing it.

The condition is therefore free to be discharged.

Thanks

Zsolt Schuller

2 of 2 items here

Em, ..
Condition 3 (materials) : OK
Condition 13 OK with Transport
Can you chase Condition 14 with
Transport — see over attached page
and chase Conditions 4-6, 9-12
with Support.

Cannot respond to Architects otherwise.
(NB. Condition 16 info received separately).

Thanks Dennis

Reading
BOROUGH COUNCIL

Craig Anderson
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom ☎ 0118 939 0700

Robert Simon
Feltham Construction
Mandarin Court
Hambridge Road
Newbury
Berks, RG14 5SQ

Our Ref: 03/00579FUL
Your Ref: RBC/RES007/2524/1

Direct: ☎ 0118 939 0696
Extension:2696

12th March 2004

Your contact is: Emma Burgess - Planning And Transport

Dear Mr Simon

RE: Planning Applica
St Mary and All Saint

I am writing further in responding to you.

Further to the submissi 03/00579/FUL has been

If you have any queries Greenway on 0118 939 0

Yours Sincerely

Emma Burgess
Planning West

C.C. Gray, Baynes and Shrew Architecture

1 of 2 items here

Em,
Please advise details of rep for condition 16 (and send copy to Architects please).
Thanks,
Dennis

FELTHAM CONSTRUCTION

Mandarin Court, Hambridge Road
Newbury, Berkshire
RG14 5SQ

Telephone: (01635) 277100
Fax: (01635) 277110
e-mail: info@felthamconstruction.co.uk
Web: www.felthamconstruction.co.uk

Reading Borough Council
Planning Department
Civic Centre
Reading
Berks
RG1 7TD

READING BOROUGH COUNCIL
5 FEB 2004
ENVIRONMENTAL SERVICES

Our ref: RBC/RES007/2524/1

4th February 2004

Dear Sirs

Application No: 03/00579/FUL/DG

St Mary & All Saints C of E Primary School, Coley Park, Reading

Please find attached copy of our drawing SK2524/01 upon which we have indicate the areas of the site that will be used for parking of personnel vehicles & plant and storage of materials as condition 16.

Should you require any further information do not hesitate to contact us.

Yours faithfully

[redacted]

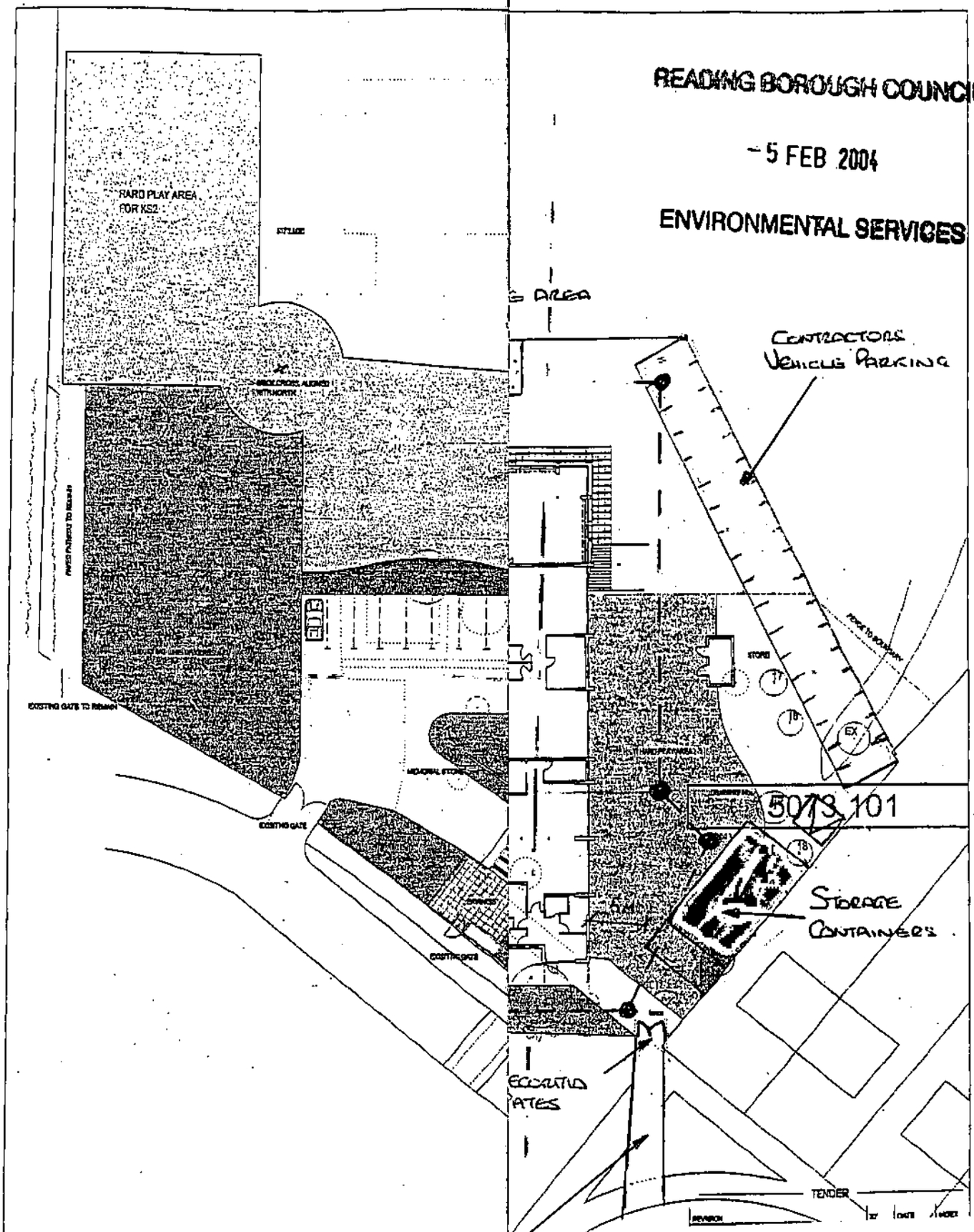
Robert Simon
Contracts Manager

CC:- Kathleen Pratt - Gray Baynes & Shew

READING BOROUGH COUNCIL

-5 FEB 2004

ENVIRONMENTAL SERVICES



5013 101

FELTHAM CONSTRUCTION

SK2529/01

PLANNING AND TRANSPORT

Memo

To: Mike Wheat

From: Dennis Greenway

Date: 12th March 2004

Re: Condition 14 of Consent 03/00579FUL

As requested condition 14 of consent 03/00579FUL states that -

Prior to the commencement of development hereby permitted, details of provision for the secure storage of cycles, incorporating Sheffield stands, within the site shall be submitted to and approved in writing by the local authority. Following approval, such provision shall be constructed before the development is occupied and thereafter be kept available for use at all times. Reason: as such details have not been provided and to ensure provision for alternative modes of transport to the private motor car.

As per the attached memo please can you advise as to whether or not plan 5073 101 (to be returned) satisfies the attached condition.

Thank you.

Dennis

PLANNING AND TRANSPORT

Memo

To: Transport

From: Emma Burgess/Dennis Greenway

Date: 19th January 2004

Re: St. Marys And All Saints C Of E Primary School Wensley Road(planning application 03/00579FUL Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities)

Further to our memo of the 16th January 2004 please find attached plan 5073 101 (Please return as only copy) which has been submitted in order to satisfy condition 14 (Cycle Storage) of the Decision Notice. Please advise as to whether or not this condition can be discharged. Please let us have your comments by 30th January 2004.

Thank you

Emma

PLANNING AND TRANSPORT

Memo

To: Transport

From: Emma Burgess/Dennis Greenway

Date: 16th January 2004

Re: **St. Marys And All Saints C Of E Primary School Wensley Road (Planning Application 03/00579/FUL Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities)**

Please find attached information that has been submitted in order to satisfy condition 13 attached to consent 03/00579FUL. For your information a Decision Notice is also attached. Please can you advise whether or not this condition can be discharged or whether further information is required.

Please let us have your comments by 30th January 2004.

Thank you

Emma

PLANNING AND TRANSPORT

Memo

To: Richard Stimpson /Jayne Warren

From: Emma Burgess/Dennis Greenway

Date: 16th January 2004

Re: St. Marys And All Saints C Of E Primary School Wensley Road (Planning Application 03/00579/FUL Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities)

Please find attached information that has been submitted in order to satisfy conditions 4,5,6,9,10, 11 and 12 attached to consent 03/00579FUL. For your information a Decision Notice is also attached. Please can you advise whether or not these conditions can be discharged or whether further information is required.

Please let us have your comments by 30th January 2004.

Thank you

Emma

Rec 16/1/04.

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

Our Ref: 5073/KJP

15 January 2004

Reading Borough Council
Planning Section
PO Box 17
Civic Centre
Reading RG1 7TD

Dear Sirs

The Governors of St Mary & All Saints C of E Primary School - Extensions & Alterations - Coley Park, Reading
Application No. 03/00579/FUL
Discharge of Conditions

We are writing to discharge the conditions attached to the granting of consent for this application.

Condition 3:
Material samples accompany this letter ond are as follows:
Roof Tiles - Redland Roofing Systems Ltd 'Mini Stonewold' tile - Colour 36 Tudor Brown
Red Brick - piers, wolls generolly - Michelmersh Brick & Tile Co Ltd 'Hampshire Stock Orange/Red' (50% mix)
Buff brick - sloping plinth - Blockleys Brick Ltd - 'Kensington'
Coloured render - Sto Render Ltd - colour to match Dulux reference 50BB18/276
Aluminium clad windows:
Frames - RAL 7024
Opening lights - RAL 5014

Condition 4:
Please find enclosed our drawings 5073.101 and 110, Schedule of Planting and Trees and NBS Specification Sections Q10, Q20, Q22, Q25, Q28, Q30, Q31, Q40 and Q50 which detail proposals for hard and soft landscaping works in this project. Support Consulted 16/1

Conditions 5 and 11:
It will not be possible to fully complete hard and soft landscaping works before the development is occupied as the works are being phased over 14 months to ollow the School to occupy and retain the use of different oreos of the building during the contract period. However, all external works will be completed before the end of the final phase (Phase 4) of the project. Our drawing 5073.102B is enclosed which indicates the different phases of the development.

Continued/.....

Partners Simon J Shew Dip. Arch. (Oxon) R.I.B.A. Jacqueline A Heslop Dip. Arch. R.I.B.A. Nigel G Spowton Dip. Arch. (Oxon) R.I.B.A.
Associates Robin D Edwards Dip. Arch. (S.B.U.) R.I.B.A. Matthew Bullock B.A. B.Arch. R.I.B.A.

Conditions 6 and 9:
The location of retained trees is indicated on our drawing 5073.101 and the attoched tree schedule, which should be read in conjunction with drawing 5073.100 for details of existing trees.

Support 16/1

Condition 10:
Please find enclosed a statement from St Mary & All Saints School confirming that they will replace any trees or shrubs that die within three years of being planted.

Support 16/1

Condition 12:
Please find enclosed a copy of St Mary & All Saints Primary School's Landscape Management Plan.

Support 16/1

Condition 13:
Please find enclosed a copy of St Mary & All Saints Primary School's Travel Plan.

Transport 16/1

Condition 14:
Cycle stands are described in our specification clause Q50/290 (copy enclosed) and are indicated on our drawing 5073.101.

Copy Trees to go to Transport.

Condition 16:
We will raise the matters contained in Condition 16 at our Pre-Contract Meeting on Friday, 16 January, and will forward the Contractor's response to you in the early part of next week.

Please let us know if you require any further information. It is anticipated thot works will start on site in the early part of February.

Yours faithfully

[redacted]

KATHLEEN J PRATT

GRAY BAYNES and SHEW

Further set of plans requested for file.. Those sent used for consultations with Support.

Enc Drowings 5073.100, 101, 102B, 110
NBS Specification Sections Q10-Q50
Schedule of Planting and Trees
St Mary & All Saints School Landscape Management Plan (folios 983-990, 1000-1002)
St Mary & All Saints Schaol Travel Plan (folios 992-999)
Brick, raof-tile, coloured render and coloured aluminium window samples as described in the letter

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO: 13

WARD: MINSTER

PLANNING APPLICATIONS COMMITTEE: 20 August 2003

Application No: 03/00579/FUL/DG

Address: Saint Mary & All Saints C of E Primary School and Coley Park Primary School, Wensley Road, Reading.

Proposal: Extensions and alterations to increase size of Saint Mary & All Saints C of E Primary School from 210 to 420 pupils, provision of nursery and community facilities (demolition of Coley Park Primary School).

Applicant: Governors of St Mary and All Saints C of E (VA) Primary School.

Date received: 9 May 2003

Major application: target 13 week decision date 08.08.03

RECOMMENDATION

Grant subject to conditions.

Conditions to include:
- standard 5 year time limit for implementation ✓
- approved drawing numbers ✓
- materials to be submitted and approved ✓
- detailed landscaping plan required ✓
- implementation of landscaping ✓
- landscape management plan ✓
- tree protection required during construction ✓
- green travel plan to be submitted and approved ✓
- details of lockable bike store and Sheffield stands to be submitted, approved and implemented ✓
- construction hours 0800- 1800 Monday to Friday, 0800-1300 Saturday, and not Sundays or Bank Holidays ✓
- submission of construction method statement ✓

Informatives to include:
- application assessed and found to comply with policy CUD14 of the RBLP

1. INTRODUCTION

St Mary and All Saints's C of E (VA) Primary School (hereafter called St Mary's) and Coley Park (LEA) Primary School (hereafter Coley Park) are adjacent primary schools situated on the south side of Wensley Road. To the west of the site are residential properties in Lesford Road. To the north, on

the opposite side of Wensley Road, is the Berkshire Independent Hospital. Immediately to the north of the site is Coley Park Free Church. To the west is The Old Lane leading to the Coley Park Farm development. Beyond the Lane, the area is wholly residential in character. To the south are allotment gardens on the edge of the Kennet Meadows.

The site slopes variably from north to south.

Planning applications Committee visited the site on 20th June 2003.

2. PLANNING HISTORY

The most recent applications on the sites are as follows:

St Marys and All Saints
93/00997/REG3. Fire escape staircase. Observations sent 3.2.94.
97/00863/FUL. Erection of chain link fence and gates. Granted 21.1.98.
98/00430/FUL. Staff toilets and infant resource centre. Granted 6.7.98.
00/00917/FUL. Staff room and office extension. Granted 2.10.00.
02/00081/FUL. Erect two entrance canopies. Granted 4.3.02.

Coley Park Primary
92/00539/COUNTY. Temporary classroom and link to main building. Observations sent 5.10.93.
94/01069/REG3. New classroom. Replacement brick skirt on classroom to make permanent. Withdrawn 18.1.95
02/00692/REG3. Replace modular unit. Granted 30.7.02.

3. PROPOSALS

To amalgamate two adjoining schools on to one site. Saint Mary's will essentially be enlarged by an additional 1200 sq m from 1194 sq m, with Coley Park (1130 sq m) being completely demolished. Any loss of open space on the existing Saint Mary's site will be made up on the cleared Coley Park site. The Coley Park School buildings will of course remain until the new buildings are available.

The amalgamation of the schools follows a review of primary education provision in Reading and a formal consultation exercise by Reading Borough Council and the Oxford Diocese. The amalgamation was agreed in February 2003 by the Schools Organisation Committee and DFES funding secured in March 2003. Essentially the proposals arise out of the poor quality of the Coley Park buildings as well as a falling roll, and the potential for amalgamating with St Mary's on effectively the same site.

St Mary's will double in size from a one-form entry school (210 pupils) to a two-form entry (420 pupils). In addition a nursery unit and community facilities will be provided on site.

The community facilities will use the present school entrance and the areas

currently used as library, school offices, staff facilities and reception class. The exact nature of the community uses is still under discussion.

The proposed buildings are single storey around a closed courtyard to address concerns about security, vandalism and the general vulnerability of school premises. The design takes account of slopes on the site. A variety of materials are proposed in the building, which will be more apparent from coloured elevations which will be available at your meeting, including: concrete interlocking roof tiles; standing seam zinc roofing to lower pitched areas; sawn timber rafters, stained; circular timber columns; aluminium or aluminium faced windows, doors and screens; facing brickwork (some to match, some to contrast); and coloured rendered panels.

4. CONSULTATIONS

There have been no responses as a result of public consultation. The following properties were consulted: Flats 1-11, 1 Lesford Road; Flats 1-11, 3 Lesford Road; 5 Lesford Road; 175-185 (o) St Saviours Road; 1-17 The Brookmill; 1-9 The Old Lane; Coley Park Free Church, Wensley Road and The Berkshire Independent Hospital, Wensley Road. A notice was also pinned up on site, and the proposal formally advertised in the local press.

Building Control request a full plans Building Regulations application.

The Council's **Tree Advisor** advises that although the proposals involve the loss of 2 mature Horse Chestnut trees, these are affected by bark swelling and bud proliferation on branches, with large patches on the trunk. These cause potential weak points, therefore their removal, though unfortunate, is acceptable. Although a landscaping plan has been submitted, a detailed landscaping scheme is required, showing proposed tree and shrub species, sizes and planting densities, together with details of maintenance and aftercare.

Sport England has also been consulted on the proposals. They have no objection because no loss of grassed playing field area results from the proposals. "Hard areas" provided are quid pro quo the existing provision on the site.

5. TRANSPORT IMPLICATIONS

The proposed layout is acceptable in terms of technical detail and parking provision, but the existing school travel plan applicable to St Mary's should be extended to incorporate the new school, which should be secured by condition. Lockable bike storage and sheffield stands should also be secured by condition.

6. ACCESSIBILITY IMPLICATIONS

Full provision is made.

7. SUSTAINABILITY IMPLICATIONS

Essentially, the proposals combine two adjoining schools on to one site, re-using and extending the best of the existing buildings on the site. The resultant school will be a two-form entry school rather than 2 one-form entry schools, and although provision is made for a nursery and community facilities, there will not be a significant increase in use of the site. No other uses, "enabling" or otherwise are proposed. There will be minimal impact on trees, ecology, traffic generation, and pollution. The proposals are therefore considered as a highly sustainable use of the site.

8. APPRAISAL

There are no policies in the Reading Borough Local Plan referring specifically to developments on existing educational sites, so that the proposals can largely be considered against Policy CUD14 (Standards of Design in Development). Policy TRN11B (Development and Traffic) addresses the impact in transport terms.

Policy CUD14 requires new development to exhibit a high standard of design compatible with the scale and character of the surrounding environment. In this case, the extensions are clearly designed to be compatible with the existing (to be retained) buildings on site, which themselves are a compatible and established feature of the local environment. Any additional impact of the new extensions is not therefore considered significant in terms of the character of the area. Certainly there is little change in terms of overshadowing, overlooking and/or loss of privacy to neighbouring properties, because building to building relationships are similar to the existing situation. The new buildings are also single storey, which reduces their impact, and existing boundary screening is also retained. The creation of a safe and secure environment for users has also been addressed, without detracting from the overall design. Attention has also been given to the design and detailing of the external areas, although details of tree and shrub planting, species and densities will be required as a condition of any consent.

The proposals are therefore considered to comply with Policy CUD14 of the RBLP.

There are no highway objections to the proposals, subject to conditions requiring the submission of cycle parking details and the submission of an updated school travel plan.

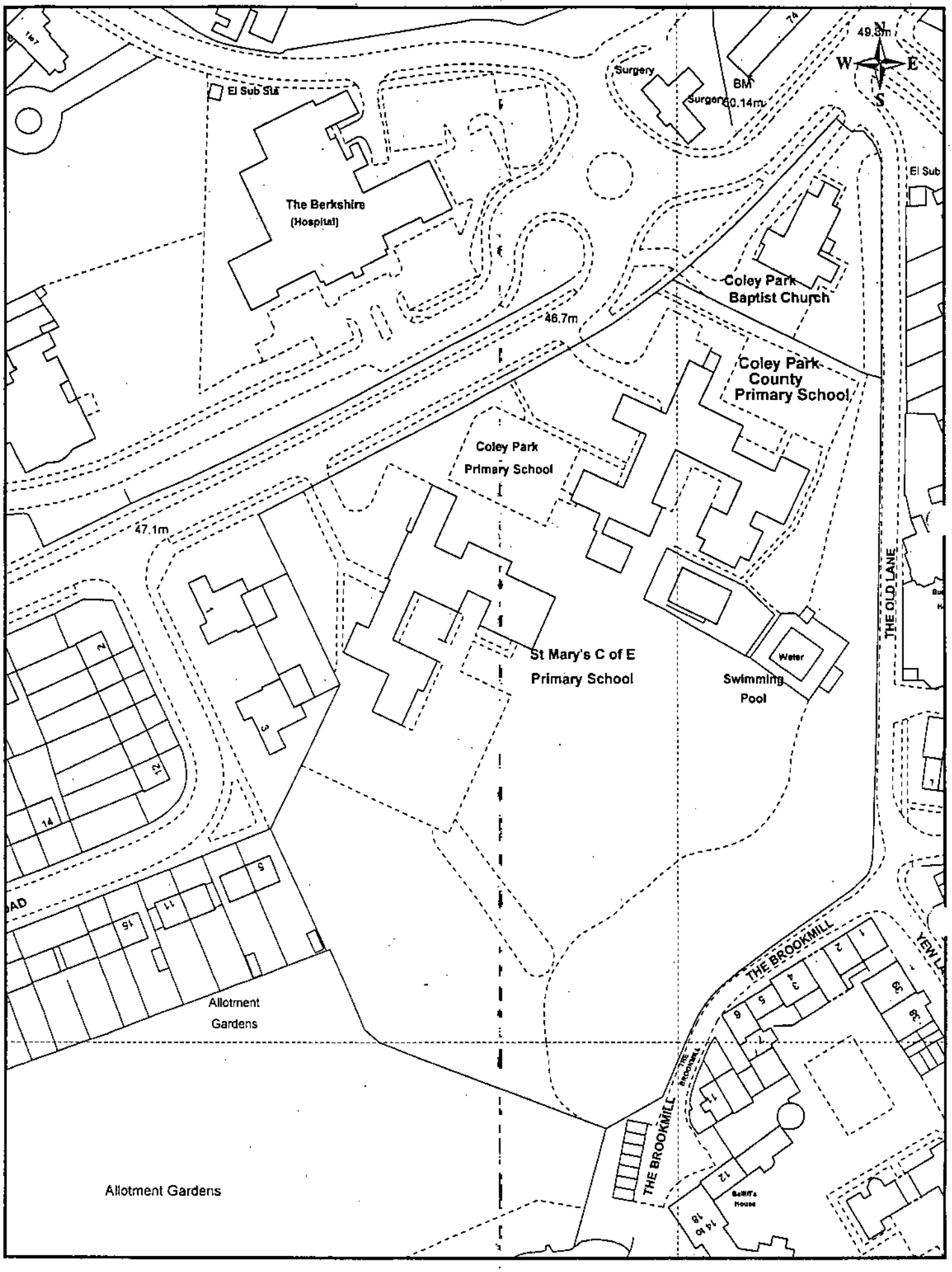
The proposals are therefore considered to comply with Policy TRN11B of the RBLP.

9. CONCLUSIONS

The proposals are considered acceptable and are accordingly recommended for approval subject to the conditions referred to in the report.

Drawing Numbers: 5073.20B, 21, 22, 23, 24, 25 received 9 May 2003.

Case Officer: Dennis Greenway.



Title: Location Plan
St.Mary's CofE School, Wensley Road, Reading. 128

Drg.No.: Date: 16/07/2003 Scale at A4: 1:1250

Produced by GIS & Mapping Services Ref: 31419\

Reading BOROUGH COUNCIL

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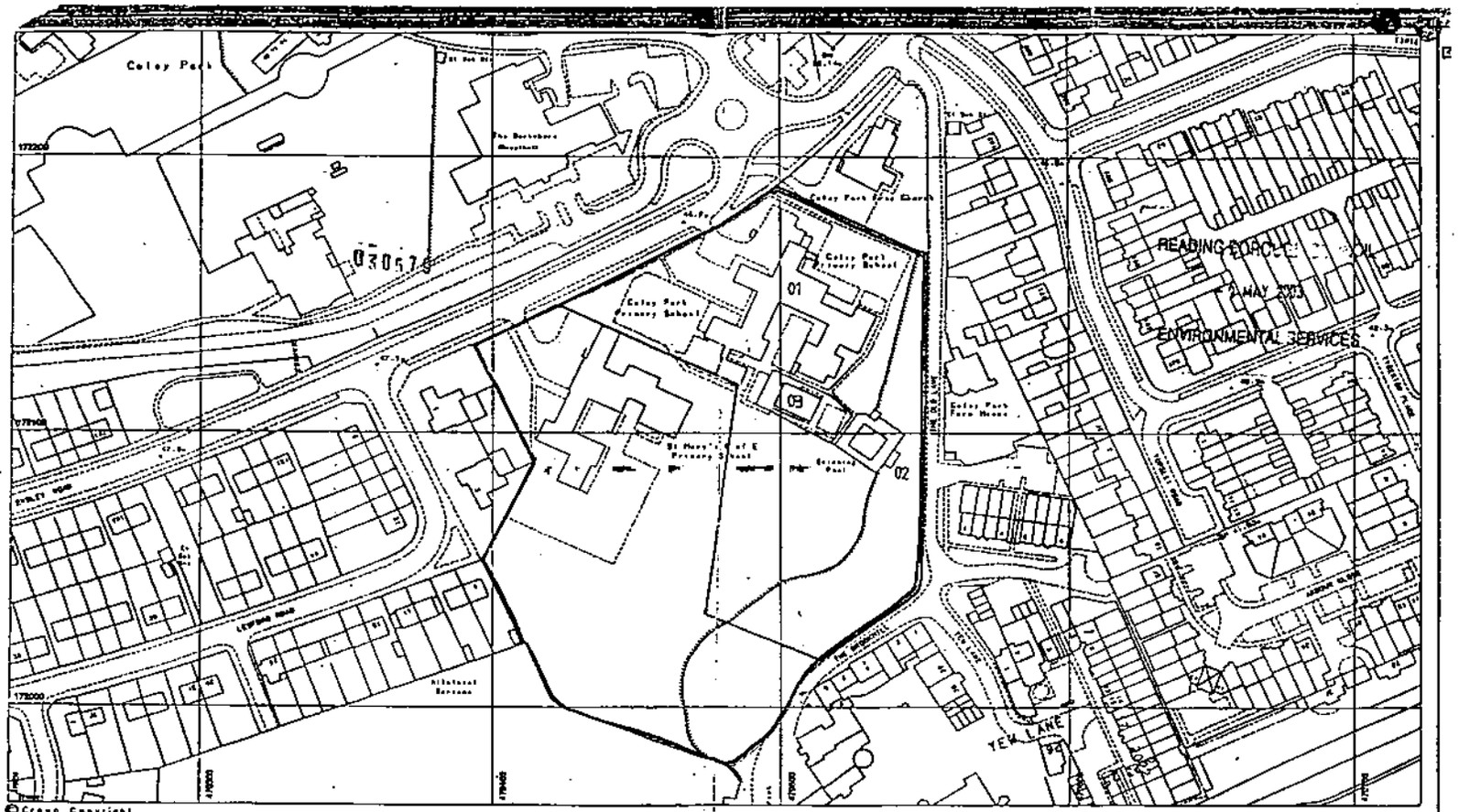

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ROYAL COUNTY OF BERKSHIRE

COUNTY PROPERTY
SHIRE HALL
SHINFIELD PARK
READING RG2 9XA

property: COLEY PARK C. PRIMARY SCHOOL
ST MARY'S & ALL SAINTS C.E.

drawing: Site Plan

scale: 1:1250

property key: 2029 2038

drawn MJP | checked

approved

date JUNE 1994

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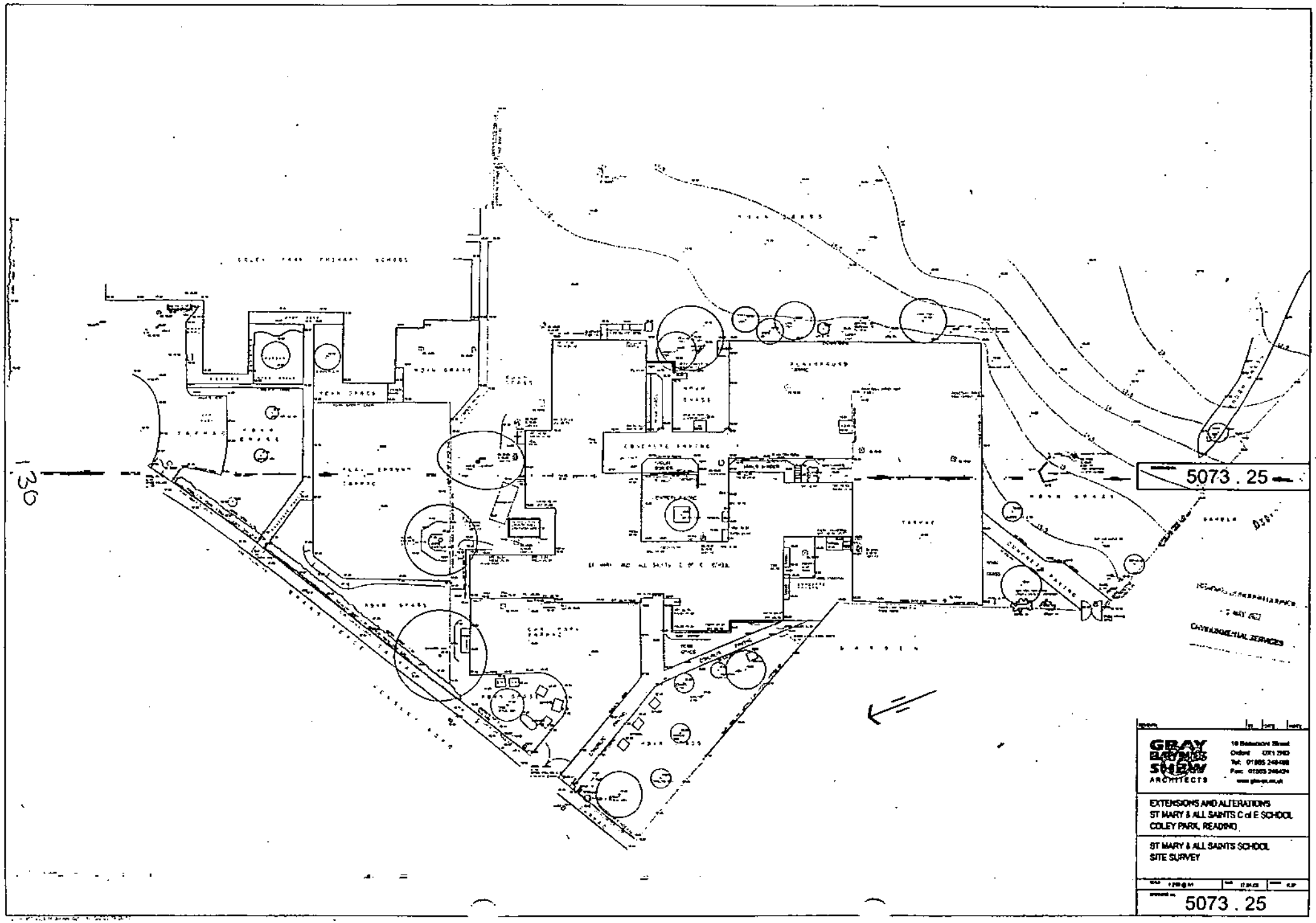
5073 . 25
GRAY
SHEW
ARCHITECTS
EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING
ST MARY & ALL SAINTS SCHOOL
SITE SURVEY
5073 . 25

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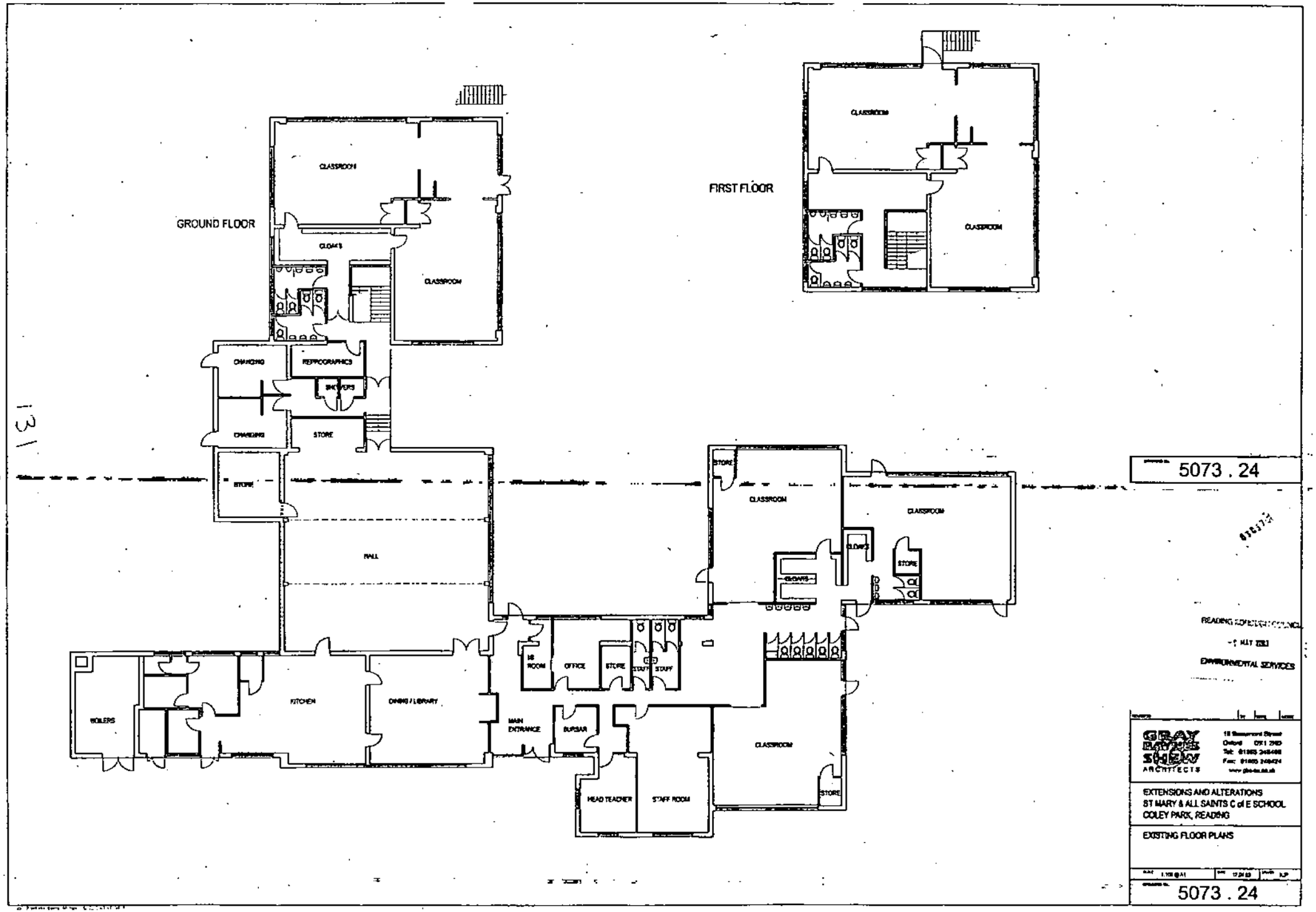
GROUND FLOOR
FIRST FLOOR
CLASSROOM
CLOAKS
CHANGING
REPROGRAPHICS
SHOWERS
STORE
HALL
BOILERS
KITCHEN
DINING / LIBRARY
MAIN ENTRANCE
BURSAR
HEAD TEACHER
STAFF ROOM
OFFICE
STAFF
5073 . 24
ENVIRONMENTAL SERVICES
GRAY BAYNES SHEW ARCHITECTS
EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING
EXISTING FLOOR PLANS
5073 . 24

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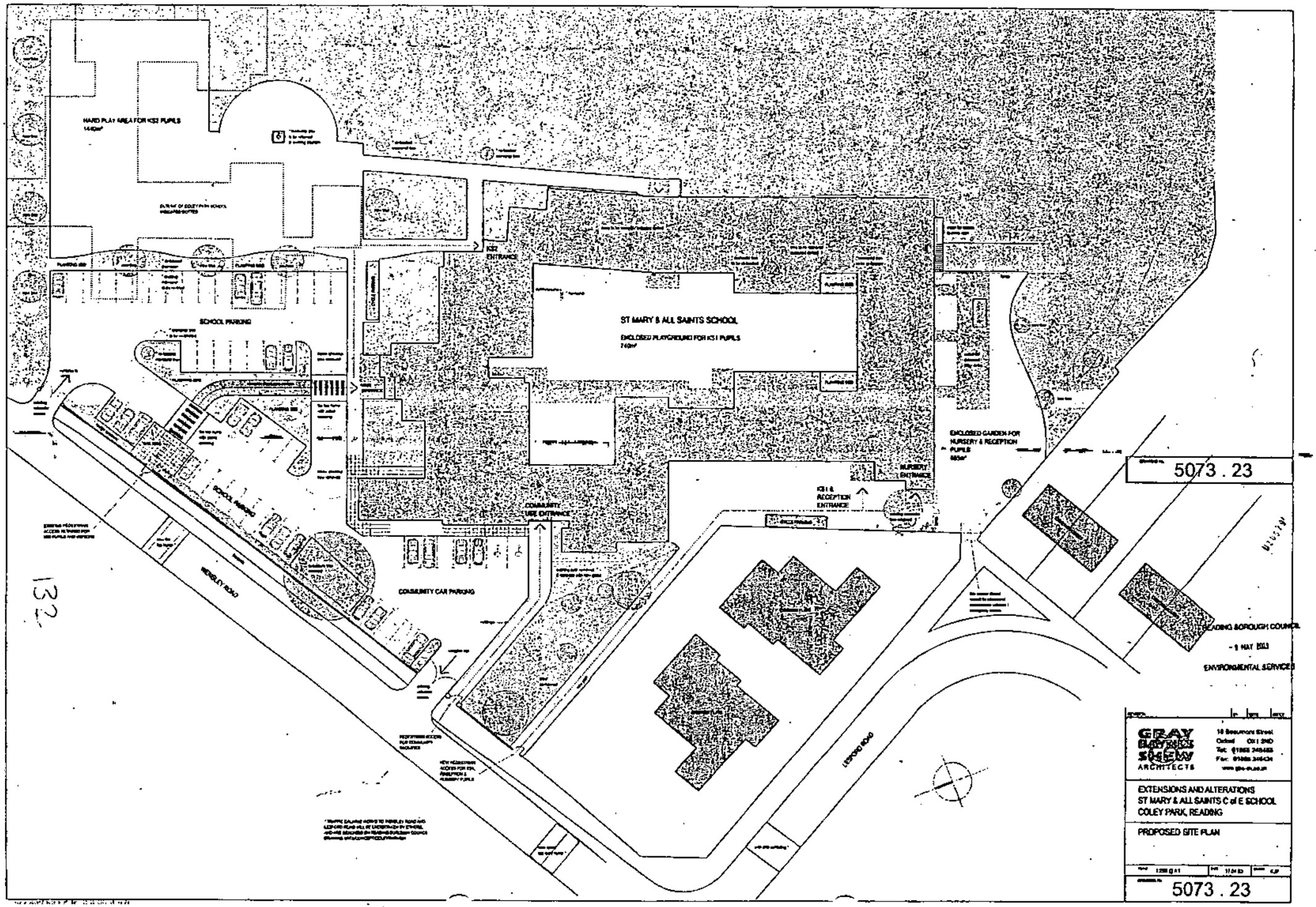
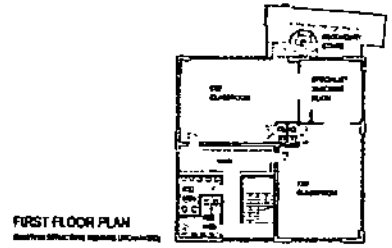

HARD PLAY AREA FOR KS2 PUPILS
SCHOOL PARKING
KS2 ENTRANCE
ST MARY & ALL SAINTS SCHOOL
ENCLOSED PLAYGROUND FOR KS1 PUPILS
ENCLOSED GARDEN FOR NURSERY & RECEPTION PUPILS
NURSERY ENTRANCE
KS1 & RECEPTION ENTRANCE
COMMUNITY USE ENTRANCE
COMMUNITY CAR PARKING
SCHOOL PARKING
WENSLEY ROAD
LESFORD ROAD
5073 . 23
READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES
GRAY BAYNES SHELBY ARCHITECTS
EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING
PROPOSED SITE PLAN
5073 . 23

132



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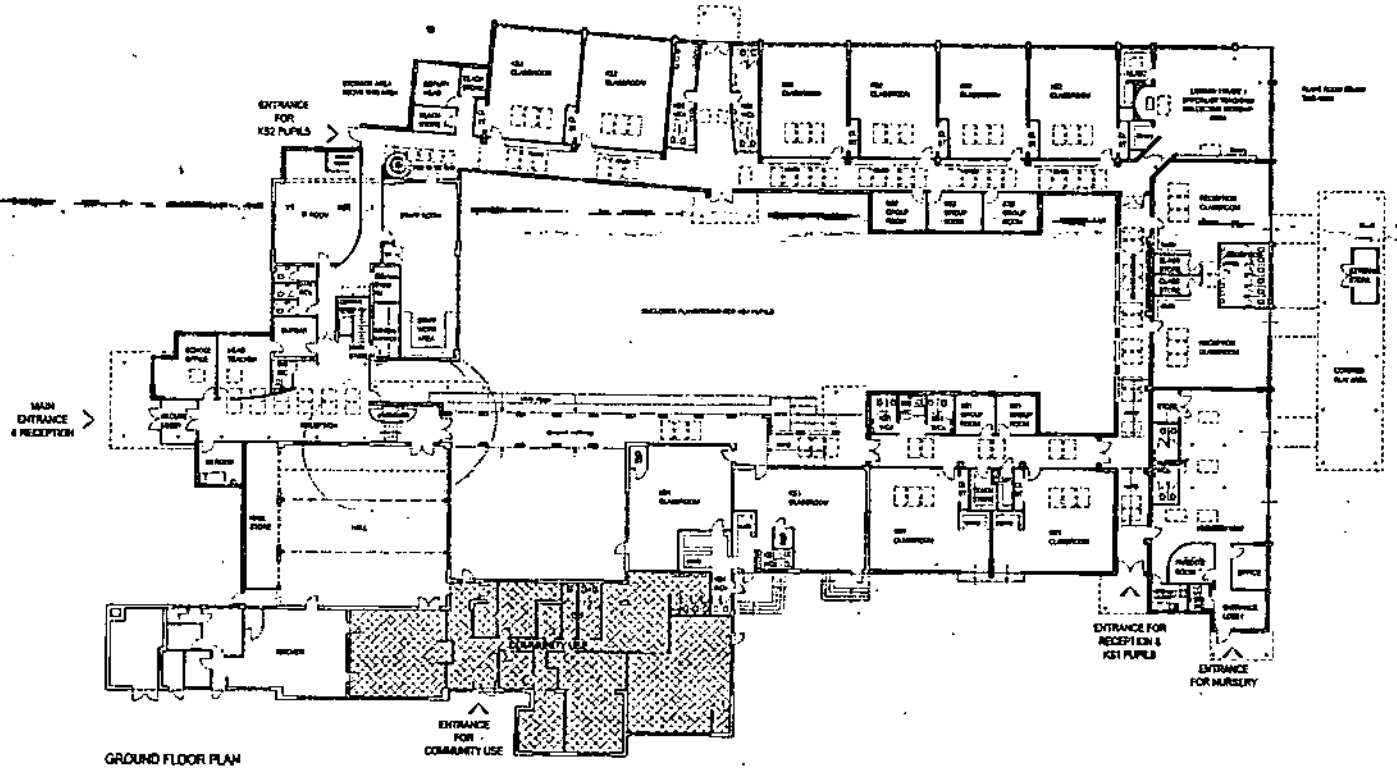


GROUND FLOOR PLAN

133

5073 . 20 B

READING BOROUGH COUNCIL

ENVIRONMENTAL SERVICES

GRAY BAYNES SHEW ARCHITECTS

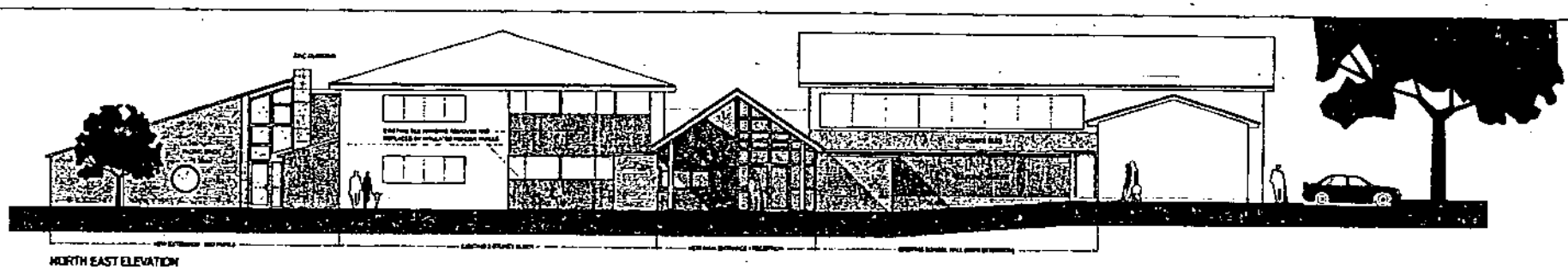
10 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248488
Fax: 01865 248434

EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

SCHEME 3
PROPOSED PLANS

1:200@A1 | 01.05.03 | AJP

5073 . 20 B



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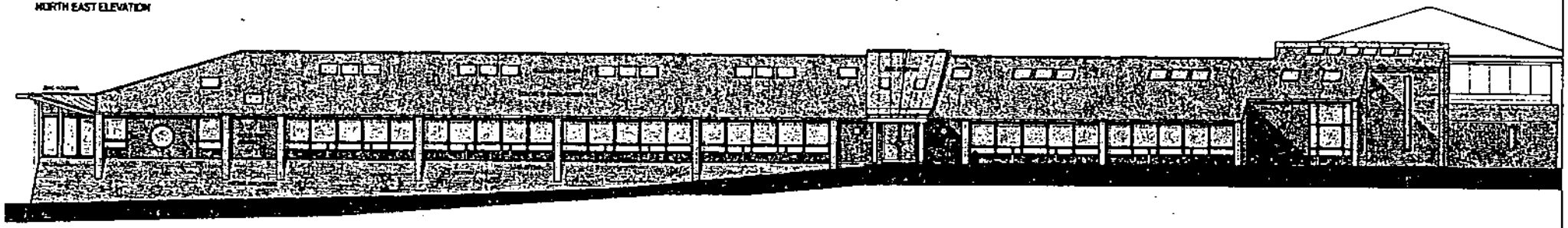

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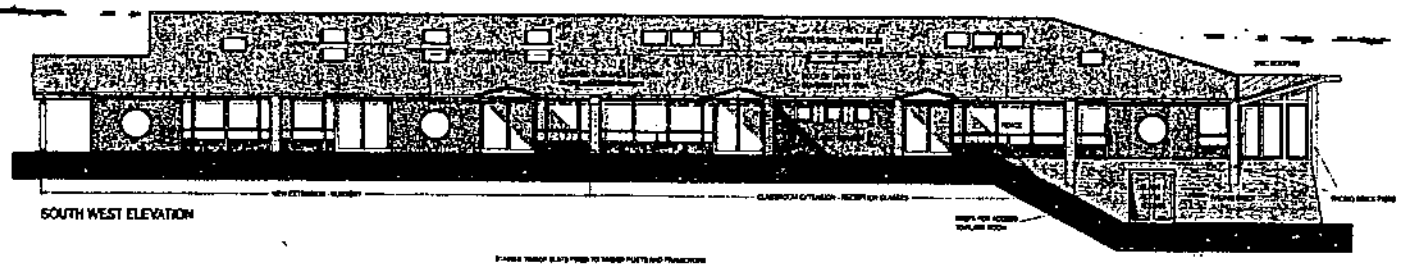
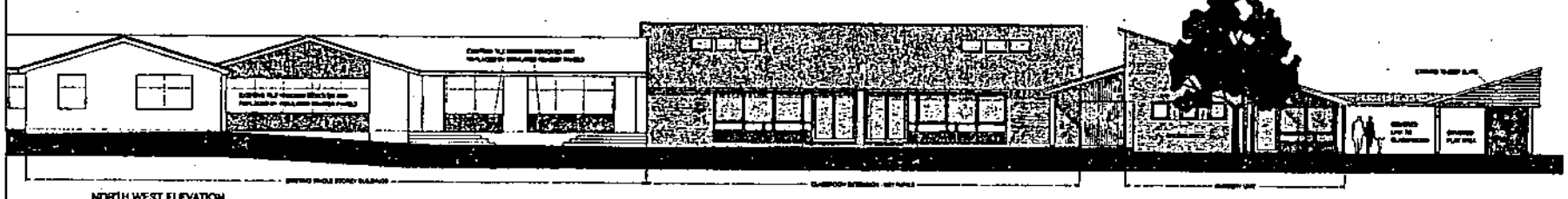


SOUTH WEST ELEVATION



SOUTH WEST ELEVATION - COVERED PLAY AREA / EXTERNAL STORE



NORTH WEST ELEVATION

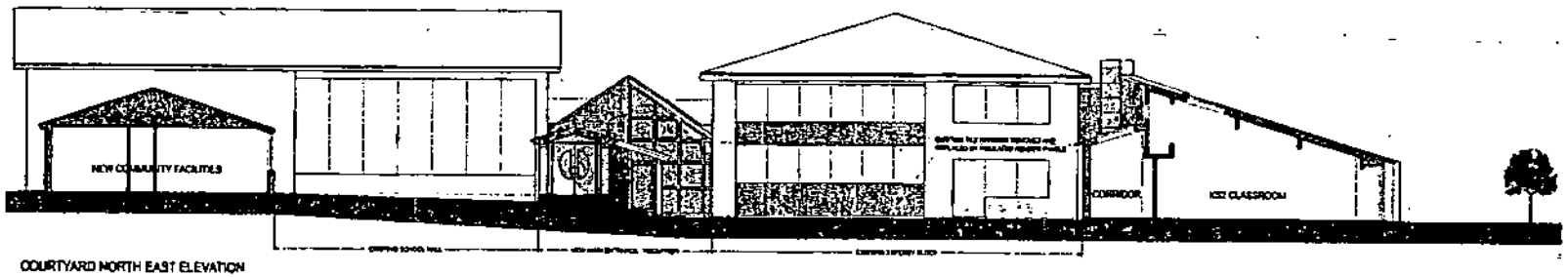
5073 . 21

GRAY PAYNES SHEW ARCHITECTS

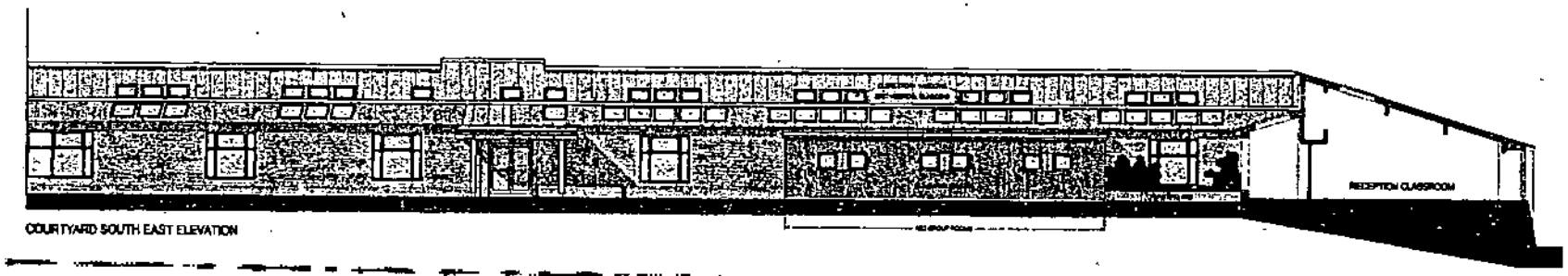
EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PROPOSED ELEVATIONS
SHEET 1 OF 2

5073 . 21



COURTYARD NORTH EAST ELEVATION



COURTYARD SOUTH EAST ELEVATION

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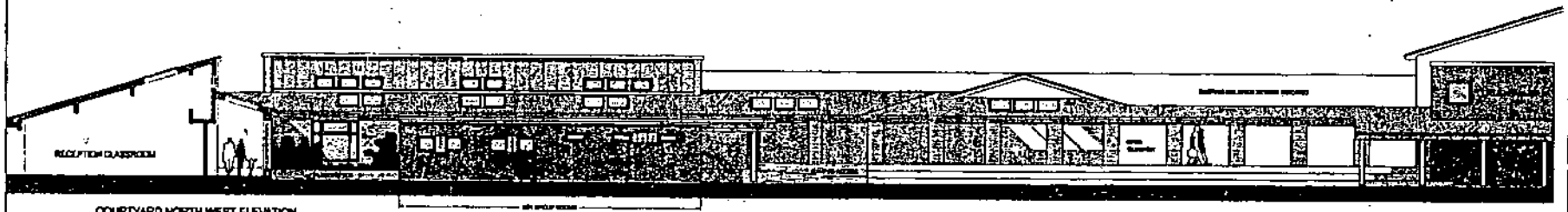
5073 . 22



COURTYARD SOUTH WEST ELEVATION



COURTYARD NORTH WEST ELEVATION

GRAY BAYNES SHEW ARCHITECTS

EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PROPOSED COURTYARD ELEVATIONS
SHEET 2 OF 2

5073 . 22

CASE OFFICER RECOMMENDATION

Agent: c/o Gray Baynes And Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

Application No: 03/00579/FUL

Recommendation: Application Permitted

Applicant: The Governors Of St. Mary And All Saints C Of E School

Proposal: Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

At: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates to drawings 5073.20B, 21, 22, 23, 24 and 25 which were received by the local planning authority on 9 May 2003.. Reason: to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

5. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

6. Before any development, including demolition, is commenced the following plans and details of existing trees to be retained are required to be submitted to and approved in writing by the local planning authority:]

a) A plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c & d below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;

e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and protected.

7. Such tree protection as required by the above condition shall be erected around all retained trees at a distance of no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

8. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in

writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

9. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

10. If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

11. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

12. A landscaping management plan, including long term objectives, management responsibilities and maintainance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. Reason: to ensure the long term management and maintainance of communal landscaped areas on the site.

13. Prrior to occupation of the development hereby permitted a School Travel Plan to update the existing School Travel Plan applicable to the existing St Mary and All Saints C of E Primary School to incorporate the enlarged school shall be submitted to and approved in writing by the local planning authority. Reason: In the interests of encouraging alternative modes of transport to the use of the private motor car.

14. Prior to the commencement of development hereby permitted, details of provision for the secure storage of cycles, incorporating Sheffield stands, within the site shall be submitted to and approved in writing by the local authority. Following approval, such provision shall be constructed before the develoment is occupied and thereafter be kept available for use at all times. Reason: as such details have not been provided and to ensure provision for alternative modes of transport to the private motor car.

15. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

16. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

17. The areas shown on the submitted drawings reserved for the parking, turning, loading/unloading and circulation of vehicles shall be constructed and marked out and kept available or used for such purposes at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict access to such facilities. Reason: as the development, without the provision of adequate parking, turning, loading/unloading and circulation facilities, would be likely to lead to parking and manoeuvring on the public highway to the detriment of road safety.

INFORMATIVES

1. This application was considered against and found to comply with Policy CUD14 of the Reading Borough Local Plan.

Approved by Planning Manager/Team Leader: (YES) / NO

Signed: [redacted]

Date: 26/4/07

13 August 2003

READING BOROUGH COUNCIL
15 AUG 2003
ENVIRONMENTAL SERVICES

SPORT ENGLAND

Mr D Greenway
Planning Department
Reading Borough Council
Civic Centre
Reading RG1 7TD

Your Ref: 03/00579/FUL/DG
Our Ref : P/PA/UA/RE.JF

Dear Mr Greenway

App No: **03/00579/FUL/DG**
Proposal: **Extensions and alterations to increase size from 120 to 420 places, provision of nursery and community facilities.**
Site: **St. Marys & All Saints C Of E Primary School, Wensley Road, Reading, RG1 6DU.**

I write further to Sport England's initial response to the above application dated 5th August and our subsequent telephone conversation last week.

As you will be aware Sport England raised a holding objection to the proposed development as it was unclear from the design statement and accompanying plans as to the level of encroachment onto, and the nature of, the playing field land on the site.

Further to our telephone conversation it is now understood that part of the land to be lost to the development, whilst technically forming part of the playing field, is unsuitable for formal use due to the slope of the land and its proximity to existing buildings and trees on the site. In addition, Sport England is aware that with the demolition of the adjacent Coley Park School the proposed development will improve the open space, including hard play area, available on the site.

Given the above, Sport England is satisfied that the application meets with exception E3 to our Playing Fields Policy, in that:

> ***The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

Consequently, Sport England would like to *withdraw its previous holding objection* to the above application.

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
Tel: 0118 948 3311 Fax: 0118 947 5935 www.sportengland.org

Chair: Patrick Carter Chief Executive: Roger Draper Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: Sean Holt
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the Sport England Lottery Fund.

I would be grateful if you would advise me of the outcome of the application by sending me a copy of the decision notice.

If you would like any further information or advice please contact me at the address below.

Yours sincerely

[redacted]

John Feetam MRTPI
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: [redacted]@sportengland.org

I think you may be able to get round this by personally explaining it to them on the phone?

Discussed on phone 7/8 am – advised that no loss of grassed playing area (loss of grassed bank only) – on which basis SE will not object – letter to follow sooner.

13 August 2003

Mr D Greenway
Planning Department
Reading Borough Council
Civic Centre
Reading RG1 7TD

Your Ref: 03/00579/FUL/DG
Our Ref : P/PA/UA/RE.JF

Dear Mr Greenway

App No: **03/00579/FUL/DG**
Proposal: **Extensions and alterations to increase size from 120 to 420 places, provision of nursery and community facilities.**
Site: **St. Marys & All Saints C Of E Primary School, Wensley Road, Reading, RG1 6DU.**

I write further to Sport England's initial response to the above application dated 5th August and our subsequent telephone conversation last week.

As you will be aware Sport England raised a holding objection to the proposed development as it was unclear from the design statement and accompanying plans as to the level of encroachment onto, and the nature of, the playing field land on the site.

Further to our telephone conversation it is now understood that part of the land to be lost to the development, whilst technically forming part of the playing field, is unsuitable for formal use due to the slope of the land and its proximity to existing buildings and trees on the site. In addition, Sport England is aware that with the demolition of the adjacent Coley Park School the proposed development will improve the open space, including hard play area, available on the site.

Given the above, Sport England is satisfied that the application meets with exception E3 to our Playing Fields Policy, in that:

> ***The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

Consequently, Sport England would like to *withdraw its previous holding objection* to the above application.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's support for any related application to the Sport England Lottery Fund.

I would be grateful if you would advise me of the outcome of the application by sending me a copy of the decision notice.

If you would like any further information or advice please contact me at the address below.

Yours sincerely

John Feetam MRTPI
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

READING BOROUGH COUNCIL
- 8 AUG 2003
ENVIRONMENTAL SERVICES

SPORT ENGLAND

05 August 2003

Mr D Greenway
Planning Department
Reading Borough Council
Civic Centre
Reading RG1 7TD

Your Ref: 03/00579/FUL/DG
Our Ref : P/PA/UA/RE.JF

Dear Mr Greenway

App No: **03/00579/FUL/DG**
Proposal: **Extensions and alterations to increase size from 120 to 420 places, provision of nursery and community facilities.**
Site: **St. Marys & All Saints C Of E Primary School, Wensley Road, Reading, RG1 6DU.**

Thank you for consulting Sport England on the above application.

It is understood that the site forms part of, or constitutes a playing field as defined in the 1996 Statutory Instrument No.1817. Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that:

> **"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies."**
>
> Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social an economic well-being of the country.

It is Sport England understanding that as a result of the Central Reading Review of Primary Education this application proposes to double the size of the St. Mary's & All Saints School from a one-form entry (210 places) to two-form entry (420 places). Consequently, it is understood that the adjacent Coley Park Primary School buildings will be demolished. Sport England appreciates the need for this development given the challenging issues identified at the Coley Park School.

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However, from the information received it appears that the proposed extensions will encroach onto playing field land on the site. Unfortunately, it is unclear from the design statement and plans accompanying the application as to the level of this encroachment and the nature of the playing field land in question. As such Sport England is unable, at present, to adequately assess the application against the above policy and therefore raises a ***holding objection*** to the proposed development.

Sport England would be willing to withdraw this holding objection should further information be received which indicates that the proposed development meets with one, or a combination of, the exceptions to our policy as outlined below:

E1 - A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

E4 - The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

If you feel it would be of benefit I would be more than happy to meet on site to discuss the development further. In the meantime if you would like any further information or advice please contact me at the address below.

Yours sincerely

[redacted]

John Feetam MRTPI
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

[redacted]

Greenway, Dennis

From: Holt, Michael
Sent: 05 August 2003 11:45
To: Greenway, Dennis
Cc: Weeks, Geoff
Subject: St Mary and All Saints

I have picked up your enquiry about consultations with Sport England in connection with the planning application. As the application is from the governors via the Oxford Diocese any consultations will have been carried out by Gordon Joyner their Assistant Director of Education who has commissioned the scheme but I can tell you that there is not a reduction in the grassed area..it fact this increases in size to meet the requirements of the enlarged school.
Hope this helps
Michael Holt

Spain England ? site Plan?

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO:

WARD: Southcote

PLANNING APPLICATIONS COMMITTEE: 30 July 2003

Application No: 03/00579/FUL/DG

Address: Saint Mary & All Saints C of E Primary School and Coley Park Primary School, Wensley Road, Reading.

Proposal: Extensions and alterations to increase size of Saint Mary & All Saints C of E Primary School from 210 to 420 pupils, provision of nursery and community facilities (demolition of Coley Park Primary School).

Applicant: Governors of St Mary and All Saints C of E (VA) Primary School.

Date received: 9 May 2003

X **Major application:** target decision date 08.08.03 (13 week)

RECOMMENDATION

Grant subject to conditions.

Conditions to include:
- standard 5 year time limit for implementation
- approved drawing numbers
- materials to be submitted and approved
- detailed landscaping plan required
- implementation of landscaping
- landscape management plan
- tree protection required during construction
- green travel plan to be submitted and approved
- details of lockable bike store and Sheffield stands to be submitted, approved and implemented
- construction hours 0800- 1800 Monday to Friday, 0800-1300 Saturday, and not Sundays or Bank Holidays
- submission of construction method statement

Informatives to include:
- application assessed and found to comply with policy CUD14 of the RBLP

1. INTRODUCTION

St Mary and All Saints's C of E (VA) Primary School (hereafter called St Mary's) and Coley Park (LEA) Primary School (hereafter Coley Park) are adjacent primary schools situated on the south side of Wensley Road. To the west of the site are residential properties in Lesford Road. To the north, on

the opposite side of Wensley Road, is the Berkshire Independent Hospital. Immediately to the north of the site is Coley Park Free Church. To the west is The Old Lane leading to the Coley Park Farm development. Beyond the Lane, the area is wholly residential in character. To the south are allotment gardens on the edge of the Kennet Meadows.

The site slopes variably from north to south.

Planning applications Committee visited the site on 20th June 2003.

2. PLANNING HISTORY

None directly related to the current application.

3. PROPOSALS

To amalgamate two adjoining schools on to one site. Saint Mary's will essentially be enlarged by an additional 1200 sq m from 1194 sq m, with Coley Park (1130 sq m) being completely demolished. Any loss of open space on the existing Saint Mary's site will be made up on the cleared Coley Park site. The Coley Park School buildings will of course remain until the new buildings are available.

The amalgamation of the schools follows a review of primary education provision in Reading and a formal consultation exercise by Reading Borough Council and the Oxford Diocese. The amalgamation was agreed in February 2003 by the Schools Organisation Committee and DFES funding secured in March 2003. Essentially the proposals arise out of the poor quality of the Coley Park buildings as well as a falling roll, and the potential for amalgamating with St Mary's on effectively the same site.

St Mary's will double in size from a one-form entry school (210 pupils) to a two-form entry (420 pupils). In addition a nursery unit and community facilities will be provided on site.

The community facilities will use the present school entrance and the areas currently used as library, school offices, staff facilities and reception class. The exact nature of the community uses is still under discussion.

The proposed buildings are single storey around a closed courtyard to address concerns about security, vandalism and the general vulnerability of school premises. The design takes account of slopes on the site. A variety of materials are proposed in the building, which will be more apparent from coloured elevations which will be available at your meeting, including: concrete interlocking roof tiles; standing seam zinc roofing to lower pitched areas; sawn timber rafters, stained; circular timber columns; aluminium or aluminium faced windows, doors and screens; facing brickwork (some to match, some to contrast); and coloured rendered panels. Whilst the details of these will need to be conditioned for approval, the submitted drawings clearly indicate a high quality design, which is not always evident in school buildings.

4. CONSULTATIONS

There have been no responses as a result of public consultation. The following properties were consulted: Flats 1-11, 1 Lesford Road; Flats 1-11, 3 Lesford Road; 5 Lesford Road; 175-185 (o) St Saviours Road; 1-17 The Brookmill; 1-9 The Old Lane; Coley Park Free Church, Wensley Road and The Berkshire Independent Hospital, Wensley Road. A notice was also pinned up on site, and the proposal formally advertised in the local press.

Building Control request a full plans Building Regulations application.

The Council's **Tree Advisor** advises that although the proposals involve the loss of 2 mature Horse Chestnut trees, these are affected by bark swelling and bud proliferation on branches, with large patches on the trunk. These cause potential weeak points, therefore their removal, though unfortunate, is acceptable. Although a landscaping plan has been submitted, a detailed landscaping scheme is required, showing proposed tree and shrub species, sizes and planting densities, together with details of maintenance and aftercare.

5. TRANSPORT IMPLICATIONS

The proposed layout is acceptable in terms of technical detail and parking provision, but the existing school travel plan applicable to St Mary's should be extended to incorporate the new school, which should be secured by condition. Lockable bike storage and sheffield stands should also be secured by condition.

6. ACCESSIBILITY IMPLICATIONS

Full provision is made.

7. SUSTAINABILITY IMPLICATIONS

Essentially, the proposals combine two adjoining schools on to one site, re-using and extending the best of the existing buildings on the site. The resultant school will be a two-form entry school rather than 2 one-form entry schools, and although provision is made for a nursery and community facilities, there will not be a significant increase in use of the site. No other uses, "enabling" or otherwise are proposed. There will be minimal impact on trees, ecology, traffic generation, and pollution. The proposals are therefore considered as a highly sustainable use of the site.

8. APPRAISAL

There are no policies in the Reading Borough Local Plan referring specifically to developments on existing educational sites, so that the proposals can largely be considered against Policy CUD14 (Standards of Design in Development). Policy TRN11B (Development and Traffic) addresses the

impact in transport terms.

Policy CUD14 requires new development to exhibit a high standard of design compatible with the scale and character of the surrounding environment. In this case, the extensions are clearly designed to be compatible with the existing (to be retained) buildings on site, which themselves are a compatible and established feature of the local environment. Any additional impact of the new extensions is not therefore considered significant in terms of the character of the area. Certainly there is little change in terms of overshadowing, overlooking and/or loss of privacy to neighbouring properties, because building to building relationships are ~~essentially now no worse than before~~. The new buildings are also single storey, which reduces their impact, and existing boundary screening is also retained. The creation of a safe and secure environment for users has also been addressed, without detracting from the overall design. Attention has also been given to the design and detailing of the external areas, although details of tree and shrub planting, species and densities will be required as a condition of any consent.

The proposals are therefore considered to comply with Policy CUD14 of the RBLP.

There are no highway objections to the proposals, subject to conditions requiring the submission of cycle parking details and the submission of an updated school travel plan.

The proposals are therefore considered to comply with Policy TRN11B of the RBLP.

9. CONCLUSIONS

The proposals are considered acceptable and are accordingly recommended for approval subject to the conditions referred to in the report.

Drawing Numbers: 5073.20B, 21, 22, 23, 24, 25 received 9 May 2003.

Case Officer: Dennis Greenway.

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO:

WARD: Southcote

PLANNING APPLICATIONS COMMITTEE: 30 July 2003

Application No: 03/00579/FUL/DG

Address: Saint Mary & All Saints C of E Primary School and Coley Park Primary School, Wensley Road, Reading.

Proposal: Extensions and alterations to increase size of Saint Mary & All Saints C of E Primary School from 210 to 420 pupils, provision of nursery and community facilities (demolition of Coley Park Primary School).

Applicant: Governors of St Mary and All Saints C of E (VA) Primary School.

Date received: 9 May 2003
major application: target decision date 8/08/03

RECOMMENDATION

Grant subject to conditions.

Conditions to include:

- standard 5 year time limit for implementation
- approved drawing numbers
- materials to be submitted and approved
- detailed landscaping plan required
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- tree protection required during construction
- green travel plan to be submitted and approved
- details of lockable bike store and Sheffield stands to be submitted, approved and implemented
- construction hours 0800- 1800 Monday to Friday, 0800-1300 Saturday, and not Sundays or Bank Holidays
- submission of construction method statement

Informatives to include:

- application assessed and found to comply with policy CUD14 of the RBLP

1. INTRODUCTION

St Mary and All Saints's C of E (VA) Primary School (hereafter called St Mary's) and Coley Park (LEA) Primary School (hereafter Coley Park) are adjacent primary schools situated on the south side of Wensley Road. To the west of the site are residential properties in Lesford Road. To the north, on the opposite side of Wensley Road, is the Berkshire Indepenent Hospital.

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READING BOROUGH COUNCIL

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Immediately to the north of the site is Coley Park Free Church. To the west is The Old Lane leading to the Coley Park Farm development. Beyond the Lane, the area is wholly residential in character. To the south are allotment gardens on the edge of the Kennet Meadows.

The site slopes variably from north to south.

Planning applications Committee visited the site on (insert). 200603

2. PLANNING HISTORY

None directly related to the current application.

3. PROPOSALS

To amalgamate two adjoining schools on to one site. Saint Mary's will essentially be enlarged by an additional 1200 sq m from 1194 sq m, with Coley Park (1130 sq m) being completely demolished. Any loss of open space on the existing Saint Mary's site being made up on the cleared Coley Park site. The Coley Park School buildings will of course remain until the new buildings are available.

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St Mary's will double in size from a one-form entry school (210 pupils) to a two-form entry (420 pupils). In addition a nursery unit and community facilities will be provided on site.

The community facilities will use the present school entrance and the areas currently used as library, school offices, staff facilities and reception class. The exact nature of the community uses is still under discussion.

The proposed buildings are single storey around a closed courtyard to address concerns about security, vandalism and the general vulnerability of school premises. The design takes account of slopes on the site. A variety of materials are proposed in the building, which will be more apparent from coloured elevations which will be available at your meeting, including: concrete interlocking roof tiles; standing seam zinc roofing to lower pitched areas and ~~features~~; sawn timber rafters, stained; circular timber columns; aluminium or aluminium faced windows, doors and screens; facing brickwork (some to match, some to contrast); and cloured rendered panels. Whilst the details of these will need to be conditioned for approval, the submitted drawings clearly indicate a high quality design, which is not always evident in school buildings.

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Building Control request a full plans Building Regulations application.

The Council's **Tree Advisor** advises that although the proposals involve the loss of 2 mature Horse Chestnut trees, these are affected by bark swelling and bud proliferation on branches, with large patches on the trunk. These cause potential weeak points, therefore their removal, though unfortunate, is acceptable. Although a landscaping plan has been submitted, a detailed landscaping scheme is required, showing proposed tree and shrub species, sizes and planting densities, together with details of maintenance and aftercare.

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Full provision is made.

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8. APPRAISAL

There are no policies in the Reading Borough Local Plan referring specifically to developments on existing educational sites, such that the proposals can largely be considered against Policy CUD14 (Standards of Design in Development). Policy TRN11B (Development and Traffic) addresses the impact in transport terms.

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Policy CUD14 requires new development to exhibit a high standard of design compatible with the scale and character of the surrounding environment. In this case, the extensions are clearly designed to be compatible with the existing (to be retained) buildings on site, which themselves are a compatible and established feature of the local environment. Any additional impact of the new extensions is not therefore considered significant in ~~these respects~~. terms of the Certainly there is little change in terms of overshadowing, overlooking and/or character of the loss of privacy to neighbouring properties, because building to building area. relationships are essentially now no worse than ~~as~~ before. The new buildings are also single storey, which reduces their impact, and existing boundary screening is also retained. The creation of a safe and secure environment for users has also been addressed, without detracting from the overall design. Attention has also been given to the design and detailing of the external areas, although details of tree and shrub planting species and densities will be required as a condition of any consent.

The proposals are therefore considered to comply with Policy CUD14 of the RBLP.

There are no highway objections to the proposals, subject to conditions requiring the submission of cycle parking details and the submission of an updated school travel plan.

The proposals are therefore considered to comply with Policy TRN11B of the RBLP.

9. CONCLUSIONS

The proposals are considered acceptable and are accordingly recommended for approval subject to the conditions referred to in the report.

Drawing Numbers: 5073.20B, 21, 22, 23, 24, 25 received 9 May 2003.

Case Officer: Dennis Greenway.

Policy CUD14 requires new development to exhibit a high standard of design compatible with the scale and character of the surrounding environment. In this case, the extensions are clearly designed to be compatible with the existing (to be retained) buildings on site, which themselves are a compatible and established feature of the local environment. Any additional impact of the new extensions is not therefore considered significant in these respects. Certainly there is little change in terms of overshadowing, overlooking and/or loss of privacy to neighbouring properties, because building to building relationships are essentially now worse than "as before". The new buildings are also single storey, which reduces their impact, and existing boundary screening is also retained. The creation of a safe and secure environment for users has also been addressed, without detracting from the overall design. Attention has also been given to the design and detailing of the external areas, although details tree and shrub planting species and densities will be required as a condition of any consent.

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9. CONCLUSIONS

The proposals are considered acceptable and are accordingly recommended for approval subject to the conditions referred to in the report.

Drawing Numbers: 5073.20B, 21, 22, 23, 24, 25 received 9 May 2003

Case Officer: Dennis Greenway.

Planning

Memo

To: Dennis Greenway

From: Richard Stimpson/Sarah Hanson

CC:

Date: 18/06/03

Re: Consultation on a Planning Application

Application Number: 03/00579/FUL/DG

Address: St Marys and All Saints C of E Primary School, Wensley Road, Reading

Further to my visit of 17 June 2003, I have the following comments:

The proposal will require the removal of 2 mature red Horse chestnut trees, which provide a significant degree of amenity value. However, on close inspection, these trees are affected by a condition common to this species; bark swellings from bud proliferation. This are on the branches and there are large patches on the trunk, causing a potential weak point. The removal of these tree, though unfortunate, is acceptable due to their condition.

Although Plan 5073.23 indicates landscaping, a detailed landscape scheme is required to include proposed tree & shrub species, sizes and shrub densities. Details of maintenance and aftercare will also be required.

[redacted]

DEPARTMENTAL MEMORANDUM

To: **Planning Manager**

From: **Development Control Transport**

Your Ref : **DG**

My Ref : **PH**
Ext : 2653

Date: 16 June 2003

Application No.	03/00579/FUL
Proposed Development	Extension and alterations to increase size from 210 to 420 spaces, provision of nursery and community facilities.
Development Address	St Marys and All Saints C of E Primary School Wensley Road Reading RG1 6DU

Comments on St Mary & All Saints Primary School travel plan

- The travel plan is mainly information based. Information based travel plans have been found to be ineffective. There is a lack of specific measures to encourage pupils to arrive by altemative means other than by car.
- No targets have been incorporated into the travel plan. With the lack of specific targets the stated objectives will be unlikely to be met.

[redacted]

Paul Hurdus
Development Control Officer (Transport)

SD73/ 201

ST MARY & ALL SAINTS PRIMARY SCHOOL

School Travel Plan

SCHOOL TRAVEL PLAN

CONTENTS

1. Introduction
2. Policy and Objectives
3. Initiatives
4. Implementation
5. Monitoring and Evaluation

1. Introduction

School Location

St Mary & All Saints C.E. (V.A.) Primary School is a Voluntary Aided Primary School sited in Coley Park close to Reading town centre. The school has 179 pupils on roll, approximately half taken from the Coley Park estate and half from surrounding areas, mainly west of Reading.

Unusually the school shares a campus with another primary school whose entrance is approximately 30 metres east of our front entrance. This school has 120 pupils who are drawn from the Coley Park estate lying generally to the west of our school. This school also has a Nursery Unit, which generates its own traffic at varying times throughout the day.

Currently the start and finish times of the Primary Schools have been staggered in an attempt to ease pedestrian and vehicular traffic congestion.

School Ethos, Mission Statement and Aims

St Mary & All Saints is a Church of England school whose Christian values permeate all aspects of school life. Our mission statement seeks to combine an excellent broad and balanced curriculum with the development of spiritual, cultural and moral values. We aim to treat each child as a valued member of our school community and promote in them a sense of responsibility towards others and the environment. We aim to foster well-rounded, balanced individuals who are well able to make sensible and informed choices for themselves.

School Accesses

The Wensley Road gate is the chief vehicular and pedestrian access to the school. Staff and visitors are able to park in the car park in front of the school. There are currently no parking facilities available for parents. Parents park along Wensley Road and Lesford Road. Some also make use of the Community Centre car park situated approximately 100 metres further along Wensley Road. Grounds Maintenance vehicles use the side gate in Lesford Road for access.

Designated Area – (Refer to Appendix A - area map)

The roads in the Designated Area for St Mary & All Saints School are:

Carsdale Close, Hay Road, Holybrook Road, St. Saviours Road, Tintern Crescent, Trellick Road, Tupsley Road, Tyberton Place and then if place are available Heron Way, Lesford Road, Wensley Road and West Green Court.

Of the 179 pupils on roll 48% currently travel from outside the Coley Park estate.

General Travel Patterns, Issues and Problems

Wensley Road is the only road in and out of the neighbourhood. All people living to the west of the school must therefore travel past the front gate of the school to get off the estate. Immediately outside the school there are pavements and generous verges but the road width is relatively narrow. Wensley Road is served by a frequent double-decker bus service and all other delivery and business vehicles use this road. The speed of passing vehicles has been a matter of concern and a speed hump has been installed outside the neighbouring school. Vehicles are picking up speed again by the time they pass our gate. The rest of the estate is served quite well by pavements and footpaths. A crossing patrol person is on duty at start and finish of school, however her position is well to the east of the school and is not convenient for any child travelling west.
In general pupils start to arrive between 8:30 a.m. and 9:00 a.m. and depart between 3:05 p.m. and 3:30 p.m. Children arriving and departing on foot encounter a large number of cars, some travelling at speed, some stationary or manoeuvring, in order to reach the front gate. There are no safety railings outside our school gates and the pedestrian gate is adjacent to the vehicular entrance. The pathway runs down the length of the car park with no safety barrier.

Parents driving their children to school find parking difficult, so many stop directly outside the school gate opposite already parked cars ignoring existing parking restrictions, thus blocking the road to all traffic trying to pass in either direction. Those who have driven into Coley Park to bring their children to school, or who live at the east end of the estate, need to turn round to get out of Coley Park. Many of these turn round in the school entrance or the junction of Wensley Road and Lesford Road. A large number of pedestrians need to cross Lesford Road at this point and it is made extremely hazardous by these drivers.
Some drivers ignore repeated requests not to drive into the staff car park to drop off and turn round.

2. Policy and Objectives

National Policies

In July 1998, the Government issued its White Paper on Transport, which emphasised the need to address the use of cars for the school journey, since nationally more than a quarter of children travel to school by car. Increasing car usage causes road congestion, air pollution, and can lead to reduced levels of fitness and an inability to cope with traffic as pedestrians. With these points in mind a School Travel Advisory Group (STAG) has been established to develop good practice and identify ways of addressing school journey issues and school travel plans are seen as a key component. In addition, all local authorities are now required to produce Local Transport Plans (LTP), which set local transport targets for the authority and must include *"an integrated strategy for reducing car use and improving children's safety on the school journey"*.

Local Policies

Reading Borough Council fully embraces the Safer Routes to School initiative and provides a Road Safety Education Officer to help devise and promote strategies for reducing unnecessary car use and to improve safety on the home to school journey. This road safety officer co-ordinates education, training, engineering and enforcement measures to encourage parents and pupils to walk or cycle to school. Our school travel plan represents an important step towards ensuring greater safety for all pupils travelling to school.

Objectives

The objectives for the St Mary & All Saints School Travel Plan must be set within the wider context of the objectives for the Safer Routes to School initiative. These are as follows:

- To increase the number of pupils walking and cycling to school in safety, through a combination of education, training and publicity measures and through improvements to the built environment (where appropriate), seeking to address both real and perceived concerns for the safety of young people
- To reduce traffic congestion and associated pollution, throughout the Borough, in order to enhance and improve the quality of life for all who live, work or travel in Reading.
- To promote the role of alternative modes of travel (walking, cycling and public transport) in preference to the car, for all, or a substantial part of all journeys, emphasising the health benefits of sustainable forms of transport.

In addition to these, further objectives have been set for the Safer Routes to School Policy at St Mary & All Saints School. These are:

- To promote, encourage and develop sustainable travel behaviour and increase environmental awareness for all members of the school community.
- To develop, implement, monitor, evaluate and review the STP for St Mary's.
- To reduce both real and perecived hazards directly in front of the school entrance.
- To promote and encourage car sharing and walk sharing schemes and hence reduce traffic congestion in Wensley Road.
- To improve facilities and increase training opportunities for cyclists to make cycling a viable alternative to walking or driving for appropriate individuals. With a target of significantly increasing the number of pupils cycling to school.

Benefits

The benefits of a successful Safer Routes to School Policy include:

For the School

- Improve safety and a reduction of pollution.
- Reduce traffic immediately outside of the school grounds.
- Improve relationships with the community and Coley Park School
- Establish safer walking and cycling routes.
- Provide opportunities for learning particularly in citizenship.

For the Pupils

- Increase travel awareness and improve road and personal safety skills.
- Increase knowledge and awareness of local community and environment.
- Improve fitness through increased levels of walking and cycling.
- Establish life long positive attitudes towards fitness and environmental sustainability.
- Achieve lower levels of stress in pupils on arrival
- Provide opportunities for pupils to converse with adults

For Parents and Staff

- Improve community awareness through joint working.
- Build links between parents and strengthen home-school links.
- Reduce driving stress and improve journey quality.
- Improved child/parent quality time.

For the Community

- Reduce pollution in vicinity of the school.
- Reduce level of noise created by manoeuvring vehicles and doors slamming.
- Reduce levels of congestion in surrounding roads thereby enabling local residents to access and exit their properties more easily. In turn this would have the extra benefit of improving neighbourhood relations with the school.
- Improve non-school traffic flow past the school and reduce stress and tension caused to other road users.

3. Initiatives

Some initiatives are already in place. They are:

Educational Visits Policy and Procedures

Our policy and procedures for school visits and trips is in place to ensure that all staff and accompanying adults are aware of the correct measures to be taken in order to minimise risk. It includes a risk assessment before each visit and gives guidelines on

such issues as the hire of coaches i.e. only those with seat belts fitted, medicines, emergency contact numbers, fluorescent jackets for the party leaders etc.

Health and Safety

Our Health and Safety Policy and Procedures are approved and signed by the Governing Body. They are subject to regular inspection and review by the Governors' Site and Buildings Group, the Reading Borough's Health and Safety officer and OFSTED. Any recommendations are carried out as soon as possible.

New Parents

New parents are invited to attend a welcome meeting. The Reading Borough Road Safety Education Officer speaks to them about developing traffic awareness in their child and many other road safety issues. They are urged to walk or cycle to school and not drive or park in such a way that would endanger pedestrians or other road users.

Newsletters

Regular newsletters are sent home and some information is posted on the parents' notice boards. These letters and notices often feature travel and parking issues and always attempt to promote safety and consideration for others.

Walk to School Week and other Events

We participate in the Walk to School Week promoted by the Borough. We also support a number of other events, which have links to the Travel Plan objectives, for example Fitness Week, Shades for the Day, which focuses on sight impairment, and the collection of materials for recycling.

Cycling Awareness

We have a long history of providing Cycling Safety courses for Year 6 and 5 children. Children are encouraged to cycle to school after they have successfully completed a course. At the moment there are no cycle sheds but bicycles are left in the courtyard overlooked by the school offices. Helmets are stored in the cloakrooms. Cycling videos are watched as part of our PSME curriculum.

Personal, Social and Moral Education Curriculum

Our PSME scheme of work incorporates many aspects of road safety and keeping healthy and safe. Education visits to Safety Street and the Home Alone training package from the Susie Lamplugh Trust are particularly helpful.
Unfortunately we have not had visits from our Area Beat Officer for many years due to staff shortages.

Further Road Safety Improvements

The Borough is planning improvements to the roads and pavements in the vicinity of the two schools as part of its Safer Routes to schools initiative. See Appendix 2 SRTS/CONCEPT/COLEY PARK/001

The Enlargement of Saint Mary and All Saints Primary and the Closure of Coley Park Primary.

Coley Park Primary School is due to close on 31st August 2004 and St. Mary and All Saints Primary School is due to enlarge on 1st September 2004. It is expected that all pupils and staff will transfer to the enlarged primary school.

The plans provide for a single vehicular entrance and exit and two separated pedestrian entrances with fenced pathways. See Appendix 3

Drawbacks to the enlargement

- All pupils arriving and leaving at the same time
- One vehicular entrance instead of two

Benefits

- The co-ordination of entrance and exit to provide a through flow of traffic
- Pupils can be dropped off directly to a safe area without blocking the flow of general traffic past the school
- Remove the need for parents to reverse into the entrance to turn round
- Give separate secure pedestrian and cycle access from traffic pollution
- Designated cycle storage cloakroom facilities for helmets
- Uninterrupted vision for vehicles leaving the site
- Improved access for emergency vehicles
- Provision of a deliveries dropping off area
- Reduced level of deliveries due to combined orders
- A new opportunity to educate parents in road safety procedures
- To bring two school populations together with one common travel plan

4. Implementation

The following actions will be taken by the staff and governing body with support and advise from the Reading Borough Council and the Diocese of Oxford.

- Survey to establish current routes and travel patterns. June 2003
- Set targets based on the survey data to increase levels of walking and cycling to school and car sharing. July 2003
- Greater emphasis to be placed on road safety awareness and fitness in our whole school programme. September 2003 and ongoing.

- Incorporate safer travel features into design and buildings of the enlarged school. May 2003
- Information to be included in the school brochure, welcome pack and newsletters on the expected use of the new school layout. September 2004

5. Monitoring and Evaluation

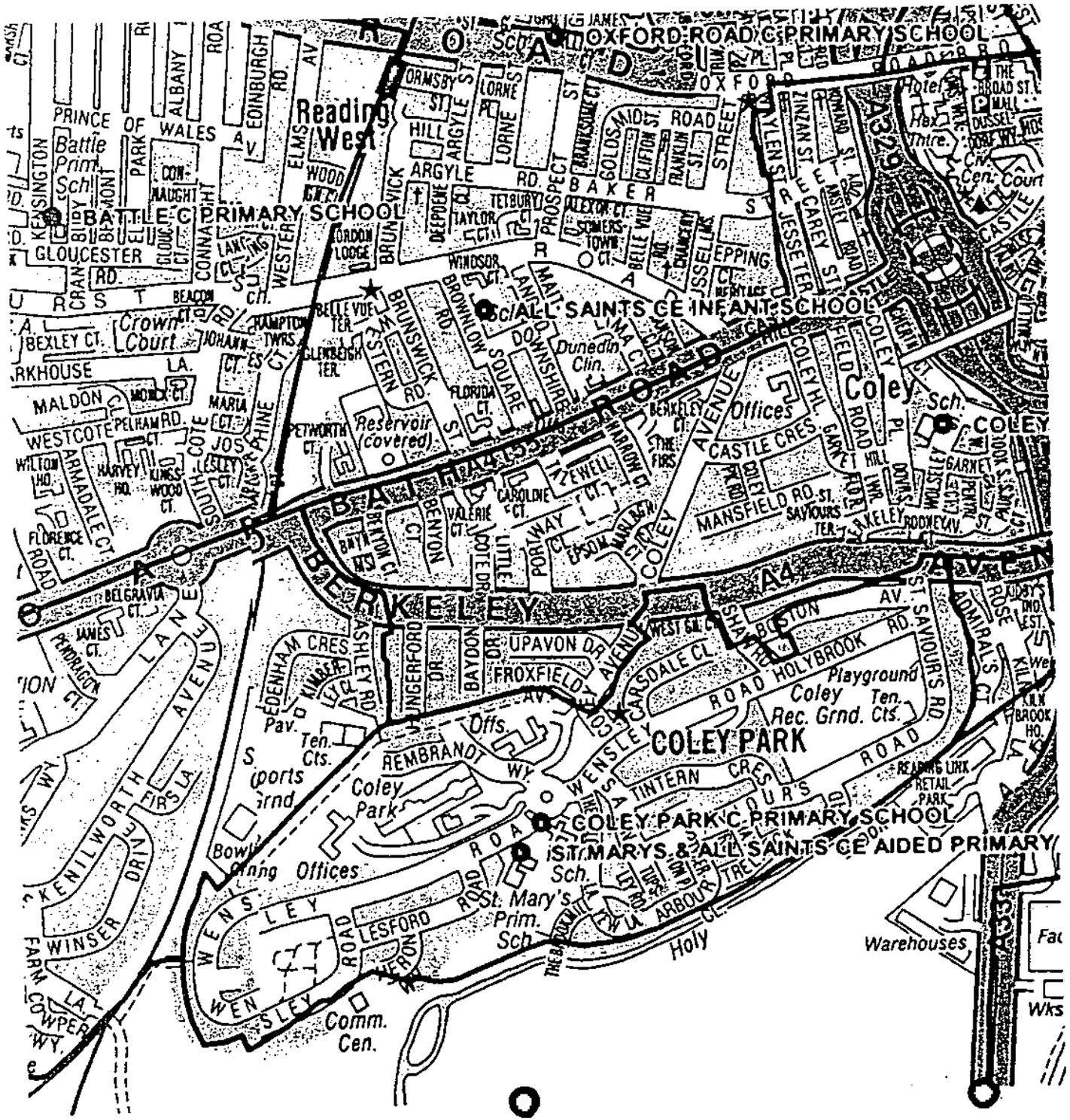
Monitoring and updating of this Travel Plan will be carried out after three months, then annually by the Governing Body following feedback from staff, parents and the pupils via their School Council.

The School Travel Plan will be evaluated in terms of incidents and accidents reported and targets met. The Headteacher and the Site and Buildings Group of the Governing Body will carry out this evaluation.

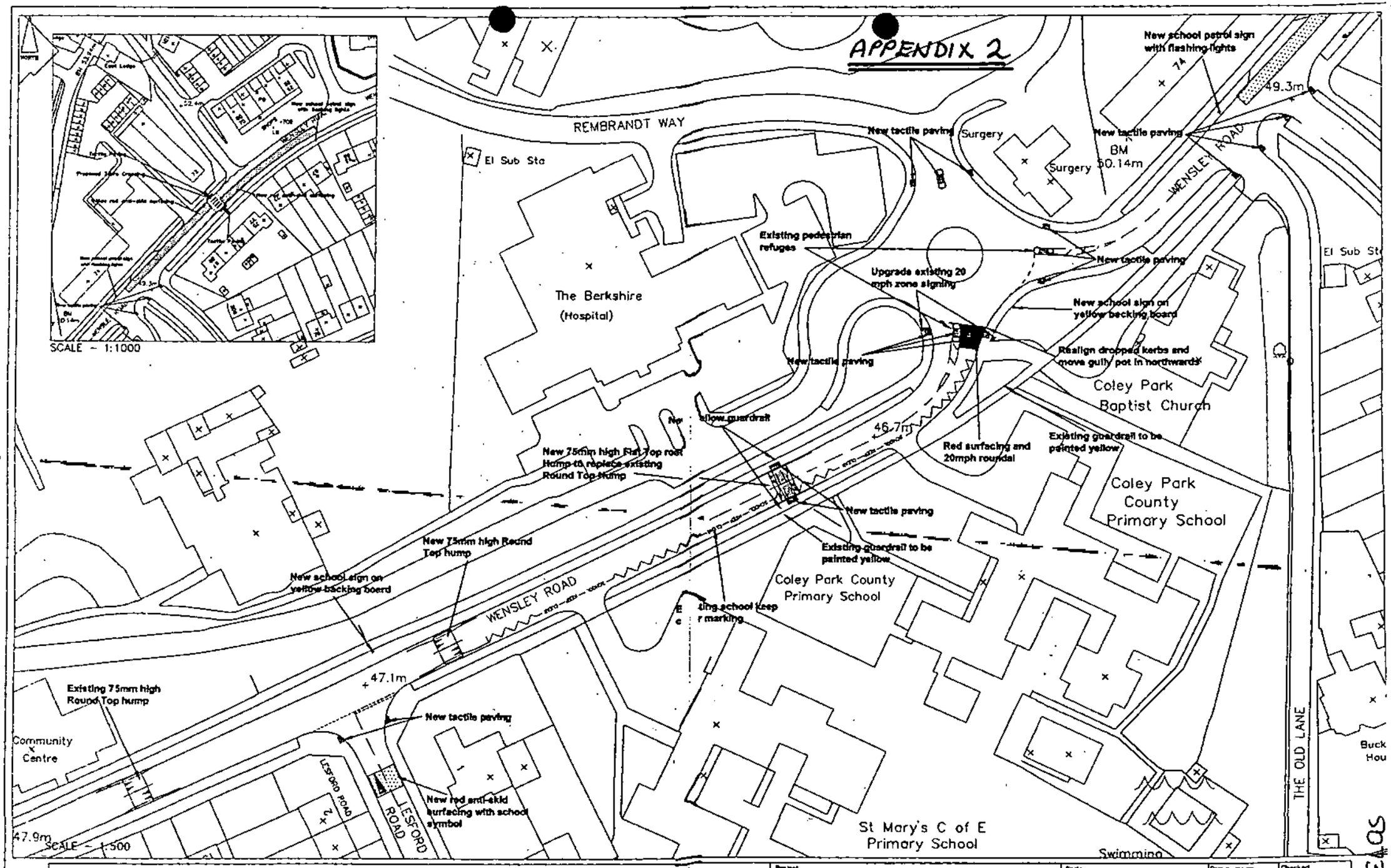
The Reading Borough Council will carry out their own monitoring and evaluation of their improvements to the road layout and markings.

May 2003

APPENDIX 1



OXFORD ROAD C PRIMARY SCHOOL
BATTLE C PRIMARY SCHOOL
ALL SAINTS CE INFANT SCHOOL
COLEY PARK C PRIMARY SCHOOL
ST MARYS & ALL SAINTS CE AIDED PRIMARY
COLEY PARK
Reading West
Coley
Coley Park
Coley Rec. Grnd.
Playground
Offices
Reservoir (covered)
Dunedin Clin.
Warehouses
Comm. Cen.
St. Mary's Prim. Sch.
Battle Prim. Sch.
Crown Court
A329
A4
A33



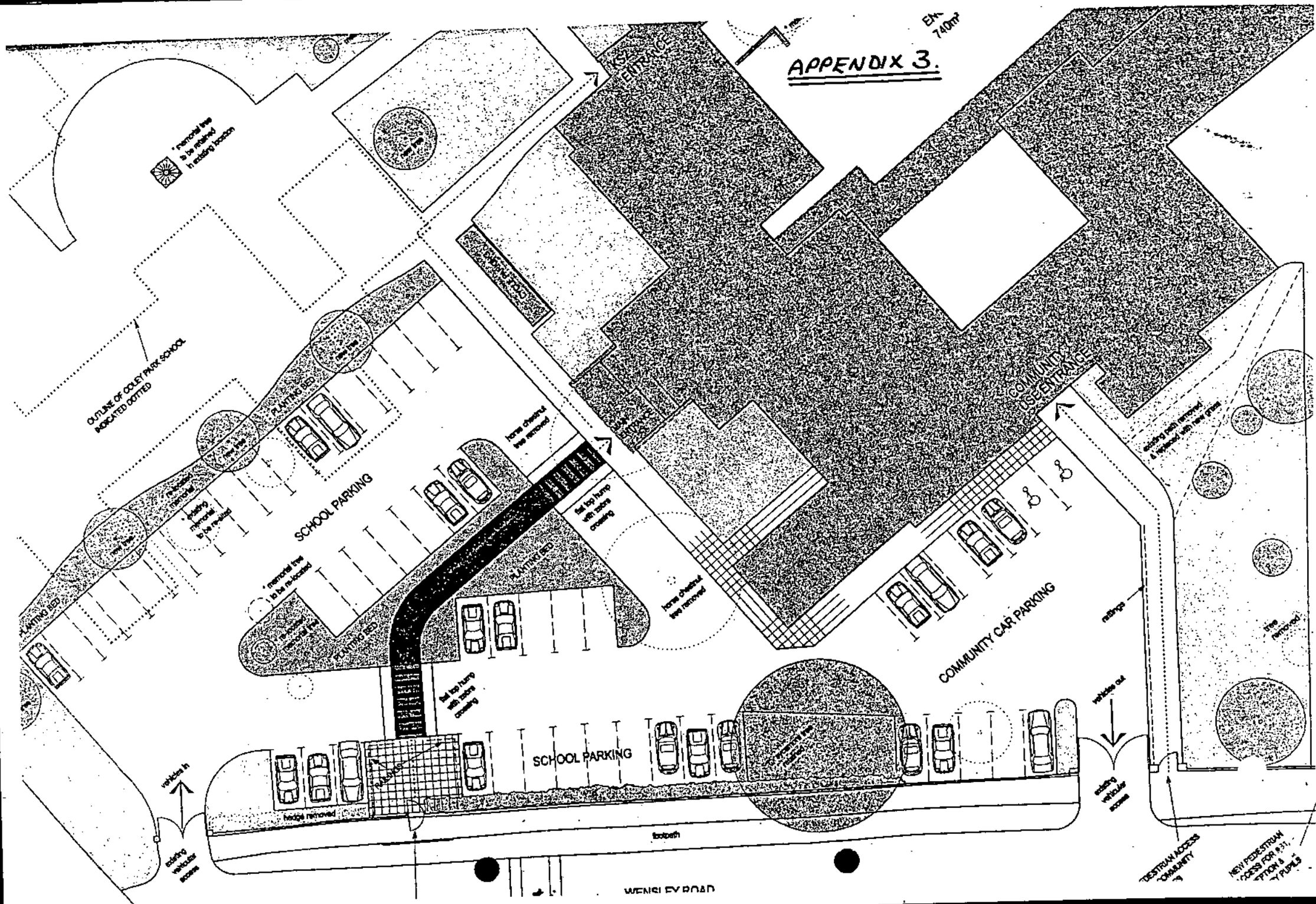
Reading BOROUGH COUNCIL

Department of Environment
Civic Centre
Reading
RG1 7TD

Project: St Mary's & All Saints CE Primary School	Scale: 1:500	Drawn: RMB	Checked
		Approved	
		Date: DECEMBER 2002	
Drawing: CONCEPT LAYOUT	Drawing no.: SRTS/CONCEPT/COLEYPARK/001		

03/196

APPENDIX 3.



KS2 ENTRANCE
COMMUNITY USE ENTRANCE
COMMUNITY CAR PARKING
SCHOOL PARKING
SCHOOL PARKING
PLANTING BED
PLANTING BED
PLANTING BED
PLANTING BED
OUTLINE OF COLEY PARK SCHOOL INDICATED DOTTED
memorial tree to be retained in existing location
memorial tree to be re-located
memorial tree to be re-located
re-located memorial tree
horse chestnut tree removed
horse chestnut tree removed
flat top hump with zebra crossing
flat top hump with zebra crossing
existing path removed & replaced with new grass
ratlings
tree removed
vehicles out
vehicles in
existing vehicular access
existing vehicular access
hedge removed
footpath
WENSLEY ROAD

DEPARTMENTAL MEMORANDUM

To: **Planning Manager**

From: **Development Control Transport**

Your Ref : **DG**

My Ref : **PH**
Ext : 2653

Date: 28 May 2003

Application No.	03/00579/FUL
Proposed Development	Extension and alterations to increase size from 210 to 420 spaces, provision of nursery and community facilities.
Development Address	St Marys and All Saints C of E Primary School Wensley Road Reading RG1 6DU

This development proposes utilising the existing vehicular and pedestrian access serving this site and creating an additional pedestrian entrance. While the development will possible involve an intensification of use of the existing accesses adequate visibility and road geometry exists to permit this proposal. The additional pedestrian entrance is a welcome feature as it gives priority and encouragement to trips undertaken on foot.

Turning to the internal layout I would like to make the following comments:

- The proposal layout is acceptable in terms of technical detail and parking provision however the existing School Travel Plan applicable to All Saints School should be extended to incorporate the new school. It is suggested that this is secured by a condition.

Suggested conditions

- Lockable bike store and Sheffield stands constructed according to approved plans and available to users before occupation.
- A School Travel Plan to be submitted and improved in writing by the Local Planning Authority prior to implementation of the development.

Informatives

- N/A

Suggested reasons for refusal – scheme as submitted

N/A

S106 heads of terms

N/A

[redacted]

Paul Hurdus
Development Control Officer (Transport)

2741

READING BOROUGH COUNCIL
22 MAY 2003
ENVIRONMENTAL SERVICES

PLANNING AND TRANSPORT

Memo

To: Building Control Section

From: Dennis Greenway, 939 0286

Date: 13th May 2003

Re: Consultation on Planning Application

SOUTH
JB

Application Number: 03/00579/FUL/DG

Address: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

For: Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

Please may I have your comments in relation to any Building Control issues in relation to the above development by 3rd June 2003

I have consulted you because the development involves:

READING BOROUGH COUNCIL
23 MAY 2003
ENVIRONMENTAL SERVICES

- ☐ Loft Conversion
- ☐ Conversion to residential unit(s)
- ☐ Change of use
- ☐ Alterations to a building open to the public
- ☐ Other

Comments made will be taken into consideration before any decision is made.

If you are not able to meet the 3rd June 2003 deadline please contact me to explain the delay and to agree an extension of the consultation period. Please return all plans.

Dennis Greenway

You may find the following useful for your response: Full plans Building Regulation Application Required

- ☐ No objections
- ☑ No objections subject to conditions attached
- ☐ Clarification required - see attached
- ☐ Object - see attached

[redacted]

TO SAVE PAPER PLEASE USE THIS MEMO FOR REPLY

Greenway, Dennis

From: Ambe, Edwin
Sent: 15 May 2003 12:41
To: Greenway, Dennis
Subject: St Mary and All Saints C of E Primary School Wensley Road Reading

Hi Dennis,

Regarding the proposal at the above address, we shall not be requesting an education contribution from the developers.

Best wishes.

Edwin Ambe

Edwin Ambe
Assistant Education Policy and Planning Officer
Reading Borough Council
01189390900 X4806
Email: edwin.ambe@reading.gov.uk

AMBLEGLOW
The Advertising & Design Agency

MEDIA ORDER

49352

Reading Evening Post
8 Tessa Road
READING
Berkshire RG1 8NS

DATE 28.05.2003

Attention: Tina - PUBLIC NOTICE

CLIENT Reading Borough Council

CLIENT ORDER NO. 20450LES - 03/00193/FUL/TB

ADVERTISEMENT TITLE 10-14 Wingrove Road Reading

VOUCHER

INSERTION DATE

30.05.2003

13 x 2 col display
PUBLIC NOTICE
READING EVENING POST

£338.00
+VAT

Reading
BOROUGH COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

Article 8 Town & Country Planning (GPD) Order 1995

The following applications have been received by the Borough Council:

Application Number: 03/00193/FUL/TB
At: 10-14 Wingrove Road, Reading.
For: Demolition of existing dwellings, erection of 20 flats comprising 3 one-bed flats and 17 two-bed flats with associated access, parking and amenity.
Applicant: Cube Land Securities.

Application Number: 03/00571/REM/TB
At: 11-15 Armour Road, Tilehurst, Reading.
For: 12 New 2 bed flats with parking (Sheltered Housing) (Design, external appearance and landscaping).
Applicant: Gables Holdings Ltd.

Application Number: 03/00579/FUL/DG
At: St Mary's and All Saints C of E Primary School, Wensley Road, Reading RG1 6DU.
For: Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities.
Applicant: The Governors of St Mary and All Saints C of E School.

The application details can be seen at the Planning and Building Control Reception on the Ground Floor of the Civic Centre, from 9.00am to 5.00pm weekdays. Any representations must be made in writing to the Planning Manager within 14 days from the publication of this notice.

[redacted]

CONFIRMATI

Ad booked with
Sent ISDN
Please confirm re

KW

51 HIGH STREET
KSHIRE SL6 1YT
73930
SDN: 01628 778588
WEB: www.ambleglow.co.uk

App No. 03/00579/FUL Status PCO U.P.R.N. 07910/4000/0/002
Address St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Proposal Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

Letter for selected Neighbours NEICON
Batch Print of letter done (Y/N) Y
Neighbour Standard Consultation
Date of Last Batch Print 13.05.2003

Street Number	Name / District / County	Town	Postcode
4430	Lesford Road	Reading	RG1 6DX

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
1				1	11		13.05.2003
3				1	11		13.05.2003
5							13.05.2003

Street Number	Name / District / County	Town	Postcode
6720	St. Saviours Road	Reading	RG1 6EP

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
175	185	O					13.05.2003

Street Number	Name / District / County	Town	Postcode
7180	The Brookmill	Reading	RG1 6DD

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
1	17						13.05.2003

Street Number	Name / District / County	Town	Postcode
7240	The Old Lane	Reading	RG1 6DB

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
1	9		Bucknell House				13.05.2003
							13.05.2003

Street Number	Name / District / County	Town	Postcode
7910	Wensley Road	Reading	RG1 6DP

House Numbers From	To	Odd/Even (O/E)	House Name	Flat Numbers From	To	Postcode	Printed
			Coley Park Free Church				13.05.2003
			Berkshire Independant Hospital				13.05.2003

DC Screens Menu | Considerations | Print Neighbours | DC_MENU
Main Menu

App No. 03/00579/FUL Status PCO U.P.R.N. 07910/4000/0/002
Address St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Proposal Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

Standard Consultees Expiry Date 03.06.2003 Last Print 13.05.2003

Consultee	Letter	Notes	Printed	Reply Recvd
ED	EDUCME		13.05.2003	
BC	BCMEMO		13.05.2003	
TR	TRANME		13.05.2003	
SUP	TREEME		13.05.2003	
MICW	CLLCON		13.05.2003	
MIDD	CLLCON		13.05.2003	
MIPG	CLLCON		13.05.2003	

Site Notices: Last Print 13.05.2003

Site Notice Type		Date Printed
SITE	Site Notice	13.05.2003

Date Site Notice(s) Posted

Advertisement: Printed (Y/N)
Date Last Printed
If Advert Is Required
Enter Publication Date 13.05.2003
Overall Expiry Date

Main Menu | Neighbours | Print Site Notices | Print Consults | Reports Screen | DC_MENU

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

Our Ref: 5073/RDE

12 May 2003

Reading Borough Council
Planning Section
PO Box 17
Civic Centre
Reading RG1 7TD

READING BOROUGH COUNCIL
13 MAY 2003
ENVIRONMENTAL SERVICES

Dear Sirs 030579

The Governors of St Mary & All Saints C of E Primary School - Extensions & Alterations - Coley Park, Reading

I submitted a Planning Application for the above project on Thursday 8 May 2003. I had also sent a copy to Mr Michael Holt (Education and Community Services, Reading Borough Council) who has suggested one or two factual amendments to the design statement submitted. Therefore please find attached amended design statement rev A which I would ask you to substitute for the previous one.

Yours faithfully

[redacted]

ROBIN D EDWARDS

GRAY BAYNES and SHEW

Enc Design Statement Revision A (5 copies)

cc Mr G Joyner, Oxford Diocesan Board of Education (+ enc).
Mrs B Clements, Headteacher, St Mary & All Soints C of E School (+ enc)

Partners Simon J Shew Dip. Arch. (Oxon) R.I.B.A. Jacqueline A Heslop Dip. Arch. R.I.B.A. Nigel G Spawton Dip. Arch. (Oxon) R.I.B.A.
Associates Robin D Edwards Dip. Arch. (S.B.U.) R.I.B.A. Matthew Bullock B.A. B.Arch. R.I.B.A.

Our Ref: 5073/RDE

7 May 2003

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

Reading Borough Council
Planning Section
PO Box 17
Civic Centre
Reading RG1 7TD

030579

Dear Sirs

The Governors of St Mary & All Saints C of E Primary School - Extensions & Alterations - Coley Park, Reoding

Please find attached a Planning Application for the above project comprising the following:

- Cheque in the sum of £5,940.00
- Forms Parts 1 and 2 and Certificate B — 5 copies
- Statement in Support of Application — 1 copy
- Drawings numbered 5073.20B, 21, 22, 23, 24, 25 and Location Plan — 5 copies

If you require ony further informotion pleose contact me. The Notice under Article 6 has been served on the Local Education Authority c/o Mr Michael Holt, Educotion and Community Services, Reading Borough Council, PO Box 2623, Reading RG1 7WA.

Yours faithfully

[redacted]

ROBIN D EDWARDS

GRAY BAYNES and SHEW

READING BOROUGH COUNCIL
- 9 MAY 2003
ENVIRONMENTAL SERVICES

Enc

cc Mr G Joyner, Oxford Diocesan Board of Education
(Enc: Drawings and Statement only)

Partners Simon J Shew Dip. Arch. (Oxon) R.I.B.A. Jacqualine A Heslop Dip. Arch. R.I.B.A. Nigel G Spawton Dip. Arch. (Oxon) R.I.B.A.
Associates Robin D Edwards Dip. Arch. (S.B.U.) R.I.B.A. Matthew Bullock B.A. B.Arch. R.I.B.A.

030579

CERTIFICATE UNDER ARTICLE 7

PLANNING AND TRANSPORT
TOWN & COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed .....

On behalf of .....

Dated ..... READING BOROUGH COUNCIL

– 9 MAY 2003

ENVIRONMENTAL SERVICES

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name LOCAL EDUCATION AUTHORITY C/O MR MICHAEL HOLT EDUCATION + COMMUNITY SERVICES READING BOROUGH COUNCIL

Address at which Notice was served PO BOX 2623, READING

Postcode RG1 7WA Date of service of Notice 07/05/03

2. None of the land to which the application relates is, or i[redacted]

Signed [redacted]

On behalf of FOR GRAY BAYNES + SHEW ARCHITECTS C/O THE GOVERNORS OF ST MARY + ALL SAINTS C OF E PRIMARY SCHOOL

Dated 06/05/03

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town Planning Acts.

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

OFFICE USE ONLY:
APPLICATION NO: 030578

1 Please read the accompanying **NOTES**

Applicant's Name	THE GOVERNORS OF ST MARY + ALL SAINTS C OF E (VA) PRIMARY SCHOOL
Address	C/O THE OXFORD DIOCESAN BOARD OF EDUCATION. DIOCESAN CHURCH HOUSE NORTH HINKSEY OXFORD
Postcode	OX2 ONB
Telephone (daytime)	01865 208238
E-mail	[redacted]

2

Agent's Name	GRAY BAYNES + SHEW ARCHITECTS
Address	18 BEAUMONT STREET OXFORD
Postcode	OX1 2ND
Telephone	01865 248488
E-mail	[redacted]
Contact Name	ROBIN EDWARDS

3

Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**.

Site Address or Location: ST MARY + ALL SAINTS C OF E PRIMARY SCHOOL, WENSLEY ROAD COLEY PARK READING RG1 6DU.

4

What is the application for?
Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development
PLEASE REFER TO SUPPORTING STATEMENT. EXTENSIONS + ALTERATIONS TO INCREASE SIZE FROM 210 TO 420 PLACE, PROVISION OF NURSERY AND COMMUNITY FACILITIES. WITH THE CLOSURE OF COLEY PARK PRIMARY SCHOOL THE OVERALL NUMBERS ON THIS COMBINED SITE WILL REMAIN THE SAME. N/A

5

State the fee enclosed with this application.
The current scale of fees is enclosed.
If you believe a reduced fee or no fee is payable, say why.

£ 5,940-00

6

State the applicant's interest in the land. *(circle as appropriate)*
Owner / **Prospective Purchaser** / **Lessee** / OWNER BUT TO PURCHASE ADJOINING SITE / PART OF SITE. *(specify)*

7

Give the area in hectares or part of a hectare. **Total Site Area** 2.30 ha. hectares

READING BOROUGH COUNCIL

8

If your application involves the provision of dwelling(s), then also give **Net Site Area** N/A hectares *(see notes)*

MAY 2003

ENVIRONMENTAL SERVICES

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

9 **List all the plans and drawings** submitted with the application, or enclose a separate schedule

Plans/Drawings 5073.20B, 21, 22, 23, 24, 25 and location plan.

10 **Does the application involve any of the following?** *(tick all relevant boxes)*

- **Change of Use** ☐
- **Erection of New Building** ☐
- **Engineering Operation** *e.g. new drainage or structure adjacent or on highway/alteration of an access* ☐
- **Demolition** ☑
- **Alteration or Extension** ☑

11 **What type of application is this?** *(tick ONE box only)*

- **Outline Permission** ☐ *(see question 12)*
- **Full Permission** ☑
- **Approval of Detail/Reserved Matters** ☐
- **Temporary Permission** ☐
- **Variation/Relaxation of Conditions** ☐

State relevant Outline Permission number. Also complete question 12

State period required

State relevant permission no.

Condition numbers to be varied/relaxed

12 **If this is an outline application or an Approval of Reserved Matters,** which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box. *(tick all relevant boxes)*

- **None** ☐
- **External Appearance** ☐
- **Means of Access** ☐
- **Siting** ☐
- **Design** ☐
- **Landscaping** ☐

13 **What is the existing use of the land/building?** e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

EDUCATIONAL.

14 **Does a Public Right Of Way** *(Bridlepath, Footpath, BOAT, RUPP)* **cross the site or run adjacent to the site or the proposed access?** No.

If YES, show existing route(s) and any proposed alterations on the plans

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way? No.

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

15

Are there any trees on the site? YES.

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled

If YES, are any to be felled? YES. *If YES, please supply a tree survey*

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls	FACING BRICKWORK – SOME TO MATCH, SOME TO CONTRAST. COLOURED RENDER.
B. Roofs	CONCRETE INTERLOCKING TILES, COLOUR TO MATCH EXISTING.
C. Walls, fences etc.	UNCHANGED.

17

How will surface water be disposed of? TO EXISTING SYSTEM ALTHOUGH CONSIDERATION IS BEING GIVEN TO A RAINWATER RECYCLING SYSTEM.

18

How will foul sewage be disposed of?

To existing system? YES.

If NO, please give details

If YES, will there be any alterations to a non-mains drainage system?

If YES, give full details *(see notes)* THE EXISTING SCHOOL'S DRAINAGE SYSTEM WILL BE ALTERED.

19

What are the access arrangements?

Give details of pedestrian and vehicular accesses

As existing ONE VEHICULAR ACCESS TO EACH SCHOOL IE 2 NO TOTAL. PLUS ONE MAINTENANCE ACCESS. ONE PEDESTRIAN ACCESS TO EACH SCHOOL IE 2 NO TOTAL.

As proposed THE CURRENT VEHICULAR ACCESS/EGRESS POINTS ARE BEING RETAINED AS ARE PEDESTRIAN ACCESS POINTS. REFER TO SITE PLAN, DRWG NO. 5073.23

(or provide scale plan of proposals)

20

What provision is being made for parking?

	Cars (Off-Street) – Private	Cars (Off-Street) – Communal	of which, Disabled Person Spaces	Motorbikes	Cycles	Commercials – LHGV	Commercials – Others
Existing	N/A	29 BOTH SCHOOLS	0	0	0	0	0
Proposed	N/A	54 (TOTAL)	2	0	SHELTERS INDICATED. NOS NOT SHOWN.	0	0
Total	N/A	54	2	0	DITTO	0	0

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

21 **If this proposal involves residential development or the loss of residential units, complete this table.**

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bedroom Dwellings	2-bedroom Dwellings	3-bedroom Dwellings	4-bedroom + Dwellings
House-Detached								
Semi								
Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobile Homes								
Totals								

22 **How many of the proposed dwellings can be defined as sheltered?** NA

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance

23 **How many of the proposed dwellings can be defined as affordable?** NA

See note 10, page 4

24 **Does the proposal involve the loss or gain of any non-residential building or use?** YES / ~~NO~~

If YES complete part 2 of the form

25 **Has provision been made for the disabled** *(see notes for applicants)* Yes.

26 **Does the proposal involve the extraction or processing of minerals; the disposal of mineral waste; or the the deposit or processing of refuse and waste materials?** ~~YES~~ / NO

If YES please ask for and complete part 3 of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

[redacted]

FOR GRAY BAYNES + SHEW

ON BEHALF OF THE GOVERNORS OF ST MARY + ALL SAINTS C OF E PRIMARY SCHOOL

DATE 08 05 03

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 2

Application for permission to carry out development – Town Planning Acts.

*This part of the form need only be completed if the application involves a **gain** or **loss** of **non-residential** development.*

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

030579

27 Please read the accompanying **NOTES**

State the gross floorspace in square metres of all buildings to which this application refers.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS	1194 m² (ST MARYS)	1130 m² (COLEY PK)	APPROX 1,200 m²	N/A
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
	Please Specify				
	TOTAL	1194 m²	1130 m²	1200 m²	NIL

28

If a C1 (Hotels, boarding & guest house) or C2 (Residential, school/college, hospital and convalescent/nursing home) use is proposed, please state number of bed spaces. N/A

29

What is the estimated number of vehicle trips going to the site in a normal working day?

	Cars	HGVs
Existing	IT IS ANTICIPATED THAT THIS WILL REMAIN UNCHANGED AS THE OVERALL NUMBERS OF	
Proposed		

CIL

PUPILS AND STAFF WILL BE UNCHANGED!!!

9 MAY 2003

ENVIRONMENTAL SERVICES

Reading BOROUGH COUNCIL

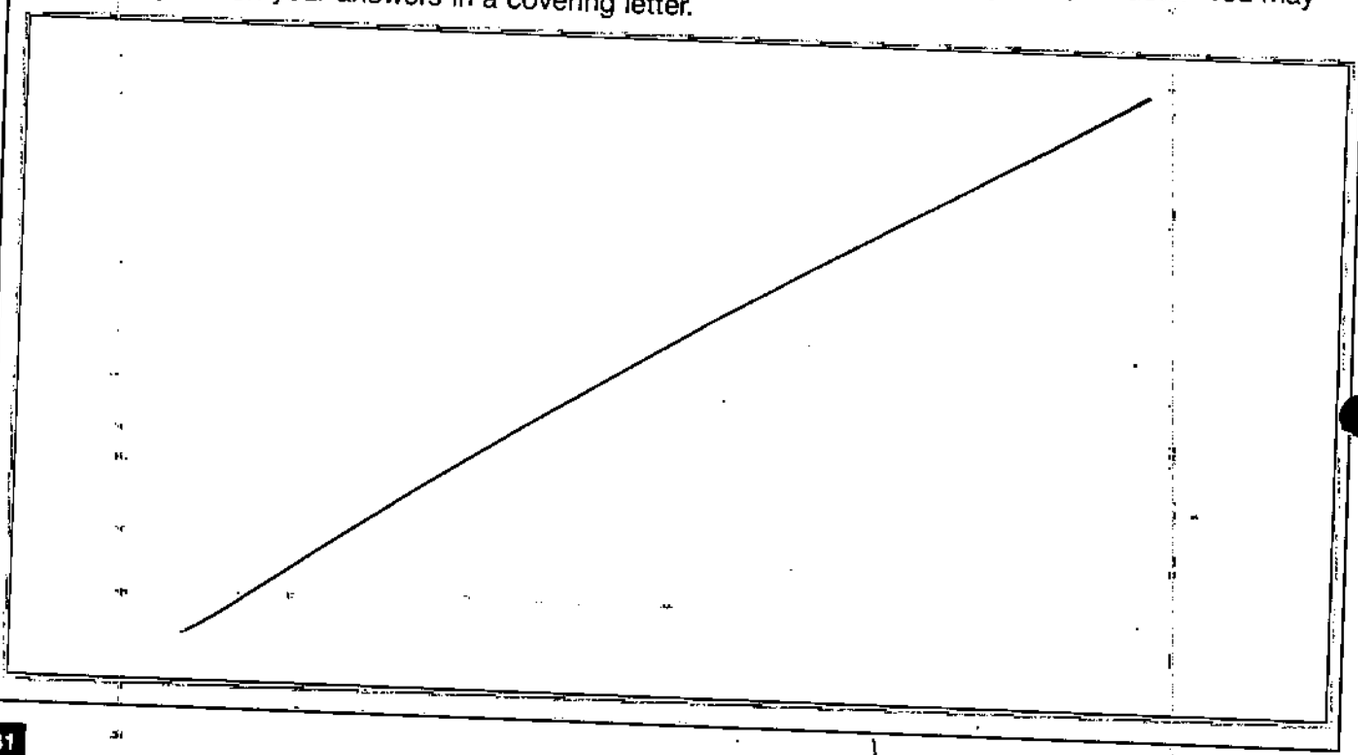
PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 2

30

Describe the activity or processes to be carried on.
Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to expand on your answers in a covering letter.



31

Who will occupy the premises?

(a) Give the name and current operating address of the proposed occupier.

ST MARY + ALL SAINTS C of E PRIMARY SCHOOL
WENSLEY ROAD
COLEY PARK
READING.

(b) Will these present premises be vacated?

Yes ☐ No ☑

32

If known, how many people are likely to be employed on site after completion of the development?

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL
BOTH EXISTING SCHOOLS 58	STAFF MAY TRANSFER	UNKNOWN AT THIS STAGE.	

33

Does the proposal involve the use or storage of any of the hazardous substances listed in the notes?
If YES, state which material, the quantity and method of storage.

No.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. See NOTES TO HELP APPLICANTS.

Reading BOROUGH COUNCIL

With Compliments

READING BOROUGH COUNCIL

19 MAY 2003

ENVIRONMENTAL SERVICES

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

To: Planning Manager
Reading Borough
Council
P O Box 17
Reading
RG1 7TD

Application No: 03/00579/FUL/DG

I have displayed the site notice(s) in a prominent position on the land/buildings at:

St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Date notice displayed: 16 MAY 2003

Signed: [redacted] FOR GRAY BAYNES + SHEW.

Date: 16 May 2003

PLEASE RETURN THIS SLIP AS SOON AS POSSIBLE

With Compliments

OG

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

READING BOROUGH COUNCIL

9/5/03 Date Counterfoil No. B 47746

M Oxford Diocesan Board of Education

the sum of five thousand nine hundred and forty Pounds 5940 00

Pence for Account No All Saints C of E School Coley Park

for Chief Financial Officer By Cash/P.O./Cheque

Signed [redacted] Planning

Collector. Department.

5940 00

THIS IS NOT A RECEIPT

GRAY BAYNES SHEW
ARCHITECTS

18 Beaumont Street
Oxford OX1 2NP
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

DELIVERY NOTE

Please receive the following:

5073 - The Governors of St Mary & All Saints C of E Primary School - Extensions & Alterations - Coley Park, Reading

Drawings 5073.100, 101, 102B, 110

Ref: Application No. 03/00579/FUL

READING BOROUGH COUNCIL
19 JAN 2004
ENVIRONMENTAL SERVICES

DISTRIBUTION:	Number of copies
Reading Borough Council - Planning Section	1

By Post - 16 January 2004

from Kathleen J Pratt - (Direct Line - 253677)

PLANNING AND TRANSPORT

Memo

RECEIVED
16 MAR 2004

To: Mike Wheat

From: Dennis Greenway

Date: 12th March 2004

Re: Condition 14 of Consent 03/00579FUL

As requested condition 14 of consent 03/00579FUL states that -

Prior to the commencement of development hereby permitted, details of provision for the secure storage of cycles, incorporating Sheffield stands, within the site shall be submitted to and approved in writing by the local authority. Following approval, such provision shall be constructed before the development is occupied and thereafter be kept available for use at all times. Reason: as such details have not been provided and to ensure provision for alternative modes of transport to the private motor car.

As per the attached memo please can you advise as to whether or not plan 5073 101 (to be returned) satisfies the attached condition.

Thank you

Dennis

Condition 14 may be discharged.

[redacted] 16/03/04.

READING BOROUGH COUNCIL

16 MAR 2004

ENVIRONMENTAL SERVICES

PLANNING AND TRANSPORT

Memo

From ~~To:~~ **Transport**

~~T/O~~ **From:** Emma Burgess/Dennis Greenway 21 JAN 2004

Date: 19th January 2004

Re: St. Marys And All Saints C Of E Primary School Wensley Road(planning application 03/00579FUL Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities)

Further to our memo of the 16th January 2004 please find attached plan 5073 101 (Please return as only copy) which has been submitted in order to satisfy condition 14 (Cycle Storage) of the Decision Notice. Please advise as to whether or not this condition can be discharged. Please let us have your comments by 30th January 2004.

Thank you

Emma

Please send us a copy of condition 14 of the Planning Permission in order that we can advise.

[redacted]

21/1/2004.

Planning and Transport

Memo

To: Emma Burgess/Dennis Greenway

From: Richard Stimpson/ Jayne Warren

Date: 02/04/2004

Re: St Marys and All Saints C of E Primary School Wensley Road

---

Planning Application Number: 03/00579/FUL

Address: St Marys and All Saints C of E Primary School Wensley Road

All acceptable.

Comprehensive information.

Satisfaction in relation to conditions.

SD13/1002
Condition 12

ST MARY & ALL SAINTS PRIMARY SCHOOL

School Landscape Management Plan

LANDSCAPE MANAGEMENT PLAN

CONTENTS

1. Objectives
2. Implementation
3. Tree Management & Landscaping
4. Monitoring and Evaluation

1. Objectives

To maintain safe, well cared for and visually pleasing school grounds.

2. Implementation

The school employs Reading Borough Council as its Grounds Maintenance contractors, who work to the attached Contract and Specification.

3. Tree Management and Landscaping

The school and Governors would take professional advice and would take any necessary action to ensure the safety and well being of the mature trees in our care. The Governors will ensure compliance with the conditions of the planning consent in respect of newly planted and re-located trees.

4. Monitoring and Evaluation

The work is monitored by the school bursar, to ensure that the terms of the contract are adhered to. The site controller regularly checks the school grounds and advises of any additional works which need attention, this work is then agreed with RBC Streetcare Team and carried out within the terms of the contract. A report is given to the Governors by the Sites and Buildings Group termly.

5073/ 990

Streetcare team

environment directorate Reading

GROUNDS MAINTENANCE AND TREES
6 Darwin Close
Reading
RG2 0SG
Tel: 0118 939 9053
Fax: 0118 975 3334
E-mail: Kevin.wigginton@reading.gov.uk
Keith.thorne@reading.gov.uk

Name:	St Mary & All Saints Primary School
Address:	Wensley Road Coley Park READING RG1 6DU
Tel:	0118 901 5545
Fax:	0118 901 5546
E-Mail:	Admin.stmarys&allsaints@reading.gov.uk
Contact Person for Grounds Maintenance:	Mrs Elaine Dean
Alternative Contact Person	Mrs Beverley Clements

Please e-mail to : Kevin.wigginton@reading.gov.uk or fax to: 0118 975 3334

5073/989

Grounds Maintenance

GROUNDS MAINTENANCE

CONTACT

Simon Hollingbery, Building Cleaning and Estate Services Manager
Telephone 0118 9399056 simon.hollingbery@reading.gov.uk
Floor 3 2/4 Darwin Close Reading RG2 0SG

THE AIM OF THE SERVICE

To provide a grounds maintenance service to the school.

SERVICE SUMMARY

The provision of grounds maintenance services tailored to the needs of the school including:

- Grass cutting including gang mowing
- Hedge cutting
- Shrub and flower bed maintenance
- Pitch preparation and maintenance
- Weed spraying

Grounds Maintenance

SERVICE SPECIFIC STANDARDS

The Grounds Maintenance Service Team will ensure the following standards:

- On each maintenance visit, check in with school reception, receive any specific requests the school may have, and present an attendance sheet for signature.
- Hold termly feedback meetings with nominated member of school staff.
- Respond to requests to attend site meetings within 2 working days.
- Respond to requests for extra works within one working week.

SERVICE PRICE

To be advised. This depends on the size, and layout type of the landscape to be maintained.

ADDITIONAL SERVICES AVAILABLE TO PURCHASE

- Tree Inspection.
- Tree maintenance.
- Tree planting.
- Small-scale landscape design and installation.

Prices on application

5073/ 987

Grounds Maintenance

1. SERVICES PROVIDED THROUGH RETAINED FUNDS

None

SCHOOL OBLIGATIONS

None

2. SERVICES AVAILABLE FOR PURCHASE FROM DELEGATED BUDGETS

Grounds Maintenance Contract *(applicable 1 April 02 to 31 March 05 with an optional 2 year extension)*

The contract was put in place for three years with the proviso that the only cost increase would be in the salary increase paid to the staff and this would be passed on. This is to enable schools to forward budget plan.

Schools wishing to buy into the service can take advantage of the Group rates or they can be negotiated separately.

SCHOOL OBLIGATIONS

Schools are required to:

- Ensure access to grounds by maintenance operatives and vehicles during normal working day (8.00 am– 5.00 pm, Monday – Friday).
- Arrange for access during school holidays.
- Notify with good notice of any periods (e.g. during examinations) when access is restricted.
- Sign and complete attendance sheets when presented by staff engaged on maintenance.
- Notify any changes or proposed changes to layouts or landscapes which might affect the maintenance requirement (these may affect the annual charge).

COLEY PARK & ST MARY AND ALL SAINTS SHARED PLAYING FIELD

	CUSTOMER NUMBERS	**9561**	**11432**					
Code	**Operation**	**Rate**	**Quantities**	**Frequency**	**Months Carried Out**	**Total No Of operations**	**Sub Total For 01/02 Increase of:**	**Total For 01/02 3%**
	Grass Areas							
EM00	Weedkill Mowing Margins	0.056	14.4		Ma/Ju/No	3	£0.85	
GG00	Cut General Areas	0.080	8054.2	Fortnightly	March-Oct	17	£678.27	
	Cut Conservation Grass	0.040	883.6	Twice		2	£37.21	£716.32
	Woodland							
WE00	Woodland Edge	0.200	164.1	Annual	Summer	1	£34.55	£34.55
	Sports							
SN11	Junior Football Pitch	465.150	1	Fortnightly	Sept-May	18	£489.64	
SN11	8 Lane sports track	150.400	1	Fortnightly	Apr-July	8	£158.32	
SN11	200M 4 lane Oval	150.400	1	Fortnightly	Apr-July	8	£158.32	
SN75	Rounders	71.220	3	Fortnightly	Apr-July	24	£224.91	
SN77	Sports Grids 5X5 40X30	129.320	1	Fortnightly	Sept-May	18	£136.13	
OOOO	Low cut cricket strip	87.500	1	Fortnightly	Apr-July	8	£92.11	£1,258.43
	TOTAL							**£2,010.33**

REC FLEET MANAGEMENT

SD 73/986

Reading Schools Scheduled GM work 2002-

ST MARYS & ALL SAINTS

CUSTOMER NUMBER 11432

Code	Operation	Quantities	Frequency	Months Carried Out	Total No Of operations	Sub Total	Total For 02/03
						Increase of:	
	Hard Landscape						
HL06	Weedkill tarmac areas	2225	Annual	Aut	3	£84.32	
LL30	Leaf Clearance	5553	Annual	Winter	2	£77.94	£162.26
	Grass Areas						
EB00	Trim Edge of Beds	50	Fortnightly	March-Oct	17	£171.58	
EH00	Trim Edge of Hard	360	Annual	Jan	2	£88.42	
EM00	Weedkill Mowing Margins	150		Mar/Jun/Nv	3	£30.62	
GG00	Cut General Areas	1056	Fortnightly	March-Oct	17	£177.86	£468.48
	Ornamental						
RB00	Maintain Rose Beds	13	Monthly	Apr-March	12	£177.75	
SO00	Shrub Bed Maintenance	93	Monthly	Apr-March	12	£425.85	£803.60
	TOTAL CONTRACT						£1,234.34
	PLUS HALF SHARE OF PLAYING FIELD						£1,005.17
	TOTAL CONTRACT						£2,239.51

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SD 73/985

COLEY PARK & ST MARY AND ALL SAINTS SHARED PLAYING FIELD

CUSTOMER NUMBERS 9661 11432

Code	Operation	Rate	Quantities	Frequency	Months Carried Out	Total No Of operations	Sub Total For 01/02 Increase of:	Total For 01/02 3%
	Grass Areas							
EM00	Weedkill Mowing Margins	0.056	14.4		Mar/Jul/Nov	3	£0.85	
GG00	Cut General Areas	0.050	8054.2	Fortnightly	March-Oct	17	£678.27	
	Cut Conservation Grass	0.040	883.6	Twice		2	£37.21	£716.32
	Woodland							
WE00	Woodland Edge	0.200	164.1	Annual	Summer	1	£34.55	£34.55
	Sports							
SN11	Junior Football Pitch	465.150	1	Fortnightly	Sept-May	18	£489.64	
SN11	8 Lane sports track	150.400	1	Fortnightly	Apr-July	8	£158.32	
SN11	200M 4 lane Oval	150.400	1	Fortnightly	Apr-July	8	£158.32	
SN75	Rounders	71.220	3	Fortnightly	Apr-July	24	£224.91	
SN77	Sports Grids 5X5 40X30	129.320	1	Fortnightly	Sept-May	18	£136.13	
OOOO	Low cut cricket strip	87.500	1	Fortnightly	Apr-July	8	£92.11	£1,259.43
	TOTAL							**£2,010.33**

5073/984

ST MARYS & ALL SAINTS

CUSTOMER NUMBER **11432**

Code	Operation	Quantities	Frequency	Months Carried Out	Total No Of operations	Sub Total	Total For 02/03
						Increase of:	
	Hard Landscape						
HL06	Weedkill tarmac areas	2225	Annual	Aut	3	£84.32	
LL30	Leaf Clearance	5553	Annual	Winter	2	£77.94	£162.26
	Grass Areas						
EB00	Trim Edge of Beds	50	Fortnightly	March-Oct	17	£171.58	
EH00	Trim Edge of Hard	350	Annual	Jan	2	£88.42	
EM00	Weedkill Mowing Margins	150		Ma/Ju/Nv	3	£30.62	
GG00	Cut General Areas	1056	Fortnightly	March-Oct	17	£177.86	£468.48
	Ornamental						
RB00	Maintain Rose Beds	13	Monthly	Apr-March	12	£177.75	
SO00	Shrub Bed Maintenance	93	Monthly	Apr-March	12	£425.85	£603.60
	TOTAL CONTRACT						**£1,234.34**
	PLUS HALF SHARE OF PLAYING FIELD						**£1,005.17**
	TOTAL CONTRACT						**£2,239.51**

20/03/2003 15:28 01189380547 REC-FLEET-MANAGEMENT PAGE 02

5073/983

P31 HOLES/CHASES/COVERS/SUPPORTS FOR SERVICES

To be read with Preliminaries/General conditions.

150 HOLES AND CHASES IN IN SITU CONCRETE

- Cast in: Holes larger than 10 mm diameter and chases.
- Cutting and drilling:
  - Permitted for holes not larger than 10 mm diameter.
  - Not permitted for holes larger than 10 mm diameter except as indicated on drawings.

160 HOLES AND CHASES IN PRECAST CONCRETE

- Cutting and drilling: Not permitted except as indicated on drawings.

170 HOLES IN STRUCTURAL STEELWORK

- Cutting and drilling: Not permitted except as indicated on drawings.

185 HOLES, RECESSES AND CHASES IN MASONRY

- Locations: To maintain integrity of strength, stability and sound resistance of construction.
- Sizes: Minimum needed to accommodate services.
  - Holes (maximum): 300 x 300 mm.
- Walls of hollow or cellular blocks: Do not chase.
- Walls of other materials:
  - Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
  - Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
- Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
- Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.

220 PREFORMED HOLES IN MASONRY

- Holes bigger than one block wide: Submit proposals for bridging over to Structural Engineer for approval.

230 NOTCHES AND HOLES IN STRUCTURAL TIMBER

- General: Avoid if possible.
- Sizes: Minimum needed to accommodate services.
- Position: Do not locate near knots or other defects.
- Notches and holes in same joist: Minimum 100 mm apart horizontally.
- Notches in joists: Locate at top. Form by sawing down to a drilled hole.
  - Depth (maximum): 0.125 x joist depth.
  - Distance from supports: Between 0.07 and 0.25 x span.
- Holes in joists: Locate on neutral axis.
  - Diameter (maximum): 0.25 x joist depth.
  - Centres (minimum): 3 x diameter of largest hole.
  - Distance from supports: Between 0.25 and 0.4 of span.
- Notches in roof rafters, struts and columns: Not permitted.
- Holes in struts and columns: Locate on neutral axis.
  - Diameter (maximum): 0.25 x minimum width of member.
  - Centres (minimum): 3 x diameter of largest hole.
  - Distance from ends: Between 0.25 and 0.4 of span.

Q10 KERBS/EDGINGS/CHANNELS/PAVING ACCESSORIES

To be read with Preliminaries/General conditions.

TYPES OF KERBS/EDGINGS/CHANNELS

110 PRECAST CONCRETE KERBS

- Standard: To BS 7263-1.
- Method of manufacture: Contractor's choice.
- Manufacturer: Marshalls, Southowram, Halifax HX3 9SY Tel:01422 306000.
  - Product reference: BS 7263 kerbs.
- Type: HB1 Half battered -straight and radius.
- Size (width x height x length): 125x255.
- Special shapes: Half battered angle kerbs.
- Finish/colour: Natural.
- Joints: tooled mortar.
- Other requirements: layout as drawing no 5073.101.

110A PRECAST CONCRETE EDGINGS

- Standard: To BS 7263-1.
- Method of manufacture: Contractor's choice.
- Manufacturer: Marshalls, Southowram, Halifax HX3 9SY Tel:01422 306000.
  - Product reference: BS 7263 kerbs.
- Type: EF flat top.
- Size (width x height x length): 50x200.
- Finish/colour: Natural.
- Joints: narrow mortar.
- Other requirements: layout as drawing no 5073.101.

130 CLAY BRICK copings and edgings

- Bricks: To BS 3921.
- Manufacturer: Blockleys.
  - Product reference: Kensington.
- Special shapes: double bullnose for coping coping.
- Colour: buff.
- Joints: tooled mortar.
- Other requirements: layout as drawing 5073.101.

180A DRAINAGE CHANNEL SYSTEMS WITH GRATINGS

- Refer to Halcrow Specification

190A CARRIAGEWAY KERB AND DRAINAGE CHANNEL SYSTEMS

- Refer to Halcrow Specification.

ROADS/PAVING ACCESSORIES/MARKING

LAYING

510 LAYING GENERALLY

- Cutting: Neat, accurate and without spalling. Form neat junctions.
- Bedding: Position true to line and level along top and front faces, in a mortar bed on accurately cast foundations.
- Securing: After bedding has set, secure with a continuous haunching of concrete.

520 ADVERSE WEATHER

- Conditions: Do not construct if the temperature is below 3°C on a falling thermometer or 1°C on a rising thermometer. Adequately protect foundations, bedding and haunching against frost and rapid drying by sun and wind.

530 CONCRETE FOR FOUNDATIONS AND HAUNCHING

- Standard: To BS 5328.
- Designated mix: Not less than the following:
  - GEN0; or
  - Standard mix ST1.
- Workability: Very low.

540 MORTAR BEDDING

- General: To section Z21.
- Mix: (Portland cement: sand): 1:3.
  - Portland cement: Class 42.5 to BS 12.
  - Sand: Grade M or F to BS 882.
- Bed thickness: 10-40 mm.

560 HAUNCHING DOWELS

- Dowels: Steel bar to BS 4482.
  - Size: 12 mm diameter, 150 mm long.
- Installation: While concrete is plastic, insert dowels vertically into foundation.
  - Centres: 450 mm.
  - Distance from back face of kerb: 50 mm.
  - Projection: 75 mm.
- Haunching: Rectangular cross section, cast against formwork, fully enclosing and protecting dowels.

570 CHANNELS

- Installation: Lay to an even gradient. Avoid ponding and backfall.
- Lowest points of channels: 6 mm above drainage outlets.

580 DRAINAGE CHANNEL SYSTEMS

- Installation: Lay to an even gradient. Avoid ponding and backfall. Commence laying from outlets.
- Other requirements: refer to Halcrow Specification.
- Silt and debris: Immediately before handover, remove from entire system.
- Washing and detritus: Safely dispose without discharging into sewers or watercourses.

600 RADIUS KERBS/CHANNELS

- Use: For all radii of 12 m or less.

610 ANGLE KERBS

- Use: For both internal and external 90° changes of direction.
- Cutting of mitres: Not permitted.

620 ACCURACY

- Deviations (maximum):
  - Level: ± 6 mm.
  - Horizontal and vertical alignment: 3 mm in 3 m.

630 NARROW MORTAR JOINTS

- Jointing: As laying proceeds, butter ends of units with bedding mortar. Completely fill joints. Tightly butt. Clean off surplus mortar immediately.
  - Joint width: 3 mm.

640 TOOLED MORTAR JOINTS

- Jointing: As laying proceeds, butter ends of units with bedding mortar. Completely fill joints. Tool to a neat flush profile.
  - Joint width: 6 mm.

650 SEALANT MOVEMENT JOINTS

- Joint filler: Compressible cellular rubber or plastics compatible with specified sealant.
- Filler installation: Build in as work proceeds, extending through haunching and foundation. Position filler accurately to fully support sealant at the recommended depth below exposed faces of units.
- Joint width 10mm mm.
- Sealant: silicone.
  - Colour: grey.
- Sealant application: As section Z22.

Q20 GRANULAR SUB-BASES TO ROADS/PAVINGS

To be read with Preliminaries/General conditions.

110 THICKNESSES OF SUB-BASE/SUBGRADE IMPROVEMENT LAYERS

- Thicknesses: See sections:
  - Q22, Q25.

130 HERBICIDE

- Herbicide: Contractors choice.
- Application: To subgrade of footpaths and hard surfaced play areas.

140 COMPACTION OF SUBGRADE

- Final excavation to formation level: Carry out immediately before compaction of subgrade.
- Soft spots: Give notice.
- Wet conditions: Do not excavate or compact when the subgrade may be damaged or destabilised.
- Through compaction:
  - Use a mechanical rammer where use of a roller is not practical.
  - Provide additional compaction where local excavation and backfilling has taken place.

150 SUBGRADE FOR VEHICULAR AREAS

- General: Prepare and compact thoroughly immediately before placing sub-base.
- Standard: To Highways Agency 'Specification for highway works', clauses 616 and 617.

151 SUBGRADE FOR VEHICULAR AREAS

- General: Prepare and compact thoroughly immediately before placing sub-base.
- Method: Not less than four passes of a roller weighing 8-10 tonnes or by equivalent other means.

160 SUBGRADE FOR PEDESTRIAN AREAS

- General: Prepare and compact thoroughly immediately before placing sub-base.
- Method: Roller weighing not less than 2.5 tonnes or equivalent other plant.

211 GRANULAR MATERIAL

- Quality: Free from excessive dust, well graded, all pieces less than 75 mm in any direction, minimum 10% fines value of 50 kN when tested in a soaked condition to BS 812-111, and in any one layer only one of the following:
  - Crushed rock (other than argillaceous rock) or quarry waste with not more binding material than is required to help hold the stone together.
  - Crushed concrete, crushed brick or tile, free from plaster, timber and metal.
  - Crushed non-expansive slag.
  - Gravel or hoggin with not more clay content than is required to bind the material together, and with no large lumps of clay.
  - Well-burned non-plastic colliery shale.
  - Natural gravel.
  - Natural sand.
- Filling: Spread and level in 150 mm maximum layers. Thoroughly compact each layer.

230 PLACING GRANULAR MATERIAL GENERALLY

- Preparation: Remove loose soil, rubbish and standing water.
- Structures, membranes and buried services: Ensure stability and avoid damage.

241 LAYING GRANULAR SUB-BASES FOR VEHICULAR AREAS

- Proposals: Well in advance of starting work submit details of:
  - Maximum depth of each compacted layer.
  - Type of plant.
  - Minimum number of passes per layer.
- General: Spread and level in layers. As soon as possible thereafter compact each layer.
- At drainage fittings, inspection cover bases and at perimeters: Take particular care to compact fully.
- After compaction: Immediately before overlaying, the sub-base surface must be uniformly well closed and free from loose material, cracks, ruts or hollows.

250 LAYING GRANULAR SUB-BASES FOR PEDESTRIAN AREAS

- General: Spread and level. As soon as possible thereafter, compact with a roller weighing not less than 2.5 tonnes or other equivalent plant.

310 ACCURACY Permissible deviation (maximum) from the required levels, falls and cambers:

	Roads Parking areas	Footways Recreation areas
Subgrade	±25 mm	±20 mm
Sub-base	±20 mm	±12 mm

330 COLD WEATHER WORKING

- Frozen materials: Do not use.
- Freezing conditions: Do not place fill on frozen surfaces. Remove material affected by frost. Replace and recompact if not damaged after thawing.

340 PROTECTION

- Sub-bases: As soon as practicable, cover with subsequent layers, specified elsewhere.
- Subgrades and sub-bases: Prevent damage from construction traffic, construction operations and inclement weather.

Q22 COATED MACADAM/ASPHALT ROADS/PAVINGS

To be read with Preliminaries/General conditions.

TYPES OF PAVING

120A COATED MACADAM PAVING TO ALL VEHICULAR AREAS

- Materials and workmanship: To BS 4987.
- Granular sub-base: As clause Q20/ 211.
  - Compacted thickness: 300 mm (to be confirmed on site to suit subgrade conditions)
- Subgrade improvement layer: not required.
- Base:
  - Type: base mixture.
  - Binder: 125 pen grade bitumen binder.
  - Aggregate size: 28mm.
  - Compacted thickness: 150 mm.
- Binder course:
  - Type: 40mm size single course macadam with 190 pen grade bitumen binder.
  - Compacted thickness: 75mm mm.
- Surface treatment: uncoated chippings to clause 360.
- Laying/ Compaction: As clause 310.

125 COATED MACADAM PAVING TO FOOTPATHS AND PLAY AREAS

- Materials and workmanship: To BS 4987.
- Granular sub-base: As clause Q20/ 211.
  - Compacted thickness: 200 mm.
- Binder course:
  - Type: 20mm size open graded binder course macadam .
  - Compacted thickness: 60 mm.
- Surface course:
- - Type: 6mm size dense macadam.
- - Compacted thickness: 25 mm.
- Surface treatment: not required.
- Laying/ Compaction: As clause 310.

PREPARATORY WORK/ REQUIREMENTS

220 BITUMINOUS MATERIALS GENERALLY

- Suppliers: Submit names 2 weeks (minimum) before starting work.
- Test certificates: At the time of delivery for each manufacturing batch submit certificate:
  - Confirming compliance with this specification and the relevant British Standard.
  - Stating full details of composition of mix.

230 SAMPLES

- General: Submit representative samples of Courtyard paving.

240 ACCEPTANCE OF SUB-BASE

- Surface: Sound, clean and suitably close textured.
- Levels and falls: To be within the specified tolerances:
  - Vehicular areas: +10 to -30 mm.
  - Pedestrian areas: ±12 mm.
  - Drainage outlets: 0 to -10 mm of the required finished level.
- Kerbs and edgings: Complete, adequately bedded and haunched and to the required levels.

250 ABUTMENTS

- Edges of manholes, kerbs and other abutments: Clean and paint with a thin uniform coating of bitumen.

LAYING

310 LAYING GENERALLY

- Preparation: Remove all loose material, rubbish and standing water.
- Adjacent work: Form neat junctions. Do not damage.
- Channels, kerbs, inspection covers etc: Keep clean.
- New paving:
  - Keep traffic free until it has cooled to prevailing atmospheric temperature.
  - Do not allow rollers to stand at any time.
  - Prevent damage.
  - Lines and levels: With regular falls to prevent ponding.
  - Overall texture: Smooth, even and free from dragging, tearing or segregation.
  - State on completion: Clean.

320 COLD WEATHER WORKING

- Frozen materials: Do not use.
- Freezing conditions: Do not lay pavings.
- Coated macadam: Do not apply if the temperature of the laying surface is below 2°C (or -1°C on a rising thermometer).
- Rolled asphalt: Do not apply if the temperature of the laying surface is below 5°C or the air temperature is below 0°C.

330 LEVELS

- Permissible deviation from the required levels, falls and cambers (maximum):
  - Finished surface: ±6 mm.
  - Adjacent to gullies and manholes: 0 to +6 mm.

340 FLATNESS/ SURFACE REGULARITY

- Deviation of surface: Where appropriate in relation to the geometry of the surface, the variation in gap under a 3 m straightedge with feet placed anywhere on the surface to be not more than:
  - Roadbase (Base): 25 mm.
  - Basecourse (Binder course): 13 mm.
  - Wearing (Surface) course: 7 mm.
  - Where a straightedge cannot be used the surface must be of a comparable standard of accuracy when judged by eye.

350 CONTRACTOR'S USE OF PAVEMENTS

- Before use: Fill interstices of open-grained surface with coated grit to BS 4987-1, Tables 34 - 36. Remove surplus. Apply binder and chippings as clause 360.
- Final surfacing:
  - Timing: Defer laying until as late as practicable.
  - Immediately before laying final surfacing: Clean and make good the roadbase/ basecourse. Allow to dry. Uniformly apply, without puddles, a tack coat of sprayed bitumen emulsion of a suitable grade to BS 434-1 at 0.3 - 0.5 L/m². Allow emulsion to break completely before applying surfacing.

360 UNCOATED CHIPPINGS FOR SURFACE DRESSING

- Chippings: To BS 63-2, nominal size 6 mm.
  - Type/ Source: Contractor's choice.
  - Colour: to approval.
- Binder:
  - Cutback bitumen to BS EN 12591 or bitumen emulsion to BS 434-1.
  - Do not use cut-back bitumen at temperatures below 15°C.
  - Do not use modified binders without prior approval.
- Application: Uniformly spray binder of suitable grade at a rate in accordance with Transport Research Laboratory Road Note 39, Tables 8 and 9. Adjust application rate for modified binders in accordance with manufacturer's instructions. Cover with clean chippings. Provide 100 - 105% shoulder to shoulder coverage to BS 598-108. Roll. Do not crush chippings.
- Completion:
  - Before trafficking, remove excess chippings.
  - Carry out further removal of loose chippings disturbed by traffic as necessary.

Q25 SLAB/ BRICK/ SETT/ COBBLE PAVINGS

To be read with Preliminaries/ General conditions.

GENERAL

125 ADVERSE WEATHER

- Temperature: Do not lay or joint paving if the temperature is below 3°C on a falling thermometer or below 1°C on a rising thermometer.
- Frozen materials: Do not use. Do not lay bedding on frozen or frost covered bases.
- Paving with mortar joints and/ or bedding: Protect from frost damage, rapid drying out and saturation until mortar has hardened.
- Stockpiled bedding sand: Protect from saturation.
- Exposed areas of sand bedding and uncompacted areas of sand bedded paving: Protect from heavy rainfall.
- Saturated sand bedding: Remove and replace, or allow to dry before proceeding.
- Laying dry-sand jointed paving in damp conditions: Brush in as much jointing sand as possible. Minimize site traffic over paving. As soon as paving is dry, top up joints and complete compaction.

130 CEMENTITIOUS BASES AND SUB-BASES

- General: Protect from moisture loss, if not covered by another pavement course within 2 hours of completion.

135 CONDITION OF SUB-BASES/ BASES BEFORE LAYING BEDDING COURSE

- Trenches and excavation of soft or loose spots in subgrade: Filled and compacted as specified.
- Granular surfaces: Sound, clean, smooth and close-textured enough to prevent migration of bedding materials into the sub-base during compaction and use, free from movement under compaction plant and free from compaction ridges, cracks and loose material.
- Prepared existing and new bound bases (roadbases): Sound, clean, free from rutting or major cracking and cleared of sharp stones, projections or debris.
- Sub-base/ Roadbase level tolerances: To BS 7533-7, Annex A.
- Levels and falls: Accurate and within the specified tolerances.
- Drainage outlets: Within 0 to -10mm of the required finished level.
- Features in sand bedded paving (including mortar bedded restraints and drainage ironwork): Completed, to required levels, and adequately bedded and haunched in mortar that has reached sufficient strength.
- Cementitious sub-bases: Cured for the minimum times specified in BS 7533-4, clause 4.5.3.

160 LIME FOR MORTAR BEDDING AND POINTING

- General: Nonhydraulic to BS 890 or BS EN 459 or, if ready-mixed lime:sand, to BS 4721.

184 LAYING PAVINGS

- Cutting: Cut units cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.
- Lines and levels of finished surface: Smooth and even, with falls to prevent ponding.
- Bedding of units: Firm so that rocking or subsidence does not occur or develop.
- Slopes: Lay paving units upwards from the bottom of slopes.
- Appearance: Even and regular with even joint widths and free of mortar and sand stains.

188 LEVELS OF PAVING

- Permissible deviation from specified levels:
  - Generally: ± 6 mm.
- Height of finished paving above features:
  - At gullies: +6 to +10 mm.
  - At drainage channels and kerbs: +3 to +6 mm.

192 REGULARITY

- Maximum variation in gap under a 3 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 10 mm.
- Sudden irregularities: Not permitted.
- Difference in level between adjacent blocks/ pavers/ setts (maximum): 2 mm.

196 PROTECTION

- Cleanliness: Keep paving clean and free from mortar droppings, oil and other materials likely to cause staining.
- Materials storage: Do not overload pavings with stacks of materials.
- Handling: Do not damage paving unit corners, arrises, or previously laid paving.
- Mortar bedded pavings: Keep free from traffic after laying:
  - Pedestrian traffic: For 4 days (minimum).
  - Vehicular traffic: For 10 days (minimum).
- Access: Restrict access to paved areas to prevent damage from site traffic and plant.

SLAB/ FLAG PAVING

215 CONCRETE FLAG PAVING TO FOOTPATHS

- Granular sub-base: As clause Q20/ 211 .
  - Thickness: 200 mm.
- Bedding: compacted sand as clause 255 .
  - Nominal thickness: 25mm .
- Flags: To BS 7263-1.
  - Manufacturer: Marshalls .
    Product reference: Saxon Coarse Textured Paving .
  - Colour/ Finish: Natural/Coarse texture .
  - Nominal sizes: 300 x 300 x 35 mm.
- Jointing: narrow sand filled as clause 280 .
  - Bond: straight line .

215A CONCRETE FLAG PAVING TO FEATURE AREAS OF INNER COURTYARD

- Granular sub-base: As clause Q20/ 211 .
  - Thickness: 300 mm.
- Bedding: compacted sand as clause 255 .
  - Nominal thickness: 25mm .
- Flags: To BS 7263-1.
  - Manufacturer: Marshalls .
    Product reference: Saxon Coarse Textured Paving .
  - Colour/ Finish: Natural/Coarse texture .
  - Nominal sizes: 300 x 300 x 35 mm.
- Jointing: narrow sand filled as clause 280 .
  - Bond: half lap staggered .

226 CONCRETE FLAG PAVING OVERLAY FOR USE INTERNALLY

- Base: Fibre reinforced levelling screed as clause M10/166 .
  - Preparation: brushed clean .
- Bedding: full mortar bed as clause 300 .
  - Nominal thickness: 25mm .
- Flags: To BS 7263-1.
  - Manufacturer: Marshalls .
    Product reference: Saxon coarse textured paving .
  - Colour/ Finish: natural .
  - Nominal sizes: 300 x 300 x 35 mm.
- Jointing: narrow mortar as clause 350 .
  - Bond: straight line .

235 CUTTING CONCRETE FLAGS

- General: Cleanly and accurately, without spalling.
  - Visible surfaces: Do not mark or damage.
- Notches cut from corner of flag exceeding 25% of flag area: Mitre cut remaining shape from internal corner of notch to opposite external corner.
- Diagonal mitre cutting: Cut flags or portions of flags to form a mitre at abrupt changes of level at the ends of ramped footpath crossings and the like.

245 SAND FOR BEDDING

- Type: Naturally occurring clean sharp sand, graded as for laying course sand to BS 7533-4, table 4.
- Purity: Free from deleterious salts, contaminants and cement.
- Procurement: Obtain from one source and ensure consistent grading.
- Moisture content: Maintain even moisture content that will give maximum compaction. Sand squeezed in the hand should show no free water and start to exhibit cracking when pressure is released.

255 SAND BEDDING

- Bedding sand: As clause 245.
- Laying and compacting to specified final thickness: Vibrating plate as BS 7533-4, table 1. Loosen the top 10 mm using a rake; alternatively, screed out a further 10 mm of loose sand.
- Bedding materials: Do not deliver to working area over uncompacted paving.
- Bedding course prepared area: 1 m (minimum) to 3 m (maximum) in advance of laying face, and 1 m (maximum) at end of working period.
- Protection of prepared bedding course: Do not allow traffic or leave exposed. Fill, rescreed and recompact areas disturbed by removal of screed rails or trafficking. Lay paving units immediately.
- Supply of slabs/ flags to laying face: Over newly laid paving but stack at least 1 m back from laying face.

280 NARROW SAND FILLED JOINTS FOR SAND BEDDED PAVING

- Jointing sand: Clean dried sand, graded as for jointing sand to BS 7533-4, table 4 and free from deleterious salts, contaminants and cement.
- Placing slabs/ flags: Squarely with minimum disturbance to bedding. Lay away from previously laid slabs/ flags.
- Joint width: 2-5 mm. Do not use mechanical force to obtain tight joints.
- Jointing:
  - Timing: On the same day as laying and when rain is not expected.
  - Jointing: Brush clean dry sand over joints, then bed down slabs/ flags using plate vibrator to BS 7533-4, clause 6.9.4.
  - Completion: Refill joints with sand and revibrate until joints are completely filled. Repeat if jointing sand settles during early trafficking.
- Vacuum cleaning machines: Do not use.

300 FULL MORTAR BEDDING

- Mortar: As section Z21.
  - Mix: 1:3 cement sand .
  - Consistency: semidry .
  - Sand: To BS 882, grading limit M or F.
- Spreading and levelling mortar: To give specified average nominal thickness after bedding of slabs/ flags.
- Laying slabs/ flags: On full mortar bed. Bed down to line and level with a maul.

350 NARROW JOINTS FOR MORTAR BEDDED PAVING

- Jointing material: semi dry 1:3 lime:sand mortar NB Not cement based mortar .
- Jointing: Brush material into joints during the final stages of laying slabs/ flags. Knock down by beating the slabs/ flags with a maul and repeatedly rebrushing until joints are filled solid and flush.

Q28 TOPSOILING

To be read with Preliminaries/ General conditions.

200 GRADING SUBSOIL

- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Areas of thicker topsoil: Excavate locally.

250 SUBSOIL SURFACE PREPARATION

- General: Excavate and/ or place fill to required profiles and levels, as section D20.
- Loosening:
  - Light and noncohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
  - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
  - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Stones: Immediately before spreading topsoil, remove stones larger than 75 mm.
- Other items: Remove debris .

330 SURPLUS TOPSOIL TO BE RETAINED

- Generally: Spread and level on site:
  - Locations: any areas where topsoil is required for planting.
  - Protected areas: Do not raise soil level within root spread of trees that are to be retained.

380 CONTAMINATION

- General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
  - Corrosive, explosive or flammable.
  - Hazardous to human or animal life.
  - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site, or in topsoil to be imported.

420 SPREADING TOPSOIL

- Temporary roads/surfacing: Remove before spreading topsoil.
- Layers:
  - Depth (maximum): 150 mm.
  - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum) 150mm.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

450 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 30mm mm.
- Below dpc of adjoining buildings: Not less than 150mm mm.
- Shrub areas: Higher than adjoining grass areas by 30mm mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

Q30 SEEDING/TURFING

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

115 SEEDED AND TURFED AREAS

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

150 WATER RESTRICTIONS

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

PREPARATION

210 HERBICIDE FOR grassed areas

- Type: Suitable for suppressing perennial weeds.

231 PEAT

- Peat or products containing peat: Do not use.

250 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Tilth: Reduce top 100 mm of topsoil to a tilth suitable for blade grading (10 mm down particles).
- Material brought to the surface: Remove stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass, rubbish and debris.

260 GRADING

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage. Remove minor hollows and ridges.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Blade grading: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than 150 mm.
- Give notice: If the required levels cannot be achieved by movement of the existing soil.

270 FERTILIZER FOR ALL GRASSED AREAS

- Types: Apply both:
  - Superphosphate with a minimum of 18% water soluble phosphoric acid.
  - A sulfate of ammonia with a minimum of 20% nitrogen.
- Application: Before final cultivation and three to five days before seeding/turfing.
- Coverage: Spread evenly, each type at 70 g/m², in transverse directions.

280 FINAL CULTIVATION

- Timing: After grading and fertilizing.
- Seed bed: Reduce to fine, firm tilth with good crumb structure.
  - Depth: 25 mm.
  - Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
  - Remove surface stones/earth clods exceeding:
    General areas: 40 mm.
    Fine lawn areas: 25 mm.
- Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

SEEDING

311 GRASS SEED FOR ALL GRASSED AREAS

- Supplier: Contractor's choice.
  - Mixture reference: As recommended by supplier for tough general purpose use.
- Rate of application: 35 g/m².

319 QUALITY OF SEED FOR: ALL GRASSED AREAS

- Freshness: Use seed produced for the current growing season.
- Certification: Use blue label certified varieties to EC purity and germination regulations. When requested, submit an Official Seed Testing Station certificate of germination, purity and composition.
- Samples of mixtures: Submit when requested.

330 SOWING

- General: Establish good seed contact with the root zone to promote healthy, consistent growth.
- Method: To suit soil type, proposed usage of grassed area, location and weather conditions during and after sowing.

352 EDGES TO SEEDED AREAS

- Location: Planting beds and around newly planted trees.
- Timing: After seeded areas are well established.
- Edges: Cut to clean straight lines or smooth curves. Draw back soil to permit edging.
- Arisings: Remove.

PROTECTING/CUTTING

530 FIRST CUT OF GRASSED AREAS

- Timing: When grass reaches 75 mm high and is reasonably dry.
- Preparation: Before cutting, remove debris, litter, and stones and earth clods larger than 25 mm in any dimension.
- Height of first cut: 40 mm.
- Arisings: spread.

590 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

MAINTENANCE

605 MAINTENANCE

- Duration: Carry out the operations in clauses 610 to 685 from completion of seeding/turfing until the end of the defects liability period.

610 FAILURES OF SEEDING/TURFING

- General: Grassed areas that have failed to thrive (unless due to theft or malicious damage), during the period stated in clause 605, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Make good by recultivation and reseeding/returfing.
- Timing of making good: Submit proposals.

620 MAINTAINING ALL GRASSED AREAS

- Maximum height of growth at any time: 75 mm.
- Preparation: Before each cut remove all litter and debris.
- Cutting: As and when necessary to a height of 40 mm.
  - Arisings: spread.
- Trimming: At the time of each cut, trim all grass edges, including round the base of trees, manholes, etc. and remove arisings.
- Weed control: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
- Watering: as clause 145.

680 FERTILIZER FOR ALL GRASSED AREAS

- March application: 15:10:10 Spring turf fertilizer at 35 g/m².
- September application: 5:10:10 Autumn turf fertilizer at 50 g/m².

Q31 EXTERNAL PLANTING

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with largest dimension exceeding 75 mm.
- Contamination: Substances injurious to plant growth including subsoil, rubble, fuel, and lubricants.
- Vegetation: clear surface vegetation.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable. Do not plant during periods of frost or strong winds.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including aquatic and marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.

130 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

150 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

200 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: To requirements of National Plant Specification and balanced with branch system.
- Species: True to name.
- Origin/ Provenance: Contractors choice.
  Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.

235 CONTAINER GROWN PLANTS/ TREES

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
  - Full botanical name.
  - Total number.
  - Number of bundles.
  - Part bundles.
  - Supplier's name.
  - Employer's name and project reference.
  - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request: N/A.

250 SUPPLY OF PLANTS/ TREES

- Suppliers: Members of the Horticultural Trades Association Nursery Certification Scheme.

260 PLANT/ TREE SUBSTITUTION

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
  - Price.
  - Difference from specified plants/ trees.
- Further alternatives: Proposed substitutions may not be acceptable and submission of further alternatives may be required.
- Approval: Obtain before making any substitution.

265 PLANT/ TREE HANDLING, STORAGE AND TRANSPORT

- Standard: To CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.
- Frost: Protect plants/ trees from frost.
- Handling: Handle plants/ trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: black polyethylene bags.
- Packaging of bulk quantities: pallets.

270 PLANTING GENERALLY

- Standard: To CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
- Appearance: Plant upright or well balanced with best side to front.

285 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by planting operations using boards/ tarpaulins. Do not place excavated or imported materials directly on grass.

290 SURPLUS MATERIAL

- General: Remove subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, prunings and other arisings/ rubbish.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

341 PEAT

- Peat or products containing peat: Do not use.

375 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of 2 - 8 mm.
  - Depth: Top 150 mm of planting beds.
  - Timing: Within a few days before planting.
  - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
  - As required in sections D20 and Q28.
  - Within 75 of levels specified on drawings.
- Undesirable material brought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

400 PLANT LAYOUT - RANDOM/ NATURALIZED

- Spacing: Evenly, avoiding straight lines.
- Density: 3 plants per m2.

405 SHRUB PLANTING PITS

- Timing: Excavate 1 days (maximum) before planting.
- Sizes: 150mm wider than fully sdpread roots and 200mm deep.
- Additional requirements: increase dimensions if necessary to ensure that the pit is at least 75mm deeper than the root system.
- Pit bottom improvement: break up to a depth of 150mm and incorporate loam based compost.
- Backfilling material: topsoil.

476 BACKFILLING MATERIAL

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required, together with:
  - Ameliorant/ Conditioner: well rotted leaf mould.
    Coverage: 1m3 per 10m2 topsoil.
  - Fertilizer: Contractors choice.
    Coverage: as recommended by manufacturer.

480 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- Top dressing:
  Coverage: not required.

485 MULCHING PLANTING BEDS

- Material: composted bark.
  - Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 75mm depth.

PLANTING TREES

505 TREE PITS

- Sizes: 900mm diameter x 600mm deep for all standard and large feathered trees.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre. Break up to a depth of 150mm.
- Pit sides: Scarify.
- Additional requirements: work soil improver into pit bottom.
- Backfilling material: topsoil incorporating well rotted leaf mould as 476 above.
- Accessories: N/A .

535 STAKING GENERALLY

- Stakes: Softwood, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end.
  - Preservative treatment: not required.
- Nails: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Minimum stake sizes: 35mm x 1500mm.

555 SHORT SINGLE STAKING FOR ALL TREES

- Staking: Position stake close to tree on windward side and drive vertically at least 300 mm into bottom of pit before planting. Consolidate material around stake during backfilling.
- Height of stakes: Cut to approximately 600 mm above ground level.
- Ties: contractors choice.
- Tying: Secure tree firmly but not rigidly to stake with top tie within 25 mm of top of stake.

585 BACKFILLING MATERIAL

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required.

590 MULCHING TREES

- Material: composted bark.
  - Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: 75mm depth.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

710 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the defects liability period.
- Frequency of maintenance visits: Monthly during growing season.

720 FAILURES OF PLANTING

- General: Plants/ trees/ shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during period stated in clause 710, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: during the next suitable planting season.

740 CLEANLINESS

- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at Completion and after any maintenance operations.

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of original planting pit.
  - Keep planting beds clear of weeds, by maintaining full thickness of mulch.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Staking: Check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.
  - Frequency of checks: 3 months.
- Trees: Spray crown when in leaf during warm weather. Carry out in the evening.

760 PLANTING MAINTENANCE - PRUNING

- General: Prune at appropriate times, to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape.
  - Prune trees to favour a single central leading shoot.

765 PLANTING MAINTENANCE - WATERING

- General: As clauses 145.

Q40 FENCING

To be read with Preliminaries/ General conditions.

310A CLOSE BOARDED FENCING
- Standard: To BS 1722-5.
- Height: 1800 .
- Wood: Contractors choice .
  - Treatment: CCA category A .
- Boards/ rails: softwood feather edged boards on rectangular rails .
- Posts: wood .
- Centres of posts (maximum): 2.4 m, or 3 m if a gravel board is specified.
- Method of setting posts: set in rammed earth to a minimum depth of 600mm .
- Other requirements: capping .

550 WOOD GATES
- Standard: To BS 5709.
- Wood: softwood to match close boarded fence .
- Preservative treatment: As section Z12 and British Wood Preserving and Damp-proofing Association Commodity Specification C3.
  - Type: CCA Category A .
- Adhesive: Synthetic resin to BS EN 301, type 1.
- Workmanship: As section Z10.
- Fittings: galvanised strap hinges, thumb latch with padlock ring .
- Method of fixing: posts to match close boarded fence .

610 INSTALLATION
- Set out and erect:
  - In straight lines or smoothly flowing curves as shown on drawings.
  - With tops of posts following profile of the ground.
  - With posts set rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
  - With correct fasteners and all components securely fixed.

640 SETTING POSTS IN EARTH
- Holes: Excavated neatly, with vertical sides and as small as practicable to allow refilling.
- Filling: Position posts/ struts and replace excavated material, well rammed as filling proceeds.

650 DRIVEN POSTS
- Damage to heads: Minimize.
  - Repair: Neatly finish post tops after installation.

660 NAILED WOOD RAILS
- Length (minimum): Two bays, with joints in adjacent rails staggered.
- Fixing: Nail each length of rail to each post with two 100 mm galvanized nails.
- Rails with split ends: Replace.

670 SITE CUTTING OF WOOD
- General: Kept to a minimum.
- Below or near ground level: Cutting prohibited.
- Treatment of surfaces exposed by minor cutting and drilling: Two flood coats of solution recommended for the purpose by main treatment solution manufacturer.

680 DAMAGE TO GALVANIZED SURFACES
- Treatment of minor damage (including on fasteners and fittings): Low melting point zinc alloy repair rods or powders made for this purpose, or at least two coats of zinc-rich paint to BS 4652.
- Thickness: Apply sufficient material to provide a zinc coating at least equal in thickness to the original layer.

Q50 SITE/STREET FURNITURE/EQUIPMENT

To be read with Preliminaries/General conditions.

SITE AND STREET FURNITURE

290 CYCLE STANDS

- Drawing references: 5073.101
- Manufacturer and reference: Velopa Ltd - Sheffield Cycle Racks
  Material/finish/colour: Polyester powder coated - black
  Size: standard
  Accessories/Special requirements: N/A
- Method of fixing: set in concrete

INSTALLATION

510 CONCRETE FOUNDATIONS GENERALLY:

- Mix: To BS 5328, Designated mix not less than GEN 1 or Standard mix not less than ST2 (alternative mix for small quantities: 50 kg Portland cement, class 42.5, to 100 kg fine aggregate to 250 kg 20 mm nominal maximum size coarse aggregate, medium workability).
- Do not use admixtures.

515 SETTING COMPONENTS IN CONCRETE:

- Form neat foundation holes with vertical sides and cover bottom with a 50 mm layer of concrete.
- Accurately position and securely support components.
- Unless shown otherwise finish concrete foundations, bedding and haunching at an appropriate depth below ground level to provide adequate support and to receive overlying soft landscape or paving finishes.
- Fill holes with concrete to not less than the specified depth, ensuring full compaction as filling proceeds.
- Maintain any temporary support and prevent disturbance for at least 48 hours.
- Concrete foundations exposed to view to be compacted until air bubbles cease to appear on the upper surface, then weathered to shed water and trowelled smooth.

550 DAMAGE TO GALVANIZED SURFACES: Touch up minor damage in areas up to 40 mm^2, including on fastenings and fittings, using low melting point zinc alloy repair rods or powders made for this purpose or at least two coats of zinc-rich paint to BS 4652. Apply sufficient material to provide a zinc coating at least equal in thickness to the original layer.

Condition 4

EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

SCHEDULE OF TREES
To be read in conjunction with Helios Plant Palette - 5073
And drawing number **5073.101**

	NEW	EXISTING RELOCATED	TYPE	GIRTH MM
1	◆		Catalpa bignoides	
2	◆		Aesculus carnea 'Brioti'	
3	◆		Aesculus carnea 'Brioti'	
4	◆		Acer pseudoplantus 'Leopoldii'	
5	◆		Malus hupehensis	
6	◆		Acer platanoides 'Crimson King'	
7	◆		Sorbus aria 'Lutescens'	
8	◆		Betula papyrifera	
9	◆		Betula papyrifera	
10	◆		Betula papyrifera	
11	◆		Betula pendula (verrucosa)	
12	◆		Betula pendula (verrucosa)	
13	◆		Betula pendula (verrucosa)	
14		◆	ASH	80
15		◆	ACER	50
16		◆	PRUNUS	60
17		◆	PRUNUS	100
18		◆	LIQUIDAMBAR	60
19	◆		Cratageus laevigata'Rosea Flore Pleno'	
20	◆		Sorbus aria 'Lutescens'	

Project Information — Helios Plant Selector - 5073

Name:	5073	St Mary & All Saints C of E School, Coley Park, Reading
File:	5073.hep	
Description:	Planting schedule	
Creation Date:	17/10/2003 15:43:34	
Last Modified:	20/10/2003 11:57:54	

Palette

Trees

Name	Form	Age	Girth	Height	Clear Stem	Root	Container	Brks	Qty	Number
			See (1)	in cms	in cms	See (2)	given in LITRES unless otherwise indicated			
Acer platanoides 'Crimson King'	Standard (Selected)		10-12	300-350	min 200	C	25	4	1	TR007.027
Acer pseudoplatanus 'Leopoldii'	Standard (Selected)		10-12	300-350	min 200	C	25	4	1	TR015.027
Aesculus x carnea 'Briottii'	Standard (Extra Heavy)		14-16	300-350	175-200	C	75	5	2	TR018.024
Betula papyrifera	Standard (Heavy)		12-14	350-425	min 200	C	75	5	3	TR027.029
Betula pendula	Standard (Heavy)	3x	12-14	350-425	175-200	C	75	5	3	TR028.054
Catalpa bignonioides	Standard (Selected)	2x	10-12	300-350	175-200	RB		4	1	TR037.023
Crataegus laevigata 'Rosea Flore Plena' (C. oxycantha)	Standard (Heavy)	3x	14-16	350-425	175-200	RB		5	1	TR045.017
Malus hupehensis	Standard (Light)	2x	6-8	250-300	150-175	B		3	1	TR058.011
Sorbus aria 'Lutescens'	Standard (Extra Heavy)		14-16	425-600	175-200	C	75	5	2	TR129.025

Shrubs

Name	Age	Height	Root	Container	Habit	Brks	Qty	Number
		in cms	See (2)	given in LITRES unless otherwise indicated				
Berberis x frikartii 'Telstar'		25-30	C	3	Bushy	4	7	SH027.002
Berberis julianiae		30-40	C	3	Bushy	3	5	SH028.011
Mahonia aquifolium		20-30	C	2	Branched	2	13	SH336.010
Yucca gloriosa			C	3	5 leaves		1	SH637.002
Aucuba japonica 'Crotonifolia'		40-60	C	10	Bushy	4	1	SH020.004
Berberis darwinii		30-40	C	3	Bushy	4	5	SH025.003
Brachyglottis Dunedin Group 'Sunshine' (Senecio 'Sunshine')		30-40	C	3	Branched	4	5	SH042.003
Choisya ternata 'Sundance'		40-60	C	5-7.5	Bushy	5	7	SH111.003
Cornus alba 'Sibirica' ('Westonbirt')		40-60	C	3	Branched	4	1	SH126.002

Escallonia 'Apple Blossom'		60-80	C	10	Bushy	6	6	SH209.004
Euonymus fortunei 'Emerald 'n' Gold'		20-30(D)	C	3	Bushy	7	19	SH225.003
Fatsia japonica		60-80	C	10	Leader		3	SH230.003
Lavandula angustifolia 'Hidcote'		20-30	C	3	Bushy	5	65	SH311.003
Mahonia x media 'Charity'		40-60	C	5-7.5	Bushy	2	3	SH339.008
Phormium tenax Purpureum Group			C	5-7.5	Double Crown		1	SH369.003
Spiraea japonica 'Goldflame' (x bumalda 'Goldflame')		40-60	C	5-7.5	Bushy	7	9	SH583.004
Viburnum davidii		20-30	C	3	Bushy	3	9	SH616.003
Fatshedera lizei 'Variegata'		40-60	C	3L	Branched		2	CU001.001

Herbaceous Perennial Plants

Name	Root	Container	Buds	Propagation	Qty	Number
	See (2)	given in LITRES unless otherwise indicated				
Bergenia cordifolia 'Purpurea'	C	1.5-2		S or V	57	HP104.004
Geranium endressii	C	1.5-2		S or V	52	HP301.004
Geranium 'Johnson's Blue'	C	1.5-2		V	13	HP298.004
Heuchera micrantha 'Palace Purple'	C	1.5-2		S	15	HP359.004
Pulmonaria saccharata 'Highdown'	C	1		V	25	HP653.003
Tiarella cordifolia	C	1.5-2		S or V	16	HP741.004
Vinca major 'Variegata'	C	1.5-2		V	65	HP783.004

Notes

(1) Girth RC=root collar(mm), SD=stem diameter (mm), G=girth (cm), CL=clump
(2) Root B=bagged (bareroot), Ce=cell grown, RB=rootball, C=container
(3) Form S=Seed, CL=clumps, PL=plugs, C=pot grown plants, B=bulbs, corms and tubers
(4) Size Pot sizes, P in cm, diameter of pot
Container sizes, C in litres volume
Plug, number of plugs/tray

(5) Double Nose

DN grade	Circumference	Bulbs/tonne	No. of flowers
DN1	15-17	8,000	20,000
DN2	13-15	14,000	21-22,000
DN3	11-13	18,000	22,000

Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: c/o Gray Baynes And Shew Architects
18 Beaumont Street
Oxford
OX1 2ND

Application No: 03/00579/FUL/DG

Applicant: The Governors Of St. Mary And All Saints C Of E School

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Extensions and alterations to increase size from 210 to 420 places, provision of nursery and community facilities

At: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

David Gworthy

Date: 26th August 2003

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: St. Marys And All Saints C Of E Primary School Wensley Road Reading RG1 6DU

Application No: 03/00579/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. This permission relates to drawings 5073.20B, 21, 22, 23, 24 and 25 which were received by the local planning authority on 9 May 2003.. Reason: to clarify which plans are approved.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

5. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be

David Gworthy

Date: 26th August 2003

Head of Planning and Transport

Reading BOROUGH COUNCIL

carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

6. Before any development, including demolition, is commenced the following plans and details of existing trees to be retained are required to be submitted to and approved in writing by the local planning authority:]

a) A plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c & d below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;

e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and protected.

7. Such tree protection as required by the above condition shall be erected around all retained trees at a distance of no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

8. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the

David Gworthy

Date: 26th August 2003

Head of Planning and Transport

development of the site, unless otherwise agreed in writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

9. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

10. If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

11. The hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interests of ensuring that the redevelopment of this site enhances the visual local environment.

12. A landscaping management plan, including long term objectives, management responsibilities and maintainance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. Reason: to ensure the long term management and maintainance of communal landscaped areas on the site.

13. Prrior to occupation of the development hereby permitted a School Travel Plan to update the existing School Travel Plan applicable to the existing St Mary and All Saints C of E Primary School to incorporate the enlarged school shall be submitted to and approved in writing by the local planning authority. Reason: In the interests of encouraging alternative modes of transport to the use of the private motor car.

14. Prior to the commencement of development hereby permitted, details of provision for the secure storage of cycles, incorporating Sheffield stands, within the site shall be submitted to and approved in writing by the local authority. Following approval, such provision shall be constructed before the develoment is occupied and thereafter be kept available for use at all times. Reason: as such

David Gworkey

Date: 26th August 2003

Head of Planning and Transport

Reading BOROUGH COUNCIL

details have not been provided and to ensure provision for alternative modes of transport to the private motor car.

15. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

16. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

17. The areas shown on the submitted drawings reserved for the parking, turning, loading/unloading and circulation of vehicles shall be constructed and marked out and kept available or used for such purposes at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict access to such facilities. Reason: as the development, without the provision of adequate parking, turning, loading/unloading and circulation facilities, would be likely to lead to parking and manoeuvring on the public highway to the detriment of road safety.

INFORMATIVES

1. This application was considered against and found to comply with Policy CUD14 of the Reading Borough Local Plan.

David Gworthy

Date: 26th August 2003

Head of Planning and Transport

*Please note that the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 and the Planning (Listed Buildings and Conservation Areas) (England) (Amendment) Regulations 2003 reduce the time limit for the submission of an appeal from six months to three months from receipt of this notice in respect of applications made on or after 5 September 2003.

NOTES

APPEALS

(1) * If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision –

(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work) –

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, QX10 8BD Tel: 01491 832801

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

GRAY BAYNES SHEW
ARCHITECTS

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Oxford OX1 2ND
Tel: 01865 248 488
Fax: 01865 246 424
architecture@gbs-ox.co.uk

Our Ref: 5073/HC

3 June 2003

READING BOROUGH COUNCIL
- 4 JUN 2003
ENVIRONMENTAL SERVICES

Mr D Greenway
Reading Borough Council
Planning Section
PO Box 17
Civic Centre
Reading RG1 7TD

Ref: Planning Application Number: 03/00579/FUL/DG

Dear Mr Greenway

The Governors of St Mary & All Saints C of E Primary School - Extensions & Alterations - Coley Park, Reading

Pleose find enclosed five copies of the School Travel Plon, which we have received from Beverley Clements, the Head Teacher of St Mary & All Soints C of E Primary School, Reading.

Yours sincerely

[redacted]

HELENA COX

(Direct Line - 253671)

(Direct e-moil - helenacox@gbs-ox.co.uk)

Enc Folios 5073/196-201 (5 copies)

Partners Simon J Shew Dip. Arch. (Oxon) R.I.B.A. Jacqueline A Heslop Dip. Arch. R.I.B.A. Nigel G Spawton Dip. Arch. (Oxon) R.I.B.A.
Associates Robin D Edwards Dip. Arch. (S.B.U.) R.I.B.A. Matthew Bullock B.A. B.Arch. R.I.B.A.

5073/201

READING BOROUGH COUNCIL
- 4 JUN 2003
ENVIRONMENTAL SERVICES

ST MARY & ALL SAINTS PRIMARY SCHOOL

School Travel Plan

SCHOOL TRAVEL PLAN

CONTENTS

1. Introduction
2. Policy and Objectives
3. Initiatives
4. Implementation
5. Monitoring and Evaluation

1. Introduction

School Location

St Mary & All Saints C.E. (V.A.) Primary School is a Voluntary Aided Primary School sited in Coley Park close to Reading town centre. The school has 179 pupils on roll, approximately half taken from the Coley Park estate and half from surrounding areas, mainly west of Reading.

Unusually the school shares a campus with another primary school whose entrance is approximately 30 metres east of our front entrance. This school has 120 pupils who are drawn from the Coley Park estate lying generally to the west of our school. This school also has a Nursery Unit, which generates its own traffic at varying times throughout the day.

Currently the start and finish times of the Primary Schools have been staggered in an attempt to ease pedestrian and vehicular traffic congestion.

School Ethos, Mission Statement and Aims

St Mary & All Saints is a Church of England school whose Christian values permeate all aspects of school life. Our mission statement seeks to combine an excellent broad and balanced curriculum with the development of spiritual, cultural and moral values. We aim to treat each child as a valued member of our school community and promote in them a sense of responsibility towards others and the environment. We aim to foster well-rounded, balanced individuals who are well able to make sensible and informed choices for themselves.

School Accesses

The Wensley Road gate is the chief vehicular and pedestrian access to the school. Staff and visitors are able to park in the car park in front of the school. There are currently no parking facilities available for parents. Parents park along Wensley Road and Lesford Road. Some also make use of the Community Centre car park situated approximately 100 metres further along Wensley Road. Grounds Maintenance vehicles use the side gate in Lesford Road for access.

Designated Area – (Refer to Appendix A - area map)

The roads in the Designated Area for St Mary & All Saints School are:

Carsdale Close, Hay Road, Holybrook Road, St. Saviours Road, Tintern Crescent, Trellick Road, Tupsley Road, Tyberton Place and then if place are available Heron Way, Lesford Road, Wensley Road and West Green Court.

Of the 179 pupils on roll 48% currently travel from outside the Coley Park estate.

General Travel Patterns, Issues and Problems

Wensley Road is the only road in and out of the neighbourhood. All people living to the west of the school must therefore travel past the front gate of the school to get off the estate. Immediately outside the school there are pavements and generous verges but the road width is relatively narrow. Wensley Road is served by a frequent double-decker bus service and all other delivery and business vehicles use this road. The speed of passing vehicles has been a matter of concern and a speed hump has been installed outside the neighbouring school. Vehicles are picking up speed again by the time they pass our gate. The rest of the estate is served quite well by pavements and footpaths. A crossing patrol person is on duty at start and finish of school, however her position is well to the east of the school and is not convenient for any child travelling west.
In general pupils start to arrive between 8:30 a.m. and 9:00 a.m. and depart between 3:05 p.m. and 3:30 p.m. Children arriving and departing on foot encounter a large number of cars, some travelling at speed, some stationary or manoeuvring, in order to reach the front gate. There are no safety railings outside our school gates and the pedestrian gate is adjacent to the vehicular entrance. The pathway runs down the length of the car park with no safety barrier.

Parents driving their children to school find parking difficult, so many stop directly outside the school gate opposite already parked cars ignoring existing parking restrictions, thus blocking the road to all traffic trying to pass in either direction. Those who have driven into Coley Park to bring their children to school, or who live at the east end of the estate, need to turn round to get out of Coley Park. Many of these turn round in the school entrance or the junction of Wensley Road and Lesford Road. A large number of pedestrians need to cross Lesford Road at this point and it is made extremely hazardous by these drivers.
Some drivers ignore repeated requests not to drive into the staff car park to drop off and turn round.

2. Policy and Objectives

National Policies

In July 1998, the Government issued its White Paper on Transport, which emphasised the need to address the use of cars for the school journey, since nationally more than a quarter of children travel to school by car. Increasing car usage causes road congestion, air pollution, and can lead to reduced levels of fitness and an inability to cope with traffic as pedestrians. With these points in mind a School Travel Advisory Group (STAG) has been established to develop good practice and identify ways of addressing school journey issues and school travel plans are seen as a key component. In addition, all local authorities are now required to produce Local Transport Plans (LTP), which set local transport targets for the authority and must include *"an integrated strategy for reducing car use and improving children's safety on the school journey"*.

Local Policies

Reading Borough Council fully embraces the Safer Routes to School initiative and provides a Road Safety Education Officer to help devise and promote strategies for reducing unnecessary car use and to improve safety on the home to school journey. This road safety officer co-ordinates education, training, engineering and enforcement measures to encourage parents and pupils to walk or cycle to school. Our school travel plan represents an important step towards ensuring greater safety for all pupils travelling to school.

Objectives

The objectives for the St Mary & All Saints School Travel Plan must be set within the wider context of the objectives for the Safer Routes to School initiative. These are as follows:

- To increase the number of pupils walking and cycling to school in safety, through a combination of education, training and publicity measures and through improvements to the built environment (where appropriate), seeking to address both real and perceived concerns for the safety of young people
- To reduce traffic congestion and associated pollution, throughout the Borough, in order to enhance and improve the quality of life for all who live, work or travel in Reading.
- To promote the role of alternative modes of travel (walking, cycling and public transport) in preference to the car, for all, or a substantial part of all journeys, emphasising the health benefits of sustainable forms of transport.

In addition to these, further objectives have been set for the Safer Routes to School Policy at St Mary & All Saints School. These are:

- To promote, encourage and develop sustainable travel behaviour and increase environmental awareness for all members of the school community.
- To develop, implement, monitor, evaluate and review the STP for St Mary's.
- To reduce both real and perceived hazards directly in front of the school entrance.
- To promote and encourage car sharing and walk sharing schemes and hence reduce traffic congestion in Wensley Road.
- To improve facilities and increase training opportunities for cyclists to make cycling a viable alternative to walking or driving for appropriate individuals. With a target of significantly increasing the number of pupils cycling to school.

Benefits

The benefits of a successful Safer Routes to School Policy include:

For the School

- Improve safety and a reduction of pollution.
- Reduce traffic immediately outside of the school grounds.
- Improve relationships with the community and Coley Park School
- Establish safer walking and cycling routes.
- Provide opportunities for learning particularly in citizenship.

For the Pupils

- Increase travel awareness and improve road and personal safety skills.
- Increase knowledge and awareness of local community and environment.
- Improve fitness through increased levels of walking and cycling.
- Establish life long positive attitudes towards fitness and environmental sustainability.
- Achieve lower levels of stress in pupils on arrival
- Provide opportunities for pupils to converse with adults

For Parents and Staff

- Improve community awareness through joint working.
- Build links between parents and strengthen home-school links.
- Reduce driving stress and improve journey quality.
- Improved child/parent quality time.

For the Community

- Reduce pollution in vicinity of the school.
- Reduce level of noise created by manoeuvring vehicles and doors slamming.
- Reduce levels of congestion in surrounding roads thereby enabling local residents to access and exit their properties more easily. In turn this would have the extra benefit of improving neighbourhood relations with the school.
- Improve non-school traffic flow past the school and reduce stress and tension caused to other road users.

3. Initiatives

Some initiatives are already in place. They are:

Educational Visits Policy and Procedures

Our policy and procedures for school visits and trips is in place to ensure that all staff and accompanying adults are aware of the correct measures to be taken in order to minimise risk. It includes a risk assessment before each visit and gives guidelines on

such issues as the hire of coaches i.e. only those with seat belts fitted, medicines, emergency contact numbers, fluorescent jackets for the party leaders etc.

Health and Safety

Our Health and Safety Policy and Procedures are approved and signed by the Governing Body. They are subject to regular inspection and review by the Governors' Site and Buildings Group, the Reading Borough's Health and Safety officer and OFSTED. Any recommendations are carried out as soon as possible.

New Parents

New parents are invited to attend a welcome meeting. The Reading Borough Road Safety Education Officer speaks to them about developing traffic awareness in their child and many other road safety issues. They are urged to walk or cycle to school and not drive or park in such a way that would endanger pedestrians or other road users.

Newsletters

Regular newsletters are sent home and some information is posted on the parents' notice boards. These letters and notices often feature travel and parking issues and always attempt to promote safety and consideration for others.

Walk to School Week and other Events

We participate in the Walk to School Week promoted by the Borough. We also support a number of other events, which have links to the Travel Plan objectives, for example Fitness Week, Shades for the Day, which focuses on sight impairment, and the collection of materials for recycling.

Cycling Awareness

We have a long history of providing Cycling Safety courses for Year 6 and 5 children. Children are encouraged to cycle to school after they have successfully completed a course. At the moment there are no cycle sheds but bicycles are left in the courtyard overlooked by the school offices. Helmets are stored in the cloakrooms. Cycling videos are watched as part of our PSME curriculum.

Personal, Social and Moral Education Curriculum

Our PSME scheme of work incorporates many aspects of road safety and keeping healthy and safe. Education visits to Safety Street and the Home Alone training package from the Susie Lamplugh Trust are particularly helpful.
Unfortunately we have not had visits from our Area Beat Officer for many years due to staff shortages.

Further Road Safety Improvements

The Borough is planning improvements to the roads and pavements in the vicinity of the two schools as part of its Safer Routes to schools initiative. See Appendix 2 SRTS/CONCEPT/COLEY PARK/001

The Enlargement of Saint Mary and All Saints Primary and the Closure of Coley Park Primary.

Coley Park Primary School is due to close on 31st August 2004 and St. Mary and All Saints Primary School is due to enlarge on 1st September 2004. It is expected that all pupils and staff will transfer to the enlarged primary school.

The plans provide for a single vehicular entrance and exit and two separated pedestrian entrances with fenced pathways. See Appendix 3

Drawbacks to the enlargement

- All pupils arriving and leaving at the same time
- One vehicular entrance instead of two

Benefits

- The co-ordination of entrance and exit to provide a through flow of traffic
- Pupils can be dropped off directly to a safe area without blocking the flow of general traffic past the school
- Remove the need for parents to reverse into the entrance to turn round
- Give separate secure pedestrian and cycle access from traffic pollution
- Designated cycle storage cloakroom facilities for helmets
- Uninterrupted vision for vehicles leaving the site
- Improved access for emergency vehicles
- Provision of a deliveries dropping off area
- Reduced level of deliveries due to combined orders
- A new opportunity to educate parents in road safety procedures
- To bring two school populations together with one common travel plan

4. Implementation

The following actions will be taken by the staff and governing body with support and advise from the Reading Borough Council and the Diocese of Oxford.

- Survey to establish current routes and travel patterns. June 2003
- Set targets based on the survey data to increase levels of walking and cycling to school and car sharing. July 2003
- Greater emphasis to be placed on road safety awareness and fitness in our whole school programme. September 2003 and ongoing.

- Incorporate safer travel features into design and buildings of the enlarged school. May 2003
- Information to be included in the school brochure, welcome pack and newsletters on the expected use of the new school layout. September 2004

5. Monitoring and Evaluation

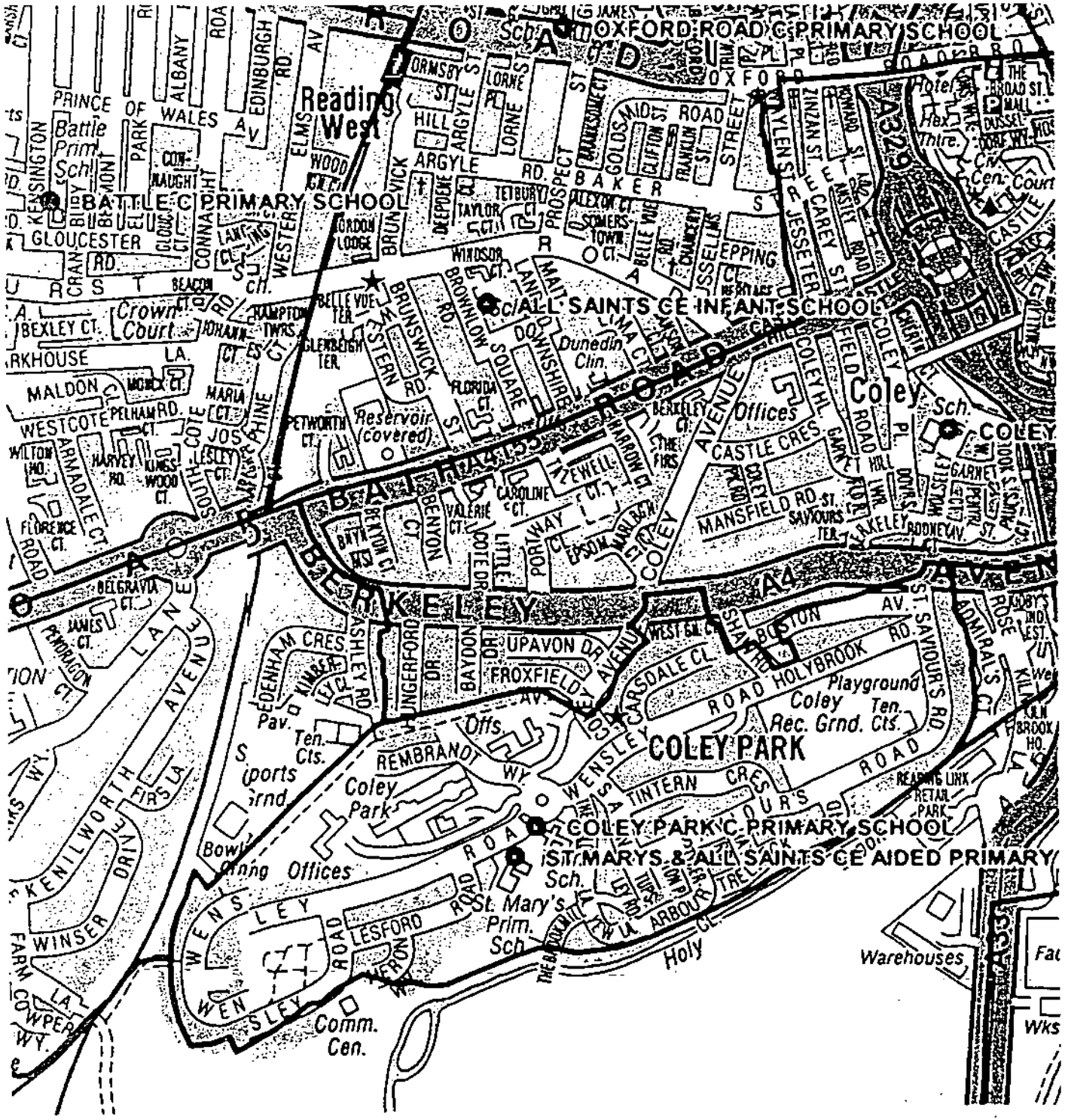
Monitoring and updating of this Travel Plan will be carried out after three months, then annually by the Governing Body following feedback from staff, parents and the pupils via their School Council.

The School Travel Plan will be evaluated in terms of incidents and accidents reported and targets met. The Headteacher and the Site and Buildings Group of the Governing Body will carry out this evaluation.

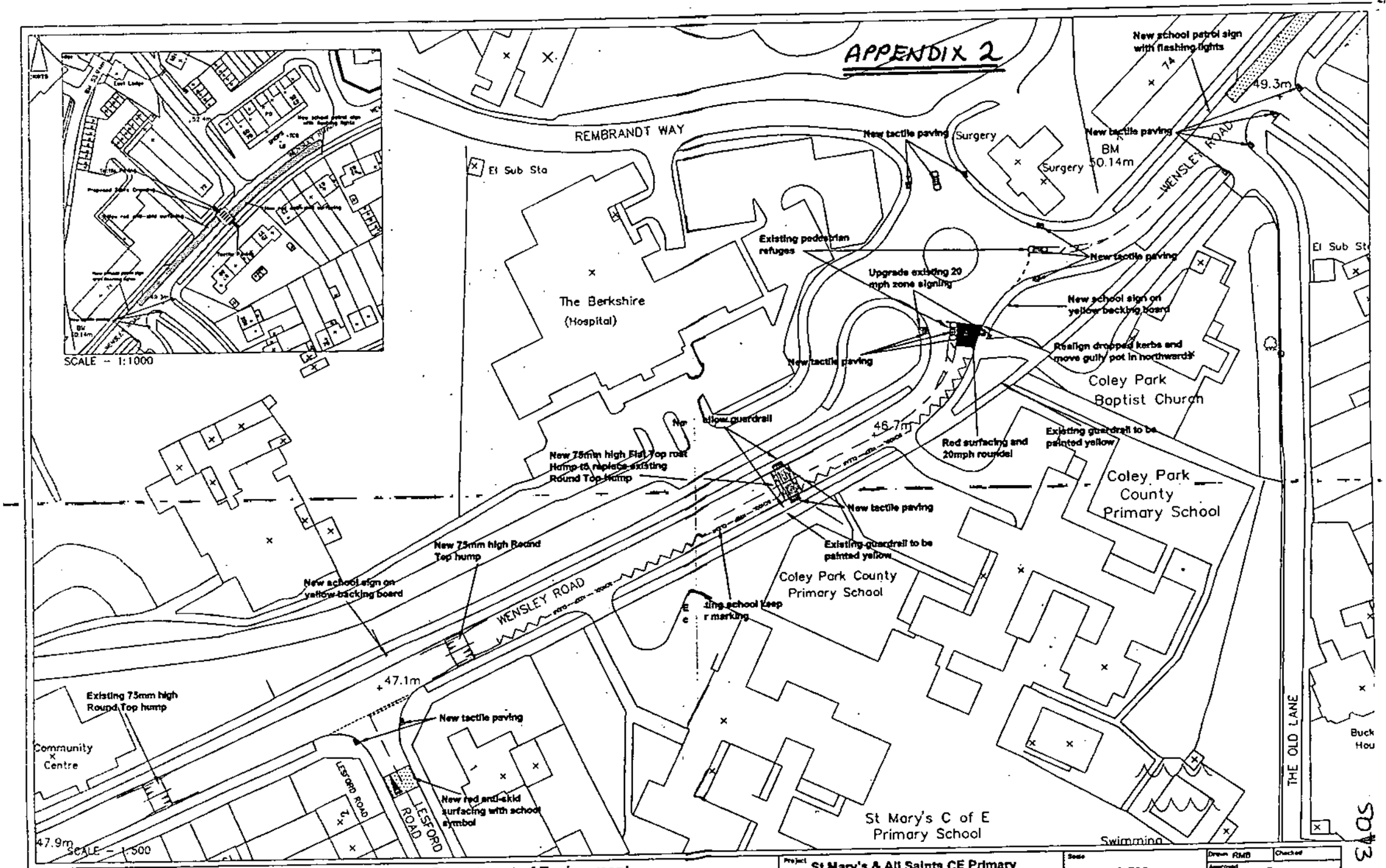
The Reading Borough Council will carry out their own monitoring and evaluation of their improvements to the road layout and markings.

May 2003

APPENDIX 1



OXFORD ROAD C PRIMARY SCHOOL
BATTLE C PRIMARY SCHOOL
ALL SAINTS CE INFANT SCHOOL
COLEY PARK C PRIMARY SCHOOL
ST MARYS & ALL SAINTS CE AIDED PRIMARY
Reading West
Coley
COLEY PARK
BERKELEY
A4
A329
A33
Battle Prim. Sch.
Crown Court
Reservoir (covered)
Dunedin Clin.
Offices
Playground
Coley Rec. Grnd.
Coley Park
Offs.
Comm. Cen.
St. Mary's Prim. Sch.
Warehouses
Holy



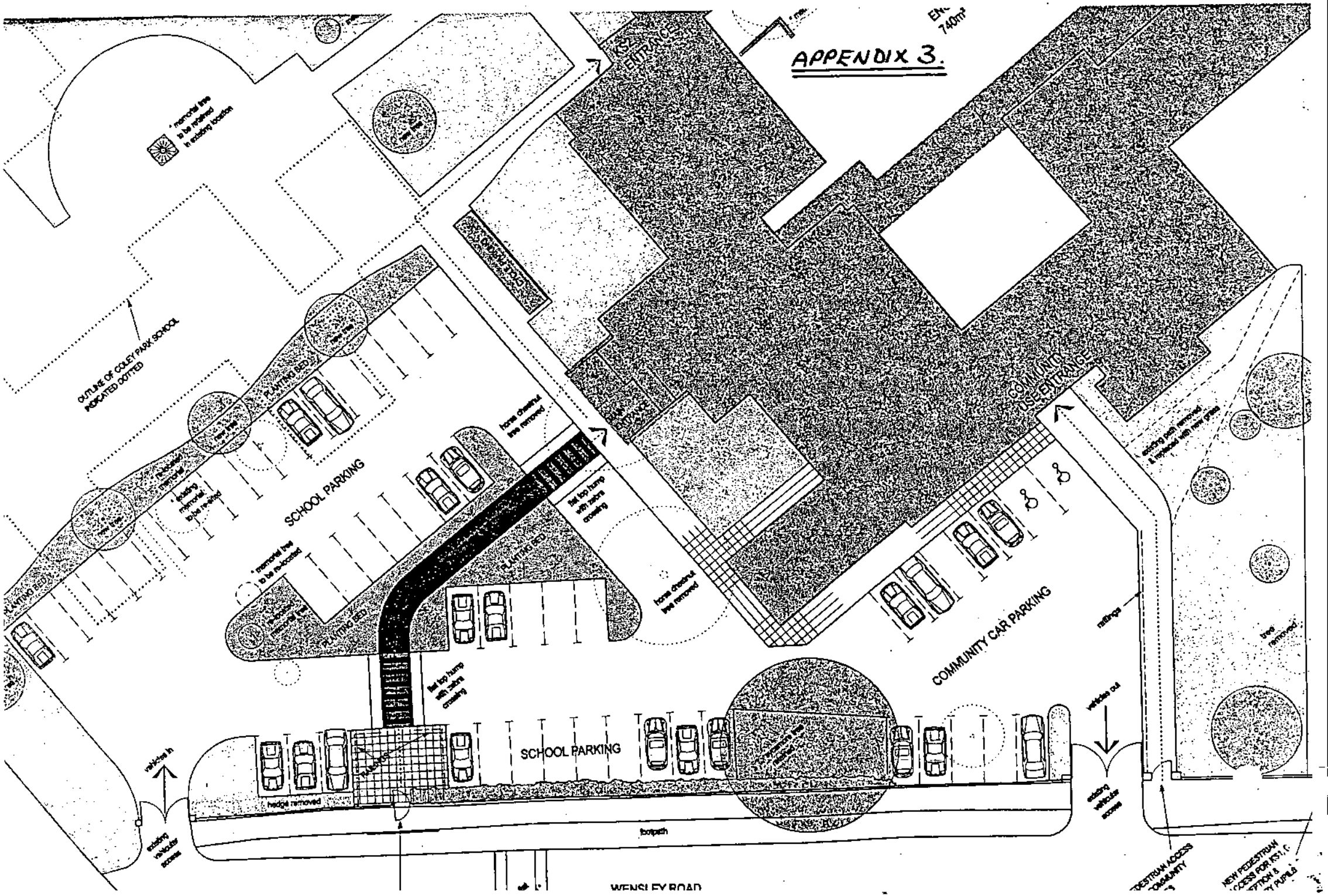
Reading BOROUGH COUNCIL

Department of Environment
Civic Centre
Reading
RG1 7TD

Project: St Mary's & All Saints CE Primary School	Scale: 1:500
Drawing: CONCEPT LAYOUT	Drawn: RMB; Checked; Approved; Date: DECEMBER 2002
	Drawing no.: SRTS/CONCEPT/COLEYPARK/001

SD/3/196

APPENDIX 3.



KS2 ENTRANCE
740m²
memorial tree to be retained in existing location
OUTLINE OF COLEY PARK SCHOOL INDICATED DOTTED
PLANTING BED
new tree
re-located memorial
existing memorial to be re-sited
SCHOOL PARKING
horse chestnut tree removed
flat top hump with zebra crossing
COMMUNITY USE ENTRANCE
existing path removed & replaced with new grass
COMMUNITY CAR PARKING
railings
tree removed
vehicles out
vehicles in
hedge removed
footpath
existing vehicular access
WENSLEY ROAD

GRAY BAYNES SHEW
ARCHITECTS

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THE GOVERNORS OF ST MARY & ALL SAINTS
C OF E PRIMARY SCHOOL
EXTENSIONS & ALTERATIONS
COLEY PARK, READING 030579

DESIGN STATEMENT IN SUPPORT OF PLANNING APPLICATION

INTRODUCTION:

The Central Reading Review of Primary Education was a formal consultation exercise carried out in 2002 which examined the possible amalgamations of a number of schools in this area. One of the options looked at was St Mary & All Saints C of E (VA) Primary School and Coley Park Community Primary School. They effectively share the same site but Coley Park CP School, constructed in the 1960's, has a number of challenging issues; its pupil numbers are declining and its buildings are of a poor quality. This process resulted in the decision to close Coley Park School and enlarge St Mary & All Saints School. Formal notices were then published jointly by the Borough and the Governors of St Mary and All Saints / Diocese and after the expiry of the statutory consultation period, the proposals were confirmed in February by the School Organisation Committee.

Gray Baynes & Shew Architects was appointed in October 2002 and, following discussions with the School, Governors, Reading Borough Council and the Oxford Diocese, prepared an outline sketch plan which enabled an estimate of costs to be completed.

DfES (DEPARTMENT FOR EDUCATION AND SKILLS)

An application for funding was submitted to the DfES in January 2003 and approved, subject to conditions, in March 2003. The Department's reference to this scheme is TCF 2003-04/870/3301.

THE SITE

The site of the two current schools lies to the south of Wensley Road and adjacent to Coley Park Free Church. To the west and on the corner with Lesford Road are two low housing tower blocks. Immediately to the south are water meadows and to the south-east a copse of trees forming a visual boundary to The Brookmill housing. There is a considerable natural ground slope across the site in a north to south direction which is most notable at the southern corner of the playground.

THE BUILDINGS

The existing C of E school is built on two different ground floor levels reflecting the slope of the land. The majority is of single storey construction at the higher level comprising reception and key stage 1 classrooms, staff offices and facilities, entrance, library, kitchen and hall. At a level some 750mm lower is the ground floor of the two-storey key stage 2 teaching block.

The buildings, constructed in 1969, are of cavity wall construction with 17½° pitch concrete interlocking tiled roofs on roof trusses. The buildings are substantially in good condition and are well looked after.

The School is currently one form entry with one reception class, two key stage 1 classes and four key stage 2 classes.

THE PROPOSALS

The overall aim of this proposal is to double the size of the school from one-form entry (210 places) to two-form entry (420 places). In addition a nursery unit is to be provided and community facilities. However, the overall numbers on the combined site will remain the same. The Coley Park Primary School buildings will be demolished following the construction of the new extensions.

The school has a preference for single storey buildings to emphasise the primary nature of the new and avoid the "secondary" feel of increased two storey buildings. This, along with issues of buildability, informed the initial sketch proposals and an open courtyard scheme evolved around the present hard play area. In response to concerns raised by the School with reference to security, vandalism and the general vulnerability of the School premises, a closed courtyard plan was developed.

A generic classroom section has been established using a concrete interlocking tile 17½° pitched roof rising from 2m above floor level at its lowest with the ceiling formed by the underside of the roof. The roof is supported on exposed "glulam" purlins and rooflights together with clerestory windows are introduced at the highest point. This provides excellent natural lighting and ventilation.

Floor levels are a major difficulty with this site. Our proposal is generally constructed at the lowest existing floor level in the ground floor of the present two-storey building to which it

connects. It runs towards the southern corner of the courtyard at which point it is some 2.5m above natural ground level but forms a corner room with excellent views out over the water meadows. The height allows the plant room to be located below this room. The reception classes and nursery are also constructed at this level. At the western corner an intermediate level for the two new key stage 1 classes is established before the new circulation route rises to the existing higher ground floor level. At the lowest ground level to the south the treatment of the buildings' plinth is important and we propose a battered face inclined at 10° from the vertical to achieve a less severe appearance. Above this the walls between classrooms are expressed as piers which extend down over the inclined brickwork. Cut and stained rafter feet are exposed at the eaves.

To improve buildability a new School main entrance is proposed and located at the link between the Hall and the two-storey building. This will also allow a proper visual presence to be established. This element is conceived as a separate steeper pitched roof running through the gap, supported on circular timber columns with an exposed timber roof forming the ceiling. Rooflights either side of the central ridge allow sunlight into the main circulation space and the roof is continued, projecting to form a canopy over the entrance doors.

The palette of materials proposed is:
- concrete interlocking roof tiles
- standing seam zinc roofing to lower pitched areas and features
- sawn timber rafters, stained
- circular timber columns
- aluminium or aluminium faced windows, doors and screens
- facing brickwork (some to match, some to contrast)
- coloured rendered panels

COMMUNITY FACILITIES

The present school entrance will become the Community Entrance and the areas currently in use as the library, school offices, staff facilities and reception class will be converted. Discussions are ongoing with various community groups as to how these facilities will best be used and developed.

Planting Bed no.1

39 Berginia cordifolia
05 Berberis darwinii
07 Berberis x frikartii 'telstar'
03 Choisya ternata 'sundance'
07 Euonymus forhinei 'emerald 'n' gold
37 Geranium endressii 'wargrave pink'
15 Heuchera micrantha 'palace purple'
05 Mahonia aquifolium
03 Mahonia media 'charity'
20 Pulmonaria saccharata
05 Spiraea
18 Tiarella cordifolia
30 Vinca major

Planting bed no 2

13 Bergenia cordifolia
05 Brachyglottis dunedin group
'sunshine' (senecio sunshine)
03 Choisya ternata 'sundance'
01 Escallonia 'apple blossom'
07 Euonymus fortunei 'emerald 'n' gold'
01 Fatsia japonica
15 Geranium endressii ' wargrave pink'
42 Lavanduta angustifolia 'hidcote'
09 Viburum davidii
11 Vinca major 'Variegata'
01 Yucca gloriosao

Planting bed no 3

01 Cornus alba 'sibirica' (westonbirt')
01 Fatsia japonica
23 Lavanduta angustifolia 'hidcote'
03 Spiraea japonica 'goldflame'

Planting bed no 4

01 Choisya ternata 'sundance'
05 Fatsia japonica
13 Geranium 'johnson's blue'
08 Mahonia aquifolium
11 Vinca major 'Variejata'

Planting bed no 5

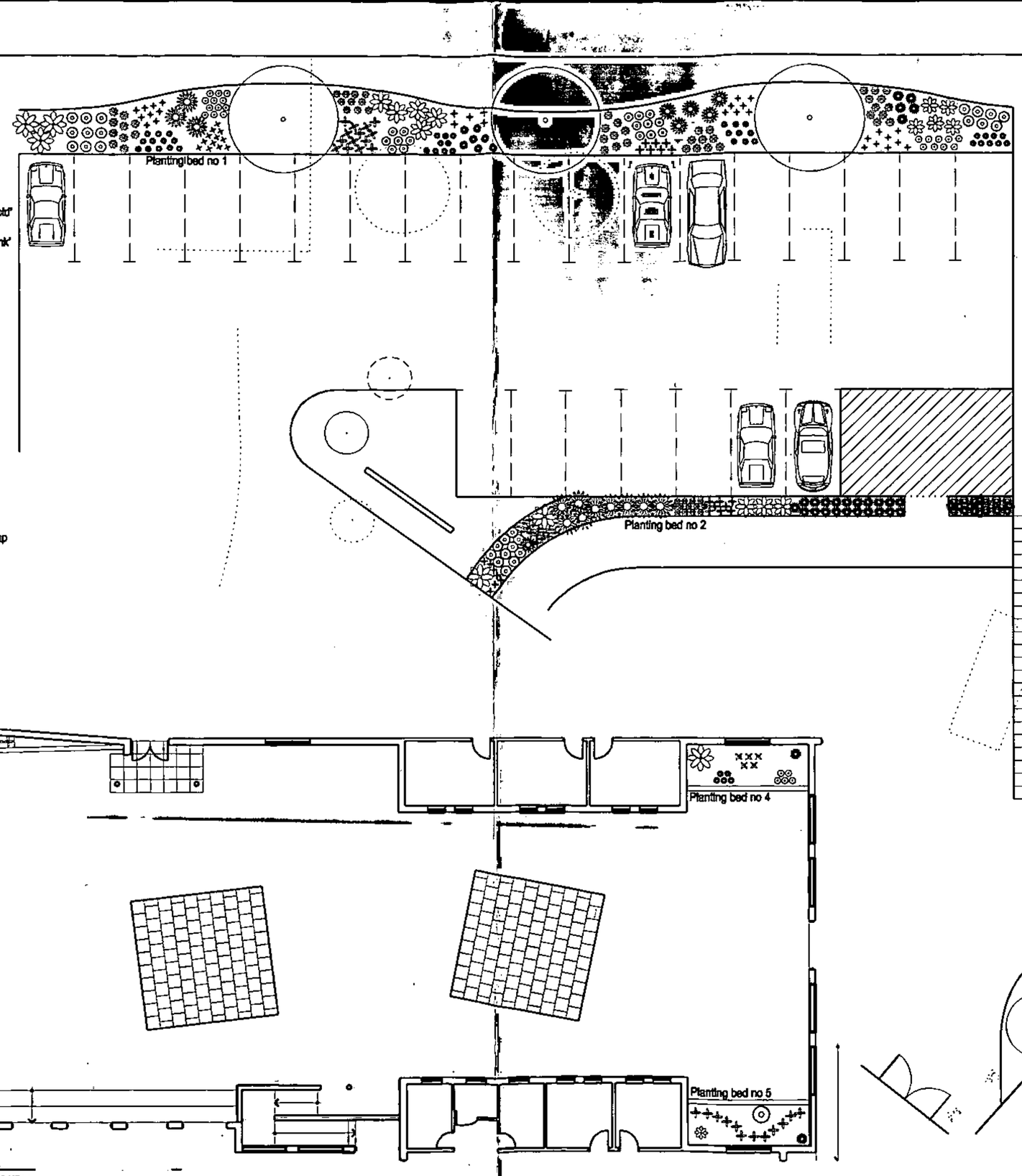
01 Aucuba japonica 'crotolifolia'
(NB No berries)
05 Bergenia cordifolia
05 Euonymus fortunnei 'emerald 'n' gold'
01 Fatshedera lizie
05 Pulmonaria saccharata

Planting bed no 6

01 Fatshedera lizei
01 Phormium tenax purpureum group
01 Spiraea 'Goldflame'
11 Vinca major 'Variejata'

Planting bed no 7

05 Berberis julianae
05 Escallonia 'Appte Blossom'



DRAWING No.
5073.110

EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C oF E SCHOOL
COLEY PARK, READING

EXTERNAL PLANTING BEDS

SCALE 1.200 @ A3
DATE NOV 03 | DRAWN L M S

Refer to drawing 5073.101

Condition 4

GRAY BAYNES SHEW
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Oxford OX1 2ND
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Fax: 01865 246424
www.gbs-ox.co.uk

Planting Bed no.1

39 Berginia cordifolia
05 Berberis darwinii
07 Berberis x frikarti 'talstar'
03 Choisya ternata 'sundance'
07 Euonymus forhinei 'emerald 'n' gold
37 Geranium endressii 'wargreve pink'
15 Heuchera micrantha 'palace purple'
05 Mahonia aquifolium
03 Mahonia media 'charity'
20 Putmonaria saccharata
05 Spiraea
16 Tiarella cordifolia
30 Vinca major

Planting bed no 2

13 Bergenia cordifolia
05 Brachyglottis dunedin group
'sunshine' (senecio sunshine)
03 Choisya ternata 'sundance'
01 Escallonia 'apple blossom'
07 Euonymus fortunei 'emerald 'n' gold'
01 Fatsia japonica
15 Geranium endressii ' wargreve pink'
42 Lavandula angustifolia 'hidcote'
09 Viburum davidii
11 Vinca major 'Variegata'
01 Yucca gloriosea

Planting bed no 3

01 Cornus alba 'sibirica' (westonbirt)
01 Fatsia japonica
23 Lavandula angustifolia 'hidcote'
03 Spiraea japonica 'goldflame'

Planting bed no 4

01 Choisya ternata 'sundance'
05 Fatsia japonica
13 Geranium 'johnson's blue'
08 Mahonia aquifolium
11 Vinca major 'Variejata'

Planting bed no 5

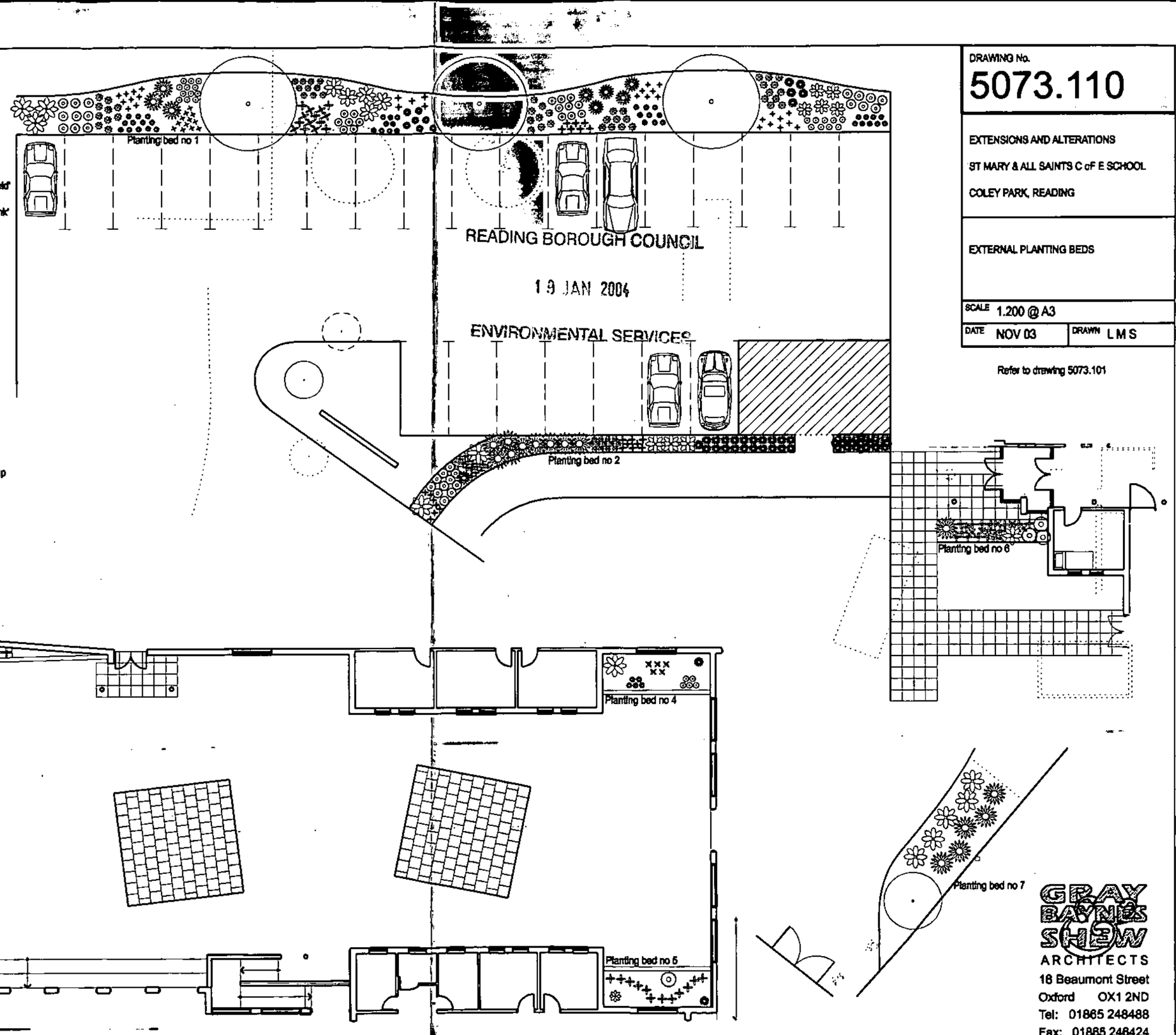
01 Aucuba japonica 'crotolfolia'
(NB No berries)
05 Bergenia cordifolia
05 Euonymus fortunnei 'emerald 'n' gold'
01 Fatshedera lizie
05 Putmonaria saccharata

Planting bed no 6

01 Fatshedera lizei
01 Phormium tenax purpureum group
01 Spiraea 'Goldflame'
11 Vinca major 'Variejata'

Planting bed no 7

05 Berberis julianae
05 Escallonia 'Apple Blossom'



READING BOROUGH COUNCIL

19 JAN 2004

ENVIRONMENTAL SERVICES

DRAWING No.
5073.110

EXTENSIONS AND ALTERATIONS

ST MARY & ALL SAINTS C oF E SCHOOL

COLEY PARK, READING

EXTERNAL PLANTING BEDS

SCALE 1.200 @ A3

DATE NOV 03 | DRAWN L M S

Refer to drawing 5073.101

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ROYAL COUNTY OF BERKSHIRE

COUNTY PROPERTY
SHIRE HALL
SHINFIELD PARK
READING RG2 9XA

property: COLEY PARK C. PRIMARY SCHOOL ST MARY'S & ALL SAINTS C.E.	scale: 1:1250	drawn: MJP	checked
		approved	
		date: JUNE 1994	
drawing: Site Plan	property key: 2029 2058	Based on Ordnance Survey mapping with the permission of the Controller of HMSO Crown copyright licence no. LA076473. Unauthorised reproduction infringes copyright and may lead to prosecution or civil proceedings.	


SCHOOL












SCHOOL

PLAY GROUND TARMAC

COLEY PARK PRIMARY SCHOOL

WILLOW MEMORIAL TO STEVEN BARLEY SINDEN

VIGAFONE MAST ROOF ? (APPROX SIZE & POSITION)

TBM 14.775 FRAME

MOWN GRASS

PLAYGROUND TARMAC

PLAY GROUND TARMAC

CAR PARK TARMAC

CONCRETE PAVING

ST MARY AND ALL SAINTS C OF E SCHOOL

GARDEN

ROUGH GRASS

WENSLEY ROAD

GRASS VERGE

TARMAC

BRICK WALL 2.0M

CHAIN LINK FENCE 2.3M

CONCRETE POSTS THIS SIDE

WOODEN PALING FENCE 1.8M

BRICK PLANTER 1M

CONCRETE EDGING

CONCRETE KERB

FLUSH CONCRETE EDGING

SHRUB BORDER

BORDER

CONCRETE SURROUND

WOODEN FRAMES

STEEL FRAMED GATES 3000 CLEAR OPENING

STEEL GATES 1.4M BRICK PILLARS 1.85M

STEEL GATES 1.4M BRICK PILLARS 1.8M CONCRETE COPING

STEEL GATES 1.0M

CHAIN LINK FENCE 2.3M STEEL POSTS

BRICK WALL AND RAILINGS 2.5M

RAISED CONCRETE AREA

PRECAST CONCRETE CONCRETE BASE, CORRUGATED ASBESTOS

WATER TAP

PERSPEX ROOF OVER

SHRUBS

SHINGLE

PEBBLES

GRAVEL

BASKETBALL BASKET POST (STEEL)

BASKETBALL/NET BASKET POST (STEEL)

TRELLIS WOODEN POSTS

BASE OF SUNDIAL

PERGOLA

SYCAMORE 40ft

HORSE CHESTNUT 60ft

HORSE CHESTNUT 50ft

CRAB APPLE 20ft

SILVER BIRCH 30ft

CYPRESS 2.5M

CHERRY 10M

CHERRY 12M

CHERRY 20M

LIME 15M

LIME 25M

WILLOW 25M

PRUNUS 15M

SAPLING 2M

SAPLING 2.5M

SAPLING MAPLE 2M

SAPLING ACER MEMORIAL TO UNDINE CUTLEY

SAPLING LIQUIDAMBAR MEMORIAL TREE PRESENTED BY ROY NASH

SAPLING LIME MEMORIAL TREE PRESENTED BY M. NASH

LIME MEMORIAL TREE PRESENTED BY MR. [illegible]

ASH 15M+ BERKSHIRE COUNTY COUNCIL CENTENARY

BEECH 3M

HAZEL 2.5M

HAZEL 3M

ELDER

VIBURNUM 3.5M

GOOSEBERRY

CONIFERS 2.5M

SHRUB 3M

SHRUB 2M

SHRUB 1.5M

SHRUB 1M

SHRUB 80M

SHRUB 90M

SHRUB 60M

SHRUB 50M

SHRUB 40M

SHRUB 30M

SHRUB 20M

SHRUB 10M

SHRUB 0.5M

SAPLING 80M

SAPLING 90M

SAPLING 60M

SAPLING 50M

SAPLING 40M

SAPLING 30M

SAPLING 20M

SAPLING 10M

SAPLING 0.5M

CONTAINER

GULLY

CABLE TV

DATA

SIGN

BRICK WALL (INTERNET) SIGNS INSCRIPTION

BRICK WALL (NO GULLY)

CONCRETE BASE CONCRETE EDGING

CONCRETE BASE CONCRETE EDGING

CONCRETE BASE BRICK WALL

CONCRETE BASE CONCRETE

CONCRETE BASE CONCRETE EDGING

CONCRETE BASE FLUSH CONCRETE EDGING

CONCRETE BASE CONCRETE EDGING

CONCRETE BASE CONCRETE

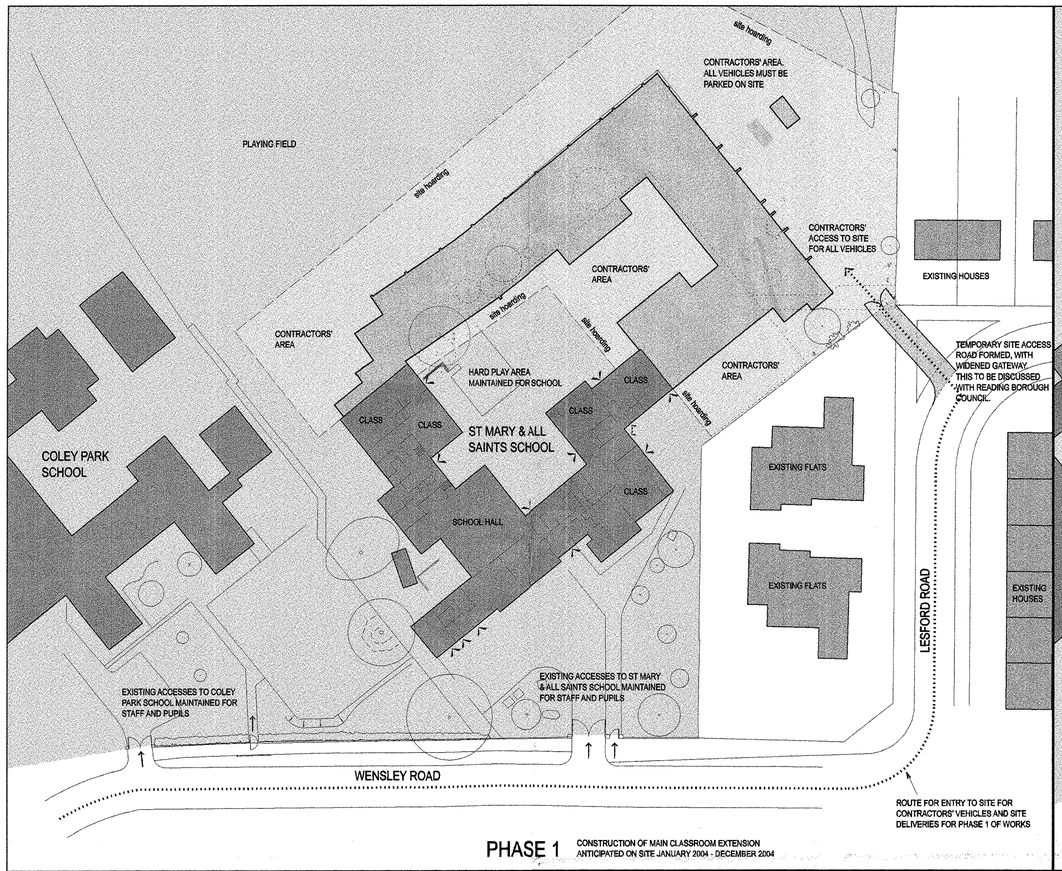
CONCRETE BASE BRICK WALL

CONCRETE BASE BRICK WALL

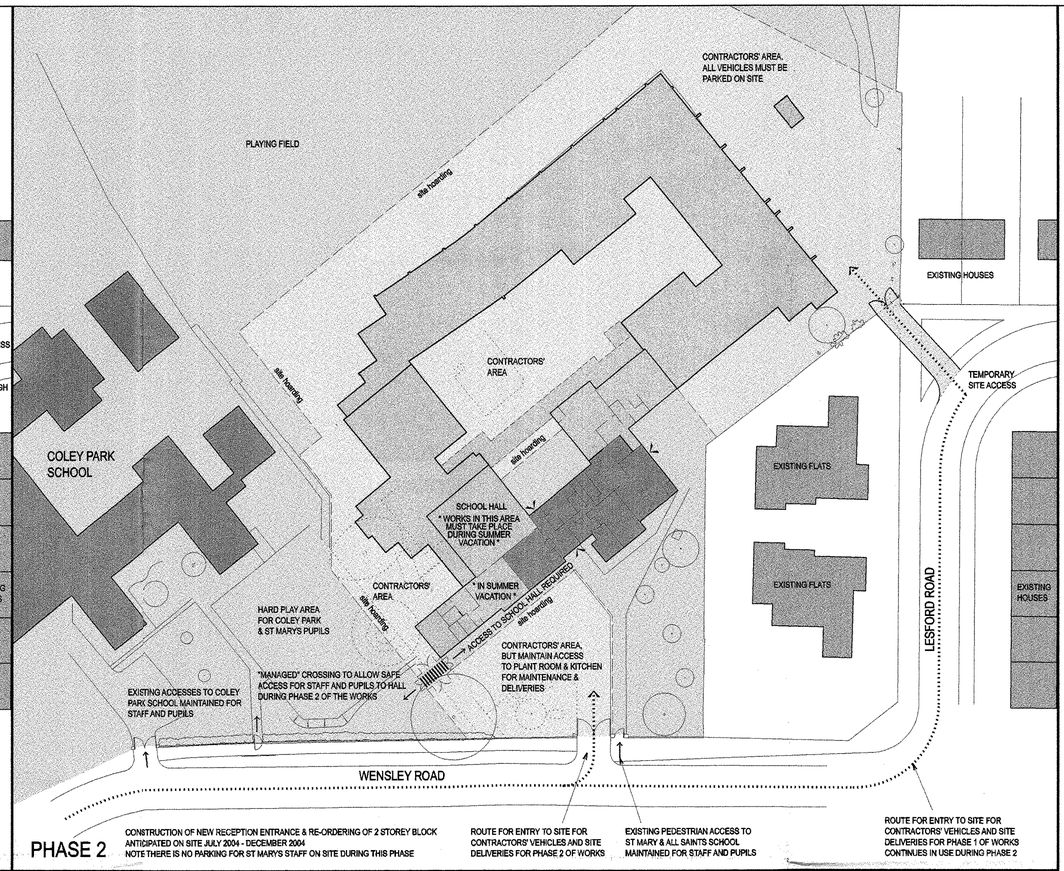
CONCRETE BASE CONCRETE EDGING

CONCRETE BASE CONCRETE EDGING

CONCRETE BASE CONCRETE EDGING



PHASE 1 CONSTRUCTION OF MAIN CLASSROOM EXTENSION
ANTICIPATED ON SITE JANUARY 2004 - DECEMBER 2004



PHASE 2 CONSTRUCTION OF NEW RECEPTION ENTRANCE & RE-ORDERING OF 2 STOREY BLOCK
ANTICIPATED ON SITE JULY 2004 - DECEMBER 2004
NOTE THERE IS NO PARKING FOR ST MARYS STAFF ON SITE DURING THIS PHASE

ROUTE FOR ENTRY TO SITE FOR CONTRACTORS' VEHICLES AND SITE DELIVERIES FOR PHASE 2 OF WORKS

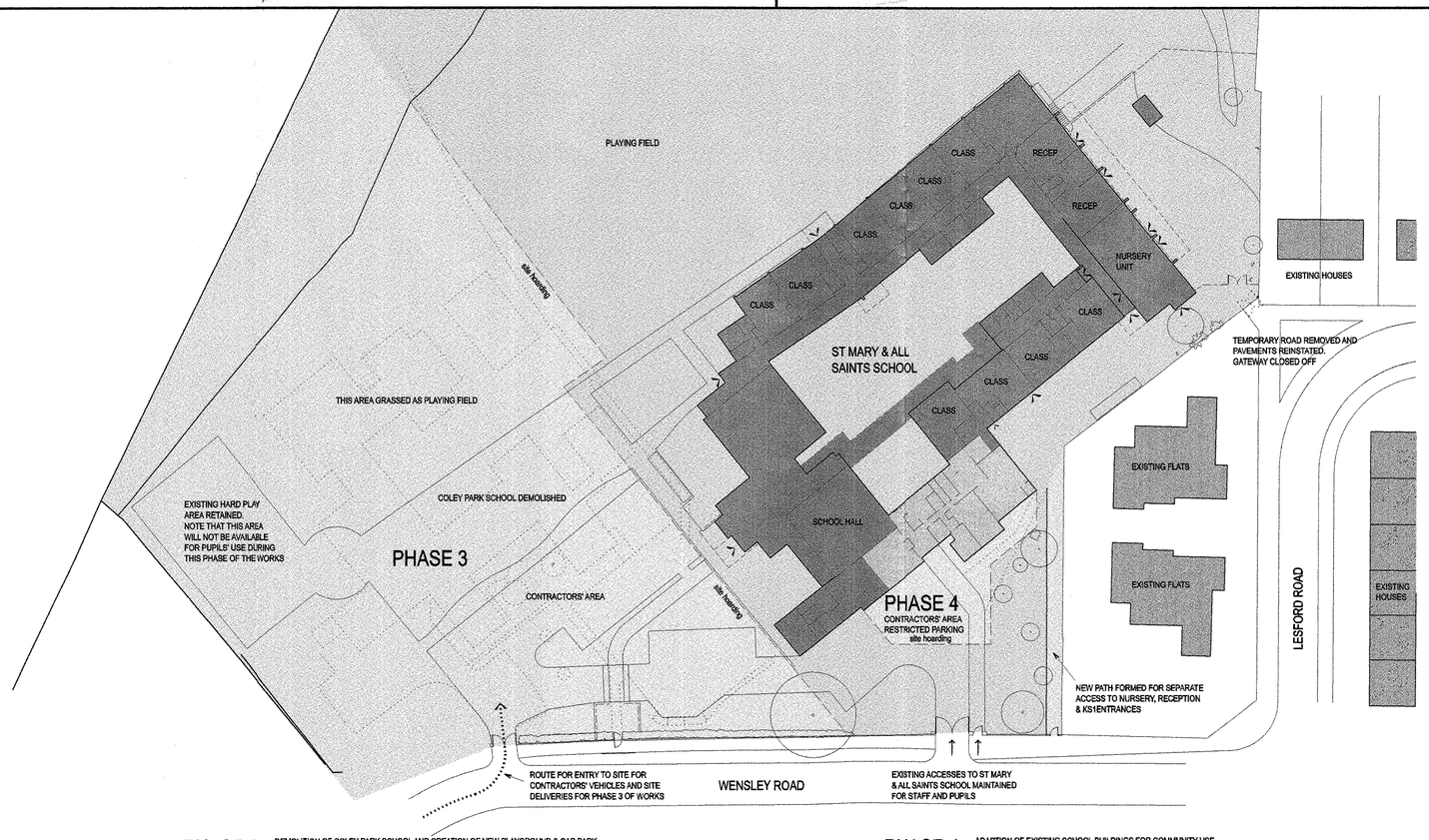
EXISTING PEDESTRIAN ACCESS TO ST MARY & ALL SAINTS SCHOOL MAINTAINED FOR STAFF AND PUPILS

KEY TO SHADING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH GRAY BAYNES & SHEW PROJECT PROGRAMME 1.

- ENTRANCES TO BUILDING WHICH WILL REMAIN IN USE
- EXISTING BUILDINGS RETAINED IN FULL USE
- SITE AREA RETAINED IN USE BY SCHOOLS
- NEW BUILDING WORKS CARRIED OUT IN EACH PHASE OF CONTRACT
- CONTRACTORS' SITE AREA FOR EACH PHASE OF WORKS. THESE AREAS WILL BE OUT-OF-BOUNDS FOR SCHOOLS

DRAWING No. 5073 . 102 B



PHASE 3 DEMOLITION OF COLEY PARK SCHOOL AND CREATION OF NEW PLAYGROUND & CAR PARK
ANTICIPATED ON SITE JANUARY 2005 - MARCH 2005

PHASE 4 ADAPTION OF EXISTING SCHOOL BUILDINGS FOR COMMUNITY USE
ANTICIPATED ON SITE JANUARY 2005 - MARCH 2005

READING BOROUGH COUNCIL
19 JAN 2004
ENVIRONMENTAL SERVICES

TENDER

REVISION	BY	DATE	INDEX
SCHOOL PLANS UPDATED	KJP	16.10.03	B
KS1 CLASSROOMS, SCHOOL HALL & KITCHEN AREA WORKS ADDED TO PHASE 2	KJP	28.08.03	A

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www.gbs-ox.co.uk

EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PHASING OF WORKS

SCALE	DATE	DRAWN
1:500 @ A1	23.05.03	KJP

DRAWING No. 5073 . 102 B

MEMORIAL TREE TO REMAIN

HARD PLAY AREA FOR KS2

5073.LOC

LINE OF EX BUILDINGS DEMOLISHED

BRICK CROSS, ALIGNED WITH NORTH

HARD PLAY AREA FOR KS2

PAVED PATHWAY TO REMAIN

EXISTING LINE OF KERBS

EXISTING GATE TO REMAIN

BED 1

BED 1

SHEFFIELD CYCLE RACKS

BED 3

flush edging as coping to planters

HARD PLAY FOR KS1

coloured macadam

BED 4

BED 5

STORE

FENCE TO BOUNDARY

HARD PLAY AREA

EX

LOADING/UNLOADING

MEMORIAL STONE

BED 2

DROPPED KERB

EXISITNG GATE

RAVINGS

FLAT TOP CROSSING RAMP BOTH SIDES

EXISITNG GATE

BED 6

HARD SURFACE

MACADAM

SHEFFIELD CYCLE RACKS

fence

BED 7

EX

EXISITNG GATE

EXISITNG GATE

NEW PATH MACADAM

NEW GATE TO MATCH EXISITNG GATE

READING BOROUGH COUNCIL
ENVIRONMENTAL SERVICES
19 NOV 2003

TENDER

REVISION	BY	DATE	INDEX

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

EXTERNAL WORKS

SCALE	DATE	DRAWN
1:250 @ A1	17/10/03	HC

DRAWING No. 5073.101

DRAWING No. 5073.101

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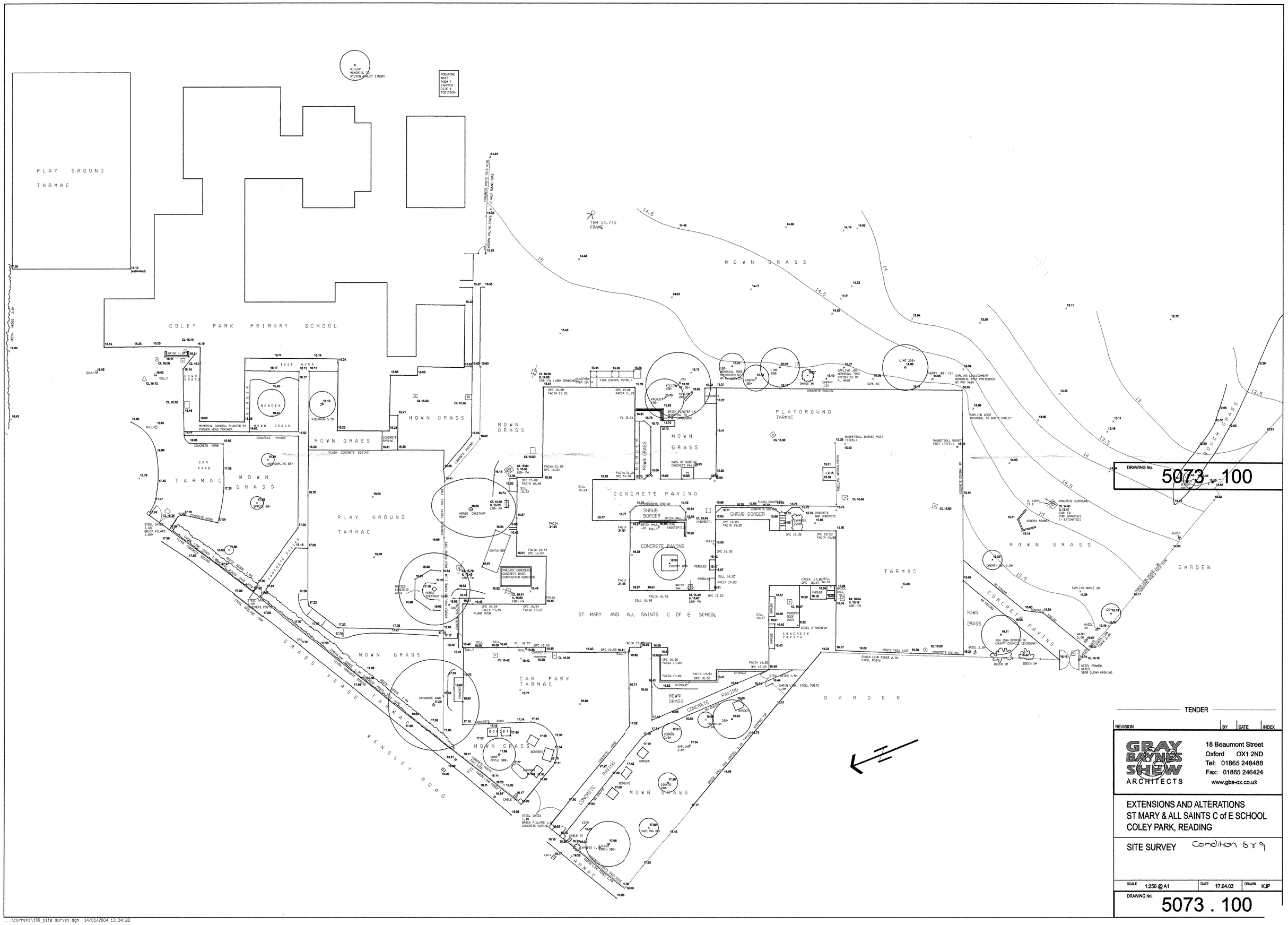

TENDER

REVISION	BY	DATE	INDEX

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

SITE SURVEY Condition 6 & 9

SCALE	DATE	DRAWN
1:250 @ A1	17.04.03	KJP

DRAWING No. 5073 . 100

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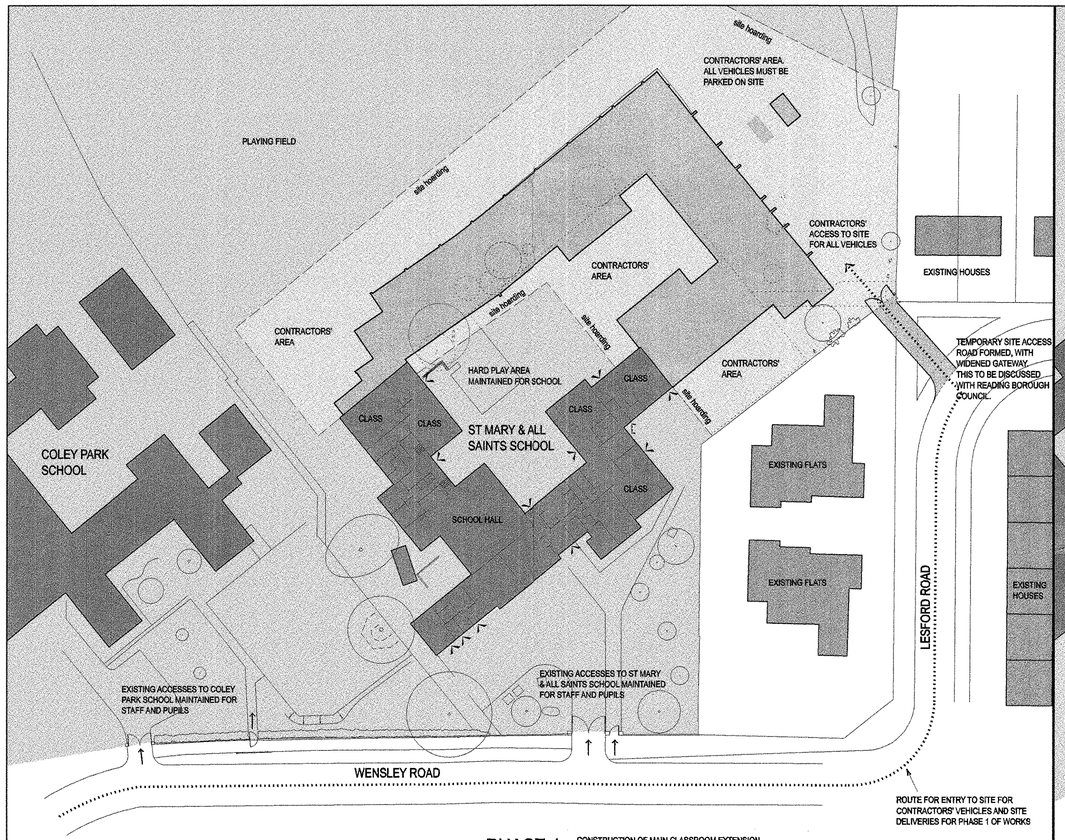
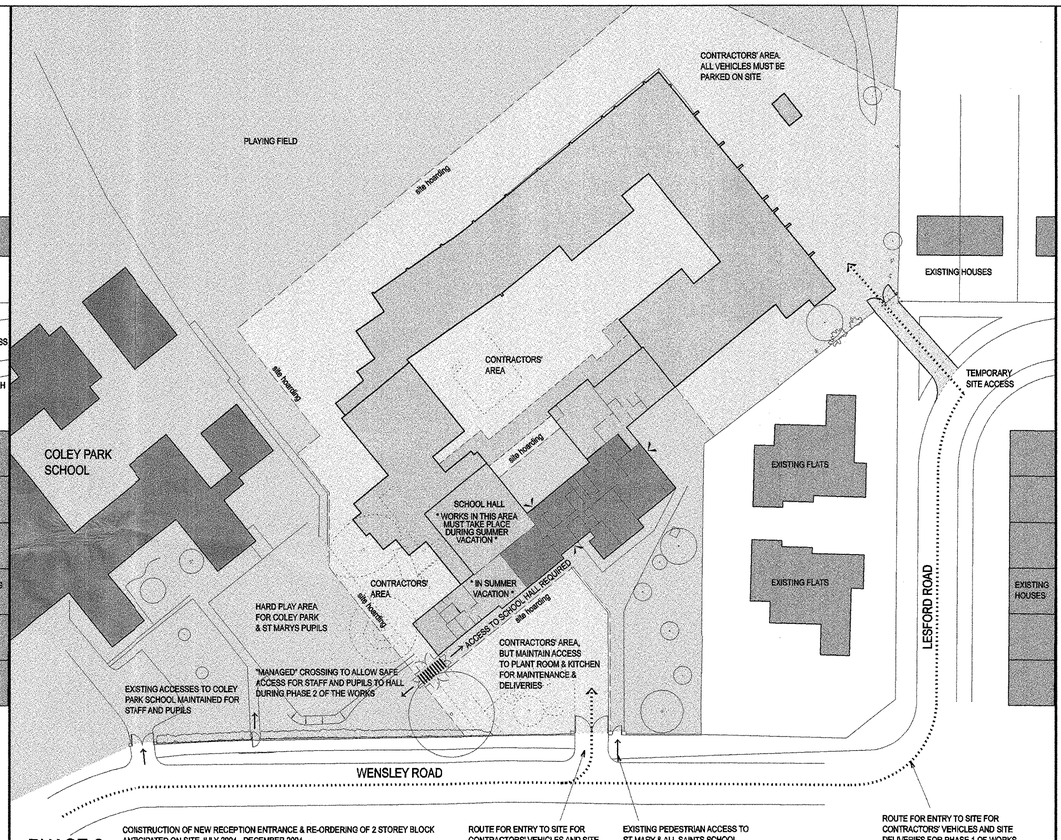


PHASE 1 CONSTRUCTION OF MAIN CLASSROOM EXTENSION
ANTICIPATED ON SITE JANUARY 2004 - DECEMBER 2004



PHASE 2 CONSTRUCTION OF NEW RECEPTION ENTRANCE & RE-ORDERING OF 2 STOREY BLOCK
ANTICIPATED ON SITE JULY 2004 - DECEMBER 2004
NOTE THERE IS NO PARKING FOR ST MARYS STAFF ON SITE DURING THIS PHASE

ROUTE FOR ENTRY TO SITE FOR CONTRACTORS' VEHICLES AND SITE DELIVERIES FOR PHASE 2 OF WORKS

EXISTING PEDESTRIAN ACCESS TO ST MARY & ALL SAINTS SCHOOL MAINTAINED FOR STAFF AND PUPILS

KEY TO SHADING

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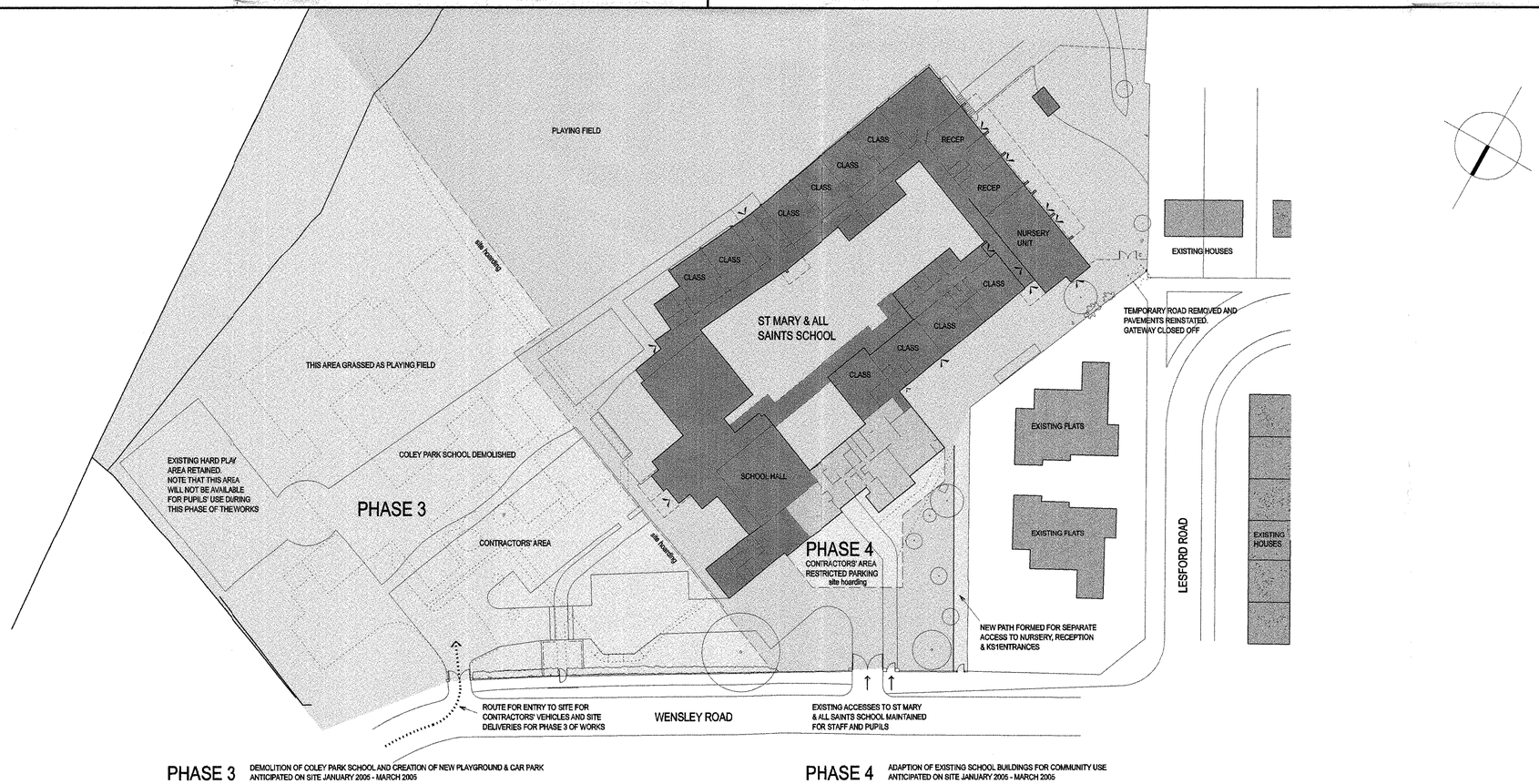

PHASE 3 DEMOLITION OF COLEY PARK SCHOOL AND CREATION OF NEW PLAYGROUND & CAR PARK
ANTICIPATED ON SITE JANUARY 2005 - MARCH 2005

PHASE 4 ADAPTION OF EXISTING SCHOOL BUILDINGS FOR COMMUNITY USE
ANTICIPATED ON SITE JANUARY 2005 - MARCH 2005

DRAWING No. 5073 . 102 B

TENDER

REVISION	BY	DATE	INDEX
SCHOOL PLANS UPDATED	KJP	16.10.03	B
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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PHASING OF WORKS Conditions 5 & 11

SCALE	DATE	DRAWN
1:500 @ A1	23.05.03	KJP

DRAWING No. 5073 . 102 B

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MEMORIAL TREE TO REMAIN

HARD PLAY AREA FOR KS2

5073.LOC

LINE OF EX BUILDINGS DEMOLISHED

BRICK CROSS, ALIGNED WITH NORTH

HARD PLAY AREA FOR KS2

PAVED PATHWAY TO REMAIN

EXISTING LINE OF KERBS

EXISTING GATE TO REMAIN

BED 1

BED 1

SHEFFIELD CYCLE RACKS

BED 3

flush edging as coping to planters

HARD PLAY FOR KS1

coloured macadam

BED 4

BED 5

STORE

FENCE TO BOUNDARY

HARD PLAY AREA

LOADING UNLOADING

MEMORIAL STONE

BED 2

DROPPED KERB

BED 6

EXISITNG GATE

RAVINGS

FLAT TOP CROSSING RAMP BOTH SIDES

EXISITNG GATE

HARD SURFACE

MACADAM

SHEFFIELD CYCLE RACKS

BED 7

EX

fence

EXISITNG GATE

EXISITNG GATE

NEW PATH MACADAM

NEW GATE TO MATCH EXISITNG GATE

TENDER

REVISION	BY	DATE	INDEX

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

EXTERNAL WORKS condition 4, 6, 14

SCALE	DATE	DRAWN
1:250 @ A1	17/10/03	HC

DRAWING No. 5073.101

DRAWING No. 5073.101

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HARD PLAY AREA FOR KS2 PUPILS
1440m²

* memorial tree to be retained in existing location

* re-located memorial tree

* re-located memorial tree

OUTLINE OF COLEY PARK SCHOOL INDICATED DOTTED

new tree

new tree

new tree

new tree

PLANTING BED

new tree

* re-located memorial

* existing memorial to be re-sited

new tree

PLANTING BED

new tree

SCHOOL PARKING

* memorial tree to be re-located

* re-located memorial tree

horse chestnut tree removed

PLANTING BED

coloured macadam surface

vehicles in

existing vehicular access

hedge removed

RAILINGS

PLANTING BED

flat top hump with zebra crossing

flat top hump with zebra crossing

horse chestnut tree removed

SCHOOL PARKING

EXISTING PEDESTRIAN ACCESS RETAINED FOR KS2 PUPILS AND VISITORS

new flat top hump *

footpath

WENSLEY ROAD

sycamore tree retained

COMMUNITY CAR PARKING

railings

vehicles out

existing vehicular access

tree removed

new path

existing path removed & replaced with new grass

PEDESTRIAN ACCESS FOR COMMUNITY FACILITIES

NEW PEDESTRIAN ACCESS FOR KS1, RECEPTION & NURSERY PUPILS

new round top road hump *

* TRAFFIC CALMING WORKS TO WENSLEY ROAD AND LESFORD ROAD WILL BE UNDERTAKEN BY OTHERS, AND ARE INDICATED ON READING BOROUGH COUNCIL DRAWING SRTS/CONCEPT/COLEYPARK/001

KS2 ENTRANCE

CYCLE PARKING

MAIN ENTRANCE

trees to be removed indicated dotted

* memorial tree to be re-located

tree to be removed indicated dotted

* memorial tree to be re-located

steps for access to plant room

* memorial

PLANTING BED

ST MARY & ALL SAINTS SCHOOL

ENCLOSED PLAYGROUND FOR KS1 PUPILS
740m²

PLANTING BED

fence

external covered play area

new tree

new tree

ENCLOSED GARDEN FOR NURSERY & RECEPTION PUPILS
885m²

NURSERY ENTRANCE

KS1 & RECEPTION ENTRANCE

COMMUNITY USE ENTRANCE

existing memorial tree retained

fence

CYCLE PARKING

EXISTING HOUSES

EXISTING HOUSES

EXISTING FLATS

EXISTING FLATS

this access closed except for occasional maintenance vehicles / emergency access

LESFORD ROAD

anti-skid surfacing *

030579

READING BOROUGH COUNCIL

- 9 MAY 2003

ENVIRONMENTAL SERVICES

DRAWING No. 5073 . 23

REVISION	BY	DATE	INDEX

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PROPOSED SITE PLAN

SCALE	DATE	DRAWN
1:250 @ A1	17.04.03	KJP

DRAWING No. 5073 . 23

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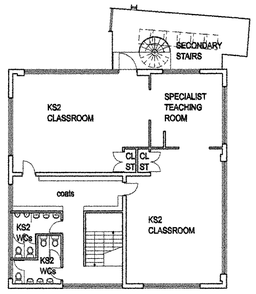
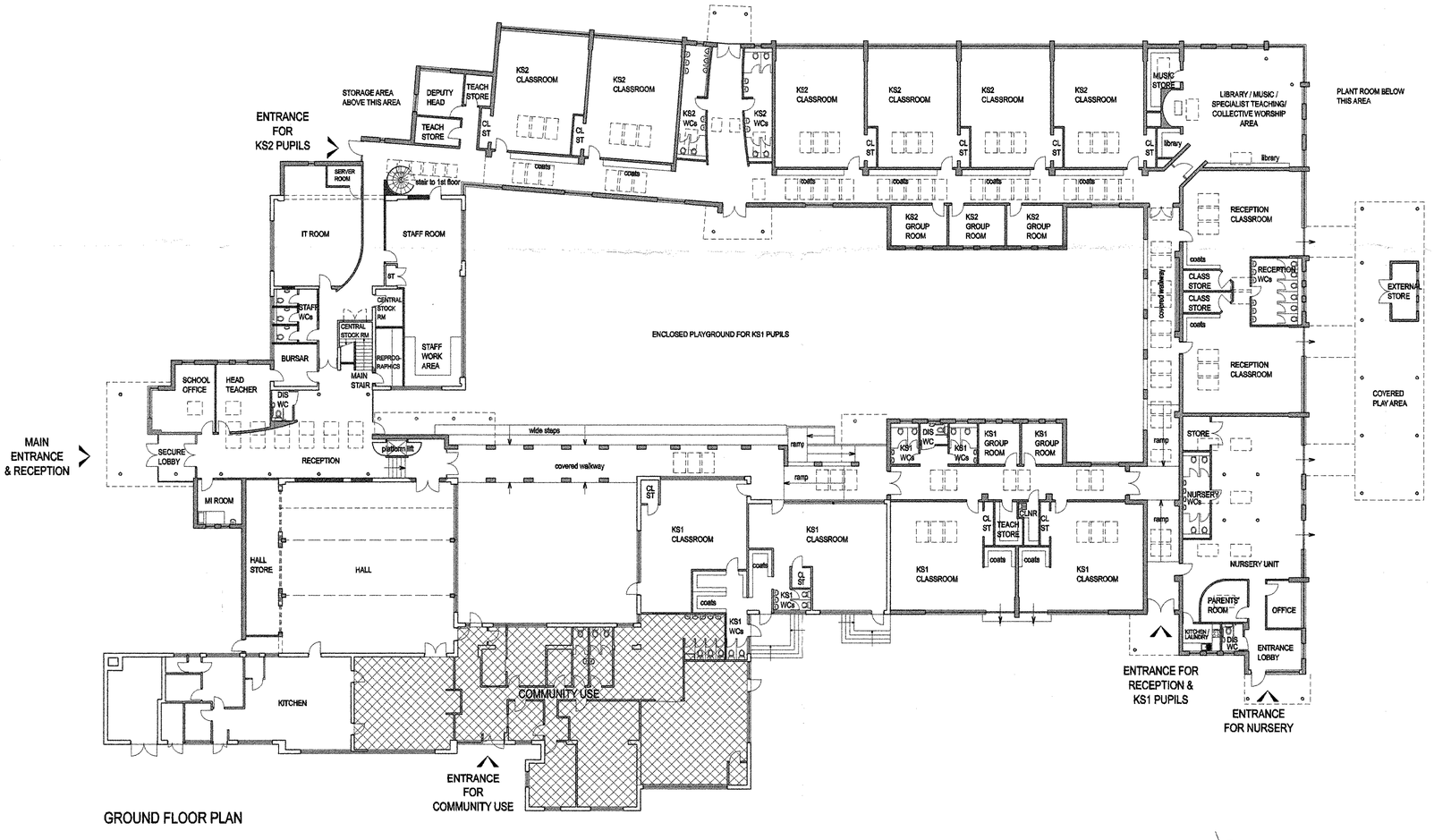
740
1440
2180



FIRST FLOOR PLAN
(EXISTING STRUCTURE REMAINS UNCHANGED)



GROUND FLOOR PLAN

03053791

ABBREVIATIONS:

CL ST = CLASSROOM STORE
TEACH STORE = TEACHING STORE
CLNR = CLEANER
DIS WC = DISABLED WC

ROOFLIGHTS INDICATED DASHED

NEW BUILD CONSTRUCTION SHOWN SHADED BLUE

DRAWING No. 5073 . 20 B

READING BOROUGH COUNCIL
- 9 MAY 2003
ENVIRONMENTAL SERVICES

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SOME MODIFICATIONS; NOTES ADDED	KJP	17.04.03	B
PLANS MODIFIED, ROOFLIGHTS ADDED ADDITIONAL DETAIL ADDED	KJP	04.04.02	A

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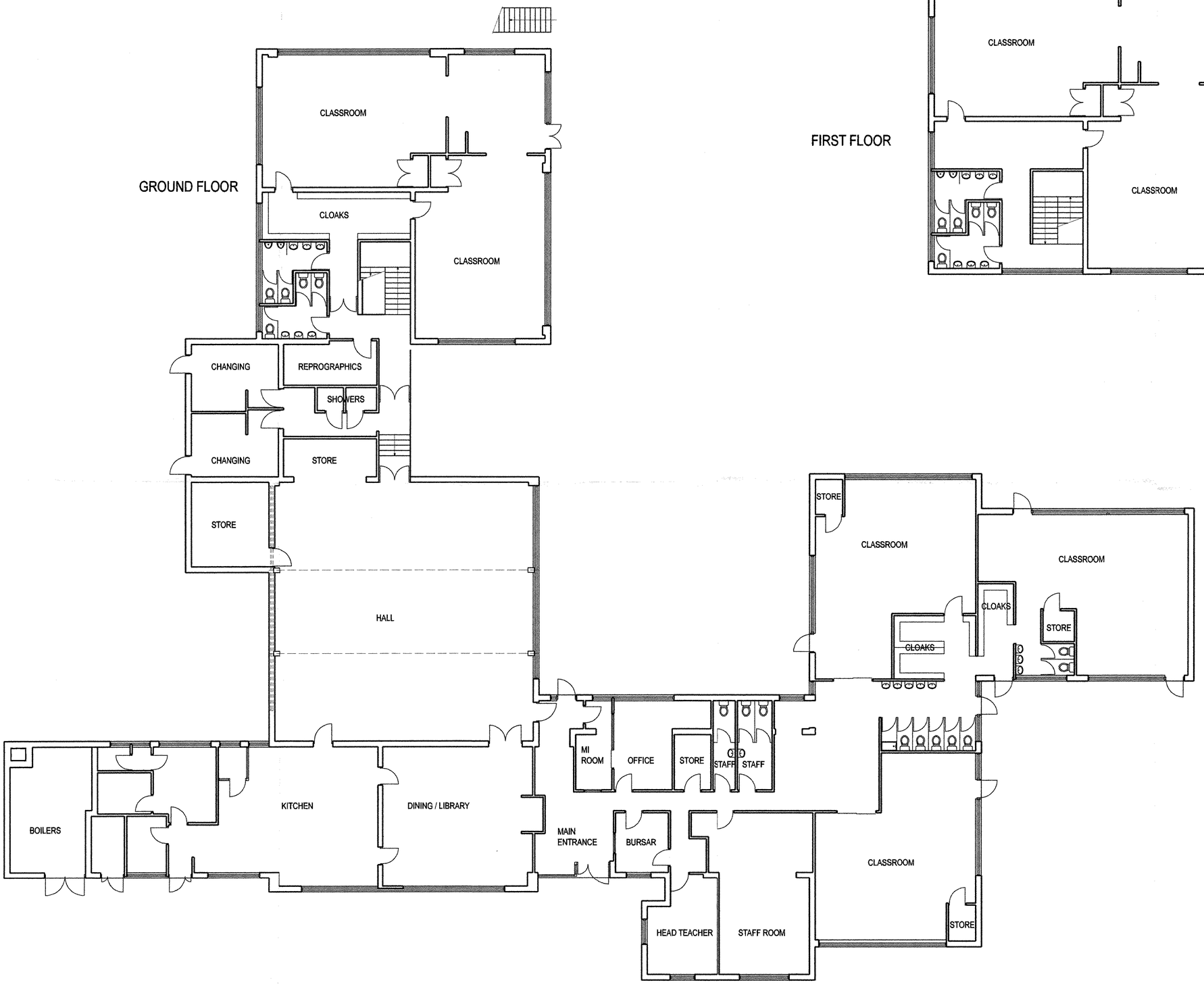
EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

SCHEME 3
PROPOSED PLANS

SCALE 1:200 @ A1 | DATE 07.03.03 | DRAWN KJP

DRAWING No. 5073 . 20 B

GROUND FLOOR



FIRST FLOOR

DRAWING No. 5073 . 24

030579

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EXISTING FLOOR PLANS

SCALE	DATE	DRAWN
1:100 @ A1	17.04.03	KJP

DRAWING No. 5073 . 24

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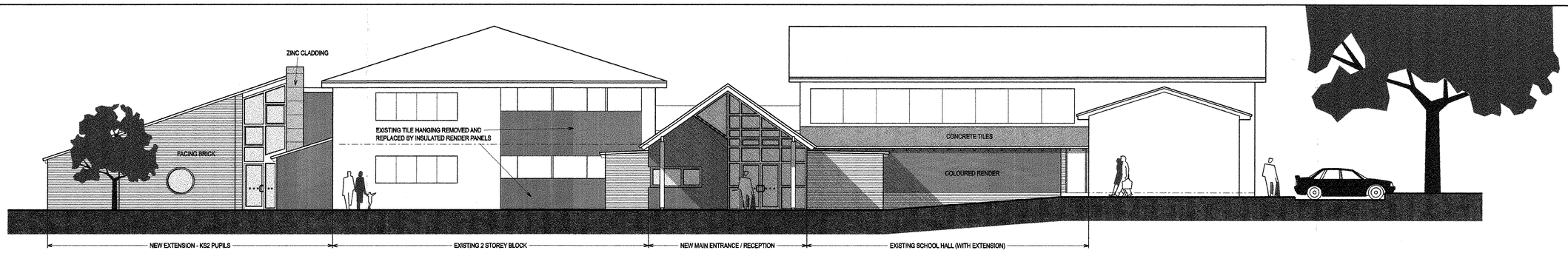
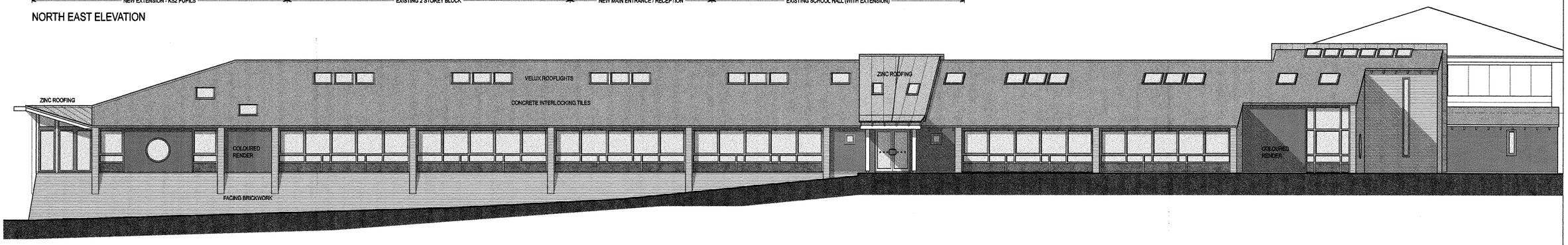
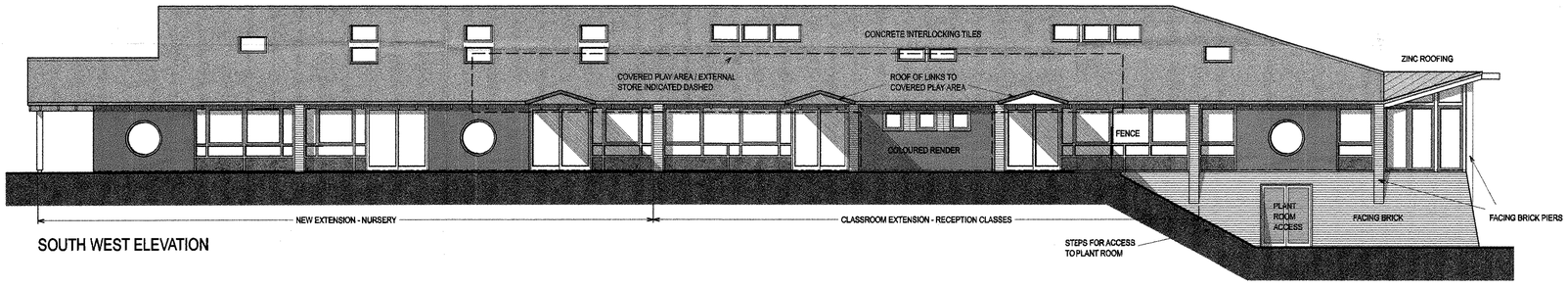


NORTH EAST ELEVATION



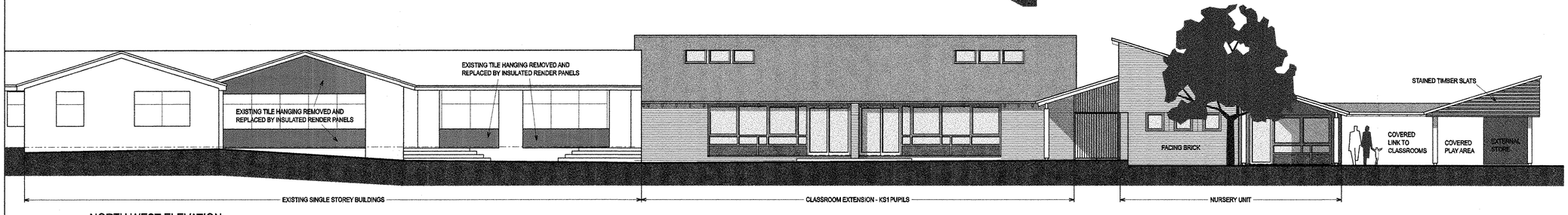
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH WEST ELEVATION - COVERED PLAY AREA / EXTERNAL STORE



NORTH WEST ELEVATION

DRAWING No. 5073 . 21

030579

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PROPOSED ELEVATIONS
SHEET 1 OF 2

SCALE	DATE	DRAWN
1:100 @ A1	17.04.03	KJP

DRAWING No. 5073 . 21

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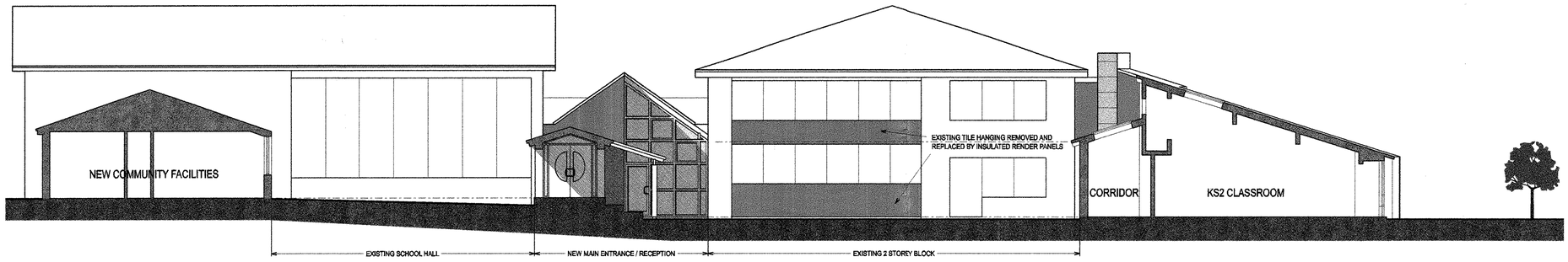
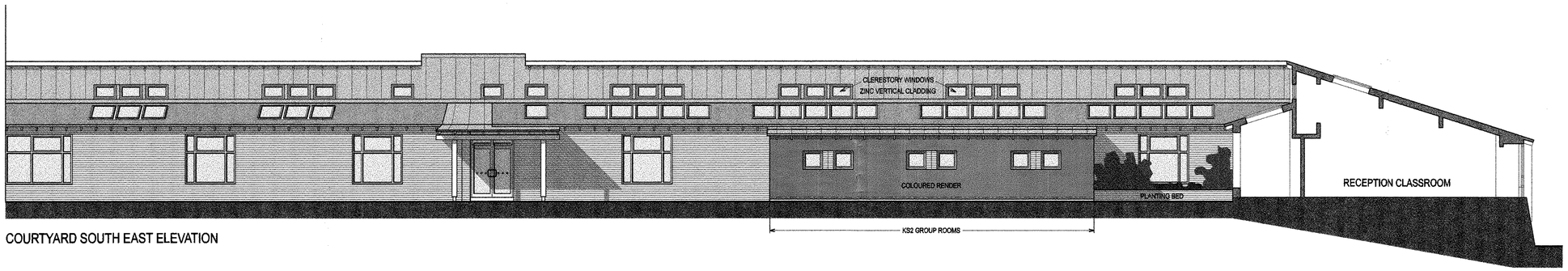
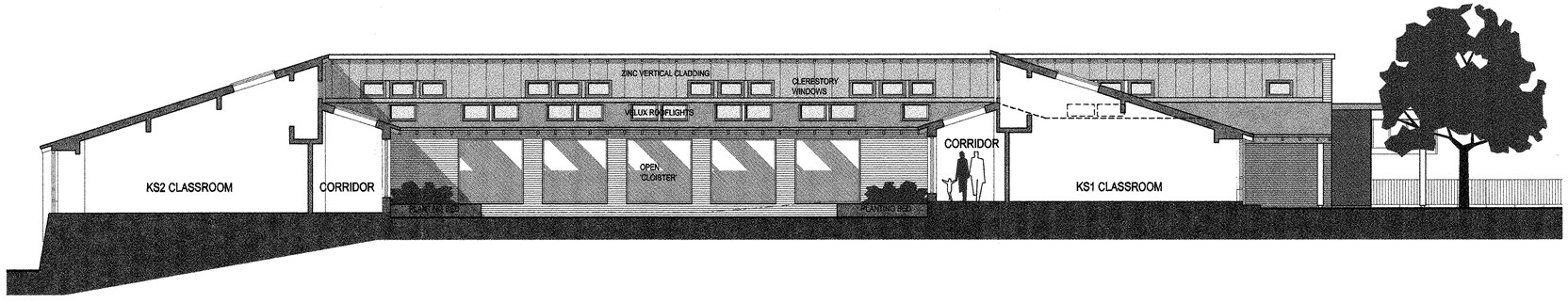


COURTYARD NORTH EAST ELEVATION

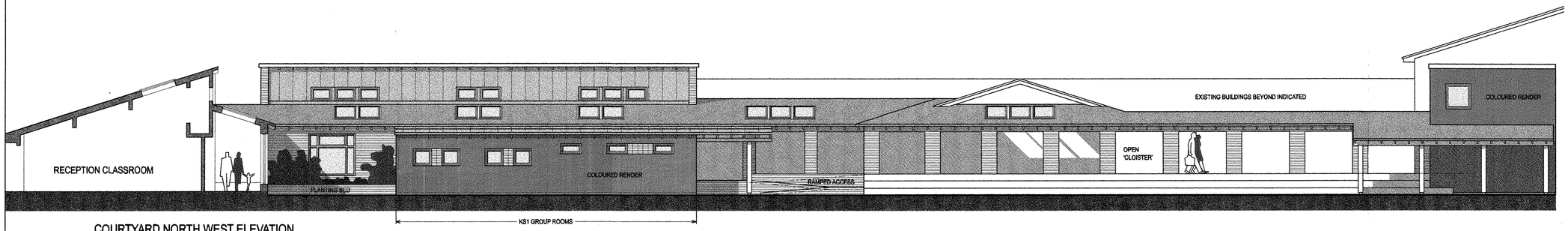


COURTYARD SOUTH EAST ELEVATION

DRAWING No. 5073 . 22



COURTYARD SOUTH WEST ELEVATION



COURTYARD NORTH WEST ELEVATION

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

PROPOSED COURTYARD ELEVATIONS
SHEET 2 OF 2

SCALE	DATE	DRAWN
1:100 @ A1	17.04.03	KJP

DRAWING No. 5073 . 22

ENVIRONMENTAL SERVICES

...\22_courtyard elevations.dgn 06/05/2003 09:23:54

COLEY PARK PRIMARY SCHOOL

ST MARY AND ALL SAINTS C OF E SCHOOL

PLAY GROUND TARMAC

PLAYGROUND TARMAC

CAR PARK TARMAC

TARMAC

GARDEN

MOWN GRASS

ROUGH GRASS

CONCRETE PAVING

WENSLEY ROAD

GRASS VERGE

TBM 14.775 FRAME

DRAWING No. 5073 . 25

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EXTENSIONS AND ALTERATIONS
ST MARY & ALL SAINTS C of E SCHOOL
COLEY PARK, READING

ST MARY & ALL SAINTS SCHOOL
SITE SURVEY

SCALE	1:250 @ A1	DATE	17.04.03	DRAWN	KJP

DRAWING No. 5073 . 25

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