



Planning Statement

St Crispin's School

London Rd

Wokingham

RG40 1SS

Planning application for new external alterations

17th April 2025

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1.0 Issue Record

Issue	Date	Description	Created by	Reviewed by
1	17/04/25	Initial Issue	FA	

2.0 Introduction

This Planning Statement supports the application for external alterations at St Crispin's School Leisure Centre. It outlines the context of the site, the proposed works, and relevant planning policy considerations.

2.1 Site Location & Access

The site is located at St Crispin's School, London Rd, Wokingham, RG40 1SS. The building lies within a predominantly educational and residential area with good access from London Road. Vehicular and pedestrian access is already well established.

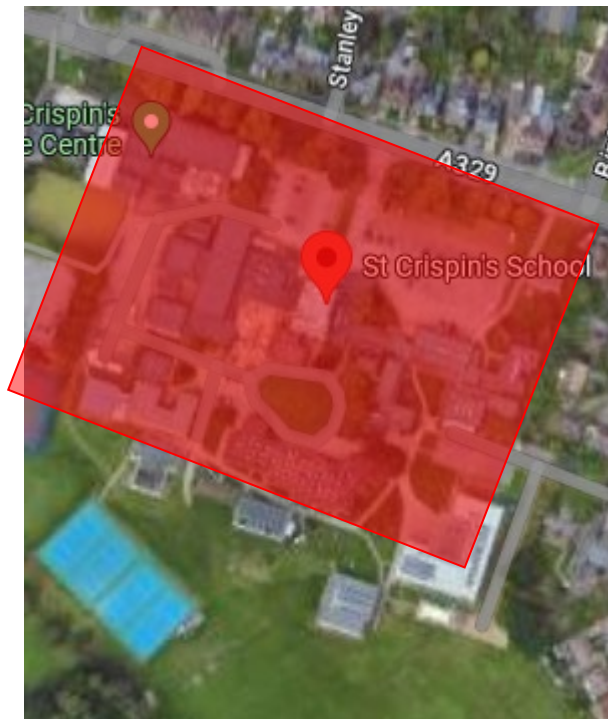


Figure 1 – Satellite image of the site.

2.2 Background

The former leisure centre, which adjoins the school site, is now being formally integrated into the school's operations and made available for shared public use. The site is owned by Wokingham Borough Council and managed by The Circle Trust.

The proposed alterations are necessary to bring the building up to current safety and accessibility standards, as well as aesthetic qualities. These works also align with the school's safeguarding requirements and inclusive access objectives.

3.0 Proposed Works

The proposed development includes:

- Removal and replacement of existing windows
- Construction of new dwarf walls
- Installation of new fire-rated doors
- Installation of an access ramp and associated handrails
- Minor alterations to external hard surfacing to accommodate the above

These changes are detailed on the accompanying application drawings and are confined to previously developed land.

4.0 Planning Policy

4.1 WBC Local Plan – Core Strategy

CP1 – Sustainable Development

The proposed works support the continued use and improvement of an existing educational/community facility. Materials will be responsibly sourced, with steel and aluminium used for windows and doors being fully recyclable.

CP2 – Inclusive Communities

The development supports both educational and community access. The leisure facilities will be used by pupils during school hours and by the wider community outside of these times, promoting health and wellbeing in the local area.

CP3 – General Principles for Development

The proposals respect the character of the area and the existing building. They have been designed to avoid overlooking, overshadowing, or overbearing effects on nearby uses. No loss of amenity will result.

CP6 – Managing Travel Demand

The alterations do not increase the intensity of use or lead to an increase in traffic generation. Existing access and parking arrangements remain unaffected.