 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		09 March 2022
	REPORT OF:		HEAD OF PLANNING
	AUTHOR:		Michael Parker
	TELEPHONE:		01737 276339
	EMAIL:		Michael.parker@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD:	Lower Kingswood Tadworth And Walton

APPLICATION NUMBER:		21/02090/F	VALID:	20/08/2021
APPLICANT:	The Children's Trust		AGENT:	Rcka Architects
LOCATION:	THE CHILDRENS TRUST TADWORTH COURT 2 TADWORTH STREET TADWORTH SURREY KT20 5RU			
DESCRIPTION:	Demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical needs (use class f1) along with associated hard and soft landscaping, car drop off bays and ancillary works.			
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This application is referred to Committee in accordance with the Constitution as the application is for educational development which exceeds 250 sq. metres (gross external floorspace).

SUMMARY

The application seeks full permission for the demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical needs (use class f1) along with associated hard and soft landscaping, car drop off bays and ancillary works.

There is no in principle objection to the scheme. The school site is located centrally within the site and surrounded by a number of two storey buildings. The Conservation officer has reviewed the application and has advised that the proposal would have an acceptable impact on the listed buildings and the historic garden subject to conditions in relation to materials and historic garden management plan.

The applicant has provided a temporary decant strategy, noting that temporary modular cabin accommodation is likely to be required for a period of 2 years should this application be granted planning permission.

The application has the potential to result in a limited increase (10-15%) in pupil and staff numbers at the site, but Surrey County Council are satisfied that there would not be an impact on highway safety and parking capacity subject to a condition to provide a parking management plan for the site.

The entire site is covered by an area Tree Protection Order. Whilst the footprint of the school is greater under this proposal, it takes development further away from protected trees. The tree officer has assessed the application, and was involved in pre-application discussions. Whilst tree losses would result these are limited and restricted to lower value trees. It is considered subject to condition the application would have an acceptable impact on trees. The proposal is also considered to be acceptable with regard to ecology and sustainable construction.

This proposal is therefore considered to provide improved facilities for the Trust and is acceptable in planning terms so is recommended for approval.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objection subject to conditions.

Historic England: No response to date

Surrey County Council Lead Local Flood Authority:

Satisfied that the proposed drainage scheme meets the national guidance and technical standards. Condition recommended to secure further finalised details of drainage strategy and implementation of drainage strategy.

Surrey County Council Archaeological Officer:

Low archaeological potential. It would not be reasonable or proportionate to require any further archaeological investigations on the site.

Surrey Wildlife Trust:

No objection subject to conditions

Tadworth and Walton Residents Association

- Support that proposal includes a long term landscape masterplan and ask that this be conditioned or secured by legal agreement
- Question regarding details of temporary school accommodation
- Query regarding construction and construction access. Ask for a construction management plan

Representations:

3 responses have been received raising the following issues:

Issue	Response
Inconvenience during construction	See paragraph 6.11-6.13
Inadequate parking	See paragraph 6.14-6.19
Increase in traffic and congestion	See paragraph 6.14-6.19
Hazard to highway safety	See paragraph 6.14-6.19
Overdevelopment	See paragraph 6.4-6.10
Noise & disturbance	See paragraph 6.11-6.13
Property devalue	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The application site is accessed from Tadworth Street and located to the west of Brighton Road (A217). Tadworth Court is a grade I listed building and there are other buildings and structures in the grounds which are listed grade II, either in their own right or from being within the listed building curtilage. The

site is designated as a locally listed historic park and garden as identified within the Council's supplementary planning guidance 'The List of Historic Parks and Gardens'.

- 1.2 The site is within the designated urban area and part of the site is designated as an area of Urban Open Land - the southern and eastern parts of the site.
- 1.3 The entire site is covered by a Tree Preservation Order ref RE668, and there are a large number of mature trees within the site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Two pre-application submissions have been made to the Council regarding this development (PAM/20/00221 and PAM/21/00598). This has given the Council the opportunity to set out the key areas of consideration and areas where further information would be required.
- 2.2 Improvements secured during the course of the application: Additional bat survey report, additional information regarding highway/parking concerns and design of development. Details of location of temporary school also provided.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details of temporary school building, Materials, Parking management plan, CTMP, Historic Garden Management Plan, Ecology, Trees and sustainable construction

3.0 Relevant Planning and Enforcement History

There is extensive history at this site. The most relevant history is:

- | | | | |
|-----|------------|--|-----------------------|
| 3.1 | 16/02765/F | Demolition of existing storage sheds, and replacement with central site store building. As amended on 23/01/2017 and 30/01/17 and on 24/02/2017. | Granted
17.03.2017 |
| 3.2 | 16/02369/F | Demolition of existing school building and replacement with new school building including ancillary parking. As amended on 15/12/2016 and on 30/01/2017. | Granted
16.02.2017 |

4.0 Proposal and design approach

- 4.1 This is a full application seeking permission for the demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical needs (use class f1) along with associated hard and soft landscaping, car drop off bays and ancillary works.

4.2 The reason for the proposal is set out within the submitted Planning Statement as follows:

“The Proposed Development will replace the existing Children’s Trust school building which is unfit for modern teaching purpose with a high-quality replacement facility incorporating education, clinical and therapeutic services to support children and younger adults with multiple disabilities and complex health care needs. The new build is first and foremost an educational facility with associated ancillary uses including therapeutic services and administrative uses.”

4.3 The Planning Statement goes on to outline the proposal, stating that the proposed school building is split into two key areas:

1) Four proposed blocks:

- i. North western block – flexible hall space;
- ii. North eastern block – classrooms and nursery;
- iii. South eastern block – administration, therapeutics and medical;
- iv. South western block – classrooms.

The ‘blocks’ feature distinct roof forms to distinguish between what they are used for, aiding in wayfinding and navigation around the Site.

2) Shared communal space that connects the blocks. The proposed shared space will provide an informal landscape that connects all of the blocks to form a single building. The shared space provides a reception and waiting area, a winter garden, a spill out space for the hall, circulation and dining.

Landscaping is also proposed both within the application site and wider grounds.

4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The character of the surrounding area is assessed as a historic mansion with associated buildings of historic value set in a parkland setting, with residential development and road infrastructure beyond. The site provides a campus to meet the needs of the Children’s Trust.
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Involvement	Section 5.0 of the Design and Access Statement details the consultation process both within the organisation and consultation with the wider community
Evaluation	The proposed design has been led by the needs of the organisation, pre-application discussion, advice from the heritage and tree officer and Regulations/Standards around building and teaching environments and standards.
Design	<p>Section 6.0 and 7.0 set out the design proposals. The approach to the layout and form of the proposed building is responsive to both the site analysis as described in section 3 and the building layout's specific spatial and technical requirements. The building has been broken down into 3 areas - blocks, the shared space and the landscape.</p> <p>The 'blocks' feature distinct roof forms to distinguish between what they are used for, aiding in wayfinding and navigation around the site. The Transdisciplinary Hub features a curved roof form, rising to a point to highlight the entrance into the shared space whilst also hiding rooftop plant areas. The Classroom Blocks have a sawtooth roof profile, shaped to support the environmental strategies and creating an easily recognisable roof profile that is a more 'human' scale.</p> <p>The Shared Space is an internal space laid out on a uniform grid. This independent grid creates a clear distinction between the Shared Space and the building volumes whilst giving the Shared Space a sense of direction and movement from east to west to connect to existing circulation routes. The canopy ends extend out into the landscape between blocks, creating the opportunity for entrance 'nodes' of differing character and sensory experience as well as creating shelter from rain outside the building footprint at building entrances.</p>

4.6 Further details of the development are as follows:

Site area	0.84 Hectares
Existing use	Existing School/Therapy facility
Proposed use	No change
Proposed parking spaces	No change to parking provision (300 existing)
Existing floor area	1281 m2
Proposed floor area	3031 m2 (net gain 1750)

5.0 Policy Context

5.1 Designation

Urban area - whole site
Urban Open Land - partial
Grade I and Grade II listed buildings and curtilage structures
Historic Garden - locally listed
Tree Preservation Order (TPO) RE668 - Group order that covers entire site

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued landscapes and the natural environment)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction)
CS12 (Infrastructure Delivery)
CS17 (Travel options and accessibility)

5.3 Reigate and Banstead Local Plan: Development Management Plan

OSR1 (Urban OpenSpace)
DES1 (Design of New Development)
DES8 (Construction Management)
DES9 (Pollution and contaminated land)
NHE2 (Protecting and enhancing biodiversity)
NHE3 (Protecting trees)
NHE9 (Heritage assets)
TAP1 (Access, parking and Servicing)
INF1 (Infrastructure)
INF2 (Community facilities)
CCF1 (Climate change mitigation)
CCF2 (Flood Risk)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

A Parking Strategy for Surrey
Parking Standards for Development
Local Character and Distinctiveness
Design Guide SPD
Climate Change and Sustainable
Construction SPD

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
The List of Historic Parks and
Gardens

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Design and heritage considerations
- Neighbour amenity
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters

Principle of development

6.2 Policies CS5, CS12 and INF2 of the Development Plan and Section 8 of the NPPF (para. 94) support the improvement of existing community facilities to meet their needs.

6.3 The site is located within the urban area and is an existing school site. The proposed development is outside of the land designated as Urban Open Space. Therefore, there is no need to consider the proposal against policy OSR1 of the Development Management Plan. There is therefore no in principle objection to the replacement school.

Design and heritage considerations

6.4 The proposal is within the curtilage and grounds of the Grade I Tadworth Court and within the woodland parkland setting of the Listed Building as well as abutting the historic garden designation. Given the location of the proposed development and potential for harm to historic assets of value the Conservation officer was consulted on the application. He responded as follows:

6.5 *"From a listed building viewpoint it is accepted that there appears to be a need for a building in terms of operational requirements and I therefore have no objection in principle from a conservation viewpoint."*

The floorspace of the building will have some detriment to the woodland parkland setting of Tadworth Court due to the urbanising effect of the increased footprint with loss of lawns and loss of potential for reinstatement of large woodland trees. The views of the tree officer should be sought in terms

of the impact on trees and whether there are any issues arising from the extent of proposed hardstanding and footprint on the site or potential for moderation of some of the hardstanding or potential for replacement planting.

Could more information be provided at this stage in terms of photographs and manufacturer's details, on the proposed materials and their colour. There would seem to be the potential to consider locally distinctiveness materials rather the propose concrete block and corrugated metal ? The parabolic curved elevation is odd and seems unnecessarily high given a large part is a false front with no building behind. There is a danger that this false front will be obvious and there does not appear to be an no indication of the materials for the plant room behind.

The Historic Garden Management Plan is not acceptable at this stage as further information and some changes are needed, such as tree and shrub survey plans, historical research etc, as well as further discussion on the proposals. This should be conditioned for agreement within a set time period. Planning permission and listed building consent would be required for certain works set out in the Management Plan including changes to the parterres and footpaths. Planning permission would be required for the fence or barrier to the A217 and it would be important that is set behind an evergreen hedge of native species facing the A217 to maintain the A217 Green Corridor. It should be noted that as well as the principal listed buildings all pre 1948 structures in the grounds or any attached to such structures or the principal buildings are curtilage structures and these include items such as the sundial, steps, lamp posts etc.

I note that the issue of temporary accommodation and construction access has been raised and it would be important to see information on this to ensure this does not result in further loss of the woodland parkland."

- 6.6 Following the submission of further information the Conservation Officer has provided the following further comments:
"My comments of the 7th October set out my main concerns [as set out above]. If you are minded to approve I would recommend conditions from a conservation viewpoint as set out below. (I have already provided comments in relation to the temporary building and the need for tree protection and time limit conditions for the temporary structure). I have previously noted my concern about the materials lacking local distinctiveness and the issue of the false front parapet. There still seems to be no indication of the materials for the plant room behind, or how the rear of the false front would be detailed so conditions would be needed in relation to these. I note that the issue of temporary accommodation and construction access has been raised and it would be important to see information on this to ensure this does not result in further loss of the woodland parkland."
- 6.7 Whilst the Conservation Officer has some concerns regarding the design and increased footprint of the school he has not raised an objection to the scheme, accepting that there is a need for a replacement facility over a larger footprint and recommends condition to mitigate any harm. The school is

centrally located within the site and fairly well distanced and screened from the Grade I listed building, and whilst harm has been identified by the increase in footprint to the historic garden, this can be mitigated by an appropriately worded landscape condition.

- 6.8 The design is intentionally modern and bespoke in its layout and form, and is a result of the unique needs of the students. The modern design, with the use of mono-pitched angled roofs and flat roofs, also helps to reduce some of the bulk of the new school and the cross sections drawings show that, with the exception of the Transdisciplinary Hub building (which is intentionally taller to act as a wayfinder for visitors), is either lower or in line with the majority of the buildings which surround the site. Taking account of the existing adjacent buildings and natural tree screening, the increased scale and footprint of the replacement school is considered acceptable and unlikely to have a significant impact on the wider character of the locality or visual impact.
- 6.9 The applicant has advised that a temporary classroom block would be required during construction works. The applicant has advised that the temporary accommodation could be up to 18 months. The approximate location of the building would be to the west of the site. Finalised details can be secured by condition but given the likely small scale of the building and its temporary nature and its position well away from the main listed building and most sensitive parts of the historic garden no objection is raised regarding the temporary classroom block.
- 6.10 Taking these considerations into account the proposal would not appear out of place or cause unacceptable harm to the character and appearance of the area or historic assets within the wider site and surrounding area and would comply with policy NHE9 and the requirements of the NPPF.

Neighbour amenity

- 6.11 Development Management Policy DES1 expects all new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.12 Due to the location of the proposed building and temporary building, well away from the nearest residential properties, and the potential for only the limited increase in the number of students once the new school is built (up to 7 additional children), it is considered that the proposal would not cause unacceptable harm to the neighbouring residents. The proposed school has also been carefully designed so as to ensure that the new buildings would not have a detrimental impact on the surrounding buildings which provide residential accommodation for students and patients at the site. The proposal would therefore comply with policy DES1.

- 6.13 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement. As set out in the below transport section a condition is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).

Access, parking and traffic generation

- 6.14 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.15 The National Planning Policy Framework at paragraph 109 confirms that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 6.16 There would be no new access proposed as part of the development and the parking provision would be unchanged at 300 spaces, across the whole site in a mix of formal and informal spaces. Initially the applicant advised that there would not be an increase in student and staff numbers. Subsequently the applicant has advised that the potential growth at the school over the coming years could see a 10-15% increase in pupil numbers, equating to 7 additional Children at the school.
- 6.17 They have advised that this is likely to generate a maximum of 7 additional staff at the very worst case, or 0.5 staff members per child, so most likely 3 or 4 staff. This is dependent on need, but either scenario would be more than offset by TCT’s hybrid working arrangements, and as such will be a negligible in the context of the site where there are 75 staff at the current school and much more across the wider site.
- 6.18 Surrey County Council as the County Highway Authority (CHA) has considered this additional information and has provided the following comments:
“The proposed development no longer includes additional parking. The County Highway Authority (CHA) initially raised concerns about an increase in parking as part of application 16/02369/F as the then proposed development would not lead to an increase in staff or pupils at the school, and no measures had been put forward to reduce the number of existing informal car parking spaces across the site. The site has 276 formal parking spaces and 24 informal space.”

The current proposal was initially based on their being no increase in pupil and staff numbers, so the existing 649 staff working shifts and 40 children would have continued with the current application. But now it appears as of 24 February 2022 that there is an increase which the school has given no assessment of the impact on parking demand given this increase. The school states that potential growth at the school over the coming years could see a 10-15% increase in pupil numbers, equating to 7 additional children at the school. This is likely to generate a maximum of 7 additional staff at the very worst case, or 0.5 staff members per child, so most likely 3 or 4 staff. The school states this is dependent on need, but that either scenario (3 or 4 staff looking after 7 children) would be more than offset by trust's proposed hybrid working arrangements, and as such will negligible in the context of the wider site.

We note before the pandemic parking demand was such that informal parking space was used. And that since the pandemic there has been more working from home, but there is no figure about how much home working has reduced parking demand as that was not an issue when it was understood that there would be no increase in staff and pupils, as originally proposed.

The Childrens Trust has stated that due to Covid the site has adopted hybrid working practices that have continued since stay at home orders were introduced for staff that do not need to be on the site to carry out their work. As such this practice has reduced the need for informal parking according to the trust, but as referred to above this has not been quantified. The Children's Trust has said the practice of hybrid working would continue along with a parking management plan. I have recommended a condition for home working practices and a parking management plan to ensure that informal parking does not take place.

While the CHA is supportive of the Travel Plan objectives to promote and encourage sustainable travel, and to reduce single occupancy car trips to and from the site, the development does not actually warrant a Travel Plan due to the very limited increase in pupil and staff numbers proposed. The issue to be addressed is more to do with managing the on-site parking in order to reduce congestion, delays, and to facilitate vehicle movement through the site, rather than reducing single occupancy vehicle use. This can be achieved through the implementation of the Parking Management Plan. For this reason, it is not considered necessary to impose a condition to secure the implementation of the Travel Plan, particularly as there would be no requirement for the CHA to audit the Travel Plan. Condition 2(b) above [transport information to staff, parents, visitors], however, requires the applicant to promote and encourage sustainable travel by providing information to staff, parents and visitors, regarding home working and the availability and whereabouts of local public transport services/facilities, walking/cycling routes, cycle facilities, and car sharing clubs rather than through a formal Travel Plan."

- 6.19 In light of the above comments from the CHA the application is considered to have an acceptable highways and parking impact and is therefore considered to be compliant with policy TAP1.

Impact on trees

- 6.20 Due to the proximity of protected trees to the proposed development the tree officer was consulted on the application and commented as follows: "The arboricultural report submitted with the application identifies the trees to be removed and the relevant measures to be implemented to ensure any nearby trees are not affected by the construction works and therefore incorporated into the finalised layout. As all the trees are part of an area TPO it is important that any trees removed do not affect the character of the site or the local canopy cover, based on the information provided and knowing the site well having visited it a number of times their removal will not have a noticeable impact on the character of the area as the site is fortunate to have a diverse selection of mature trees."
- 6.21 The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

Ecology

- 6.22 A number of reports have been submitted including a Preliminary Ecological Appraisal (PEA), Bat emergence surveys and a Preliminary Roost Assessment (PRA). The main potential to impact protected species was in relation to bats. The reports have found a likely absence of bats on the trees to be removed. Surrey Wildlife Trust (SWT) have considered the submitted report and have advised that the reports and surveys have been produced in line with best practice and therefore subject to a condition securing a Construction Environmental Management Plan (CEMP) they consider that the impact would be acceptable.
- 6.23 The application also includes a biodiversity net gain assessment. The report concludes that from the indicative masterplan a net gain in habitat and hedgerow units is expected, with a net gain of 1.69% for habitats and 24.45% for hedgerows. SWT has considered the report and again raises no concerns regarding the information submitted. A condition is recommended to secure finalised details of a Landscape and Ecological Management Plan (LEMP) to ensure that the net gain can be achieved. The proposal would therefore comply with policy NHE2 of the Development Management Plan 2019.

Sustainable Construction

- 6.24 The proposal is required to meet policy CS11 of the Core Strategy and policy CCF1 of Development Management Plan. This requires the development to meet BREEAM 'very good' and to include renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.

- 6.25 The submitted energy report by Hilson Moran, ref 29025-RP-EB-002 (P01) dated 12/07/2021, confirms that it is aiming to meet the BREEAM 'very good' rating and that it would be able to achieve a 34% reduction in carbon emissions through PV panels. Conditions are recommended to secure implementation.

Flooding and Drainage matters

- 6.26 The site is in Flood Zone 1 and is therefore at a low risk of fluvial flooding and does not require a site specific Flood Risk Assessment. The application is however, given its size, required to incorporate sustainable drainage systems. In this respect, the application was supported by a drainage strategy.
- 6.27 This strategy has been considered by Surrey County Council as the Lead Local Flood Authority who has concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	UNNUMBERED		19.01.2022
Site Layout Plan	177 21 11 S-1		19.01.2022
Block Plan	1929-RCK-XX-L00-DR-A-08001	P01	30.07.2021
Floor Plan	1929-RCK-XX-L00-DR-A-08100	P01	30.07.2021
Floor Plan	1929-RCK-XX-L01-DR-A-08101	P01	30.07.2021
Elevation Plan	1929-RCK-XX-XXX-DR-A-08201	P01	30.07.2021
Elevation Plan	1929-RCK-XX-XXX-DR-A-08200	P01	30.07.2021
Section Plan	1929-RCK-XX-XXX-DR-A-08300	P01	30.07.2021
Floor Plan	929-RCK-XX-L00-DR-A-08110	P01	30.07.2021
Floor Plan	1929-RCK-XX-L01-DR-A-08111	P01	30.07.2021
Roof Plan	1929-RCK-XX-L02-DR-A-08112	P01	30.07.2021
Elevation Plan	1929-RCK-XX-XXX-DR-A-08210	P01	30.07.2021
Elevation Plan	1929-RCK-XX-XXX-DR-A-08211	P01	30.07.2021
Section Plan	1929-RCK-XX-XXX-DR-A-08310	P01	30.07.2021
Section Plan	1929-RCK-XX-XXX-DR-A-08311	P01	30.07.2021
Arboricultural Plan	741-FH-XX-00-IMP	01	30.07.2021
Location Plan	1929-RCK-XX-L01-DR-A-08000	P02	18.08.2021
Elevation Plan	1929-RCK-XX-XXX-DR-A-08212	P01	30.07.2021
Other Plan	190384-CON-X-00-DR-C-1000	P1	30.07.2021
Landscaping Plan	741-FH-XX-00-DP-L-101	01	30.07.2021

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall commence until full details of the temporary classroom block, have been submitted to and agreed in writing by the Local Planning Authority. The information shall include details/scaled drawings of the following:
 - (a) Location, including photos showing the existing condition of the site
 - (b) Design and scale
 - (c) Details of any proposed hardstanding and/or means of enclosure
 - (d) Tree protection measures
 - (e) Details of how and when (procedures and timescales) the building will be made vacant and removed from the site (this should be no longer than 3 months from first use/occupation of the school).

The temporary building shall be implemented in strict accordance with the agreed details and shall be removed from the site and the land reinstated to its current condition (as per information submitted under (a)) in accordance with the procedures and timescales agreed under (e).

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. No development shall commence until a Construction Management Statement (CMS), to include details of:
 - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
 - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
 - c) Means of communication and liaison with neighbouring residents and businesses.
 - d) Hours of work.

Has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

5. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

6. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

7. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
 - a) The results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters,

levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

8. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details.

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

9. This permission does not purport to grant consent for the details of the walkways revised details of which shall be submitted to and approved in writing by the LPA before any work to them above ground level showing a reduced and minimised fascia size.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

10. This permission does not purport to grant consent for the Historic Garden Management Plan as further survey information is needed and revision in relation to the proposals. (This should be conditioned for agreement within a

set time period). Planning permission and listed building consent would be required for certain works set out in the Management Plan including changes to the parterres and footpaths. Planning permission would be required for the fence or barrier to the A217 and it would be important that it is set behind an evergreen hedge of native species facing the A217 to maintain the A217 Green Corridor. It should be noted that as well as the principal listed buildings all pre 1948 structures in the grounds or any attached to such structures or the principal buildings are curtilage structures and these include items such as the sundial, steps, lamp posts etc.

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

11. No development shall commence on site until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture), including details of existing landscape features to be retained or pruned, has been submitted and approved in writing by the local planning authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and Meath Green Conservation Area, and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

12. Before any work above ground floor level details of the plant room and rear face of the parapet walls shall be submitted and approved in writing by the LPA.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

13. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

14. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

15. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) HGV deliveries and hours of operation
 - (e) construction vehicle routing to and from the site
 - (f) measures to prevent the deposit of materials on the highway
 - (g) no HGV movements to take place during school drop off and pick up times between 0800 and 0900 hours and between 1515 and 1715 hours.
 - (h) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

16. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing for:

- (a) The secure parking of 8 bicycles within the development site
- (b) Information to be provided to staff, parents and visitors regarding the availability and whereabouts of sustainable transport modes including local public transport services and facilities, walking and cycling routes, cycle facilities including showers and lockers, car sharing clubs and promotion of working from home policies and facilities.

And thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

17. Prior to occupation of the development, a Parking Management Plan to include measures to prevent informal parking along the internal access roads to include the parent and mini bus drop off area, shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021.

And then the approved Parking Management Plan shall be implemented upon or prior to first occupation of the proposed development, and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.
- g) Tree Removal and Bats Strategy and Method Statement

The development shall only be carried out in accordance with the agreed mitigation measures.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

19. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the biodiversity net gain assessment (dated 15/07/2021) and shall include, but not be limited to following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions, together with a plan of management compartments
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures
 - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
 - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

20. The development hereby approved shall not be first occupied unless and until the renewable energy measures detailed in the submitted Energy Strategy report by Hilson Moran ref, 29025-RP-EB-002 (P01) dated 12/07/2021, have been implemented, installed and made operational.

Any change to the Energy Strategy and timing of implementation shall only be made once an updated report has been submitted to and agreed in writing by the LPA.

Thereafter the scheme development shall be maintained in accordance with the agreed details.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

21. The development hereby approved shall not be first occupied unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good'.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014.

22. Unexpected ground contamination: Contamination subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : Climate Change Information.
3. You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
5. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition and landscaping condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS17 and OSR1, DES1, DES8, DES9, NHE2, NHE3, NHE9, TAP1, INF1, INF2, CCF1, CCF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

21/02090/F - The Childrens Trust, Tadworth Court,
2 Tadworth Street, Tadworth



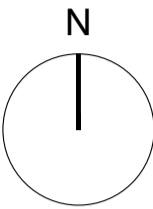
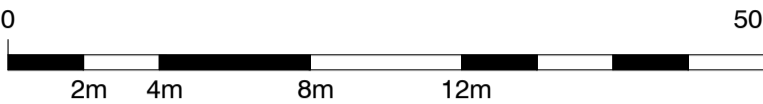


00 Block Plan - 1:500

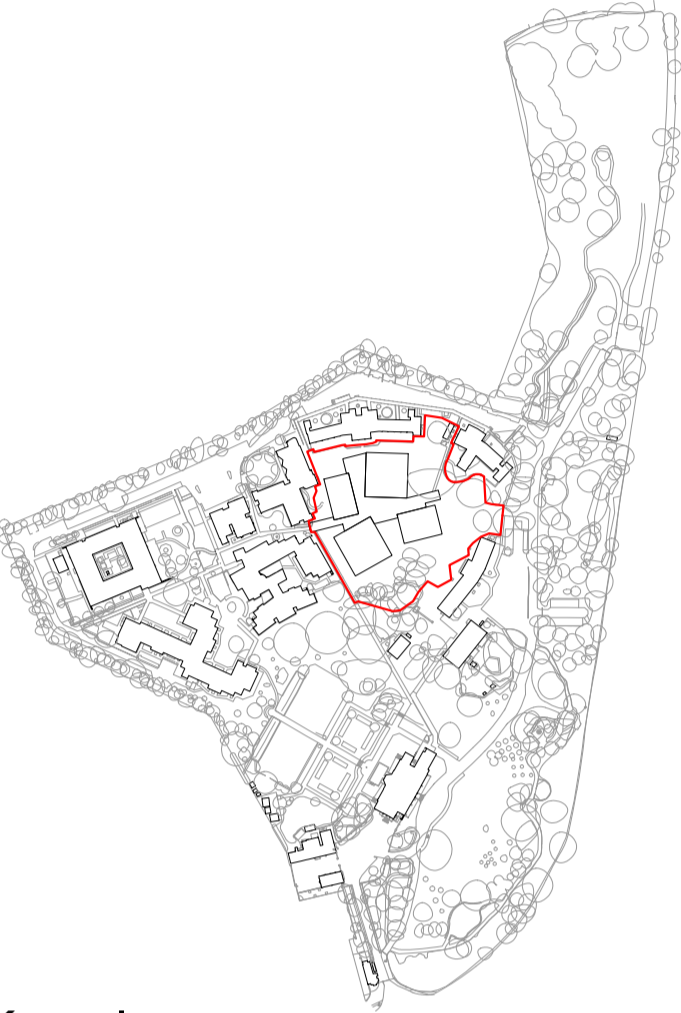
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PLANNING



Drawing Notes:



Key plan

- Existing Buildings
- Proposed Buidling

P01	19/07/2021	FOR PLANNING
rev.	date	description

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St. Hoxton,
London N1 7JQ
T +44 (0) 20 7831 7002
W www.rcka.co.uk

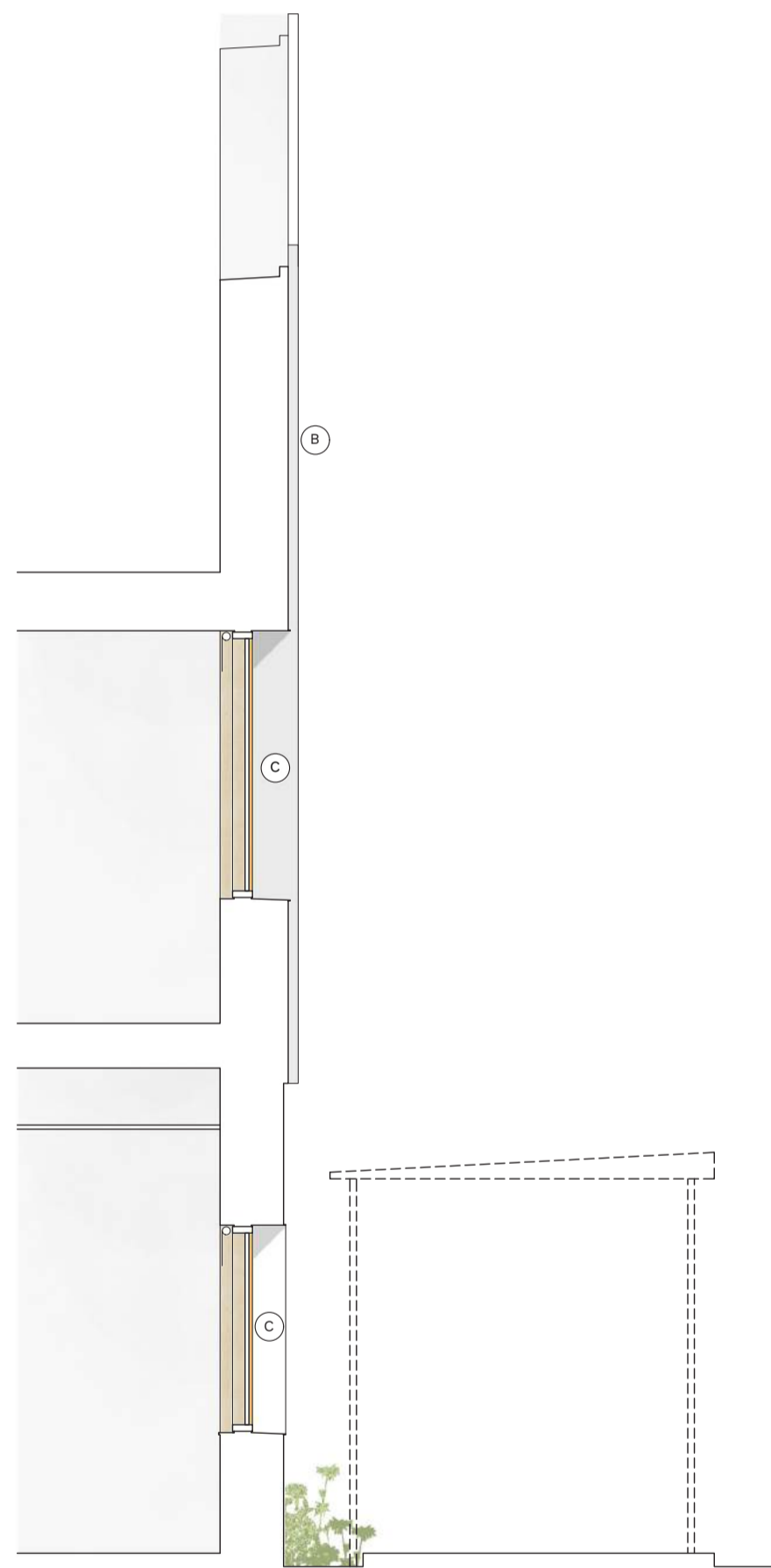
job title
The Children's Trust - New Build

drawing title/location
Site Block Plan
Proposed

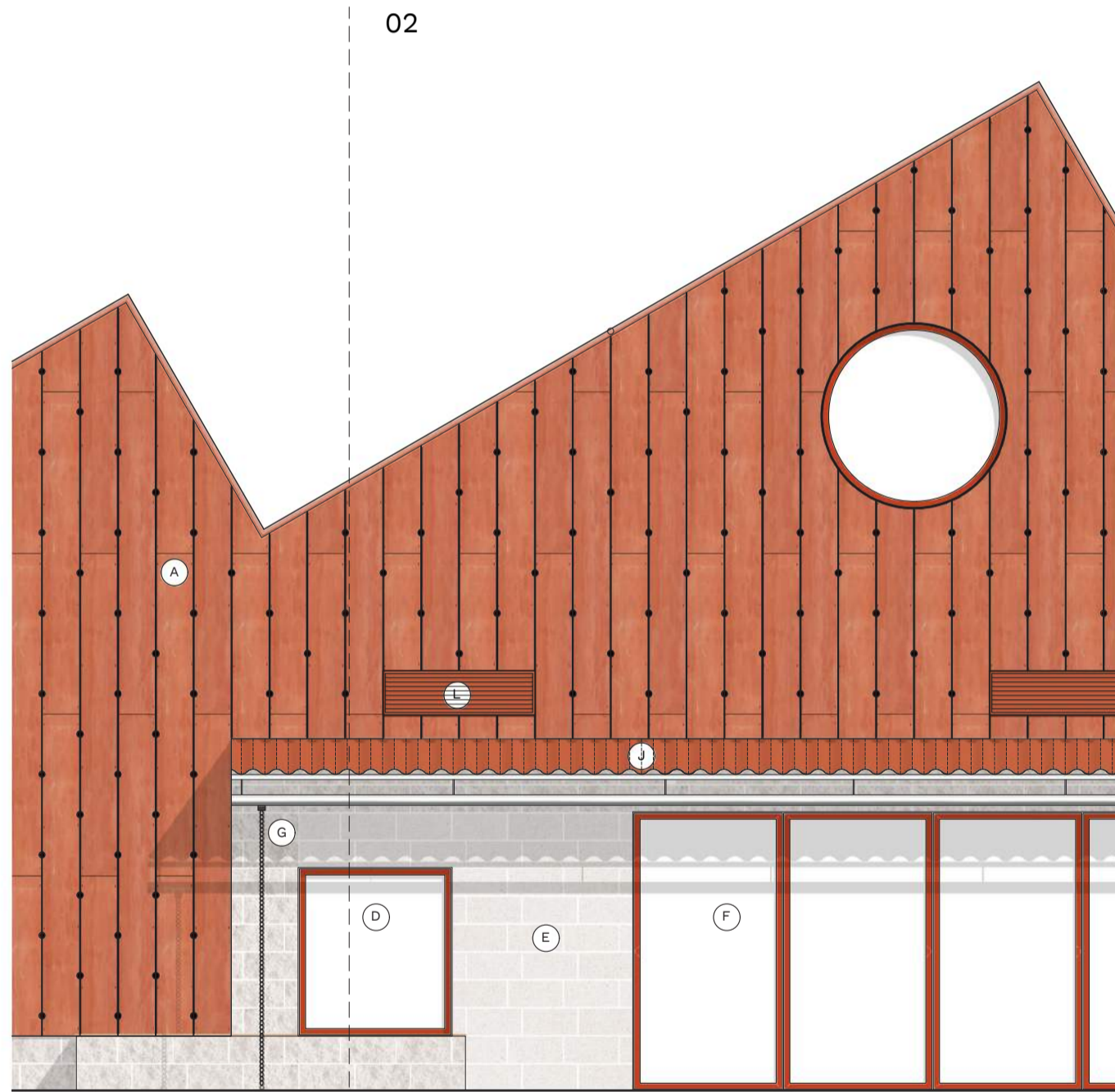
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drawing number	1929-RCK-XX-L00-DR-A-08001	revision P01



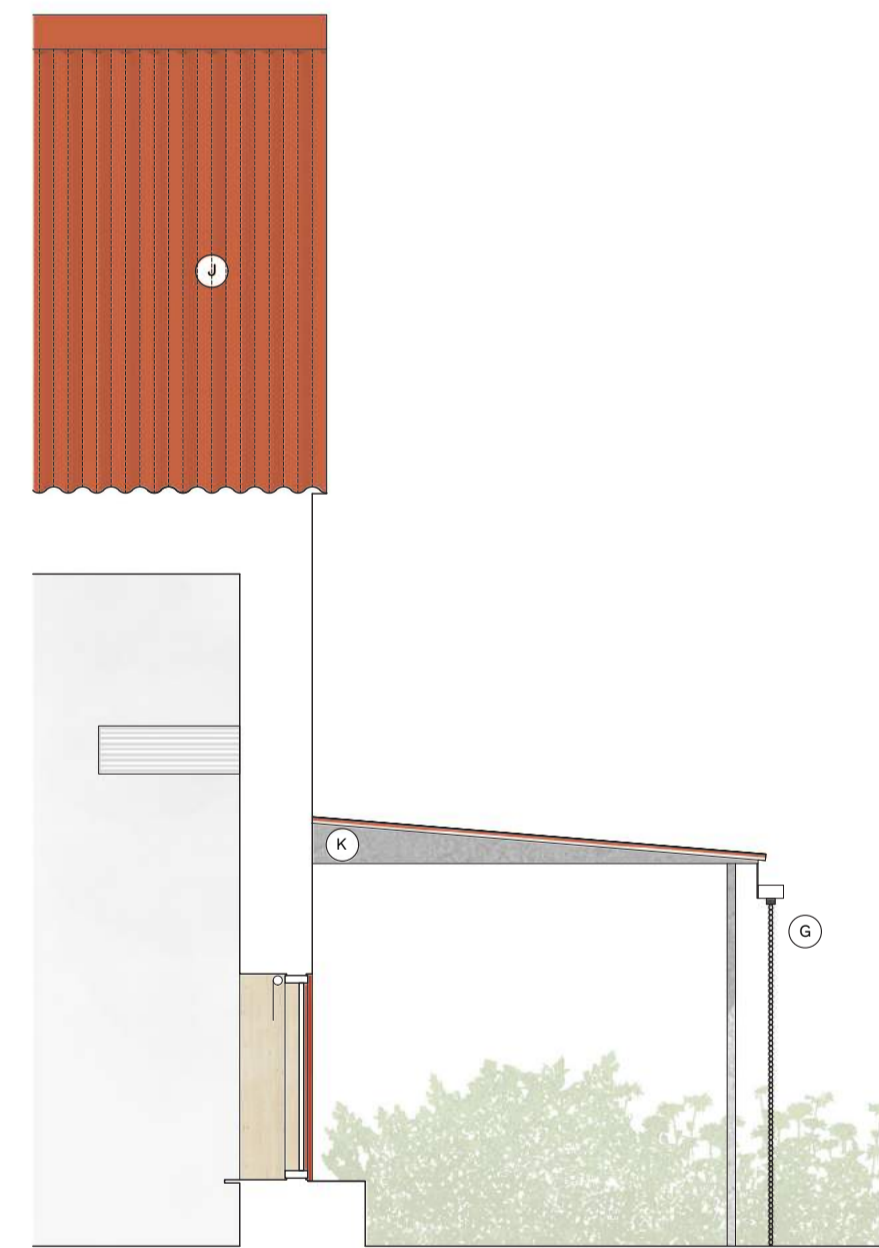
A Transdisciplinary Block - Detail Elevation



01 Transdisciplinary Block - Detail Section



A Classroom Block - Detail Elevation

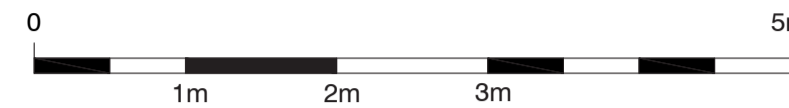


02 Classroom Block - Detail Section

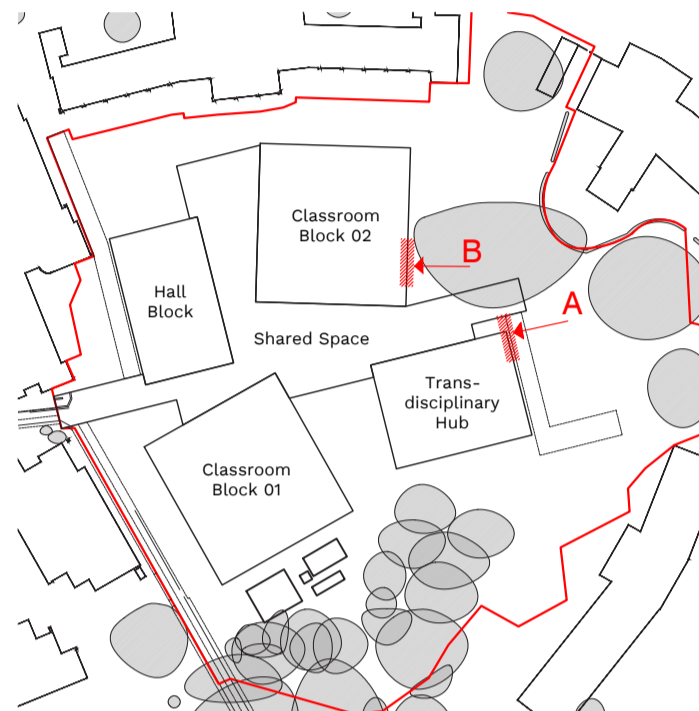
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PLANNING



Drawing Notes:



Key plan

Key - Materials

- A Cladding**
Pigmented cement board cladding - cut to approx 300m wide vertical panels with cut outs to create pattern across elevations. Colours from standard range, (Red, Yellow, Grey) different colours to different blocks as indicated on adjacent drawing / in Design and Access Statement.
 - B Metal Fins**
Metal angles between cladding boards to Transdisciplinary Hub. Colour and finish TBC.
 - C Window Reveals**
Metal window reveals / sills and heads to deep set windows. Colour and finish TBC.
 - D Windows**
Composite timber / aluminum windows with thin frame. PPC finish, colour TBC to match cladding colour or each block.
 - E Masonry**
Pigmented blockwork to base of buildings. Variation in texture (split-faced and fair-faced) varying across elevations. Colour - White/Ivory.
 - F Curtain Walling**
Timber / Aluminum composite curtain walling - slim profile. Where fixed - no capping piece to mullions (glass to glass joints). Colour / finish / species TBC.
 - G Rain Water Goods**
Stainless steel gutters, hoppers and rainwater pipes where visible. Rain chains in place of down pipes to sensory terraces.
 - H Metal Fascia**
To perimeter of shared space roof / canopy.
 - I Corrugated Roofing**
To pitched roofs and Sensory Terrace canopies. Colour to match/ similar to adjacent cladding panels.
 - K Canopy**
Metal fascia to sides of canopies - painted steel columns and structure.
 - L Louvre**
PPC Aluminium - colour to match adjacent cladding.
- Ironmongery**
All external Ironmongery to be metal

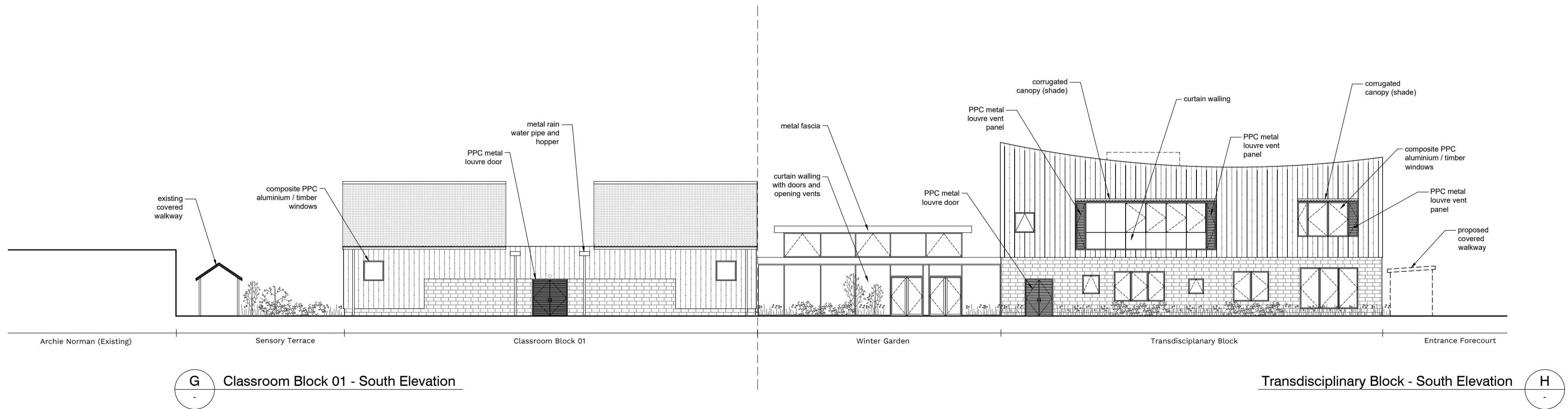
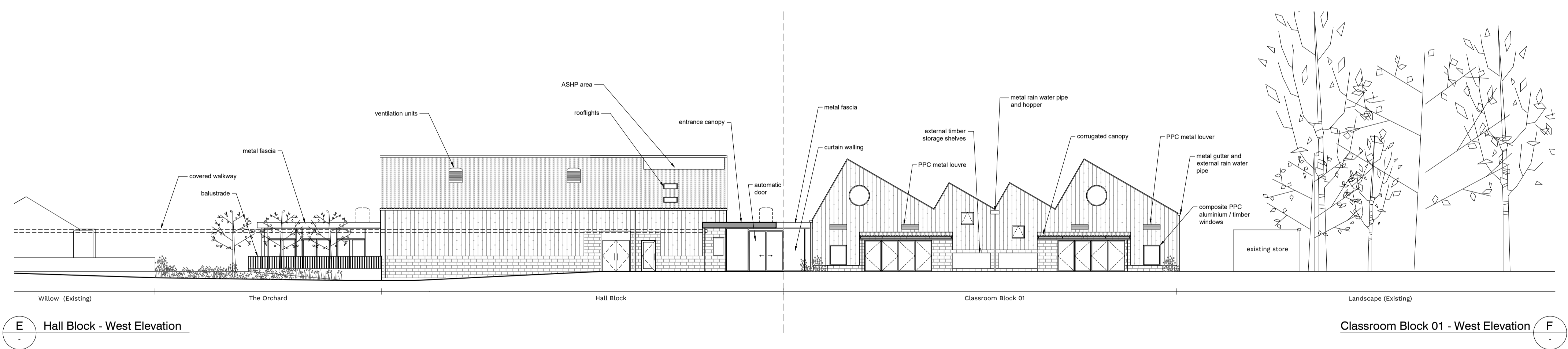
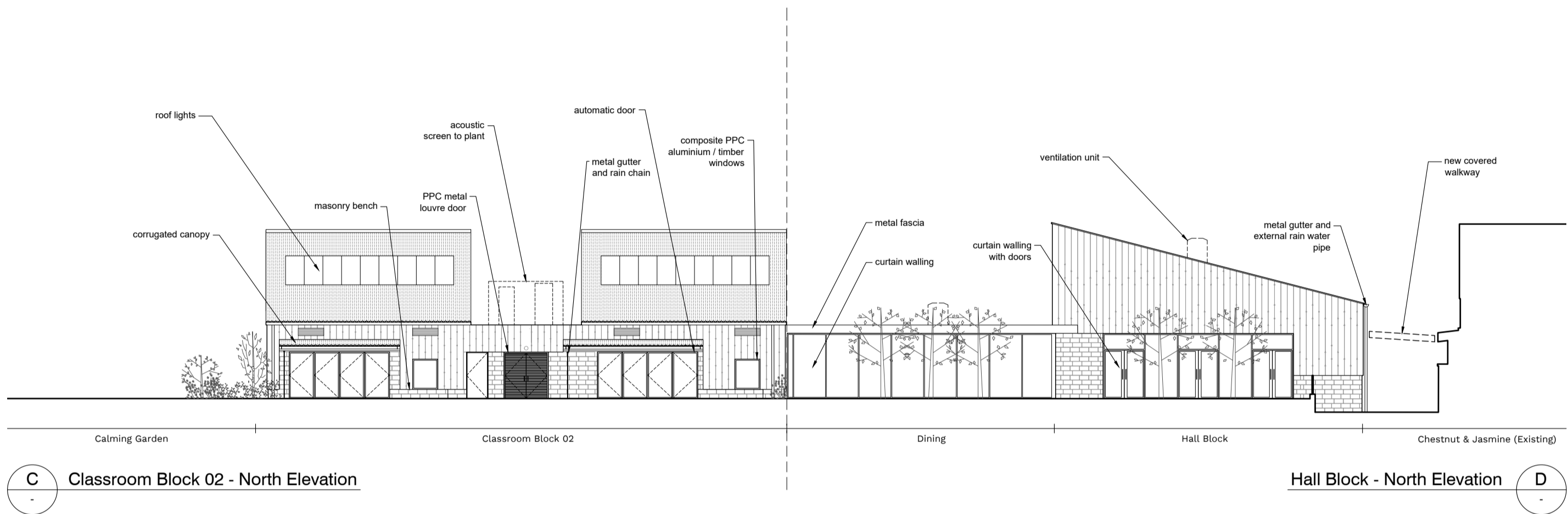
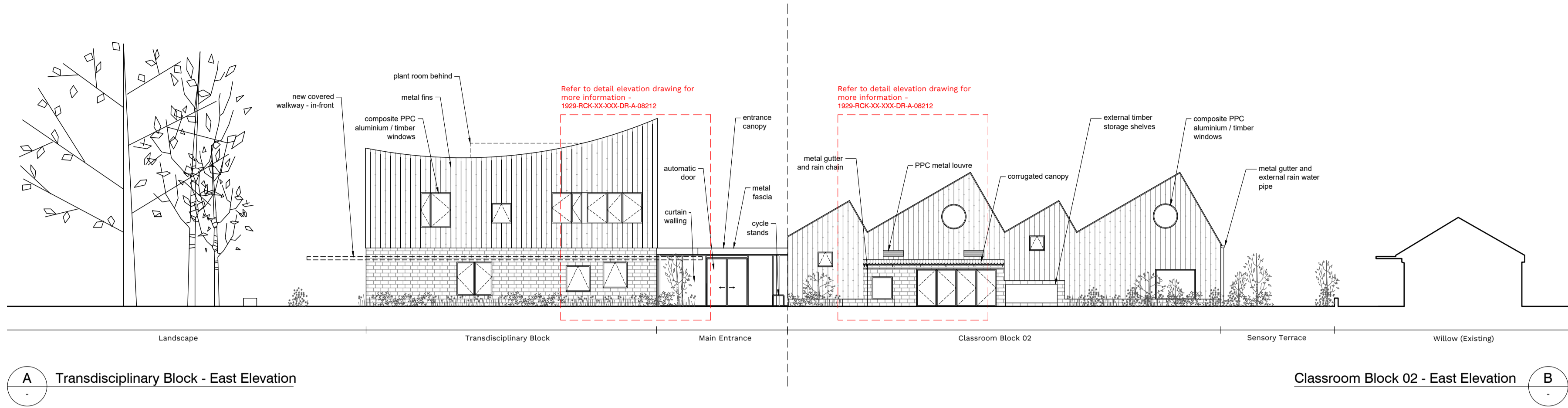
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job title
The Children's Trust - New Build
drawing title/location
Detailed Elevations - Typical
Proposed

scale	1:50 @ A1	1:100 @ A3	revision
drawing number	1929-RCK-XX-XXX-DR-A-08212		P01

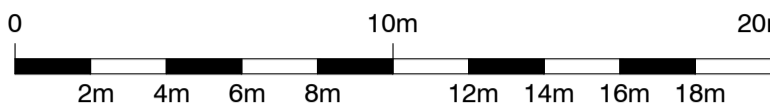
For full elevations, please refer to drawings 1929-RCK-XX-XXX-DR-A-08210 and 08211
Planting shown as indicative only - please refer to landscape drawing
741-FH-XX-00-Landscape GA and the Design and Access Statement for more detail.



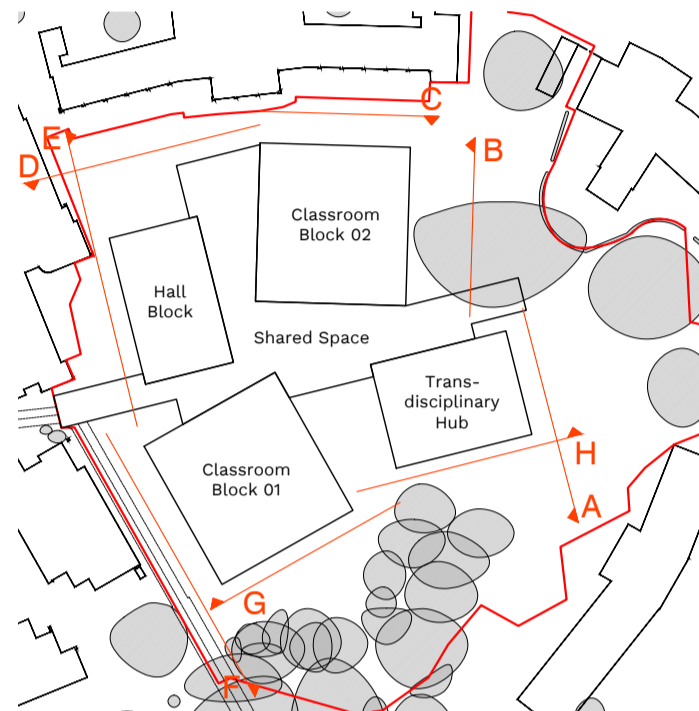
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PLANNING



Drawing Notes:



Key plan

Key

- cladding panels
pigmented CP board with cut
pattern detail
- masonry - pigmented
splitfaced and fairfaced blocks
- corrugated roofing - colour to
match adjacent cladding

For detail elevations, please refer to drawings 1929-RCK-XX-XXX-DR-A-08212

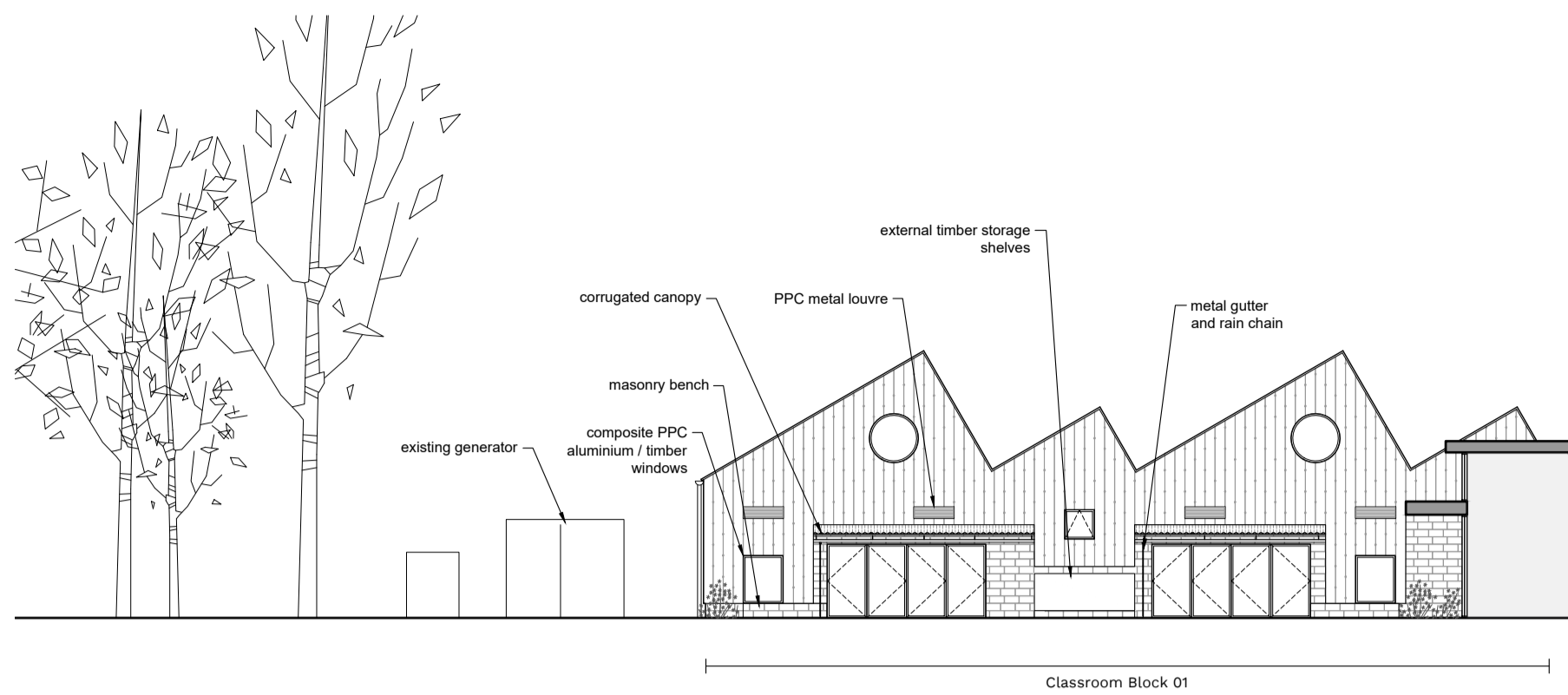
Planting shown as indicative only - please refer to landscape drawing 741-FH-XX-00-Landscape GA and the Design and Access Statement for more detail.

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St. Hoxton,
London N1 7JQ
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job title
The Children's Trust - New Build
drawing title/location
Elevations
Proposed

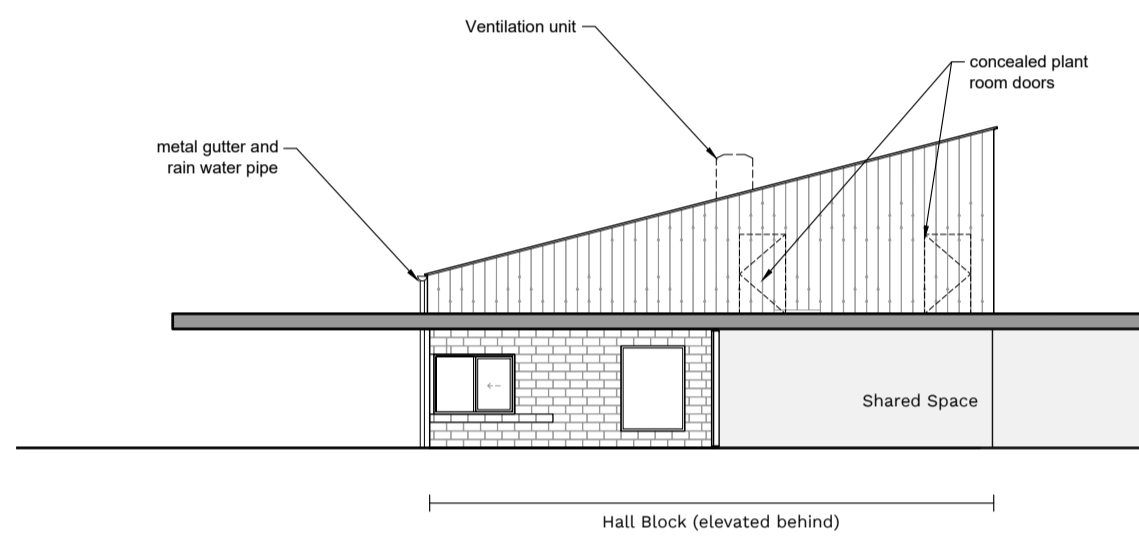
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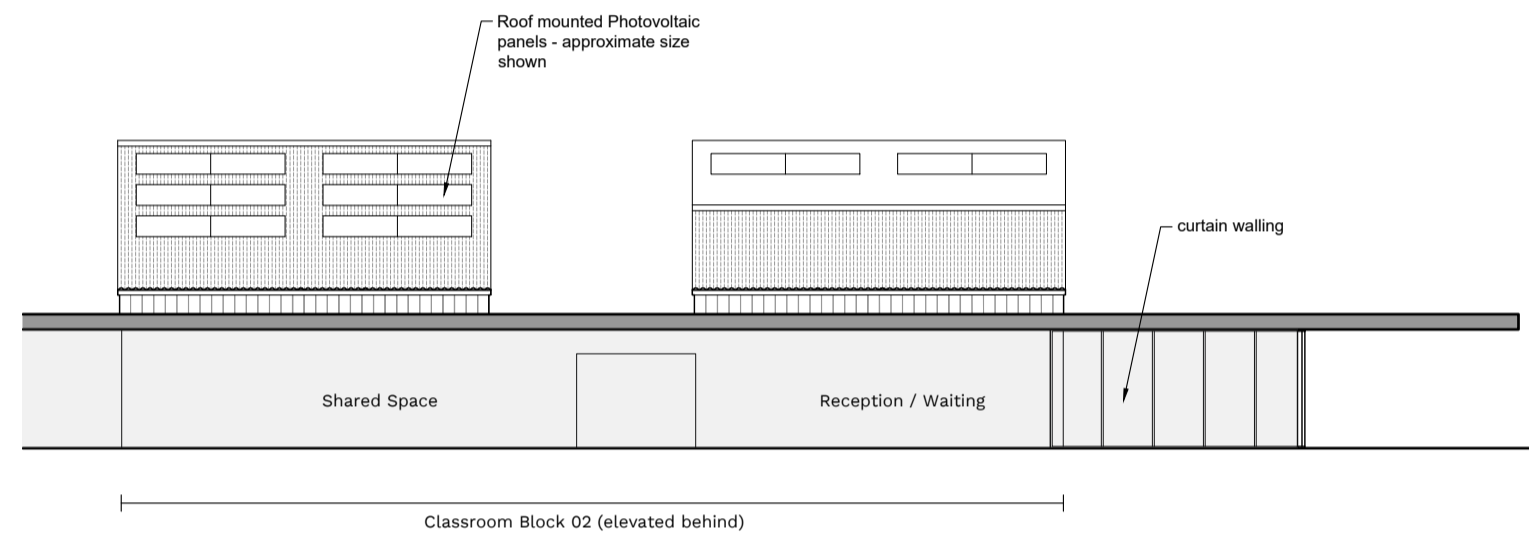
J Classroom Block 01 - East Elevation



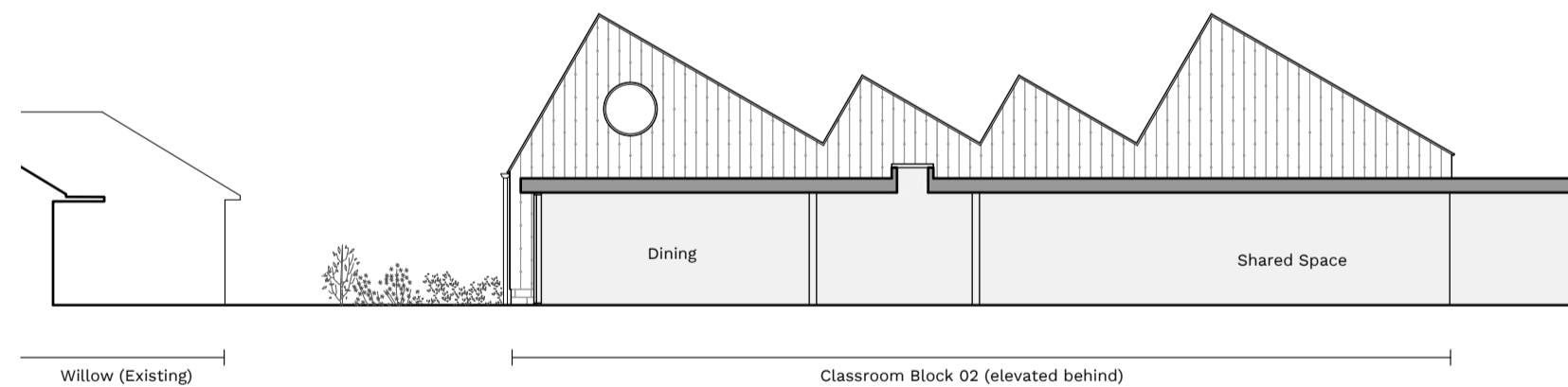
K Hall Block - East Elevation



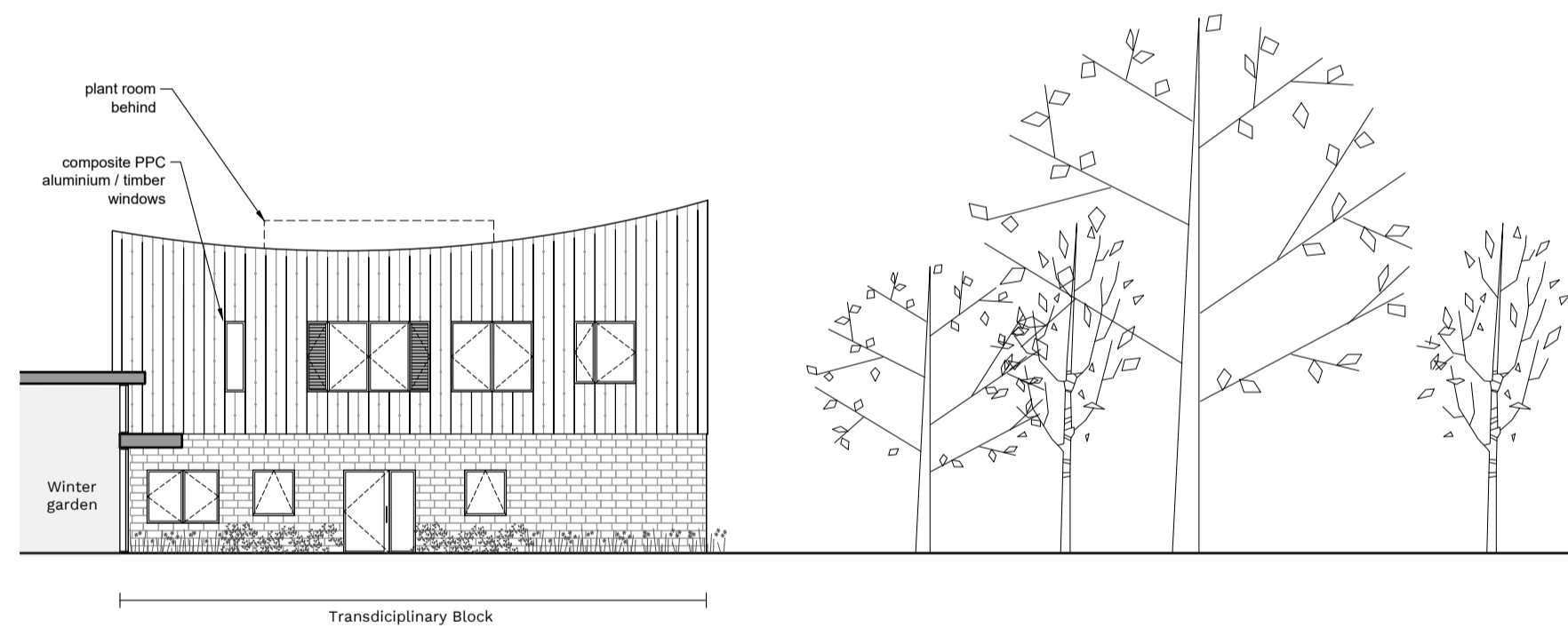
L Hall Block - South Elevation



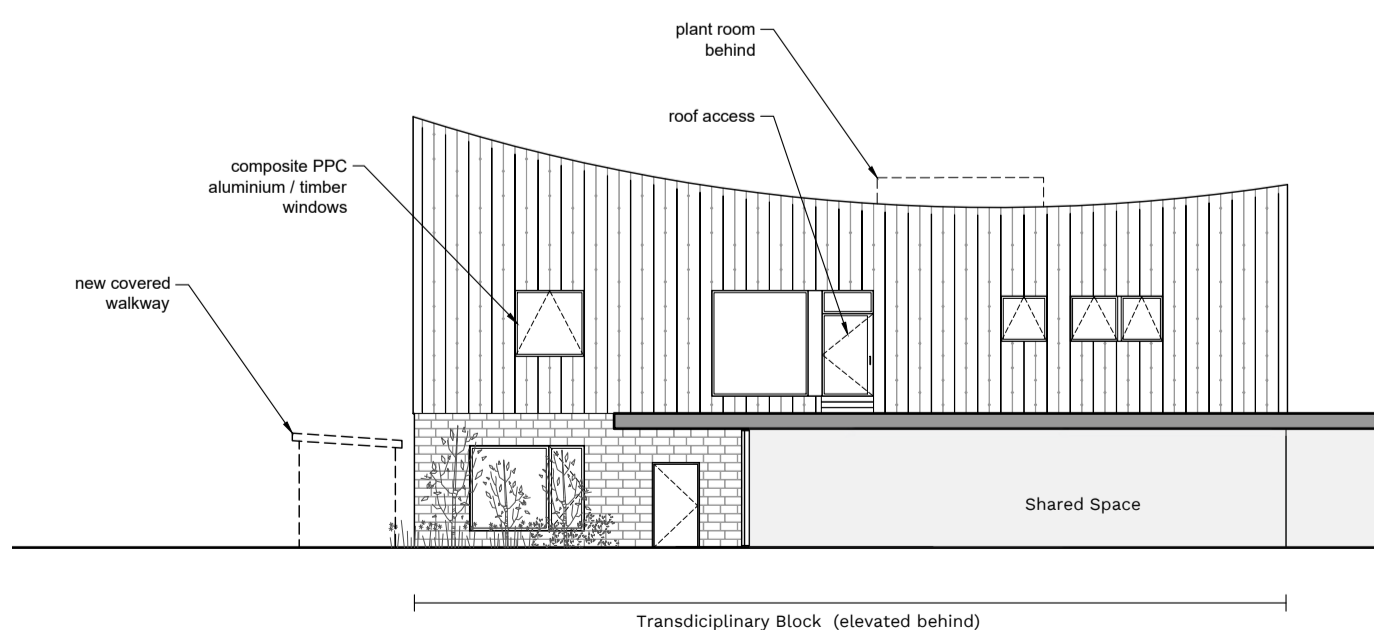
M Classroom Block 02 - South Elevation



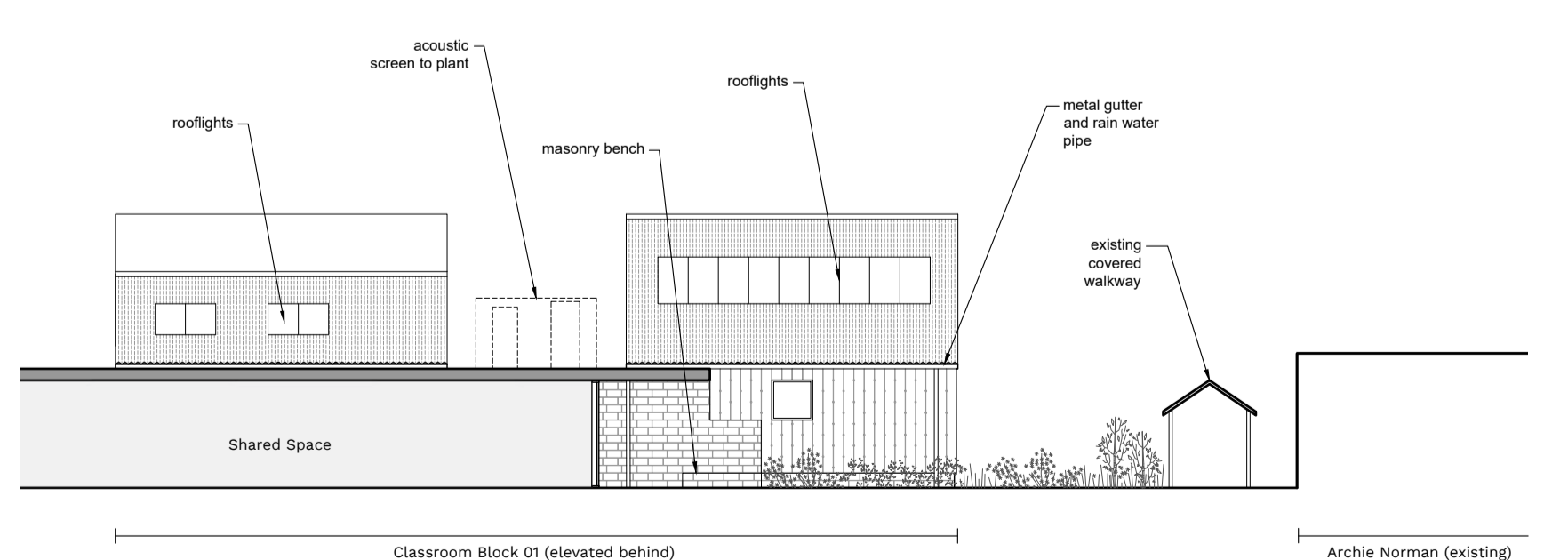
N Classroom Block 02 - West Elevation



O Transdisciplinary Block - West Elevation



P Transdisciplinary Block - North Elevation

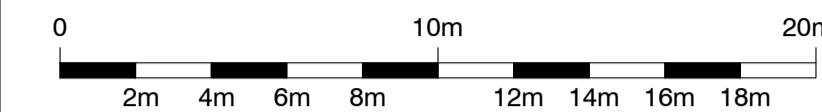


Q Classroom Block 01 - North Elevation

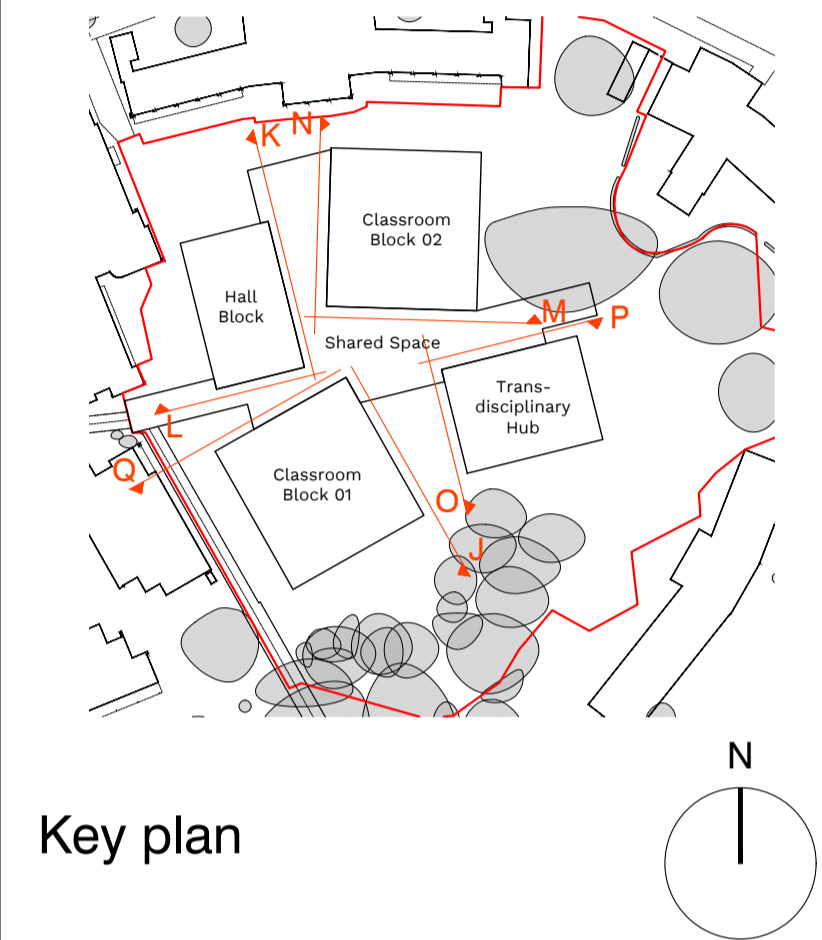
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PLANNING



Drawing Notes:



Key plan

Key

- cladding panels
pigmented CP board with cut
pattern detail
- masonry - pigmented
splitfaced and fairfaced blocks
- corrugated roofing - colour to
match adjacent cladding

For detail elevations, please refer to drawings 1929-RCK-XX-XXX-DR-A-08212

Planting shown as indicative only - please refer to landscape drawing 741-FH-XX-00-Landscape GA and the Design and Access Statement for more detail.

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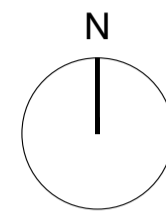
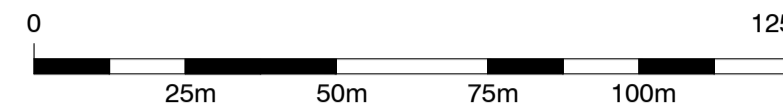
drawing title/location
Elevations
Proposed

scale	1:200 @ A1	1:400 @ A3
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drawing number	revision
1929-RCK-XX-XXX-DR-A-08211	P01

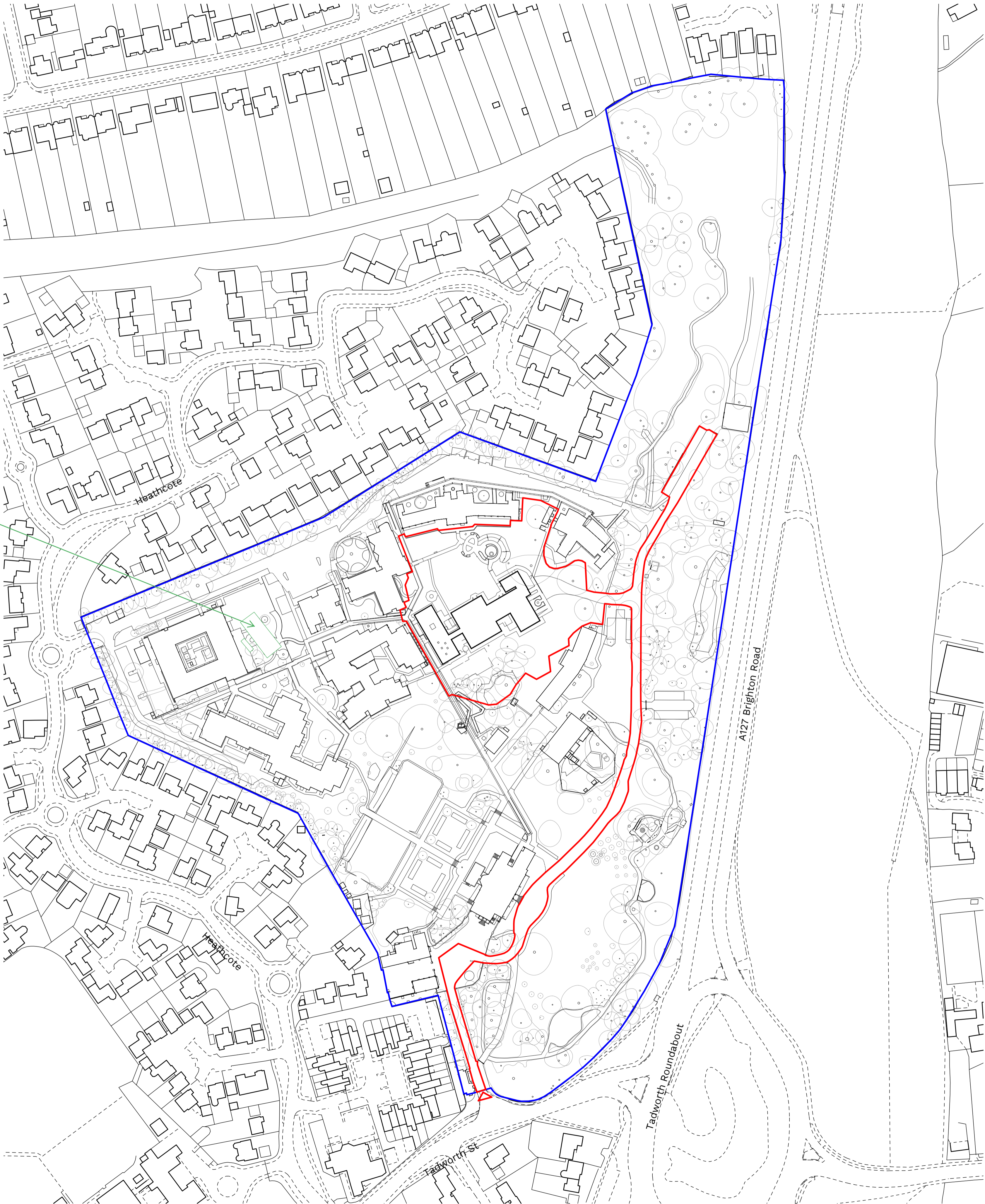
General Notes:
© RCKa Architects. No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the Architect. To be read in conjunction with Architect's specification and other consultant information.

PLANNING



- Drawing Notes:
- Ownership Boundary
 - Site Boundary

Approximate location of temporary accommodation during construction refer to drawing: 17721-SIB-00-ZZ-M3-W-011-(S1)



Temporary Accommodation location
1929_TCT_SK220119