

PO Box 3303
Reading
RG1 9SZ

Phone:
0118 9884477

E-mail:
mail@bdssurveyors.co.uk

Web:
www.bdssurveyors.co.uk

PLANNING & DESIGN STATEMENT

for change of use and extension/alteration to form a

NEW RECEPTION AGE TEACHING FACILITY

at

**GOODREST, CROSFIELDS SCHOOL, SHINFIELD ROAD,
READING RG2 9BL**

Date: 6th August 2026
Ref: TCG 7028 - design statement

INTRODUCTION

This statement accompanies a planning application submitted to Wokingham Borough Council seeking consent to alter and extend the existing Headmaster's house to form a teaching facility for reception aged pupils at Crosfields School. The statement will explain how the design proposals have been prepared to suit the site and its surroundings, and also to satisfy planning policy and other relevant technical requirements.

CROSFIELDS SCHOOL

Crosfields is an independent day school for ages 2-16. The school is located approximately 3.5km south of Reading centre between the residential areas of Whitley Wood and Earley. The school offers a broad curriculum, celebrating achievement in arts and sport as much as academic achievement.

THE EXISTING SITE

Goodrest is a residential dwelling within the grounds of the school, utilised as the Headmaster's house. In recent years the property has been offered as part of the employment package for an incoming Headmaster should they wish to make use of it, although the provision is no longer required. The property is currently occupied but is anticipated to become vacant shortly, so the time is ideal to redevelop rather than allow it to stand vacant and unused.

THE REQUIREMENT

Crosfields has experienced a decline in Reception aged pupils (4-5 year olds) from approximately 60 pupils in 2023, to currently 25 in this academic year. Consequently, the building they currently occupy is under-utilised, and it is not appropriate to mix age groups to make better use of that space. Conversely the school has 124 pupils across years 9 and 10 (14-16 years old).

As a result, it has been decided to pursue a proposal to redevelop Goodrest and create a smaller Reception teaching space suitable for a maximum of 40 pupils. Relocating the reception teaching provision to Goodrest makes the current building can be vacated and made available for use by our expanding senior provision, such as wellbeing services and office space.

With a strain on timetabling senior school teaching space, demand for wellbeing services and a growing "back office" team to run the school's administration, the existing Reception building can provide a valuable role in accommodating these functions.

THE PROPOSALS

Alongside the change of use from residential dwelling (C3) to education (F1(a)), the application seeks consent to demolish the existing single storey utility room and garage, and the adjacent car-port, and construct a new single storey extension on the northern side of the existing dwelling. Combined with some simple internal alterations, the scheme provides an entrance area, classrooms, circulation/communal play area, and associated WC's and staff room. Externally, the existing garden lends itself to become a secure play area, with localised alteration to perimeter fencing to enclose onto the new extension.

STATEMENT OF COMMUNITY INVOLVEMENT

Community Involvement isn't considered relevant to the proposals. The location of the works is centrally within the school curtilage, so has no effect on neighbouring property. The proposal also doesn't materially change the school offering in terms of teaching, it simply strives to make best use of the building assets to suit the pupil demand.

HIGHWAYS AND PARKING

Highways matters aren't considered relevant. All existing parking is retained, there is no change to the parking provision at the site for all vehicle types, and the proposals don't serve to increase the capacity of the school giving rise to the need to provide additional parking. For parents that bring children to the school by car, the method of drop-off and pick-up will be via the existing car park provision, and thereafter on foot across the school site to the building.

TREES

There are no trees either on or adjacent to the site of the proposed work, and therefore trees aren't relevant to the proposals.

FLOODING

The application is entirely Flood Zone 1 and therefore flooding isn't relevant to the proposals. The application site is less than 1ha in area, and therefore a Flood Risk Assessment isn't required.

BATS

The location of the site is within an area of bat roost suitability as identified on the WBC Planning Policies and Constraints map. Accordingly, the application is accompanied by a Preliminary Ecological Appraisal report for the presence of bats, the findings of which confirm negligible potential to support roosting bats in the elements of the building disturbed by the works, and no further survey is required.

ECOLOGY

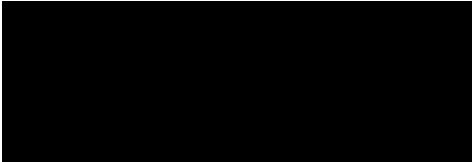
The location of the proposed extension is within either existing building footprint, tarmac drive, or regularly mown lawn. As a result the proposals have no material impact on ecology, and the site area is below the 0.2 ha threshold for BNG. The application is accompanied by a GCN Habitat Assessment due to the site location being within an 'Amber' GCN Impact Risk Zone. The report findings are the site is low risk, and makes recommendations for simple avoidance measures during construction.

DRAINAGE

Drainage is of little relevance to the proposals. The house benefits from existing mains fouls drainage which will be retained. Stormwater drainage to new roofs will be to soakaways located circa 5m from the building footprint.

CONCLUSION

The proposals are considered to represent an appropriate development in the context of the education provision at the school as a whole, simply making best use of the building assets on the site. The scheme is considered to meet planning policy requirements whilst also being compatible with the surrounding built environment. I therefore respectfully request that the application is considered favourably.



Tony Grover

DipSurv MRICS MCABE
Chartered Building Surveyor
BDS Surveyors Ltd