

7th January 2025



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Dear Sir / Madam,

**APPLICATION FOR PRIOR APPROVAL FOR DEMOLITION
FIELD HOUSE, LEIGHTON PARK SCHOOL**

On behalf of our client, Leighton Park School, please find enclosed a prior approval application regarding proposed demolition of Field House at Leighton Park School.

The application is submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Application submission

Please find enclosed:

- Completed prior approval application form;
- Site Location Plan (30774A_01);
- Existing Site Plan (30774A/02);
- Existing Floor Plans;
 - Ground Floor 1 (15776 FH/1/1);
 - Ground Floor 2 (15776 FH/1/2);
 - Ground floor 3 (15776 FH/1/3);
 - First Floor 1 (15776 FH/2/1);
 - First Floor 2 (15776 FH/2/2);
 - First Floor 3 (15776 FH/2/3);
 - Second Floor 1 (15776 FH/3/1);
 - Second Floor 2 (15776, FH/3/2)
- Existing Elevations
 - Existing Elevations 1 (15776 FH/4/1);
 - Existing Elevations 2 (15776 FH/4/2);
 - Existing Elevations 3 (15776 FH/4/3);
 - Existing Elevations 4 (15776 FH/4/4);
 - Existing Elevations 5 (A) (15776 FH/4/5/A);
 - Existing Elevations 5 (B) (15776 FH/4/5/B);
- Site Notice;
- Demolition Management Plan, prepared by Acheson;
- Preliminary Bat Roost Assessment and Bat Activity Survey Report, prepared by Soltys Brewster;
- Tree Protection Plan and Arboricultural Method Statement, prepared by Future Tree;
- Preliminary Investigation Report prepared by Soils Limited; and
- Asbestos Demolition Survey Inspection Report – Revision 1 prepared by UL Solutions.

Payment of the appropriate application fee also accompanies this submission.

I can confirm that the attached Site Notice will be displayed on site and the works will start no earlier than 28 days from the date this application is validated.

Background

A site location plan is enclosed, identifying the 0.48ha site within the Leighton Park School campus. The site currently contains 'Field House' comprising a disused boarding house and associated staff residence in poor condition.

This prior approval application proposes the demolition of the existing building in order to allow for the site to be redeveloped for a new sports and medical centre with car parking and drop-off parking area. This application follows a pre-application enquiry submission (reference: 240572/PREAPP) to Reading Borough Council (RBC)

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in May 2024 for advice on the proposed redevelopment of the site. A formal pre-application response was received from RBC on 25th July 2024.

This application focuses solely on the demolition of Field House, with a separate full planning application currently being prepared for the proposed development of a Sports and Wellbeing Centre on the site to replace the existing building.

Context

The proposed demolition of Field House forms part of a wider strategy to enhance Leighton Park School's facilities, addressing the challenges posed by outdated and inadequate infrastructure.

Field House has been vacant as a boarding house since July 2022, with pupils utilising the other more modern boarding facilities on the Campus. Field House was used as a temporary sixth form study centre with staff accommodation but these activities have now moved to another building on the campus which has undergone refurbishment. Similarly, the existing sports hall, built in 1953, no longer meets modern standards or accommodates the School's growing needs. Its limitations restrict the variety of sports and physical activities that can be offered, hinder the delivery of a high-quality physical education curriculum, and fail to meet current accessibility requirements.

An opportunity therefore exists to redevelop Field House and to develop the site for modern and purpose-built facilities.

The proposed redevelopment and new Sports and Wellbeing Centre is essential for Leighton Park School to maintain its outstanding sports and wellbeing provision, offering enhanced opportunities for pupils and extending these benefits to the wider community. The proposed upgraded facilities will meet Sport England specifications, support a broader range of activities, and incorporate features that improve accessibility, sustainability, and energy efficiency. A centrally located medical centre will also be included to better serve the School's boarding and day students. In addition, the proposal includes a reconfigured parking and drop-off area to improve operational efficiency and pupil safety. This will address existing conflicts between vehicles and pedestrians at the Pepper Lane entrance, creating a safer and more streamlined environment for pupil arrivals and departures.

The removal of the outdated building is therefore a crucial step toward delivering a high-quality redevelopment that will meet the evolving needs of the School and the local community.

I trust that the information submitted is sufficient in order to validate and subsequently approve the application. Please do not hesitate to contact me if you require any further information.

Yours sincerely,



Amy Allen
Graduate Planner