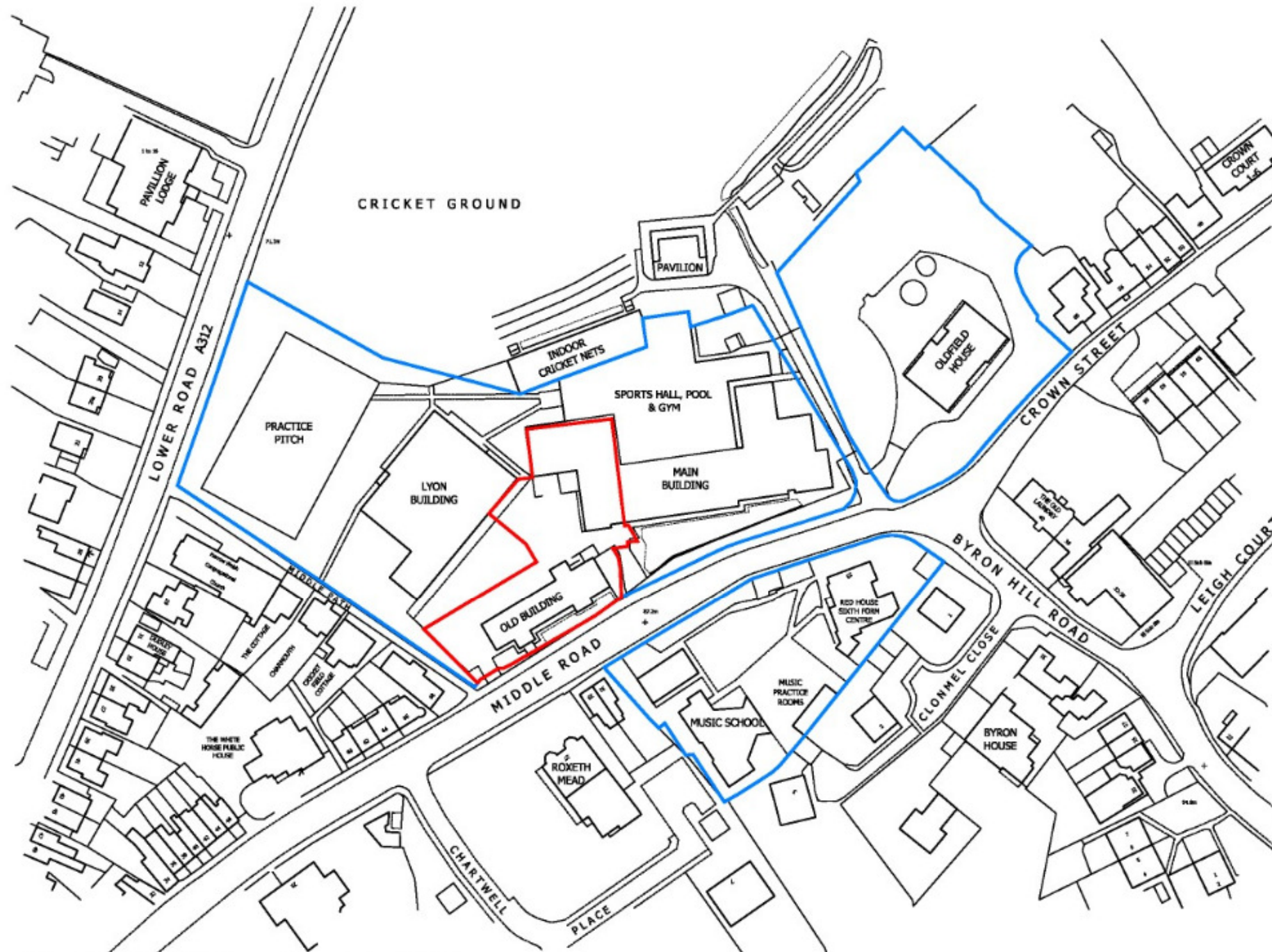
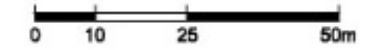


Appendix 8 –Plan of School Estate



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Key:
 — Application Site Boundary
 — Extent of adjoining land under the ownership of the applicant

○ Preliminary ○ Design ○ Planning ○ Construction

Client:
John Lyon School
Harrow

Project:
New Catering Building &
Work to 'Old Building'

Drawing:
Location Plan

Date:
July 2010

Scale:
1:1250

Drawing Size:
A3

All written/scaled dimensions and floor areas are subject to verification by Contractor(s) on site.

Project No. 323A01 Drawing No. 001 Revision. A

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Malcolm Payne Group Limited
174 Hedley Street, Birmingham B1 1J Tel: +44 (0)121 543 3159
email: info@malcolmpaynegroup.co.uk www.malcolmpaynegroup.co.uk

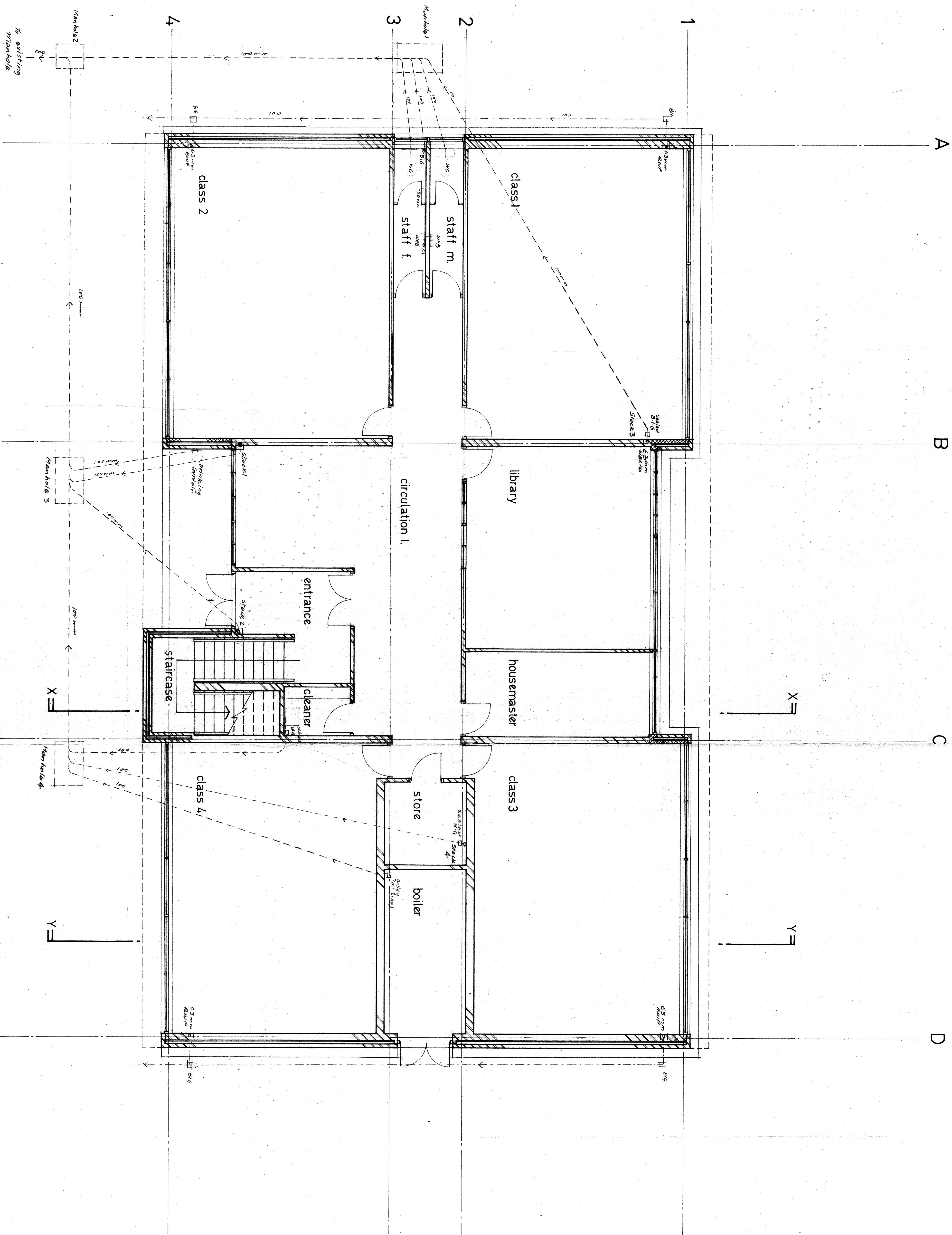
Architecture | Design | Conservation



NORTH

malcolmpaynegroup

Appendix 9 – Existing Building plans 1979



Notes

TO BE READ IN CONJUNCTION
WITH Dwg. 302, 303, 304 and
08.

ALL DIMENSIONS TO BE IN
ACCORDANCE WITH BS. 5572
1978.

Issue Date Amendment

Drawing
GROUND FLOOR PLAN
DEAIN45

Scale 1:50 Date 1979 Drawn by TS

630 301

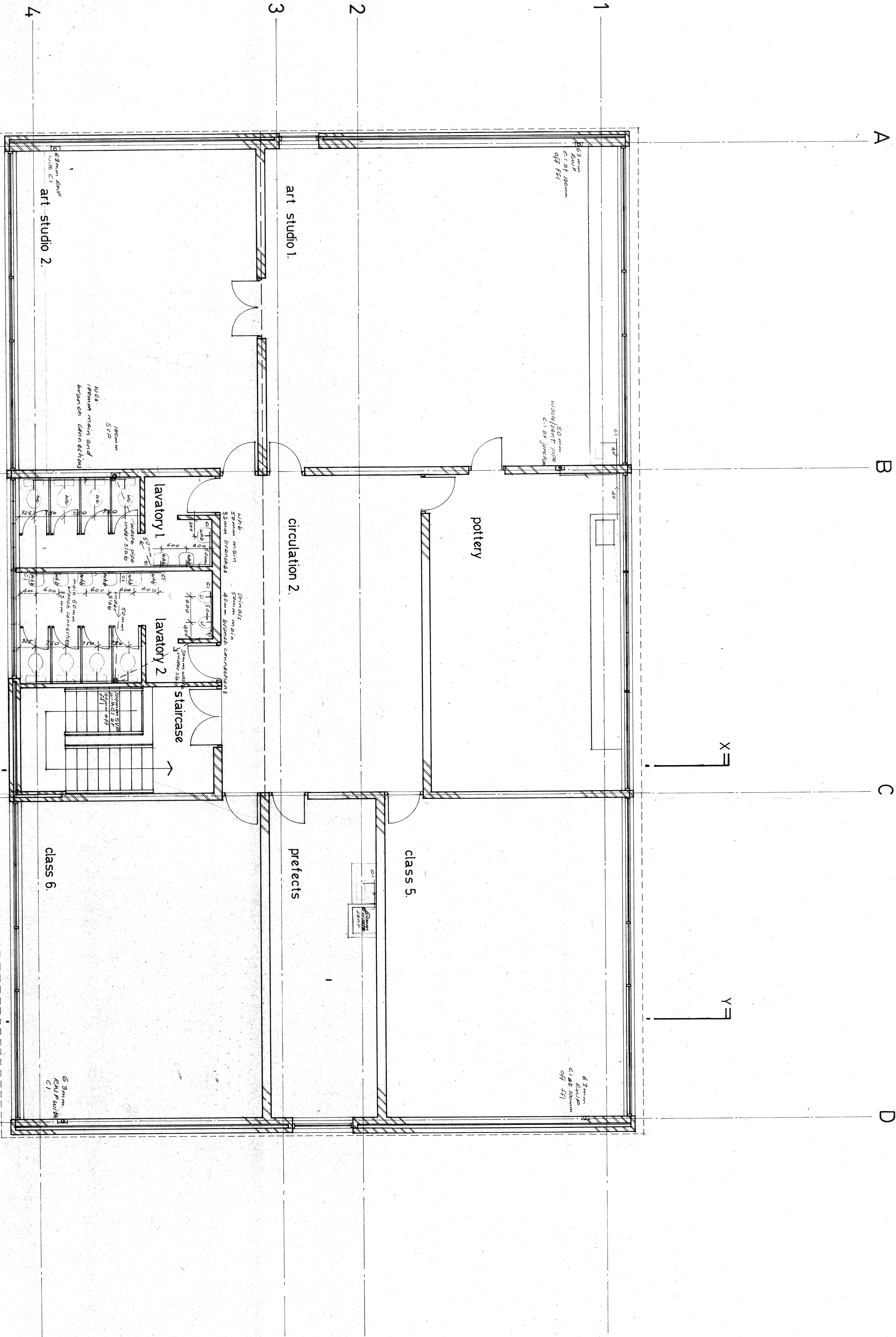
**The John Lyon
School-Harrow**

Richard Sheppard, Robson & Partners
Architects
77 Parkway, Camden Town, London NW1 7PU
Telephone: 01-485 4161

Notes

TO BE RECONSTRUCTION
WITH DWG. 301, 303, 304

ALL DRAWINGS TO BE IN
RECORDABLE WITH BS 5572.
1978.



**The John Lyon
School-Harrow**

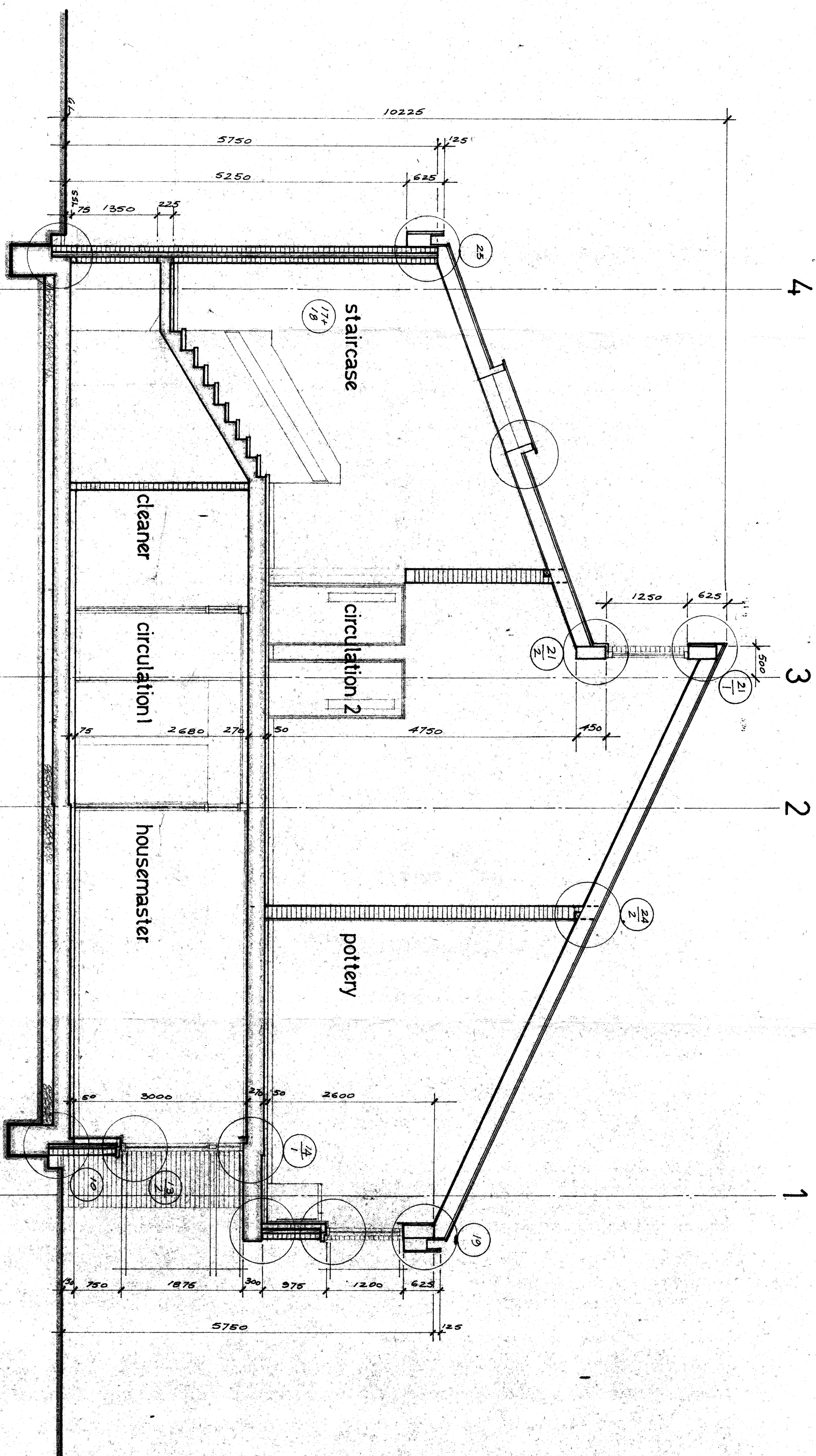
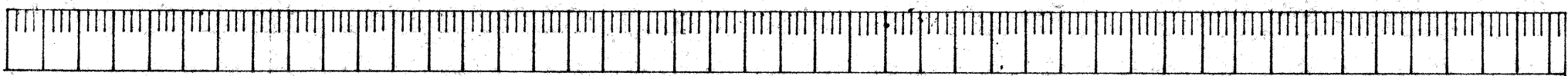
Drawing
FIRST FLOOR PLAN

DEVELOP

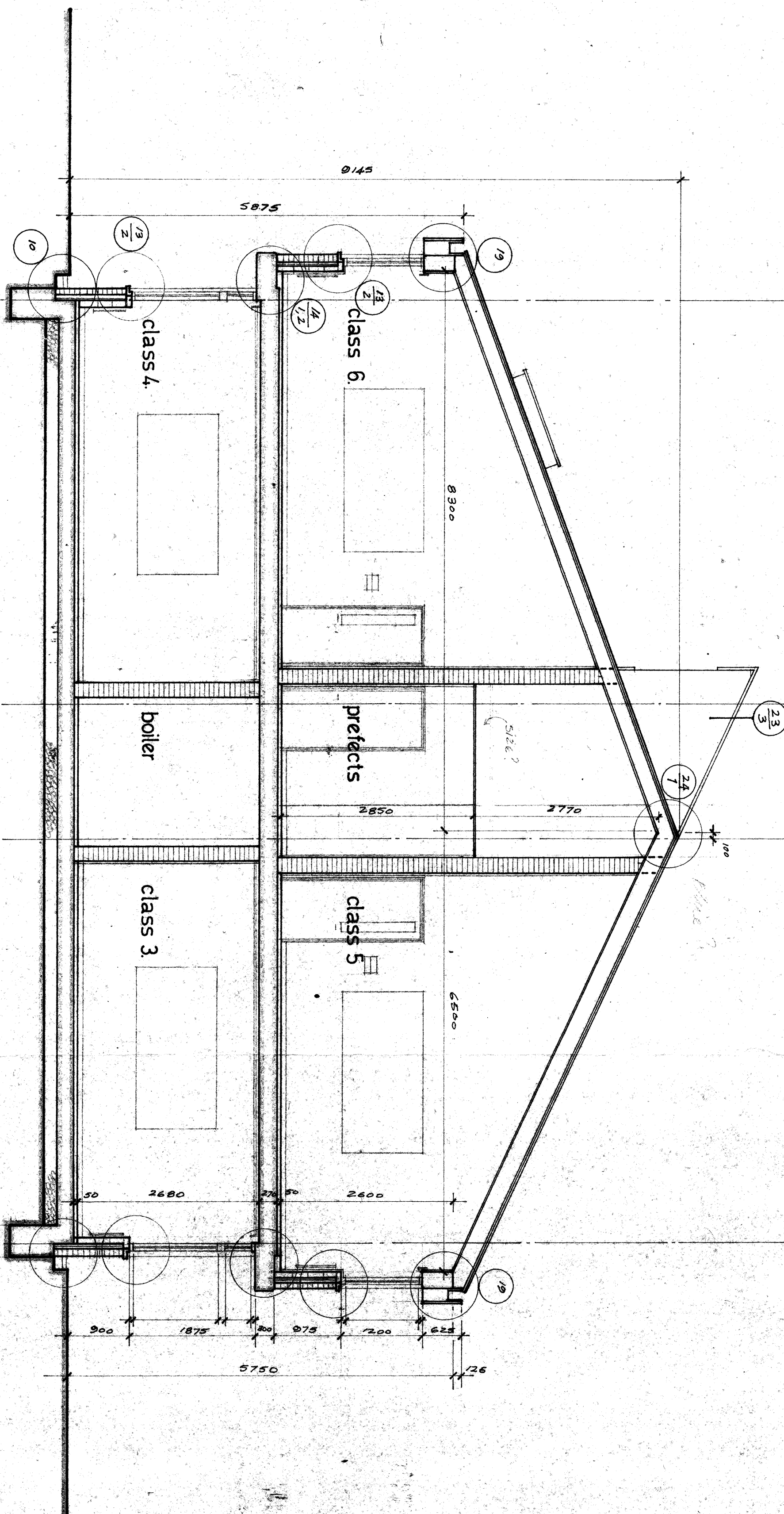
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630 302

Richard Sheppard, Robson & Partners
Architects
77 Parkway, Camden Town, London NW1 7PU
Telephone: 01-485 4161



SECTION XX



SECTION YY

Section 8.38

Notes

Issue Date Amendment
A 25/1/79 Section YY
56.488 dependencies & steps
afterwards

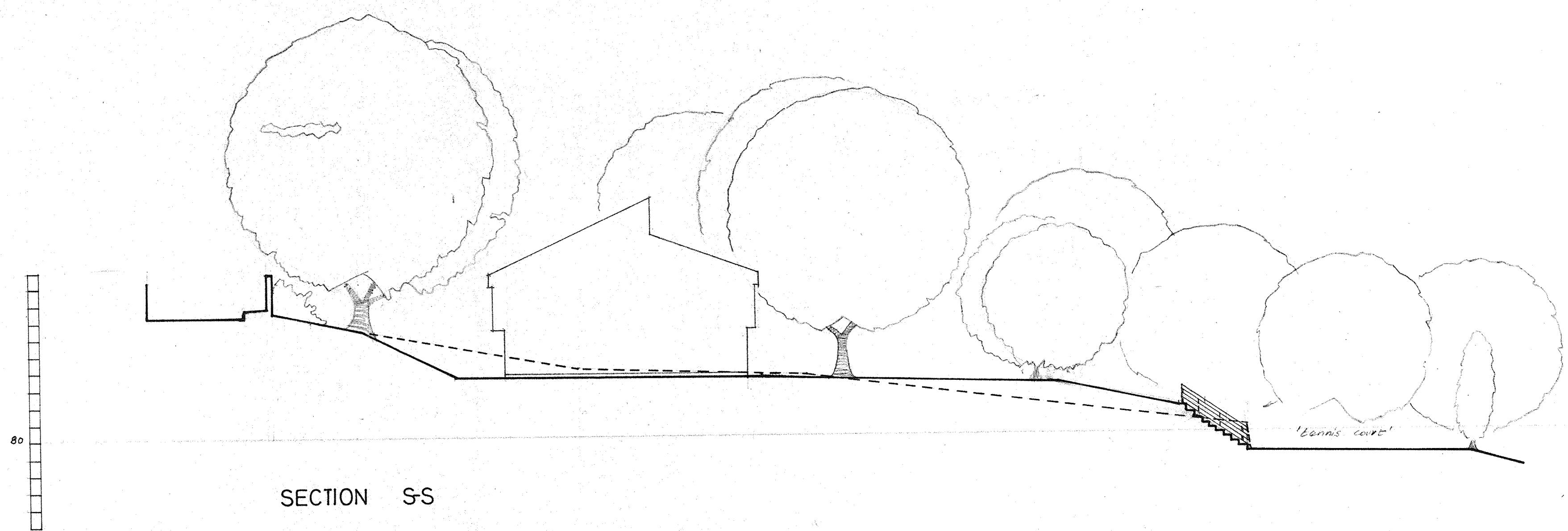
The John Lyon
School-Harrow

Drawing
SECTIONS

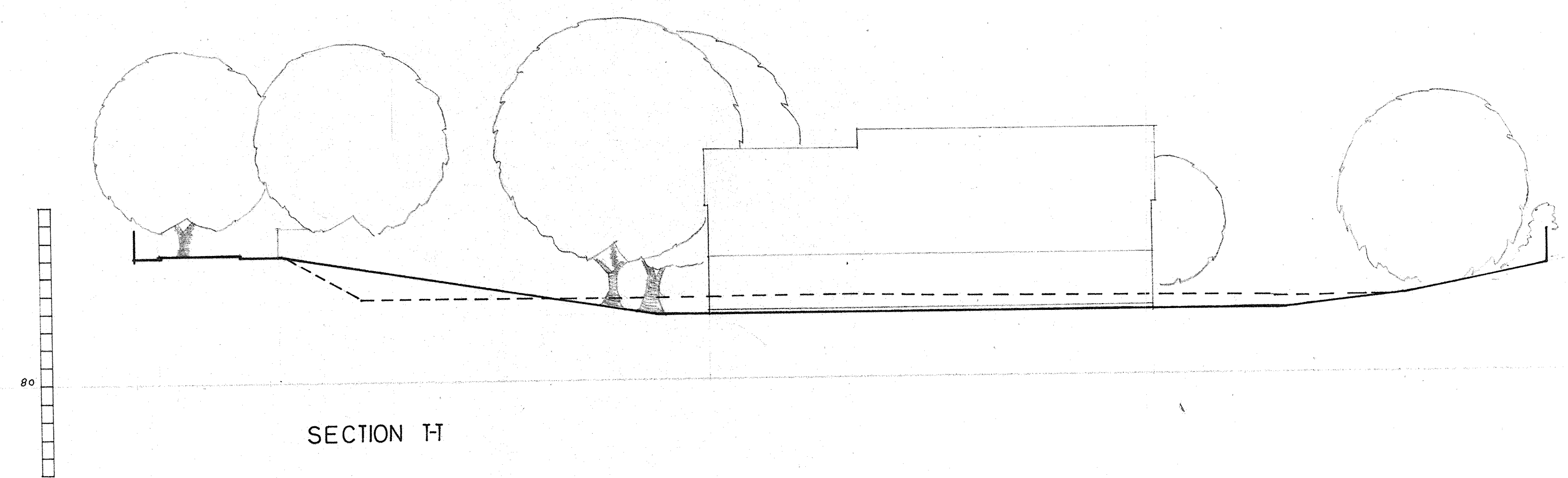
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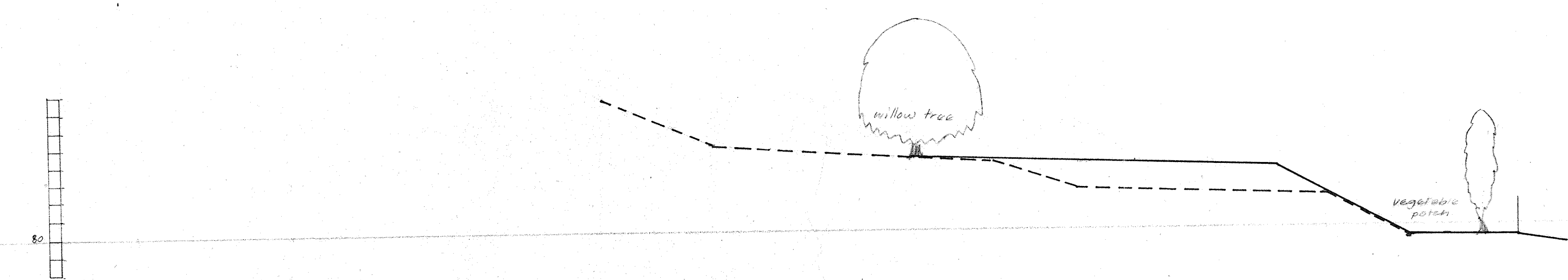
Richard Sheppard, Robson & Partners
Architects
77 Parkway, Camden Town, London NW1 7PU
Telephone: 01-485 4161



SECTION S-S



SECTION T-T



SECTION U-U

Issue	Date	Amendment
A	2.11.79	Section S-S amended 26. steps Section U-U added

**The John Lyon
School-Harrow**

Drawing **SITE SECTIONS**

Scale 1:200 Date may 1979 Drawn by fs

630 09 A

Richard Sheppard, Robson & Partners
Architects
77 Parkway, Camden Town, London NW1 7PU
Telephone: 01-485 4161

Appendix 10 – Physical Condition Survey

PHYSICAL CONDITION SURVEY

OLDFIELD HOUSE
JOHN LYON SCHOOL
 MIDDLE ROAD, HARROW-ON-THE-HILL
 HA2 0HN



SURVEY CARRIED OUT BY

the **OAKLEAF GROUP**
 MARKET LEADING SURVEYS

AUGUST 2018

ISO 9001 - Quality Control	
Date checked 07/08/2018	Office Manager – Signed D. Edmonds
	Surveyor – Signed R. Willcox

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2 THE PROJECT TEAM

The Project Team will comprise:

THE OAKLEAF GROUP

7 Brookfield
Moulton Park
Northampton
NN3 6WL

Telephone: 0845 293 7571

Fax: 0845 293 7572

Email: info@theoakleafgroup.co.uk

Website: www.theoakleafgroup.co.uk

3 EXECUTIVE SUMMARY

Oakleaf have undertaken a Physical Condition Survey of **Oldfield House** at John Lyon School.

The surveys undertaken within this study relate to conditions prevailing on site on the 2nd August 2018.

The overall grade for this block has been considered to be: **Grade D; Bad. Life expired and/or at serious risk of imminent failure.**

Backlog Maintenance Works

Total remedial work required for the BUILDING & M&E Elements:

Building Survey	£ 202,100
M & E Survey	£ 284,450
TOTAL COST	£ 486,550
Cost per m2 (average)	£ 631.88/m2

(Please note that this is based on an estimated Gross Internal Floor Area of 770m²)

Budget for Future Maintenance Works

Total remedial work likely to be required within a five year period for the BUILDING & M&E Elements:

Building Survey	£ 93,950
M&E Survey	£ 3,950
TOTAL COST	£ 97,900
Cost per m2 (average)	£ 127.14/m2

(Please note that this is based on an estimated Gross Internal Floor Area of 770m²)

Combined Backlog and Future Maintenance Costs: £ 584,450

Breakdown of Priority Grading

The Oldfield House Block falls into the following Priority Grading:

Priority 1	32.5%	£ 190,100
Priority 2	54.5%	£ 318,300
Priority 3	10.9%	£ 63,950
Priority 4	02.1%	£ 12,100

These figures are exclusive of Prelims, Profit, Contingency, Fees, Expenses and VAT and have not been adjusted for regional variance.

Please note that these costs are based on bringing all areas up to a sound and operational (not new) condition.

The costs are based on a combination of: BCIS Dilapidations Guide 2018, BCIS Minor Works 2018 and SPONS Architects and Builders Price Book 2018.

3A SUMMARY OF WORKS

Each category within this section has been given an overall grade. This is based on the subjective overview of the surveyor taking into account the condition/lifecycle expectancy of each element.

DfE Condition Grades:

- A** = Good. Performing as intended and operating efficiently.
- B** = Satisfactory. Performing as intended but exhibiting minor deterioration.
- C** = Poor. Exhibiting major defects and/or not operating as intended.
- D** = Bad. Life expired and/or serious risk of imminent failure.

Overview

The building is a detached two storey purpose-built classroom block of concrete frame construction with an artificial slate covered pitched roof constructed according to its date stone in 1981. The building is located to an excavated flat section upon a sloping site within the main school grounds to the North-West of Harrow on the Hill.

External Fabric; DfE Condition Grade D

The building is clad with cavity brickwork and while the majority of the brickwork is considered to be in reasonable condition there are at least 3 No diagonal cracks along the Front Elevation located below the windows at First Floor level. The cracks get progressively wider from left to right with the widest crack approximately 2-4mm in width. The cracking is known to site staff and while a date of its first appearance is unknown it could be related to the recent extremes of weather experienced during the last winter and the present summer. It is also of note that the building is situated within the zone of influence of a willow tree that is located off the North corner of the building however it is beyond the scope of this survey to associate any direct link between the tree and the cracking. It is therefore recommended that a full structural survey be undertaken to determine the cause of the cracking and identify possible remedial works moving forward.



Photo showing the largest crack, located to the RHS of the Front Elevation.

The reinforced concrete floor slab is exposed at First Floor level, with staining and delamination visible to localised areas on all elevations as a likely result of water ingress, a cost to inspect the slab with a contingency for repairs has been included.



Photos show a delaminated section of the slab with the rusted re-bar clearly visible and a section of the slab that is in the process of delaminating with a section of concrete about to fall away.

Windows & Doors; DfE Condition Grade C

The block is accessed by a single set of aluminium double doors and as a result are subject to a heavy workload with signs of general wear visible, as a result their complete replacement is likely to be required within the maintenance period. Minor repair works are also required to the steel plant room doors that are showing signs of weathering and general deterioration.



Photo shows the set of double aluminium doors that operate as the main (and only) entrance and exit into the building.

The windows to the block are predominately of aluminium double-glazed construction with a sliding mechanism, the windows are original and showing signs of deterioration as a result with it also noted that timber blocks have been retro fitted to prevent the windows opening fully to reduce the risk of fall. It is therefore recommended that the windows are replaced with modern units to current standards.



Photo shows one of the original sliding aluminium double glazed windows in its fully open position.

In addition, the block also has a set of high level aluminium single glazed North lights and a number of softwood timber framed windows with aluminium single glazed inserts, these are all original and are considered to be in deteriorating condition along with offering poor thermal performance.



Photos show a section of the North lights to the roof and two of the timber framed windows with aluminium inserts.

Roof; DfE Condition Grade C

There is a single pitched roof to the block of split construction with a row of North lights situated within the pitch. The roof is covered with manmade (artificial) slate that is original to the build and starting to show signs of deterioration with it considered to be approaching the end of its expected life. A cost has been allocated within the backlog to undertake repairs as a number of broken and loose slates can be seen to the Rear Elevation. On top of this a cost for the complete recovering of the roof has also been included at the end of the maintenance period based on the expected lifecycle of the roof covering.

Also of note is that the steel guttering to the roof is showing significant signs of deterioration with numerous patch repairs visible, a cost for the complete replacement of the guttering has been included within the maintenance period.



Photos show broken and loose slates to the Rear Elevation and typical deterioration of one of the joints to the steel gutters.

Internal Fabric; DfE Condition Grade D

The internal fabric is considered to be generally tired and in poor condition with complete redecoration and replacement of the floor coverings required throughout the building. In addition, it was apparent during the survey that the plasterwork to the ceiling and walls is of poor quality with numerous holes of where fixings have failed due to weak and friable plaster. A cost for re-plastering the building has been allocated on a room by room basis.



Photo shows a wireless router falling away from the plaster ceiling where its fixings have failed.

While there are limited fitted units and worktops to the building and it is noted there has been some localised replacement, further works are required to bring the remaining units up to modern standards.



Photo shows an original fitted sink unit to the First Floor Staff Office.

There is one set of pupil WCs to the block which have been upgraded at some point, however these are subject to heavy use and as such are showing signs of premature wear and deterioration with works to replace the sink units, cubicles and panelling allowed for within the maintenance period.

There is also a set of single Male & Female Staff WCs to the Ground Floor which are original and in poor condition, a cost for their complete upgrading has been included.



Photo shows one of the original Staff WCs to the Ground Floor.

The internal doors throughout the building are all original and tired in appearance with reports that a number of the doors do not function properly. In addition, it is noted that the double doors from the stairwell leading into the Ground and First Floor hall areas are not compliant fire doors and pose a significant risk as such, therefore a cost for the complete replacement of all the doors within the building has been allocated on a room by room basis.



Photo shows the set of double doors leading from the First Floor hallway onto the stair landing.

Mechanical & Electrical; DfE Condition Grade D

The Plant Room is situated to the Ground Floor and is externally accessed, within it are located 2No Hamworthy boilers, a calorifier and associated pipework and pumps. In addition, the main incoming electricity cable and distribution board are also present along with a number of redundant items such as a fire panel and optimiser.

The 2No boilers are original and exhibiting signs of general wear along with being beyond their expected life, a cost for their replacement along with associated commissioning works has been included. The calorifier while unlikely to be original is considered to be beyond its expected life span with a cost for its complete replacement included.



Photos show 2No Hamworthy boilers and the calorifier situated to the main Plant Room.

In addition to the boilers and calorifier it is reported that the hot and cold water pipework and the heating pipework is in generally poor condition with on-going issues throughout the block, with it noted at the time of survey that a section of the hot water pipework within the plant room was leaking. A cost for the complete replacement of the pipework throughout the building has therefore been included. Along with the pipework, the majority of the radiators to the block are original and therefore not only inefficient compared to modern units but lack the ability of local control, a cost for their replacement has been included on a room by room basis.



Photos show section of leaking hot water pipework to Plant Room and one of the original radiators found throughout the block.

The block does have a small loft situated above the First Floor Office where 2No cold water storage tanks are situated along with a feed and expansion tank; all three are of galvanised steel construction and are original to the building. They appear to be in poor condition with it also reported that the legionella company employed by the school having noted that the inside of the tanks are pitted. It is therefore recommended that the tanks are decommissioned with it recommended that the system goes mains fed negating the need to replace the tanks, the cost associated with this is included as part of the boiler and pipework costs already allocated.



Photos show the 3No water tanks and the inside of one of the cold water storage tanks.

The main incoming electric cable to the block while original is considered to be in serviceable condition with the adjacent distribution board having been upgraded and is also in serviceable condition. The wiring beyond the distribution board however is considered to be largely original with the majority of switches and sockets throughout the building also original, a cost therefore to re-wire the building and to upgrade the switches and sockets has been included.

In addition to the sockets and switches the lighting throughout the block is also considered to be beyond its expected life with the classrooms and offices all having T12 units that are unlikely to comply with modern lighting standards.



Photos show one of the sockets typical of those located throughout the building and a bank of T12 lighting units to one of the classrooms.

Along with the physical elements to the building there are a number of other factors to be considered in terms of statutory compliance and DfE guidance.

In terms of statutory Compliance there are two items of note, asbestos located within the building and fire compartmentation throughout the building. Oakleaf were informed that all the asbestos has been removed from the building however it is still advised that a full refurbishment and demolition survey be undertaken before any intrusive building works are carried out, a cost for the survey has been included within the report. The fire compartmentation side is to ensure that all compartments within the building are fully sealed to prevent/delay the spread of fire and smoke with it noted that during the survey there are a number of breaches within the walls and ceilings throughout the building, a cost to identify and secure the breaches has been included.



Photo shows unsecure cabling going through the ceiling within the First Floor Office.

In terms of DfE guidance, there are also two items relating to ventilation within the block and to the acoustic performance of the building. The ventilation within the block is as per its original design and as a result is likely to fall below current guidance as stated within the DfE BB101 and Building Regulations Part F, a cost to design and install a suitable ventilation system has therefore been allocated. The acoustic performance of the building is considered to be poor due in part to the very little amount of insulation used within the construction. Current guidance to the recommended levels of acoustic performance are stated within DfE BB93, a cost to install additional insulation throughout has been allowed for.

4 EXCLUSIONS

Structure

The Condition Survey is not intended as a full structural survey. No load tests or assessment of the actual loadings have been made. No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

The survey takes the form of a visual inspection only. Parts of the structure which were concealed, covered up or made inaccessible in the course of construction have not been opened up as part of this survey and we are unable to report that these parts are free from rot, decay or other defects.

We have not carried out tests in respect of asbestos – based products, or other deleterious material therefore no assurance can be given as to the presence or otherwise.

No investigations, analysis of strata or subsoil's or exposure of foundations to the main structure were undertaken as part of this survey, therefore we are unable to confirm the depth, condition or stability of the foundations or subsoil's.

Rainwater Goods and Roof Clearance

All rainwater goods / gutters / outlets / hopper heads / discharge shoes etc., should be cleaned out on a minimum yearly basis. This will ensure rapid and efficient collection and dispersal of rainwater from the building envelope, to minimise damage by rainwater ingress.

This report assumes that appropriate levels of gutter, roof and rainwater goods clearance is carried out.

Fire Precautions

The survey has not considered the resistance of the building to fire, the operation and adequacy of extinguishers, the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered Fire compartmentation of the building(s) and the requirements of the Fire Risk Assessment as required under the Regulatory Reform Order 2005, as these are items dealt with by others and fall outside the scope of our report.

Electrical

THIS INSPECTION DOES NOT REPLACE THE NEED TO CARRY OUT ALL STATUTORY TESTS REQUIRED TO MEET BUILDING AND USAGE COMPLIANCE. The electrical services to the building/s identified within this report have been visually inspected only, i.e. no covers have been removed, nor has any circuit testing been carried out. This visual inspection does not replace the need for a full electrical periodic test and inspection, which should be carried out to comply with, and to the relevant time frequency identified within the relevant British Standard and/or HSE requirement.

Fire alarms, emergency lighting, lifts etc. to the building/s identified within this report again have been visually inspected only. This visual inspection does not replace the need for a full test and inspection,

which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

Defects identified within all reports should be rectified within the timescales identified within each report.

Mechanical Systems

The survey takes the form of a visual inspection only. This visual inspection does not replace the need for a full test and inspection to boilers, calorifiers and pressure vessels, which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

This survey does not replace a Legionella Risk Assessment which should be carried out regularly whether or not the survey has identified risk which would fall under that assessment.

5 SURVEY METHOD

Oakleaf have developed specific data capture pro-formas to cover each aspect of the regulations for each type of survey.

This approach enables us to not only identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed.

Client Checks on Data Capture

This approach enables the client to be able to check all on site data captured to see first-hand that all items are covered and that nothing has been missed.

Survey Quality Checks

It also provides a mechanism to standardise on the quality of information being collected and allows ongoing monitoring of survey staff to check for quality and standard.

Hand Held Electronic Data Capture using PDA's

Oakleaf have their own data capture software which we will use to ensure data consistency. This uses prepopulated 'pick lists' to ensure data integrity between all auditors.

6 PHYSICAL CONDITION METHODOLOGY

Oakleaf have developed specific data capture pro-formas to cover each aspect of a Physical Condition Appraisal.

Oakleaf's approach is not only to identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed. We will also provide a written Executive Summary that lists the main findings.

Aspects covered in the appraisal:-

Each element states Condition Category (A, B, C, or D).

Each element has been identified with a budget cost to repair it.

Each element has been identified with a remaining life expectancy when it will have to be either repaired or replaced.

Each element has been identified with a budget cost to upgrade it to Condition 'A'.

All the above have been recorded on our standard pro-formas and listed in a spreadsheet and database to enable the local users to maintain and update the data base on an ongoing basis.

The survey covers:-

The Condition Survey comprises a systematic, uniform and objective basis for the gathering of condition information of all exposed and accessible parts of the establishment.

The survey report covers all areas of the establishment, unless specifically excluded by the Client, and details external elements of the building (Roofs, External walls, windows and doors etc.) at Block Level, whilst internal elements are examined at Room Level.

Outbuildings, boundaries and external pavings/roads and play fields were also inspected. Soft play areas and soft landscaping were excluded from the survey.

The survey was limited to the external elements of the structure of the fabric of the building and a visual non-intrusive inspection was undertaken to the interior of the building, sufficient enough to identify necessary maintenance works.

No testing, measurement or dismantling works were carried out, nor calculations carried out to verify the original design intent. Operating and Maintenance files including 'As Fitted' drawings were available to assist with the survey.

Where the structure was covered, unexposed or inaccessible, an inspection was not undertaken, and those parts cannot be reported free from defect.

At the time of survey, the premises were occupied and access to all area was available.

All costs provided are based upon present day competitive prices, and are budget estimates only, to be seen as a likely indication of the cost of the works.

The surveys identify all works that are needed at the time of the survey and/or which will become necessary within five years of the survey date, with such needs being priority coded and costed. They also note any major, predictable repair and maintenance needs likely to arise within the following five-year period, so that these may be used to help inform the Client's future Estate Strategy.

Where infringements of statutory requirements were observed they are noted in this report. However the absence of such observed infringements does not constitute proof nor enable the certification that the installations comply in all aspects with statutory requirements.

The investigation of asbestos contamination is beyond the scope of the survey. Reference should be made to the asbestos register for the building and where necessary specialist advice should be sought.

Each building (block) has been appraised under the following categories:-

BUILDING

- A) Physical Structure
- B) External Fabric
- C) Internal Fabric
- D) Roof
- F) External Works
- G) Gardens

MECHANICAL

- H) Drainage
- I) Heating Systems
- J) Steam Systems
- K) Vent & Air Con
- L) Medical Gases
- M) Hot/Cold Water
- N) Lifts
- O) Main Plant (Boilers/Calorifiers)
- P) Main Plant (Fixed Plant)
- P) Lightning Protection

ELECTRICAL

- R) Electrical
- V) Fire Alarms
- W) Telecoms

Each element category has been sub-divided into subsidiary components for ease of identification for example structure has been sub-divided into: General Structure, Foundations, Ground Stability etc.

A supplementary note and cost has been provided to support identifiable work listed under subsidiary components i.e. a roof frame may require numerous items of repair such as work to wall plates, tie rods, bracing, etc.

Each subsidiary component has been graded, utilising the DfE system via:

Condition

A = Good. Performing as intended and operating efficiently.

B = Satisfactory. Performing as intended but exhibiting minor deterioration.

B(C) = Items currently condition B but will fall to condition C within 5 year period.

C = Poor. Exhibiting major defects and/or not operating as intended.

D = Bad. Life expired and/or serious risk of imminent failure.

In addition a repair cost has been entered against each repair to bring the component up to a sound/operationally safe condition. An estimate of time remaining until the repair is implemented has also been allocated. Time allocation covers a five year projection. Extent of items has been measured and a descriptive note recording location within premises so that items can be located.

A note describing the fault and corrective work has been provided together with its location by floor and room number.

Digital Photographs

We have included digital photographs of key items requiring remedial work to assist in communicating the works required.

Priority Grading

Each non-compliant item has been given a Priority Grading to indicate the urgency of the work being undertaken:

Priority 1 – Urgent Work

Priority 2 – Essential Work

Priority 3 – Desirable Work

Priority 4 – Long Term Aspirational Work

7 REMAINING LIFE OF BUILDING ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Timber Pitched Roof	85 years
Asphalt Flat Roof	35 years
Bitumen Felt Flat Roof	20 years
Slate Covering to Pitched Roof	75 years
Tile Covering to Pitched Roof	65 years
Softwood Windows	35 years
Hardwood Windows	50 years
Aluminium Windows	45 years
Cast Iron Gutters	50 years
PVC Gutters	30 years
PVC Windows	35 years
Steel Windows	50 years
Vinyl Sheet Flooring	10 years
Carpet Flooring	10 years
Decorations	7 years
Lathe and Plaster Ceiling	60 years
Suspended Ceilings	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

8 REMAINING LIFE OF M&E ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Plastic Water Storage Tank	30 years
GRP Water Storage Tank	35 years
PVCU Water Storage Tank	25 years
Copper Pipework	40 years
Boiler	20 years
Solid Fuel Back Boiler	20 years
Major Pump	12 years
Radiators	25 years
Thermostatic Radiator Valves	15 years
Aluminium Air-Conditioning Ductwork	30 years
Steel Air-Conditioning Ductwork	25 years
Air-Conditioning Heater	15 years
Air-Conditioning Chiller	15 years
Air-Conditioning Pump	15 years
Air-Conditioning Fan	15 years
Heating Program Controller/Timer	15 years
Thermostat Controls	15 years
Electric Lighting Circuit	30 years
Electric Power Circuit	30 years
Fuse Box/Consumer Unit	30 years
Power Outlet Socket	25 years
Light Switch	25 years
Fluorescent Luminaire	15 years
Wet Riser Sprinkler System	30 years
Dry Riser Sprinkler System	40 years
Sprinkler Head	25 years
Traction Drive Passenger Lift	30 years
Hydraulic Passenger Lift	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

9 REVIEW FINDINGS

To follow are the reports produced from the data using our bespoke in-house software:

- Cost by Total Cost
- Cost by Priority
- Block Summary Sheet
- Detail Report

Summary of Block Appraisal Cost by Total Cost

<i>Site</i>	<i>Block</i>	<i>GIA (m2)</i>	<i>Block Total</i>	<i>Cost/m2</i>
Physical Condition				
001 - John Lyon School	001 - Oldfield House	770	£584,450	759.0
Overall Total:			£584,450	

Summary of Block Appraisal Cost by Priority

<i>Site</i>	<i>Block</i>	<i>Block Total</i>	<i>Priority 1</i>	<i>%</i>	<i>Priority 2</i>	<i>%</i>	<i>Priority 3</i>	<i>%</i>	<i>Priority 4</i>	<i>%</i>
Physical Condition										
001 - John Lyon School	001 - Oldfield House	£584,450	£190,100	32.5%	£318,300	54.5%	£63,950	10.9%	£12,100	2.1%
Totals:		£584,450	£190,100		£318,300		£63,950		£12,100	
Percentage:			32.5%		54.5%		10.9%		2.1%	

Physical Condition Survey - Block Photo References

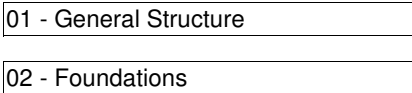


001 John Lyon School
Block 001 - Oldfield House







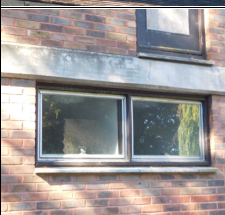
Build Year: 1981

Type of Construction: A two storey purpose built classroom block of concrete frame construction with an artificial tile covering to a split pitched roof.


Property Appraisal - Detail Report

		Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
Site : John Lyon School - 001											
Block : Oldfield House - 001											
Location: Whole Block											
A - Building - Physical Structure											
	01 - General Structure	B	£0	60	0				2078	Concrete frame: In reasonable condition.	No works likely to be required.
	02 - Foundations	D	£0	0	1				2018	Foundations: Cracking visible to brick walls indicating possible issues with the foundations.	Refer to Masonry section for actions and costs.
Location: Whole Block											
B1 - Building - External Fabric											
	01 - Masonry	D	£1,500	0	1				2018	Brickwork (cavity): Diagonal cracking noted to 3No. locations at First Floor level to Front Elevation. While cracking is all below 5mm in width it could be on-going with it recommended a structural survey be carried out.	Cost allows for structural survey to be carried out. Please note that possible remedial works could vary significantly in cost. Please see 'Summary of Works' section for further details.
	01 - Masonry	D	£5,000	0	1				2018	Exposed concrete floor slab: Minor delamination and rust staining from re-bars visible to localised areas on all elevations.	Cost allows to carry out specialist repairs as required.
	01 - Masonry	B	£0	20	0				2038	Brickwork (cavity): In reasonable condition.	No works likely to be required.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	B	£0	10	0				2028	Slate vertical hanging cladding tiles: In reasonable condition.	No works likely to be required.
	C	£600	0	4				2018	Plant Room - Steel doors: Are showing signs of general wear and rust.	Cost allows to overhaul doors including redecoration.
	B(C)	£2,000	5	4				2023	Main Entrance - Aluminium doors: Are showing minor signs of deterioration with lifecycle replacement likely to be required within the maintenance schedule.	Cost allows for replacement.
B2 - Building - External Fabric										
	C	£17,000	0	2				2018	North Lights - Aluminium single glazed windows: Are original and considered to be beyond their expected life, along with being thermally inefficient.	Cost allows to replace windows to current standards.
	C	£6,750	0	2				2018	Softwood timber single glazed windows with aluminium inserts: Are original and considered to be beyond their expected life, along with being thermally inefficient.	Cost allows to replace windows to current standards.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	01 - Windows	C	£38,250	0	1			2018	Aluminium double glazed horizontally sliding windows: Are original and unsuitable with timber blocks having been retro fitted to prevent windows opening beyond a safe width.	Cost allows to replace windows to current standards.
	01 - Windows	B	£0	10	0			2028	PVCU double glazed windows: In reasonable condition.	No works likely to be required.


Location: F01

C - Building - Internal Fabric



11 - Comments	N/A	£0	0	0				2018	Data included within G01.	Comment only.
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Location: F02

C - Building - Internal Fabric

01 - Decorations	C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£300	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£1,000	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
	07 - Internal Doors	D	£1,500	0	1			2018	Internal door: Is original and does not comply to current fire regulations (BS476), with no intumescent strip visible to door or frame.	Cost allows for replacement.

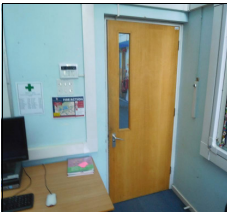
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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
Location: F03										
C - Building - Internal Fabric										
 	01 - Decorations	C	£400	0	4			2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	B	£0	10	0			2028	Suspended ceiling: In reasonable condition.	No works likely to be required.
	03 - Floor	B(C)	£2,500	1	3			2019	Anti-slip vinyl sheet: Requires replacement within the maintenance schedule.	Cost allows for like for like replacement of existing floor finish.
	04 - Condition of Internal Walls	B	£0	10	0			2028	Ceramic tile walls: In reasonable condition.	No works likely to be required.
	05 - Fixed Units	B(C)	£5,000	4	2			2022	Fitted sink units: While these are not original they are showing signs of deterioration and are subject to heavy use with replacement likely to be required within the maintenance period.	Cost allows for replacement.
	05 - Fixed Units	B(C)	£6,000	4	3			2022	WC cubicles and panelling to urinals: While these are not original they are showing signs of deterioration and are subject to heavy use with replacement likely to be required within the maintenance period.	Cost allows for replacement.
	06 - Sanitary Fittings	B	£0	10	0			2028	WCs and urinals: In reasonable condition.	No works likely to be required.
K - Engineering - Vent & Cooling										
	07 - Internal Doors	C	£750	0	2			2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
03 - Extract Fans	B(C)	£450	4	3				2022	Extract fan requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.	
R - Engineering - Electrical											
04 - Lighting Installation	B	£0	10	0				2028	Lighting in serviceable condition.	No works likely to be required.	
Location: F05											
C - Building - Internal Fabric											
01 - Decorations	C	£800	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	D	£3,500	0	1				2018		Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£3,250	0	3				2018	Carpet: Requires replacement with contract quality carpet.		Cost allows for like for like replacement of existing floor finish.
04 - Condition of Internal Walls	C	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.	
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.	
I - Engineering - Heating Systems											

Property Appraisal - Detail Report											
		Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
01 - Heat Emitters		D	£600	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
R - Engineering - Electrical											
04 - Lighting Installation		C	£2,400	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
Location: F06											
C - Building - Internal Fabric											
01 - Decorations		C	£800	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling		D	£3,500	0	1				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor		C	£3,250	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
04 - Condition of Internal Walls		C	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.


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Cond. Cost to B Rem Life Priority C L R Year Notes Remedial Action											
	07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.
I - Engineering - Heating Systems											
	01 - Heat Emitters	D	£600	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
R - Engineering - Electrical											
	04 - Lighting Installation	C	£2,400	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
Location: F07											
C - Building - Internal Fabric											
	01 - Decorations	C	£600	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	D	£3,000	0	1				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
	03 - Floor	C	£2,500	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.


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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
04 - Condition of Internal Walls	C	£1,500	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.
I - Engineering - Heating Systems										
01 - Heat Emitters	D	£400	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
R - Engineering - Electrical										
04 - Lighting Installation	C	£1,800	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
Location: F08										
C - Building - Internal Fabric										
01 - Decorations	C	£900	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£3,000	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
03 - Floor	C	£3,000	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
R - Engineering - Electrical										
04 - Lighting Installation	C	£2,000	0	2				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.
Location: F09										
C - Building - Internal Fabric										
01 - Decorations	C	£900	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	D	£3,000	0	1			2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
	03 - Floor	C	£3,000	0	3			2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
	04 - Condition of Internal Walls	C	£1,500	0	2			2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
	07 - Internal Doors	D	£750	0	2			2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.
I - Engineering - Heating Systems										

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
01 - Heat Emitters	D	£500	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
R - Engineering - Electrical										
04 - Lighting Installation	C	£2,000	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
Location: F10										
C - Building - Internal Fabric										
01 - Decorations	C	£300	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£1,500	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£650	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
	05 - Fixed Units	C	£1,750	0	2			2018	Fitted sink unit: Is original, dated and in generally poor condition.	Cost allows to upgrade conforming to current standards.
	05 - Fixed Units	B(C)	£1,000	2	2			2020	Worktops: While some localised replacement has been undertaken, further replacement is likely to be required within the maintenance period.	Cost allows to upgrade conforming to current standards.
I - Engineering - Heating Systems										

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
01 - Heat Emitters	D	£400	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.	
K - Engineering - Vent & Cooling											
07 - Cooling Units	B	£0	15	0				2033	Mitsubishi split air conditioning unit in serviceable condition.	No works likely to be required.	
R - Engineering - Electrical											
04 - Lighting Installation	C	£400	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.	
Location: F11											
C - Building - Internal Fabric											
01 - Decorations	C	£900	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	D	£3,500	0	1				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.	
03 - Floor	C	£3,250	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.	

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
04 - Condition of Internal Walls	C	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.
I - Engineering - Heating Systems										
01 - Heat Emitters	D	£500	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
R - Engineering - Electrical										
04 - Lighting Installation	C	£2,400	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
Location: G01										
C - Building - Internal Fabric										
01 - Decorations	C	£400	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£1,500	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	08 - Stairs	C	£900	0	2			2018	Timber stairs: Are heavily worn and in generally poor condition.	Cost allows to sand and varnish.

R - Engineering - Electrical


04 - Lighting Installation	B(C)	£600	5	2				2023	Bulkhead lighting requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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Location: G02**C - Building - Internal Fabric**


01 - Decorations	C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£600	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	B(C)	£600	5	3				2023	Carpet: Requires replacement with contract quality carpet within the maintenance schedule.	Cost allows for like for like replacement of existing floor finish.
07 - Internal Doors	D	£1,500	0	1				2018	Internal door: Is original and does not comply to current fire regulations (BS476), with no intumescent strip visible to door or frame.	Cost allows for replacement.

Location: G03**C - Building - Internal Fabric**

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Cond. Cost to B Rem Life Priority C L R Year Notes Remedial Action											
	01 - Decorations	C	£200	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	D	£600	0	1				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
	03 - Floor	C	£500	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
R - Engineering - Electrical											
	04 - Lighting Installation	B(C)	£400	5	2				2023	Lighting requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
Location: G04											
C - Building - Internal Fabric											
	01 - Decorations	C	£300	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	C	£1,500	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
	03 - Floor	C	£450	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.

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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	04 - Condition of Internal Walls	C	£1,000	0	2			2018	Plaster is considered to be in poor condition with damage to timber panelling also visible. Works are also required to timber boxing where access has been gained to internal waste pipe.	Cost allows to strip and replace all plasterwork, repair timber panelling and boxing.
	07 - Internal Doors	D	£750	0	2			2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.


I - Engineering - Heating Systems

01 - Heat Emitters	D	£400	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
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R - Engineering - Electrical

04 - Lighting Installation	C	£400	0	1				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.
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Location: G05**C - Building - Internal Fabric**

	01 - Decorations	C	£400	0	4			2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	B(C)	£4,000	4	3			2022	Fibreboard panel ceiling: Is original and considered to be in generally poor condition with replacement required within the maintenance schedule.	Cost allows for replacement.

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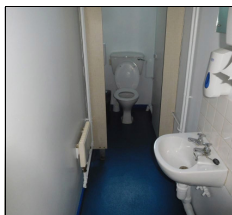
	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
02 - Ceiling	C	£600	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£500	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.

R - Engineering - Electrical

04 - Lighting Installation	B(C)	£200	5	2				2023	Lighting requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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Location: G07**C - Building - Internal Fabric**

01 - Decorations	C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	C	£250	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£200	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
05 - Fixed Units	C	£1,000	0	2				2018	Cubicle: Is original, dated and in generally poor condition.	Cost allows to upgrade conforming to current standards.



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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
06 - Sanitary Fittings	C	£1,500	0	2				2018	WC and wash hand basin: Are original, dated and in generally poor condition.	Cost allows to upgrade conforming to current standards.	
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.	
I - Engineering - Heating Systems											
01 - Heat Emitters	D	£200	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.	
R - Engineering - Electrical											
04 - Lighting Installation	C	£200	0	2				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.	
Location: G08											
C - Building - Internal Fabric											
01 - Decorations	C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	C	£250	0	2				2018	Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.	
03 - Floor	C	£200	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.	
05 - Fixed Units	C	£1,000	0	2				2018	Cubicle: Is original, dated and in generally poor condition.	Cost allows to upgrade conforming to current standards.	
06 - Sanitary Fittings	C	£1,500	0	2				2018	WC and wash hand basin: Require replacement.	Cost allows to upgrade conforming to current standards.	

Property Appraisal - Detail Report											
	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.	
I - Engineering - Heating Systems											
01 - Heat Emitters	D	£200	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.	
R - Engineering - Electrical											
04 - Lighting Installation	C	£200	0	2				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.	
Location: G09											
C - Building - Internal Fabric											
01 - Decorations	C	£400	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	B(C)	£4,000	4	3				2022		Fibreboard panel ceiling: Is original and considered to be in generally poor condition with replacement required within the maintenance schedule.	Cost allows for replacement.
03 - Floor	C	£3,250	0	3				2018	Carpet: Requires replacement with contract quality carpet.		Cost allows for like for like replacement of existing floor finish.
04 - Condition of Internal Walls	D	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.	

										Property Appraisal - Detail Report	

Property Appraisal - Detail Report											
	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.	
I - Engineering - Heating Systems											
01 - Heat Emitters	D	£400	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.	
K - Engineering - Vent & Cooling											
07 - Cooling Units	B	£0	15	0				2033	Mitsubishi split air conditioning unit in serviceable condition.	No works likely to be required.	
R - Engineering - Electrical											
04 - Lighting Installation	C	£800	0	1				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.	
Location: G11											
C - Building - Internal Fabric											
01 - Decorations	C	£300	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	C	£1,500	0	2				2018		Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
03 - Floor	C	£450	0	3				2018	Carpet: Requires replacement with contract quality carpet.		Cost allows for like for like replacement of existing floor finish.

										Property Appraisal - Detail Report	
	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action	
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.	
I - Engineering - Heating Systems											
01 - Heat Emitters	D	£400	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.	
K - Engineering - Vent & Cooling											
07 - Cooling Units	B	£0	15	0				2033	Mitsubishi split air conditioning unit in serviceable condition.	No works likely to be required.	
R - Engineering - Electrical											
04 - Lighting Installation	C	£400	0	1				2018	Lighting requires lifecycle replacement.	Cost allows for replacement.	
Location: G12											
C - Building - Internal Fabric											
01 - Decorations	C	£400	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.	
02 - Ceiling	B(C)	£4,000	4	3				2022		Fibreboard panel ceiling: Is original and considered to be in generally poor condition with replacement required within the maintenance schedule.	Cost allows for replacement.
03 - Floor	C	£3,250	0	3				2018	Carpet: Requires replacement with contract quality carpet.		Cost allows for like for like replacement of existing floor finish.

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
04 - Condition of Internal Walls	D	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.

I - Engineering - Heating Systems

01 - Heat Emitters	D	£600	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
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R - Engineering - Electrical

04 - Lighting Installation	C	£1,200	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
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Location: G13 (Plant Room)**C - Building - Internal Fabric**

01 - Decorations	C	£200	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
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I - Engineering - Heating Systems

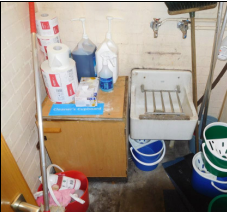
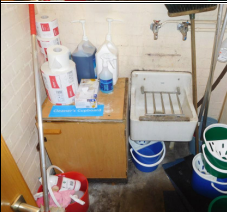
02 - Heating Boilers	D	£40,000	0	1				2018	2No. Hamworthy boilers require lifecycle replacement.	Cost allows for replacement including associated commissioning works.
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Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
04 - Pumps	B	£0	7	0				2025	Grundfos heating circulation pump in serviceable condition.	No works likely to be required.
M - Engineering - Hot/Cold Water										
 02 - Pipework	D	£150	0	1				2018	Hot water service pipework was leaking at the time of survey with taped repair not adequate.	Cost allows for repair.
07 - Pumps	B	£0	10	0				2028	Wilco hot water service secondary pump in serviceable condition.	No works likely to be required.
 14 - Calorifiers	D	£2,000	0	1				2018	Calorifier requires lifecycle replacement.	Cost allows for replacement.
R - Engineering - Electrical										
01 - Incoming Cable	B	£0	10	0				2028	Main incoming cable in serviceable condition.	No works likely to be required.
03 - Distribution Boards	B	£0	20	0				2038	Hager distribution board in serviceable condition.	No works likely to be required.
04 - Lighting Installation	B(C)	£200	5	2				2023	Lighting requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Controls	N/A	£0	0	0				2018	A.W Optimiser is redundant.	Comment only.
V - Engineering - Fire Systems										
04 - Fire Main/Zone Panel	N/A	£0	0	0				2018	Fire alarm panel is redundant.	Comment only.
Location: G14										
C - Building - Internal Fabric										

										Property Appraisal - Detail Report									
										Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
01 - Decorations										C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling										C	£150	0	2				2018		Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.
03 - Floor										C	£50	0	3				2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
R - Engineering - Electrical																			
04 - Lighting Installation										B(C)	£100	5	2				2023	Lighting requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
Location: G15																			
C - Building - Internal Fabric																			
01 - Decorations										C	£50	0	4				2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling										C	£150	0	2				2018		Plaster work is in poor condition with numerous holes from previous fixings along with general deterioration, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.
03 - Floor										B	£0	10	0				2028	Concrete flooring: In reasonable condition.	No works likely to be required.

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	05 - Fixed Units	D	£500	0	3			2018	Fixed units: Is original and in deteriorating condition.	Cost allows to upgrade conforming to current standards.
	06 - Sanitary Fittings	C	£750	0	2			2018	Ceramic sluice: Is original and in deteriorating condition.	Cost allows to upgrade conforming to current standards.
	07 - Internal Doors	D	£750	0	2			2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.
R - Engineering - Electrical										
	04 - Lighting Installation	C	£100	0	2			2018	Lighting requires lifecycle replacement.	Cost allows for replacement.
Location: G16										
C - Building - Internal Fabric										
	01 - Decorations	C	£400	0	4			2018	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes for gloss work.
	02 - Ceiling	B(C)	£4,000	4	3			2022	Fibreboard panel ceiling: Is original and considered to be in generally poor condition with replacement required within the maintenance schedule.	Cost allows for replacement.
	03 - Floor	C	£3,250	0	3			2018	Carpet: Requires replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
04 - Condition of Internal Walls	D	£2,000	0	2				2018	Internal walls: Plaster work is in poor condition with numerous holes from previous fixings along with general impact damage, reports also indicate that the plaster is no longer suitable for new fixings to be fitted.	Cost allows to strip and replace all plasterwork.
07 - Internal Doors	D	£750	0	2				2018	Internal door: Is original and in generally poor condition with reports that the majority of the doors to the block do not close properly.	Cost allows for replacement.


I - Engineering - Heating Systems

01 - Heat Emitters	D	£600	0	1				2018	Steel panel radiators despite some localised replacement are largely original with reports of on-going failures along with lack of local control.	Cost allows for replacement.
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R - Engineering - Electrical


04 - Lighting Installation	C	£1,200	0	1				2018	T12 lighting requires lifecycle replacement.	Cost allows for replacement.
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Location: Loft**I - Engineering - Heating Systems**

	06 - Feed Expansion Tanks	D	£0	0	1			2018	Galvanised steel feed expansion tank requires lifecycle replacement.	A cost to decommission the tank and go mains fed is included within the boiler replacement works.

M - Engineering - Hot/Cold Water

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	05 - Tanks & Bylaws	D	£0	0	1			2018	2No. galvanised steel cold water storage tanks are original with school advised by legionella company that they are pitted internally and in generally poor condition.	A cost to decommission the tanks and go mains fed is included within the boiler replacement works.


Location: Whole Block**I - Engineering - Heating Systems**

03 - Pipework	D	£15,000	0	1				2018	Heating pipework is original with ongoing issues reported.	Cost allows for replacement.
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M - Engineering - Hot/Cold Water

02 - Pipework	D	£15,000	0	1				2018	Hot water service pipework is original with ongoing issues reported.	Cost allows for replacement.
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R - Engineering - Electrical

	06 - Wiring/Sockets & Switches	D	£15,000	0	1			2018	The majority of the wiring, sockets and switches to the building are original and considered to be in poor condition.	Cost allows for lifecycle replacement.
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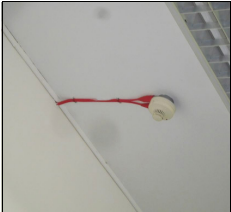
Statutory Compliance

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
Asbestos	D	£1,500	0	1				2018	It was reported that all asbestos has been removed from the building, however it is recommended that a full Refurbishment and Demolition survey be carried out before any intrusive building works are carried out.	Cost allows for a full refurbishment and demolition survey to be undertaken.
Compartmentation	D	£2,500	0	1				2018	Compartmentation - Breaches are likely to exist throughout the block with areas recommended to confirm to guidance set out within the DfE BB100.	Cost allows to identify and secure all breaches throughout the building.

V - Engineering - Fire Systems



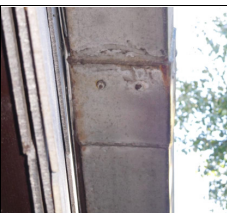
01 - Sounders	B	£0	10	0				2028	Sounders in serviceable condition.	No works likely to be required.
02 - Call Points	B	£0	10	0				2028	Call points in serviceable condition.	No works likely to be required.
03 - Fire Detection	B(C)	£2,000	5	3				2023	Fire detectors require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

**Location: Pitched Roof****D - Building - Roof - Pitched**

01 - Covering	D	£5,000	0	1				2018	Artificial slate tiles: Loose and broken slates visible across the roof with the slates considered to be approaching the end of their expected life.	Cost allows for localised replacement of loose, slipped and broken slates.
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Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	01 - Covering	B(C)	£60,000	5	2			2023	Artificial slate tiles: Loose and broken slates visible across the roof with the slates considered to be approaching the end of their expected life.	Cost allows for lifecycle replacement of roof covering based on condition and age.
	010 - Skylights	B(C)	£850	1	2			2019	Aluminium Velux: Appears dated and in deteriorating condition with lifecycle replacement likely to be required within the maintenance period.	Cost allows for lifecycle replacement.
	03 - Flashing	B	£0	10	0			2028	Lead flashing: In reasonable condition.	No works likely to be required.
	08 - Guttering	D	£4,300	0	1			2018	Steel guttering: Numerous repairs visible with further deterioration of the joints visible to front and rear elevations.	Cost allows for complete replacement.
	09 - Down Rainwater pipes	B	£0	10	0			2028	PVCU internal rainwater goods: In reasonable condition.	No works likely to be required.

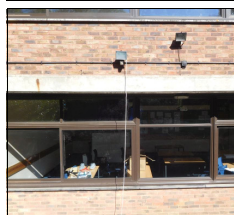
Location: Whole Block

DfE

Acoustics	D	£20,000	0	2				2018	The acoustic performance of the building is considered to be poor due in part to the very little amount of insulation used within the construction. Current guidance to the recommended levels of acoustic performance are stated within DfE BB93.	Cost allows to install additional insulation throughout.
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Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
Ventilation	D	£150,000	0	2				2018	Ventilation within the block is as per its original design and as a result is likely to fall below current guidance as stated within the DfE BB101 and Building Regulations Part F.	Cost allows to design and install a suitable ventilation system.

Location: External**F - Building - External Works**

15 - Lighting	D	£1,000	0	2				2018	External lighting: In varied condition with some upgrading having been undertaken, with the remaining fittings now in need of replacement.	Cost allows for replacement.
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Block Total **£584,450.00**

Site Total **£584,450.00**

Overall Total **£584,450.00**

Appendix 11 – Correspondence with Local Community

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

15th December 2020

Dear Mr Allett,

Thank you for your letter dated 24th November 2020 sent to Michael Gibson and passed to me by him, enclosing the letter dated 8th November 2020 on behalf of local residents, which I am now in a position to reply to having taken instructions and advice from others involved in the redevelopment of Oldfield House.


The decision of the Council contained in the Refusal Notice for the proposed development (ref: P/1813/19) was on a single ground which concerned the impact of the development on the character of the area and in particular the character and appearance of the Conservation Area. There was no refusal on grounds of inadequate consultation, and it is the clear view of the officers, who did not comment negatively, and of the School's advisers, that adequate public consultation and community involvement has taken place.

Nevertheless, the School is always willing to consider the views of local residents constructively put forward including by yourself. Please could you make it clear whether you are also acting on behalf of the Harrow Hill Trust. You say in the letter dated 8th November 2020 that you had objections to the original as well as the revised proposal and that you would wish to pursue further discussions based on Options 2, 4 & 5, as described in the Officer Report at paragraph 6.2.7.

I am sure you would understand that before embarking on any further expenditure of costs and time, the School would need to be sure that it would be likely to result in a positive outcome with respect to obtaining planning permission. For this reason, on advice I would ask that your objections to the original and revised scheme are clarified and that you provide a relatively detailed synopsis of what you are proposing, including hand sketches as necessary, so that these can be placed before our advisers for their comment and advice to us. We can discuss the matter further at that stage.

In order that a timescale is set upon this further consultation exercise in order to concentrate all our minds, I would ask that on behalf of the School I receive any further comments from you on or before Friday, 14th January 2021 and the School will get back to you within 7 days thereafter. I can assure you that no decision to appeal the refusal of planning permission will be taken before then.

Yours sincerely,



Miss Katherine Haynes

Mrs Debora Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

18th December 2020

By email to hello@harrowhilltrust.org.uk

Dear Mrs Catherall,

I understand that Dr Simon Less stood down as Chair of the Trust's Planning Committee in October 2020 and therefore I am writing to you as Chair of the Trust as I am not aware of the appointment of his replacement.

The School is considering its position in the light of the refusal of planning permission by the Council Planning Committee members on 18th November 2020 for the redevelopment of Oldfield House. It has been noted that The Harrow Hill Trust made representations to the Council including an objection on 16th October 2020 in respect of the revised scheme submitted in October 2019. The Council engaged in a consultation exercise from 8th October 2020 on the revised scheme and Mr Paul Catherall attended an on-line meeting on 4th November 2020 with the School's planning advisers and scheme architects to discuss the scheme. You may also be aware that attempts were made by our planning advisers, JTS Planning Partnership, to engage with local residents including the Trust through the three Ward Councillors in August/September 2020, but neither the School nor JTS received any response.

There was discussion of the adequacy of consultation at the planning committee meeting by members. However, the decision of the Council contained in the Refusal Notice for the proposed development (ref: P/1813/19) was on a single ground which concerned the impact of the development on the character of the area and in particular, the character and appearance of the Conservation Area. There was no refusal on grounds of inadequate consultation, and it is the clear view of the School's advisers that adequate public consultation and community involvement on alternatives has taken place. This was also the view of the officers, as appears from the Supplementary Addendum Report dated 18th November 2020.

Even though the Trust's representations on this matter to date are not accepted by the School, I am writing to you to give the Trust the opportunity to make any further representations it may wish to make to the School before it makes a decision whether to appeal the refusal of planning permission to the Secretary of State.

I am sure you would understand that before embarking on any further expenditure of costs and time, the School would need to be sure that it would be likely to result in a positive outcome with respect to obtaining planning permission. For this reason, on advice, I would ask that your objections to the original and revised scheme are clarified and that you provide a relatively detailed synopsis of what you are proposing, including hand sketches as necessary, so that these can be placed before our advisers for their consideration in further advising the School.

In order that a timescale is set upon this further consultation exercise, to concentrate all our minds, I would ask that on behalf of the School I receive any further comments from you on or before Friday, 14th January 2021 and the School will get back to you within 7 days thereafter. I can assure you that no decision to appeal the refusal of planning permission will be taken before then.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes

Miss K Haynes
John Lyon School
Middle Road
Harrow on the Hill
(By email)

5 January 2021

Dear Miss Haynes

Thank you for your letter dated 15 December, replying to mine of 24 November. Our letter was explicitly on behalf of local residents, not the Harrow Hill Trust. However, if you prefer that the Trust be included in any future discussions, we would be happy to ask if they would participate. Please let us know your preference when you respond to this letter.

We appreciate your need to avoid unproductive expenditure. The cost to the School of exploring alternative schemes must be considerably smaller than an appeal and we do feel optimistic of reaching a positive outcome, assuming of course, that the School is willing to contemplate a proposal based on the footprint of the existing Oldfield House, ie developed from Options 2, 4 & 5. (Having said that, we can see disadvantages to the School in Option 5 and would not see it as a likely agreed solution.) Importantly, we believe that the Council, the community and, we trust, the School would much prefer it if an agreed way forward could be found and accordingly the prospects of obtaining planning permission far greater.

We believe our objections to the rejected scheme are publicly well documented, and don't see the benefit in elaborating on them now. Rather we would prefer to look forward to identifying a better scheme through discussions with you. We would, however, be very open to sharing our ideas with you in advance of an agreed meeting between ourselves and you and your architects with the objective of finding the best scheme based around the Oldfield House footprint.

We're sure you can appreciate why we would be hesitant to share our ideas for better solutions if you might then decide not to meet with us but instead go to appeal. Obviously, we realise that you cannot commit to not appealing after meeting with us, so all we ask is that first, you do agree to meet us, with your architects and an open mind.

Yours sincerely

Ted Allett
On behalf of local residents

alletts@aol.com
07767 230940

From: [Head](#)
To: [Paul Catherall](#); [Vanita Patel](#)
Subject: RE: P/1813/19 Oldfield House HHT reply
Date: 14 January 2021 15:03:34

Email sent on behalf of the Head

Dear Mr Catherall,

Thank you for your email and your comments. I shall be discussing with others the next steps that the School will be taking and will respond further once I have done so.

Yours sincerely

Miss Katherine Haynes

From: Paul Catherall <pcatherall@hotmail.com>
Sent: 12 January 2021 15:41
To: Head <Head@johnlyon.org>; Vanita Patel <Vanita.Patel@johnlyon.org>
Subject: RE: P/1813/19 Oldfield House HHT reply

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mrs Patel

Happy new year to you. I would be grateful if you would pass the attached letter to Miss Haynes.

Kind regards

Paul

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

Tel +44(0)2089332363 Mobile +44(0)7768123299

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From: [Head](#)
 To: [Ted & Sue](#)
 Cc: [graham.king](#); [tony.violaris@mac.com](#); [michael@gollingsarchitects.com](#); [Ashley Vickers](#)
 Subject: John Lyon School

Dear Mr Allett,

On behalf of the Head, thank you for your letter of 5th January 2021, received by email.

Miss Haynes will be in contact with you in due course, after the given date of 15th January, or when the School may have received a reply to Miss Haynes's letter to the Harrow Hill Trust containing a similar invitation to that sent to you.

Kind regards

Vanita

From: Ted & Sue <alletts@aol.com>
 Sent: 06 January 2021 11:03
 To: Vanita Patel <Vanita.Patel@johnlyon.org>
 Cc: Michael Gibson <Michael.Gibson@johnlyon.org>; graham.king <graham.duncan.king@gmail.com>; tony.violaris@mac.com; michael@gollingsarchitects.com; Ashley Vickers <vickersashley@hotmail.com>
 Subject: Re: John Lyon School

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Vanita

Please find attached a letter replying to the one from Miss Haynes that you sent on 16 December.
 Happy new year

Ted Allett

On 16 Dec 2020, at 11:06, Vanita Patel <Vanita.Patel@johnlyon.org> wrote:

Dear Mr Allett,

Please find attached a letter from Miss Katherine Haynes, the contents of which are self-explanatory

Kind regards

Vanita

— **Mrs Vanita Patel**

PA to the Head

Middle Road, Harrow-on-the-Hill, Middlesex, HA2 0HN

Vanita.Patel@johnlyon.org

www.johnlyon.org

Direct Dial: 020 8515 9434

Registered charity number 310033

— [@JohnLyonHarrow](#)

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John Lyon School is an entity within The Keepers and Governors of the Possessions, Revenues and Goods of the Free Grammar School of John Lyon, within the town of Harrow-on-the-Hill (registered charity number 310033).
 <151220 - Mr E Allett.pdf>



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

Miss K Haynes
Head
John Lyon School
Middle Road
Harrow on the Hill
HA2 0HN

Holm Oak
Mount Park Avenue
Harrow on the Hill
HA1 3JN

Via email to: head@johnlyon.org

12th January 2021

RE: P/1813/19 Oldfield House

Dear Miss Haynes

A happy new year to you. Thank you for your emailed letter to the Chair of the HHT which was passed to me to respond. I was a HHT planning committee member when Dr Simon Less was Chair and I took over as Chair on 24 November 2020. As you know the HHT wrote on the matter and I have kept in touch with residents and reported back to the committee on this application.

Thank you for reaching out directly as I think there may have been glitches with past communication; with the resident's offer of assistance not being presented directly to yourself and we were not aware of any approach from JTS via Ward Councillors.

We are always delighted to be involved, we have some tremendous, accumulated knowledge of the conservation areas and of the John Lyon site itself, thanks to our members. We have listened to the pros and cons as presented and in our view the case against the previous proposal was overwhelming as would be represented at any appeal.

I am aware of the proposals from nearby residents and we are happy to keep track and to provide comment on their or your proposals. I understand that they have a desire to seek a workable scheme using the current location in compliance or minor expansion with regard to the s106 agreement.

There is often a divergence of view about the cost and temporary disruption between developers and our members who tend to take a longer-term view. If you don't mind me noting that the 21st century vision of previous heads tend not to survive very long.

We have some tremendous school buildings on the Hill, and I marvel and indeed take delight from the many intricate and decorative features which survived costs pressures and made it to be incorporated into the final completed structure. Great modern architecture is welcome and was discussed at the very latest meeting of the HHT planning committee. Perhaps even when given sufficient budget and bold intent to include ingenious solutions including subterranean structures allowing dual function with the space above, and initiatives like green walls and green roofs which are gaining support, but we have yet to see significant adoption in Harrow. Although, I do seem to remember a bold underground parking structure with playground above being formulated in the past for your School.

I hope that you can motivate your current advisors to bridge the differences with local residents, and it may help if those residents were provided with more of a brief such that they may be able to align more with your objectives.

We would be pleased to provide feedback as matters progress.

Yours sincerely

Paul Catherall

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

pcatherall@hotmail.com

From: [Head](#)
To: [Paul Catherall](#); [Vanita Patel](#)
Subject: RE: P/1813/19 Oldfield House HHT reply
Date: 14 January 2021 15:03:34

Email sent on behalf of the Head

Dear Mr Catherall,

Thank you for your email and your comments. I shall be discussing with others the next steps that the School will be taking and will respond further once I have done so.

Yours sincerely

Miss Katherine Haynes

From: Paul Catherall <pcatherall@hotmail.com>
Sent: 12 January 2021 15:41
To: Head <Head@johnlyon.org>; Vanita Patel <Vanita.Patel@johnlyon.org>
Subject: RE: P/1813/19 Oldfield House HHT reply

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mrs Patel

Happy new year to you. I would be grateful if you would pass the attached letter to Miss Haynes.

Kind regards

Paul

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

Tel +44(0)2089332363 Mobile +44(0)7768123299

Unless stated otherwise this email is private and confidential and is for the addressee only. If mis-directed, please contact us and confirm that it has been destroyed. We cannot warrant that this is virus free and so you must take your own virus protection measures and we cannot accept any liability for any viral or other contamination.

From: [Head](#)
To: [Ted & Sue](#)
Cc: [graham.king](#); [tony.violaris@mac.com](#); [michael@gollingsarchitects.com](#); [Ashley Vickers](#)
Subject: John Lyon School

Dear Mr Allett,

On behalf of the Head, thank you for your letter of 5th January 2021, received by email.

Miss Haynes will be in contact with you in due course, after the given date of 15th January, or when the School may have received a reply to Miss Haynes's letter to the Harrow Hill Trust containing a similar invitation to that sent to you.

Kind regards

Vanita

From: Ted & Sue <alletts@aol.com>
Sent: 06 January 2021 11:03
To: Vanita Patel <Vanita.Patel@johnlyon.org>
Cc: Michael Gibson <Michael.Gibson@johnlyon.org>; graham.king <graham.duncan.king@gmail.com>; tony.violaris@mac.com; michael@gollingsarchitects.com; Ashley Vickers <vickersashley@hotmail.com>
Subject: Re: John Lyon School

CAUTION: This email originated from outside of John Lyon. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Vanita

Please find attached a letter replying to the one from Miss Haynes that you sent on 16 December.
Happy new year

Ted Allett

On 16 Dec 2020, at 11:06, Vanita Patel <Vanita.Patel@johnlyon.org> wrote:

Dear Mr Allett,

Please find attached a letter from Miss Katherine Haynes, the contents of which are self-explanatory

Kind regards

Vanita

— **Mrs Vanita Patel**

PA to the Head

Middle Road, Harrow-on-the-Hill, Middlesex, HA2 0HN

Vanita.Patel@johnlyon.org

www.johnlyon.org

Direct Dial: 020 8515 9434

Registered charity number 310033

— [@JohnLyonHarrow](#)

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John Lyon School is an entity within The Keepers and Governors of the Possessions, Revenues and Goods of the Free Grammar School of John Lyon, within the town of Harrow-on-the-Hill (registered charity number 310033).
<151220 - Mr E Allett.pdf>

Miss K Haynes
John Lyon School
Middle Road
Harrow on the Hill
(By email)

16 March 2021

Dear Miss Haynes
Redevelopment of Oldfield House

I wrote to you last November on behalf of local residents offering to meet with yourselves and your architects with the aim of finding the best scheme based around the current Oldfield House footprint. We did this in the belief that all involved would much prefer it if an agreed way forward could be found.

Following an exchange of letters (yours of 15 December and ours of 5 January) you emailed to say that you would be in contact with us after 15 January when you had heard from the Harrow Hill Trust.

We understand that the Trust has replied to you and wondered when we might hear from you about meeting with us.

Yours sincerely

Ted Allett
On behalf of local residents

alletts@aol.com
07767 230940

Mr P Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

23rd March 2021

By email only: pcatherall@hotmail.com

Dear Mr Catherall,

Further to earlier correspondence, I am writing to inform you that the School has only very recently come to a final conclusion concerning the way forward regarding the redevelopment of Oldfield House. The decision has been a complex one.

Like the Harrow Hill Trust, Mr Allett, on behalf of local residents, has also chosen not to put forward any details of the alternative scheme that they were seeking in place of the appeal proposal and also made the general point that they preferred that the new replacement building be located on the site of the existing building. You will of course recall that this was a matter that was the subject of a report presented to the Council by our architects as part of the planning application process.

We have carried out a review of the case with a number of new consultants which has taken longer than we first anticipated. The review gave very careful consideration to the options available including revisiting the proposal put forward by you for construction of a new building on the site of the existing Oldfield House. Having fully considered all the evidence including the representations made to us by you, and having taken into account legal advice as well as the advice of consultants, the School has decided to appeal the refusal of the Council to grant planning permission. Once the appeal papers are finalised, an appeal will be made against the refusal of the planning application by the Council. We will also be seeking consent under section 106A for the s106 Agreement to be considered on appeal by the Secretary of State.

It is fair to say that the School was disappointed that no detailed information was forthcoming about the alternative scheme or schemes which you were considering. We shall of course remain open to receive details of any alternative that you may wish us to consider, but in their absence we shall deal with the generality of the option you propose in the evidence presented by the School on appeal.

A letter to like effect has been sent to Mr Allett.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

23rd March 2021

Dear Mr Allett,

Further to earlier correspondence, I am writing to inform you that the School has only very recently come to a final conclusion concerning the way forward regarding the redevelopment of Oldfield House. The decision has been a complex one.


Like you, the Harrow Hill Trust has also chosen not to put forward any details of the alternative scheme that they were seeking in place of the appeal proposal, and also made the general point that they preferred that the new replacement building be located on the site of the existing building. You will of course recall that this was a matter that was the subject of a report presented to the Council by our architects as part of the planning application process.

We have carried out a review of the case with a number of new consultants which has taken longer than we first anticipated. The review gave very careful consideration to the options available including revisiting the proposal put forward by you for construction of a new building on the site of the existing Oldfield House. Having fully considered all the evidence including the representations made to us by you, and having taken into account legal advice as well as the advice of consultants, the School has decided to appeal the refusal of the Council to grant planning permission. Once the appeal papers are finalised, an appeal will be made against the refusal of the planning application by the Council. We will also be seeking consent under section 106A for the s106 Agreement to be considered on appeal by the Secretary of State.

It is fair to say that the School was disappointed that no detailed information was forthcoming about the alternative scheme or schemes which you were considering. We shall of course remain open to receive details of any alternative that you may wish us to consider, but in their absence we shall deal with the generality of the option you propose in the evidence presented by the School on appeal.

A letter to like effect has been sent to Mr Paul Catherall on behalf of the Trust.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes



THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

Miss K Haynes
Head
John Lyon School
Middle Road
Harrow on the Hill
HA2 0HN

Holm Oak
Mount Park Avenue
Harrow on the Hill
HA1 3JN

Via email to: head@johnlyon.org

31st March 2021

RE: P/1813/19 Oldfield House

Dear Miss Haynes

Thank you for your emailed letter of 23rd March and I appreciate you keeping us informed.

In my previous letter on the subject, I offered to be involved and to provide you with comments on proposals arising from the resident's group or your own proposals. I appreciate you considering our previous comments however, you now express disappointment that we have not sent to you a detailed alternative scheme. I find this puzzling as I am not aware of the Trust ever having produced detailed schemes for applicants. This is because we do not have a mandate to produce plans for residents or institutions.

You refer to a document which was presented to the Council by your architects as part of the planning process. If you remember the planning process adopted here involved a deferral. The intent was not for you and your architects to unilaterally produce such a document, but, and the audio transcript makes clear, it was discussed that the deferral was to provide you with the opportunity to involve the residents and the Trust before returning with, hopefully, amended plans. You chose not to do so. The unchanged application was refused for reasons mentioned by residents, the Trust and previously highlighted to you by Councillors.

In my letter of 12th January my suggestion was for your advisers to fully brief the resident's group so that their scheme(s) would have more chance of being adopted. I do not believe that this was accepted.

I understand that the residents simply asked to meet. I do not believe you accepted their invitation.

From your recent letter it is clear that you have put considerable effort into new deliberations and consultation with advisors. It is a disappointment that this has not included the resident's group who offered their time and local knowledge to seek a workable solution for you based on a combination of ideas from your architects.

It is also disappointing that once again the Trust will be presented with a finalised plan without the opportunity to use our extensive local knowledge to comment during what you say was a lengthy process.

With you having come to a final conclusion and appeal started, it would appear that there has been a missed opportunity.

Yours sincerely

Paul Catherall

Paul Catherall

Chair, Harrow Hill Trust Planning Committee

pcatherall@hotmail.com

To the Head
John Lyon School
By email

9 April 2021

Dear Miss Haynes,

Re Oldfield House Development

Thank you for your letter of 23 March 2021 in which you express your intention to go to appeal.

We are surprised that you have reached this conclusion without any consideration or discussion of the alternative plan that we offered to table in a meeting with your architects and consultants. It is disappointing that you have now twice declined our invitation to do so following the refusal of P/1813/19. It is particularly difficult to reconcile your refusal to meet with your stated view that the School has "considered all the evidence" in reaching your decision to go directly to an appeal.

We of course accept that the decision on how to proceed in this matter is your prerogative, and we note that you remain open to receive further details. As local residents we have no wish to thwart the School's ambitions, but not at the cost to local amenity or in significant breach of Planning policies and legal agreements. We believe that there is merit to our suggested solution and in the spirit of trying to find an acceptable solution enclose high level plans with brief notes, which we are happy for you to share with your consultants.

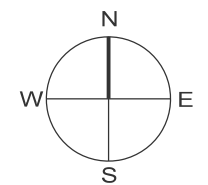
Yours sincerely,

Ted Allett

On behalf of local residents



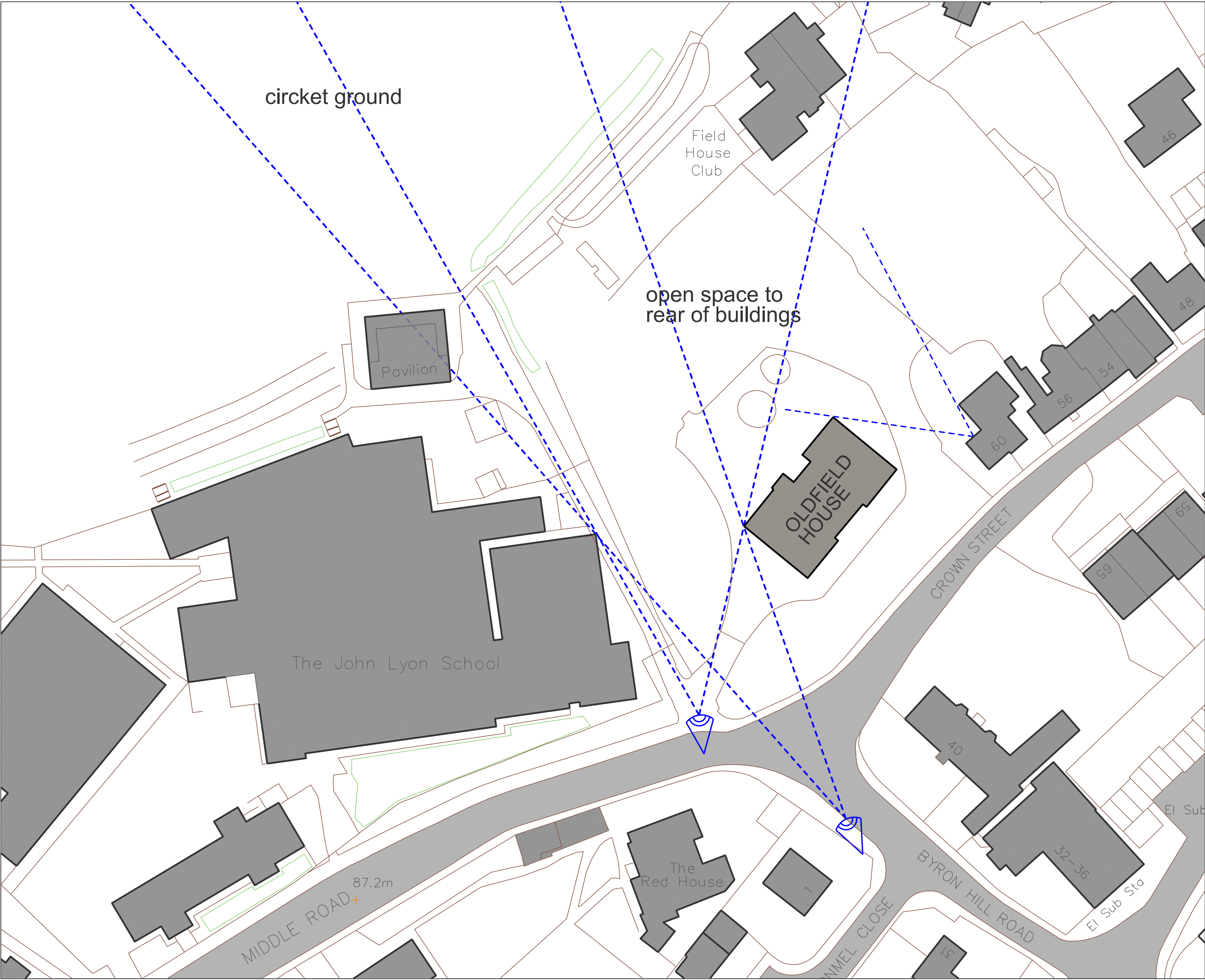
**CURRENT
PLANNING
PROPOSAL**
4 storeys
plus basement



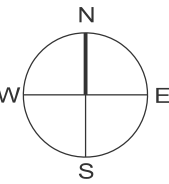
PROJECT
John Lyon School, new STEAM building

TITLE	JLS Proposed planning scheme
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SCALE	DATE Nov 2020
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**EXISTING
OLDFIELD
HOUSE**
3 storeys




PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE

DATE
Nov 2020

 Existing Oldfield House

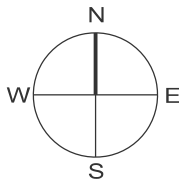
Advantages:

- 1. Short term benefit of reducing the need for temporary classrooms during construction works.
(Note this is only a benefit to the school, and is at the expense of local heritage.)

Disadvantages:

- 1. Detrimental impact on the character of the CA and local heritage assets
- 2. Detrimental impact on neighbouring residents' amenity, with respect to outlook, daylight, privacy, particularly in relation to no.60 Crown Street.
- 3. Fails to respond to the historic pattern of development along Crown Street & the HOTH Village CA, given proposal does not address Crown Street and is built in open space, corresponding to neighbouring gardens to the east
- 4. Detrimental loss of existing open space.
- 5. Inappropriate siting, bulk, mass and proportion.
- 6. Detrimental impact on views looking north at the junction of Crown St and Middle Rd.
- 7. Detrimental impact on views south & south-east across the cricket ground towards Field House.
- 8. Fundamentally contradicts the S106 agreement with respect to building in prohibited open area.

CURRENT PLANNING PROPOSAL
4 storeys
plus basement



PROJECT
John Lyon School, new STEAM building

TITLE
JLS Proposed planning scheme

SCALE
DATE
Nov 2020

Existing Oldfield House



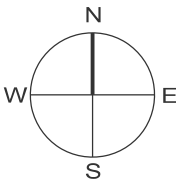
Advantages:

- (as evaluated by JLS' Architect)
- 1. Proved street frontage to Crown St
 - 2. Improves sightline of some neighbours
 - 3. Less extensive landscaping required
 - 4. Larger ground floor hall

Disadvantages:

- (as evaluated by JLS' Architect)
- 1. Enlarged footprint contrary to S106
 - 2. Increased length of building reduces parking & increases visual impact on CA
 - 3. Taller than Oldfield House , greater impact on streetscape
 - 4. Compromised design & appearance
 - 5. Compromised internal layout
 - 6. No secondary play area
 - 7. Overlooking to no.60
 - 8. Lost opportunity to enhance entrance and townscape down Piggy Lane

JLS
ALTERN.
OPTION 4
3 storeys



PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

Existing Oldfield House



Advantages:

- 1. Building addresses Crown St, following the pattern of development & maintaining the open space to the north.
- 2. With careful design development the proposal would preserve or enhance the character of the CA and the setting of heritage assets.
- 3. By altering the orientation and massing the proposal would address the concerns raised by the JLS Architect in relation to Opt4.
- 4. Altered massing and orientation relates better to urban grain, scale and rhythm.
- 5. The proposal would preserve or enhance the views looking north from the junction of Crown St and Middle Rd.
- 6. The proposal would preserve the views across the cricket ground, ensuring the prominence and setting of Field House is maintained.
- 7. Retains parking area in current proposals.
- 8. Retains landscaping benefits down Piggy Lane and via new entrance.
- 9. Makes use of historic entrance on Crown St as secondary entrance/ exit.

Disadvantages:

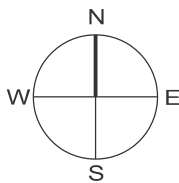
- 1. Requires short term temporary classrooms during construction works.
- 2. Requires minor amendment to S106 (but not fundamental re-writing of the principle of S106)

Note on design:

It is recognised that the design would require significant design development, however this would be based on sound, strategic architectural moves borne out of a reasoned response to the historic context and amenity of neighbours.

RESIDENT
ALTERN.
OPTION 4a

3 storeys



PROJECT
John Lyon School, new STEAM building

TITLE
JLS Existing Oldfield House

SCALE
DATE
Nov 2020

Existing Oldfield House



Advantages:

1. Building addresses Crown St, following the pattern of development & maintaining the open space to the north.
2. Building with careful design development the proposal would preserve or enhance the character of the CA and the setting of heritage assets.
3. By altering the orientation and massing the proposal would address the concerns raised by the JLS Architect in relation to Opt4.
4. Altered massing and orientation relates better to urban grain, scale and rhythm.
5. The proposal would preserve or enhance the views looking north from the junction of Crown St and Middle Rd.
6. The proposal would preserve the views across the cricket ground, ensuring the prominence and setting of Field House is maintained.
7. Retains parking area in current proposals.
8. Retains landscaping benefits down Piggy Lane and via new entrance.
9. Makes use of historic entrance on Crown St as secondary entrance/ exit.

Disadvantages:

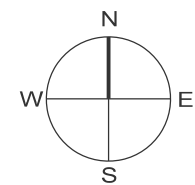
1. Requires short term temporary classrooms during construction works.
2. Requires minor amendment to S106 (but not fundamental re-writing of the principle of S106)

Note on design:

It is recognised that the design would require significant design development, however this would be based on sound, strategic architectural moves borne out of a reasoned response to the historic context and amenity of neighbours.

RESIDENT ALTERN. OPTION 4a

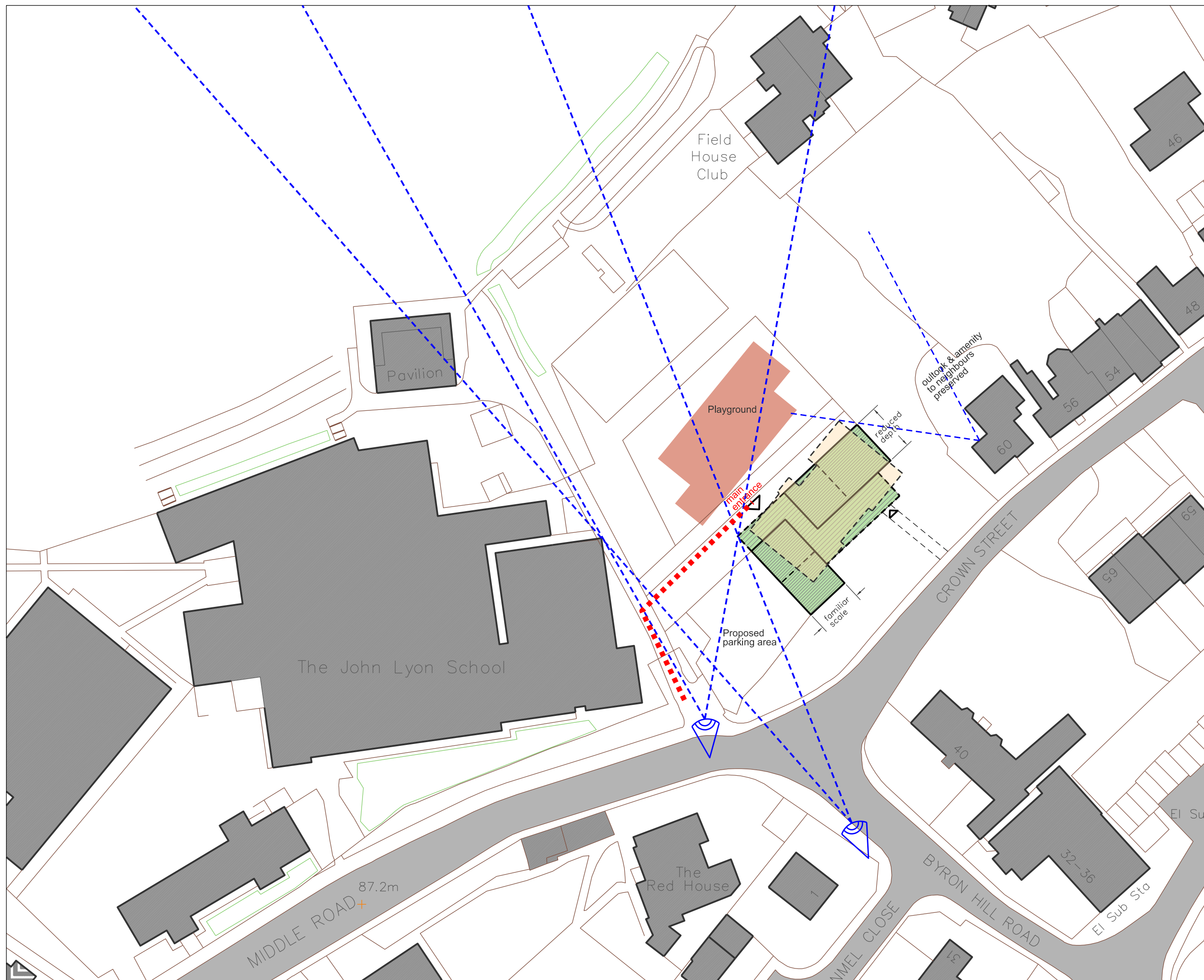
3 storeys



PROJECT	John Lyon School, new STEAM building
---------	--------------------------------------

TITLE
JLS Existing Oldfield House

SCALE	DATE Nov 2020
-------	------------------



Mr P Catherall
Chair
Harrow Hill Trust
Harrow-on-the-Hill

19th April 2021

By email only: pcatherall@hotmail.com

Dear Mr Catherall,

Thank you for your letter dated 31st March 2021 sent by email. It is my understanding that the position of the Trust is that you are again seeking a meeting with the School to discuss the construction of a replacement building for the existing Oldfield House in the same or similar location to that of the existing building.

As you are aware and mention in your letter, the School and the Council have already considered alternatives in detail including constructing a replacement building on the same site as the existing building. The School submitted to the Council in 2020 a report of its architects Curl la Tourelle Head entitled "Alternative Sites Study" demonstrating why this would not be acceptable. This followed deferral of the planning application decision in January 2020 at the request of the planning committee. The architects' Study was the subject of public consultation in October and November 2020 including meetings with representatives of residents, accepted by the Council's Officers who made a positive recommendation to the committee, and the subject the Supplementary Addendum Report of officers to the planning committee meeting held on 18th November 2020. The officers concluded "It is considered that the Local Planning Authority carried out the request of the Committee by exploring alternatives with the applicant and consulting with the local residents, allowing them to put their views forward". As far as I am aware, no evidence has been received by the School or the Council from you at any time to doubt the contents of that report or its conclusions.

The correspondence received from you subsequent to the decision of the Council in 24th November 2020 refusing planning permission has concerned a request by you for a meeting with the School to discuss the 'same site' option further. On behalf of the School I welcomed this and requested details from you of your proposals before a meeting is held in order that the meeting would be focused, the merits of such a proposal could be properly examined in advance by the School's consultant team and that unnecessary costs could be avoided or at least minimised. This was both logical and fair in all the circumstances and the School's request was made on the basis of both planning and legal advice. You made your position clear in correspondence in reply that you were not willing to put forward details and on that basis the appeal submission has been prepared, again as I made clear in earlier correspondence.

The School's position remains the same as previously stated in correspondence between us and it is on our consultants' and legal advice that the School is to lodge an appeal in the near future.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes

Mr E Allett
25A Middle Road
Harrow-on-the-Hill

By email only: alletts@aol.com

19th April 2021

Dear Mr Allett,

Thank you for your letter dated 9th April 2021 received by email with enclosures. It is my understanding that the position of the residents you represent is that they are again seeking a meeting with the School to discuss the construction of a replacement building for the existing Oldfield House in the same or similar location to that of the existing building. The enclosures indicate the form of development you and the residents propose, which is helpful to understand more clearly the case being made by them.

As you are aware, the School and the Council have already considered alternatives in detail including constructing a replacement building on the same site as the existing building. The School submitted to the Council in September 2020 a report of its architects Curl la Tourelle Head entitled "Alternative Sites Study" demonstrating why this would not be acceptable. This followed deferral of the planning application decision in January 2020 at the request of the planning committee. The architects' study was the subject of public consultation in October and November 2020, including meetings with representatives of local residents. Its conclusions were subsequently accepted by the Council's Officers who made a positive recommendation to the committee, and was the subject of the Supplementary Addendum Report of officers to the planning committee meeting held on 18th November 2020. The officers concluded: "It is considered that the Local Planning Authority carried out the request of the Committee by exploring alternatives with the applicant and consulting with the local residents, allowing them to put their views forward". As far as I am aware, prior to the attachment to your letter dated 9th April 2021, no evidence was received by the School or the Council at any time to challenge the contents of that report or its conclusions.

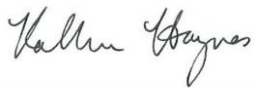
The correspondence received from you subsequent to the decision of the Council on 24th November 2020 refusing planning permission has concerned a request by you for a meeting with the School to discuss the 'same site' option further. On behalf of the School I welcomed this and requested details from you of your proposals before a meeting is held in order that the meeting would be focused, the merits of such a proposal could be properly examined in advance by the School's consultant team and that unnecessary costs could be avoided or at least minimised. This was both logical and fair in all the circumstances and the School's request was made on the basis of both planning and legal advice. This followed your letter dated 5th January 2021 where you made it clear that you did not see the benefit in elaborating on the objections previously made but suggested identifying a better scheme through discussions.

As I made clear in my letter dated 23rd March 2021, the School carried out a review of the case with a number of new consultants including revisiting your proposals. The conclusion reached was, on advice, to

appeal the refusal of planning permission and the appeal submission is being prepared by the School. Having considered your 'high level plans with brief notes' accompanying your recent email, the position of the School remains the same as previously stated in correspondence between us. The advice that it has received from its advisers and consultants is that your proposal does not meet the terms of the brief and would be an unacceptable and significantly inferior alternative to the revised proposal the subject of the planning application. The School will make its case clear in its evidence submitted on appeal.

I thank you for taking the trouble to draw up the plans and am sorry that we are unable to reach agreement on the way forward.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Katherine Haynes'.

Miss Katherine Haynes