

AJO/A1116

30th November 2017

Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sirs

Proposed re-cladding of annex together with construction of infill extension and covered link way at Ayscoughfee Hall School, Spalding

We refer to our letter of the 3rd November discharging planning conditions for the Ayscoughfee Hall School project and your subsequent notification that the changes proposed require a new application. We therefore write enclosing the following documents which represent our new application for Full Planning Approval and Listed Building Consent for the above proposed development comprising the following documents:

- A1116-01 - Site location and block plans as existing
- A1116-02 - Annex plans and elevations as existing
- A1116-10 - Site location and block plans as proposed
- A1116-12c - Plan and sections as proposed
- A1116-13c - Elevations as proposed
- A1116-D/A Rev A - Design & Access Statement inc. HIA.
- A1116 - External materials sheets (2no A4)

Completed planning application form.

With regard to the application fee we have been advised by your department that none will be payable since this is effectively a resubmission of the same site being made within 12 months of the original decision date. The original approval references were as follows:

- H16-0567-17 - Full Planning Approval granted 09.08.17
- H16-0568-17 - Listed Building Consent granted 09.08.17

For the sake of completeness we would again seek to amplify our answers on the application form where the on-line portal prevents us from doing so (as we did for the original application):

i. Drainage – foul water

The existing annex has toilets which are believed to discharge to the main to the north of the site via various branches and chambers. The proposals include remodelling of the toilet areas though to achieve this we would simply propose to adapt the existing drains within the boundaries of this site. We do not therefore currently anticipate forming any new connections to the main.

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ii. Drainage – surface water

Although the proposed infill extension will increase the roof area by nominally 106m² it will not generate any additional run-off since the ground area to be developed is already drained hard-standing. The surface water from the roof of the proposed infill will therefore simply be discharged to the existing system.

iii. Building Listing

During the course of our historical study of the site we have been unable to establish an exact date of erection of the concrete annex. The Building Listing was completed in 1950 but there is no mention of the annex at this stage. From the information we have available to us our best estimate would currently be an erection date of between 1950 and 1975 though one aerial photo of the site contained within the supporting statement would suggest an erection date later than 1974. In any event the building is certainly mid-late C20 and in its present form does not make a positive contribution to the listed building adjacent.

iv. Trees and hedges

Whilst there are a number of trees and hedges both on this site and on neighbouring sites the works here proposed will have no impact upon any of them. The area of the proposed infill extension is currently hardstanding forming part of the children's play area.

v. Pre-application advice

A meeting between ourselves and Julie-Anne Middleditch took place on 12th January 2017 and the drawings were reviewed. Julie-Anne advised that replacement windows in coloured uPVC would not be acceptable due to the site's location within the Spalding Conservation Area, grey aluminium to match the extension constructed in 2002 would however be appropriate. Aside from this comment it was considered that the re-cladding of the building would lift its appearance making a positive contribution to the wider site in the process.

Following granting of the original approvals in August 2017 the applicant decided to amend the proposal replacing external rainscreen claddings with brickwork and render to match the 2002 extension. This option was discussed with Mark Simmonds who anticipated no difficulties given that the materials match a palette already in use elsewhere on site.

vi. Connection with Welland Hall (Listed Building)

We would clarify that a covered way is proposed to link the annex with the junior school block. This will provide a roof between the two elements of the school however it will be open below roof level. The link has been designed to connect the annex to the 2002 extension; it will have no physical connection to the original listed building.

Both original approvals for the site had conditions attached and in both cases condition 3 required details of the proposed external materials to be submitted. This application pack includes full details of the materials now being proposed and we would therefore be grateful if this could be acknowledged within your decision notice, avoiding a repeat of the same condition.

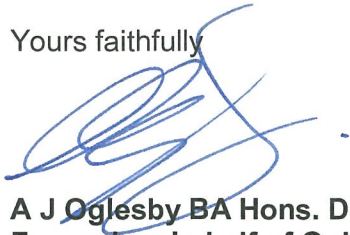
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We would be grateful if you could acknowledge receipt of this application in writing.

We hope that you will find this application complete and satisfactory however should you have any queries or require any additional information please do not hesitate to contact us.

Yours faithfully



A J Oglesby BA Hons. Dip Arch. RIBA
For and on behalf of Oglesby & Limb Ltd

(Enc)