

31 January 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Tilehurst
Planning Application Reference:	231707/REG3
Site Address:	Park Lane Primary School (Juniors), School Road, Tilehurst Reading
Proposed Development	Replacement of current windows with double glazed aluminium windows. Internal refurbishment works, demolition of annex building on Downing Road and extension of car park.
Report author	Julie Williams – Planning Manager
Applicant	Reading Borough Council
Deadline:	15 February 2024
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	<ol style="list-style-type: none">1. In accordance with approved plans and windows specifications2. Implement within 3 years3. Construction Methods Statement (to be submitted)4. Vehicle parking (as specified)5. Boundary fence and hedge adjacent to 2 Downing Road to be no higher than 600mm6. Car Park Management Plan to be submitted and implemented7. Arb Method Statement to be complied with.8. Landscaping of annex site as approved
Informatives	<ol style="list-style-type: none">1 <i>Terms of decision</i>2 <i>Positive and proactive working</i>

1. Executive summary

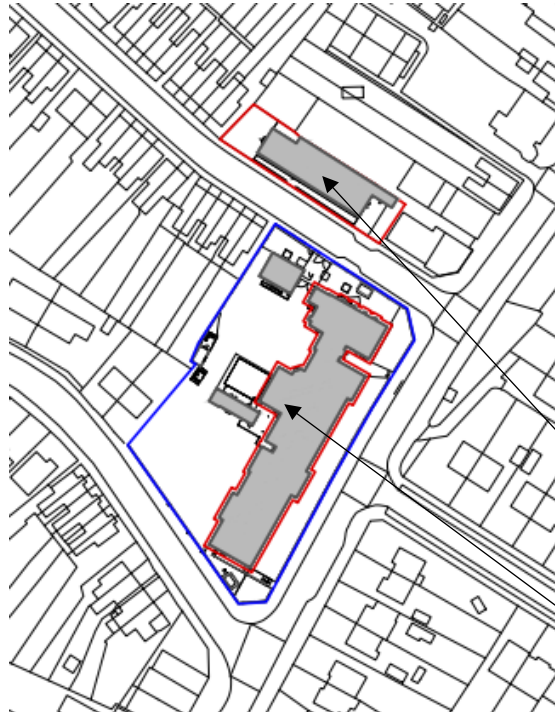
- 1.1. Proposed replacement of windows on the main school building and the demolition of the annex building, on the north side of Downing Road, to allow car park to be extended for use by staff and visitors.
- 1.2. Having carried out necessary consultations and consideration of the details submitted the officer recommendation is that planning permission should be granted. After seeking pre-application advice the applicant has provided requested justification for the replacement windows and additional parking. The benefits to school pupils and staff of having more effective modern windows installed in this case outweighs concerns for the appearance of the building with the loss of the current windows while the additional parking will help to address highway capacity and safety issues on Downing Road.

2. Introduction and site description

- 2.1. The application is submitted by Reading Borough Council (Education) and therefore a Regulation 3 application as defined by the General Development Procedures Order.

Accordingly, the Council's scheme of delegation requires that it be determined by Planning Applications Committee.

- 2.2. The junior school is located on School Road and currently split over two sites, with Downing Road running between. The smaller site, accessed off Downing Road, is occupied by a 1950.s constructed annex and a small staff car park. Both sites are bounded by residential properties and the commercial premises along School Road. Mature trees run along the frontage of the main building, also on School Road.



Main school and annex



3. The proposal

- 3.1. Works at the Junior school include the replacement of external windows and internal refurbishments. It is also proposed to demolish the annex building. Year 6 (currently located there) are to be moved to the main school building and to make room Year 3 classes are proposed to be relocated from the Junior school to the Infant school (refer to other application report on this agenda for application 231644).



Junior School (Site B)

Infants School (Site A)

- 3.2. The demolition of the Year 6 annex building would allow an extension of the existing car park to accommodate up to 10no. spaces (double parked). The objective is to bring all classroom accommodation within the existing building, improve safeguarding to the reception area, improve the reception desk provision (currently none) and create 5no. formal parking spaces, including 2no. Accessible Parking Bays.

Summary of works as below:

- Full replacement of existing crittall windows.
- Internal demolition and refurbishment to form central Library/ group space.
- Formation of new improved reception desk/ counter and sliding glass screen.
- Refurbishment of existing PPA/ kitchenette to form 1:1 / interview space.
- Demolition of single storey Year 6 annex building and make good/ safe site.
- Creation of c. 5no. parking spaces.

- 3.3. Submitted plans:

E05323-HCC-ZZ-ZZ-DR-A-1000-Park Laned Primary School Site Location Plan

E05323-HCC-01-00-DR-L-7901 P2 – Car Park Plan

E05323-HCC-01-ZZ-DR-A-1050-GA Existing Junior School Plan

E05323-HCC-01-ZZ-DR-A-2000-GA Proposed Junior School Plan

Window Types Plans and Elevations:

E05323-HCC-01-00-DR-A-5200-Junior Ext. Window Types Plan

E05323-HCC-01-00-DR-A-5201-Junior Ext. Window Elevations 01

E05323-HCC-01-00-DR-A-5202-Junior Ext. Window Elevations 02

Design & Access Statement (dated November 2023)

Heritage Statement for window refurbishment/replacement at Park Lane Juniors site

4. Planning history

111114/REG3 - Covered walkway between Main Building and Study Block. Granted 31.5.11

101836/REG3 Provision of 2.4m high railings along Chapel Hill Boundary and provision of additional railings and gate within the school grounds. Granted 16.12.10

5. Consultations

- 5.1. Statutory: None required.

Non-Statutory:

Natural Environment officer:

The main junior school site is situated on School Road between Downing Road and Chapel Hill. Mature, high amenity trees are located on the School Road and Downing Road frontage, with a few other, smaller trees being present in the site or on other boundaries. The trees on the perimeters are important for air pollution mitigation – whilst the site is not within the AQMA, School Road is a busy road hence the contribution of trees in filtering air pollution for the benefit of pupil health is important.

The proposals on this site are for refurbishment only hence are acceptable in relation to trees. However, as this includes some external works, it will be appropriate to assess whether any tree clearance pruning or protection is required during the works.

There is also the secondary site opposite in Downing Road, containing the Junior School Annex and parking. From Google St View (although this is not up-to-date) there appears to be trees on or adjacent to the north end of the site that will need consideration during the demolition of the annex and extension of the car park – I note these are not indicated on the Pre-App Strategy plan so may not still be there.

In terms of landscaping, consideration should be given to tree planting within any new car park. I note that only 10 parking spaces are to be provided following demolition of the annex, taking up only a small part of that site, with no plan stated for the remainder of the land on which the annex stands. If there are no building plans on that, soft landscaping should be considered.

With reference to the Design & Access Statement dated November 2023:

2.03 states: 'It was determined by the arboriculturalist that an Arboricultural Impact Assessment was not required *for the junior site, as the development will have no impact on site trees*'.

I don't agree entirely with this statement. Providing no arboricultural input / comment is not appropriate, as detailed below.

Main building

The replacement of windows requires working space and access close to the trees on the School Road frontage. A brief statement on whether any pruning is required for clearance to allow the works would be appropriate as well as a brief statement to confirm that access will be confined to pedestrian access only and no materials will be stored against any of the trees. Given the nature of the works, it could be argued that requiring formal tree protection fencing is unnecessary, however I think it is appropriate to give some consideration to the trees.

I would encourage the applicant to provide this prior to a decision given it should be a simple, short document in order that condition L7A (compliance with AMS) can be attached.

Officer note: the applicant has replied:

Regarding comments re. tree protection and pruning requirements for the window replacement works at the Park Lane Junior School we advise the following:

Ground protection is not required as it is anticipated that the works will be completed by hand lifting and all materials delivery and storage will be on existing hard surfaces. It is not envisaged that any pruning will be required for these deliveries or for the work itself as methods will be put in place to off-load materials from larger vehicles elsewhere, and all vehicles allowed on site will be smaller van and low loader vehicles similar to those that can enter the site regularly at present.

Annexe site

With reference to Proposed Staff Car Park plan E05323-HCC-01-00-DR-L-7901 P2, the proposed, indicative landscaping is acceptable and should be secured via condition due to the lack of details.

Conclusion

I have no objections subject to condition L7 (AMS) if nothing is received prior to a decision, and condition L1 (adding any elements from L2 you might consider appropriate).

Case Officer note – The applicant has been invited to respond.

Ecologist:

No comments

Transport:

The existing vehicular access from Downing Road will be retained. The proposed extension to the car park formalises the parking layout to ensure that all spaces are accessible. The layout also includes the provision of one accessible parking space.

The total number of staff spaces across both school sites would be 28, with a car parking ratio of 1 space per 2 FTE members of staff which is under the Council's maximum Parking Standards and, therefore, deemed acceptable.

The applicant has stated that it is the intention to provide a holistic staff parking provision to be shared across the whole Primary School (infant and juniors). A parking management plan is recommended to ensure that teachers are allocated spaces rather than driving between the two sites seeking parking availability.

However, it is noted that a 1.8m high closed boarded timber fence is proposed around the site proceeding to the edge of the highway which will obstruct visibility splays from the adjacent property. Therefore, the boundary fencing should be reduced to a height of 0.6 metres above carriageway level for distance of 2m along the western elevation to ensure pedestrians can be seen by drivers exiting the adjacent driveway.

Case Officer note: The applicant was asked to respond to these comments.

- 5.2. Public – neighbours at 1-15 (odds) & 14 Downing Road; All at Chesters Place; 115, 123 – 133 (odds) and 116 School Road and Lamorna on Beechwood Avenue were consulted by letter and site notices placed on boundary fence of site. Deadline for comments expires on 25 January 2024. Should comments come in between the deadline for report writing and PAC's meeting these will be referred to in an Update report.

So far one comment received also asking for the proposed boundary fence to the car park on Downing Road to be reduced in height to allow visibility when accessing and exiting their drive.

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework 2021

National Planning Guidance 2014 onwards

Reading Borough Local Plan (Adopted November 2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN14: Trees, Hedges and Woodland

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

OU1: New and Existing Community Facilities

7. Appraisal

7.1 The main considerations are:

- Principle of Development
- Heritage and Design
- Highway Matters
- Residential amenity

Principle of Development

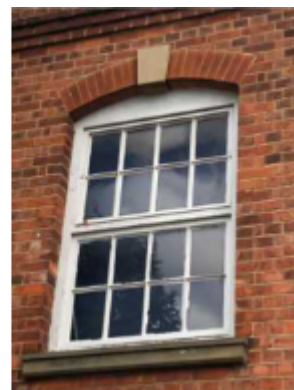
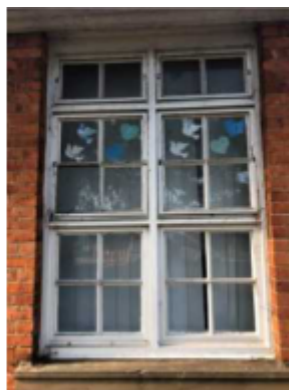
7.2 The proposed replacement of the windows and the removal of the Annexe to enable an increase in size of the small car park there raise no in principle concerns as both are related to improving and benefiting the existing community facility of this school in compliance with Policy OU1.

Design and appearance

7.3 The submitted Heritage Statement explains that the junior school was built in two phases, the first phase c. 1889 (the central block) and the second phase in 1896 (the West wing and hall). The school has been deemed a non-designated heritage asset due to its degree of heritage significance.

7.4 The main building is a single storey structure constructed using traditional load-bearing brick. There is a mix of original timber windows, later 'Crittall' replacements, and more recent uPVC windows. Many windows are generally in poor condition, with various issues reported and observed, including rot, defective mechanisms & handles, broken panes, failed seals, flaking paintwork, and poor thermal performance.

7.5 The works proposed are to repair or replace the existing windows depending on the construction with the 'Crittall' style windows (as illustrated below mainly found on School Road elevation) being later additions as some have been installed into existing openings with timber frames.

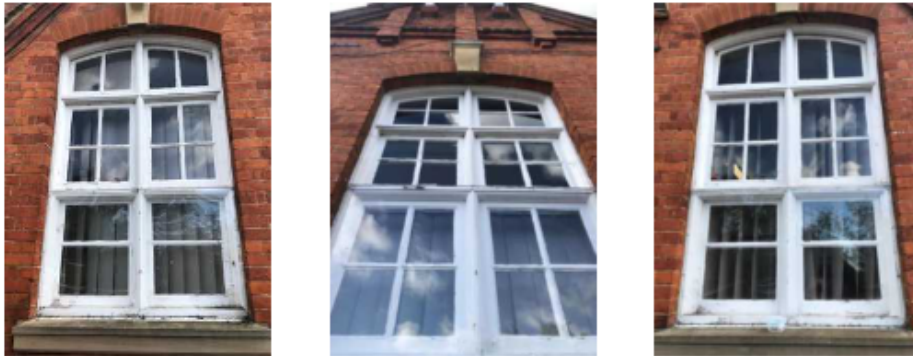


Illustrations of some of the Crittall windows

7.6 The proposed refurbishment works include the replacement of these later "Crittall" windows with sympathetically designed aluminium framed casements with narrow sight

lines, designed to maximise the size of glass panes and reproduce the existing pattern of glazing bars. The proposed new windows will be designed to complement the style of the original timber windows and the later "Crittall" replacements.

- 7.7 On the rear elevation are some possibly original timber windows as illustrated below. These windows are in poor condition and for safety reasons, where the windows are adjacent to the playground, acrylic sheets have been fixed externally to prevent further glass breakages or damage to the frame. The applicant has explained that installing secondary glazing internally to these windows has been considered. However, given the poor thermal performance and remaining concern for the safety of pupils all rear timber windows are proposed to be replaced with aluminium framed casements with narrow sight lines, designed to replicate the existing window style and pattern of glazing bars.



Illustrations of rear facing timber framed windows

- 7.8 One Upvc window is proposed to be replaced with a "Crittall" style window so will be in keeping with other on the site.
- 7.9 The condition of the existing windows and the proposals for the replacement windows were the subject of discussions with officers, including the former conservation officer, given the age of the main school building. While initially there were concerns about replacing the original timber windows and the later crittall windows site inspections confirmed that the best option for retaining the appearance of these windows while enabling the school's thermal performance was to replace them as now proposed.
- 7.10 The roof of the school has recently been retiled and so the replacement windows would complete the maintenance of the school for the benefit of staff and pupils.
- 7.11 The proposed removal of the annex building to allow use of the land for staff parking does not raise any particular design concerns. The application makes no reference to the intended use of the remainder of that site but any redevelopment of the site would require planning permission.
- 7.12 Officers therefore have concluded that the proposed replacement windows and demolition of the annex building replaced in part by an enlarged car park complies with the intentions of policy CS7

Highway Matters

- 7.13 Transport officers have confirmed that the proposed works to the Junior school raises no particular concerns although a construction methods statement is requested to explain and manage how vehicles or deliveries associated with the works are to access and be accommodated on site.
- 7.14 Amendments to the boundary of the extended car park have been requested (in line with the resident's comment) and agreed as shown on the submitted amended plan.

7.15 Officers therefore have concluded that the proposed replacement windows and demolition of the annex building to allow an enlarged car park meets the requirements of policies TR3 & TR5.

8. Equality implications

8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

9. Conclusion

9.1 The proposed replacement windows are considered acceptable by officers having explored the alternatives of retaining and refurbishing the existing or replacing like for like. It has been confirmed that the most practical and expedient option (in terms of thermal performance) is to replace the crittall windows with good quality heritage style coated aluminium windows. The benefits to the school outweigh the limited harm to the appearance of the Victorian school.

9.2 The demolition of the Annex to provide car parking for staff adjacent to the school raises no policy concerns. Amendments to the boundary fence have been made and additional information provided as requested.

9.3 Any harmful impacts of the proposed development have been weighed against the benefits in the context of national and local planning policies and the officer advice is that the planning balance weighs in favour of granting planning permission. As such, this application is recommended for approval.

General Notes:

1. This site plan is a conceptual drawing and is not intended to be used for construction purposes.
2. All dimensions are approximate and subject to change.
3. All areas shown are approximate and subject to change.
4. This site plan is intended for informational purposes only and is not intended to be used for construction purposes.
5. All areas shown are approximate and subject to change.
6. All dimensions are approximate and subject to change.

- Notice:**
- Areas of work
 - Areas of work (Touching)
 - Areas of work (Non Touching)
 - Demolition
 - New wall
 - Proposed 1.2m high fencing (approx.)
 - Proposed 1.2m high fencing (approx.)
 - Vehicular Access
 - Pedestrian Access
 - Application Boundary
 - Ownership Boundary

- Key:**
1. Reception
 2. Admin Office
 3. Storage Office
 4. Storage Office
 5. Storage Office
 6. Storage Office
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DATE	DESCRIPTION	BY
18/11/2023	J	
28/11/2023	S	
04/12/2023	S	
04/12/2023	S	

1427 Chapel Hill
 1427 Chapel Hill
 1427 Chapel Hill
 1427 Chapel Hill

Hampshire County

PROJECT NAME:
 1427 Chapel Hill Primary School Improvements



Overall site plan

Plans

1:50 Gable Elevation Existing

1:50 Gable Elevation Proposed

1:50 Gable Plan Existing

1:50 Gable Plan Proposed with Window References

Typical existing window with 1:20 section AA and elevation

Typical proposed window precedent with 1:20 section BB and elevation

Notes:

- Existing building has mixture of timber with Grit and July Crital frame glazing.
- All windows as per drawing E0223-0001-01-00-A-200-Junior Ext Window Type Plan are to be replaced with white polymer powder coated (PPC) aluminium frame, double glazed window to improve the thermal performance of the building.

Material Callouts:

- White polymer powder coated (PPC) aluminium frame
- White polymer powder coated (PPC) aluminium board
- Double glazing
- White painted timber frame
- White painted Crital frame
- White painted Crital glazing bars
- Single glazing

Planning Application Table:

PLANNING APPLICATION	DATE	IN	PG

Project Info:

Client: Hampshire County Council
 Project Name: E0223-0001-01-00-A-200-Junior Ext Window Type Plan
 Issue: 01
 Date: 12/11/2023
 Drawing: E0223-0001-01-00-A-200-Junior Ext Window Type Plan
 Scale: 1:50
 Status: PLANNING SUBMISSION

Proposed replacement window elevations

Proposed Car Park Layout

Site Plan Details:

- Proposed Tree Planting:**
 - Car Park Trees: "Plane seedlings 'Chardham', Crossminal Pear (2 x 7)"
- Proposed Shrub Planting:**
 - Mixed Native Hedges: Cypripedium, Hound, Crataegus monogyna, Hamamelis, Zantedhaea superba, F. sibirica, Cornus sanguinea, Spiraea, Viburnum dentatum, Weyburning Tree
- Proposed Planting:**
 - Compassionate: Agapanthus var. reginae, Compositae Mixed species, Clivia, Callistemon, Peak snow, Chamaecyparis, Wisteria, Change Shrub, Viburnum, Hibiscus, Philadelphus, Malva, Philadelphus, Philadelphus, Tilia, Thymus, Salix, Viburnum dentatum, Viburnum dentatum, Viburnum
- Other Features:**
 - Plant use: park, leisure area
 - Plastic ground protection system
 - 1.8m high closed standard barrier system
 - Water permeable heavy grid for (pedestrian footway only)

Location: PARK LANE PRIMARY SCHOOL (JUNIORS), DOWNING ROAD

Planning Application Table:

PLANNING APPLICATION	DATE	IN	PG

Project Info:

Client: Hampshire County Council
 Project Name: Park Lane Junior School Term 2023
 Issue: 01
 Date: 12/11/2023
 Drawing: E0223-0001-01-00-A-200-Junior Ext Window Type Plan
 Scale: 1:50
 Status: PLANNING SUBMISSION

Proposed car park layout