

Our aim is to achieve sustainable buildings suited to the requirements of a modern preparatory school in sympathy with the existing historic fabric of the Listed Building and the 'Green Belt' landscape. In preparing our 'One School' vision we

- **School Activities**
All activities that would be expected in a School which encompasses educational provision from Reception to Year 8.
- **Administration**
Normal School office administration functions which include kitchens, maintenance and Estate Management.
- **Safety and Security**
Safety of movement around the site, security of premises but also replacement or renewal of those buildings or structures which in themselves are outworn, outdated or non compliant.
- **General Appearance**
Improvement in the appearance of the School's estate and that of individual buildings where needed and possible.
- **Energy Conservation and Efficiency**
Improvement in energy efficiency by introducing more efficient methods and systems.
- **Economic Viability and Growth**
To continue to upgrade and improve facilities in order to remain attractive in a competitive commercial environment.
- **Operational Effectiveness**
The arrangement of buildings and activities may mean operating practices may need to be improved, by rearranging uses through new development or reconfiguration.
- **Community Benefit**
To sustain and develop our relationship with the Local Community, by facilitating and encouraging the wider use of school premises and facilities by the community.
- **Preservation**
It is important any proposal aims to foster and develop links to the heritage of the buildings and surrounding landscape through the development process.
- **Statutory Requirements**
Statutory regulations may lead to requirements for new facilities, services or methods, which in themselves may justify new development proposals.
- **Unification**
To reinforce our 'One School' vision by unifying The Pre Prep with The Prep School.

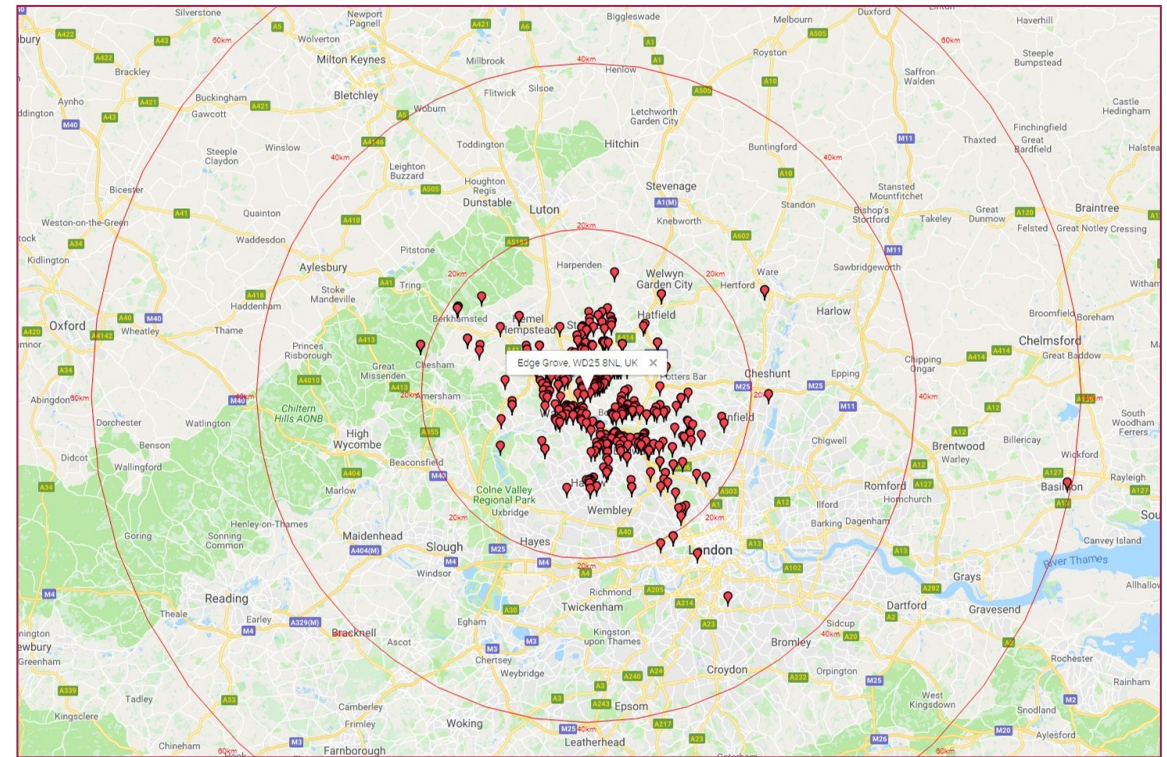


EDGE GROVE AND THE LOCAL COMMUNITY

For over 80 years Edge Grove School has been providing a much needed facility for the local community and beyond with a range of boarding and day pupil places being offered. In recent years, the emphasis has tended more towards the local community with a reduction in the demand for full boarding places in preference to flexi or weekly boarding basis by local families. The Post Code Analysis (as at December 2015 with 400 pupils) opposite demonstrates that the majority of parents whose children attend the School live in the immediate local community.

The School maintains strong links with the community across a range of stakeholders with activities that include the provision of facilities for:-

- Garston Ladies Football Club
- Hertfordshire Mavericks Netball Club
- Fairfield Primary School
- Radlett Lodge School for the National Autistic Society
- Spiral Partnership Trust
- Rexton House Pre-School
- Radlett Light Opera Society
- Radlett Cricket Club
- Radlett Lawn Tennis & Squash Club
- St John the Baptist Parish Church in Aldenham
- Kestrel Grove Nursing Home
- Club Excel Holiday Clubs



Pupil Distribution 2019

EDGE GROVE AND THE BUSINESS COMMUNITY

With a current annual turnover of £7.6 million and providing employment to over 150 staff, Edge Grove is not only a prominent local employer but is also an important provider to the business community through a policy of utilising local suppliers & services wherever possible. Capital investment in the site over the 10 years to 2015 totalled over £2.3 million with further expenditure of £0.9 million in fixtures & fittings.

Edge Grove is a tenant of Hertfordshire County Council and, via rental payments, contributes in excess of £50,000 per annum to the County Council. Rates & Council Taxes paid to Hertsmere Borough Council totalled in excess of £19,750 in the year to August 2020.

EDGE GROVE CHARITABLE STATUS

The School is administered by Edge Grove School Trust Ltd and is a registered Charity No 00947085 the general aims of which are the advancement and promotion of education. All surplus funds are re-invested into the infrastructure of the school for the promulgation of those aims.

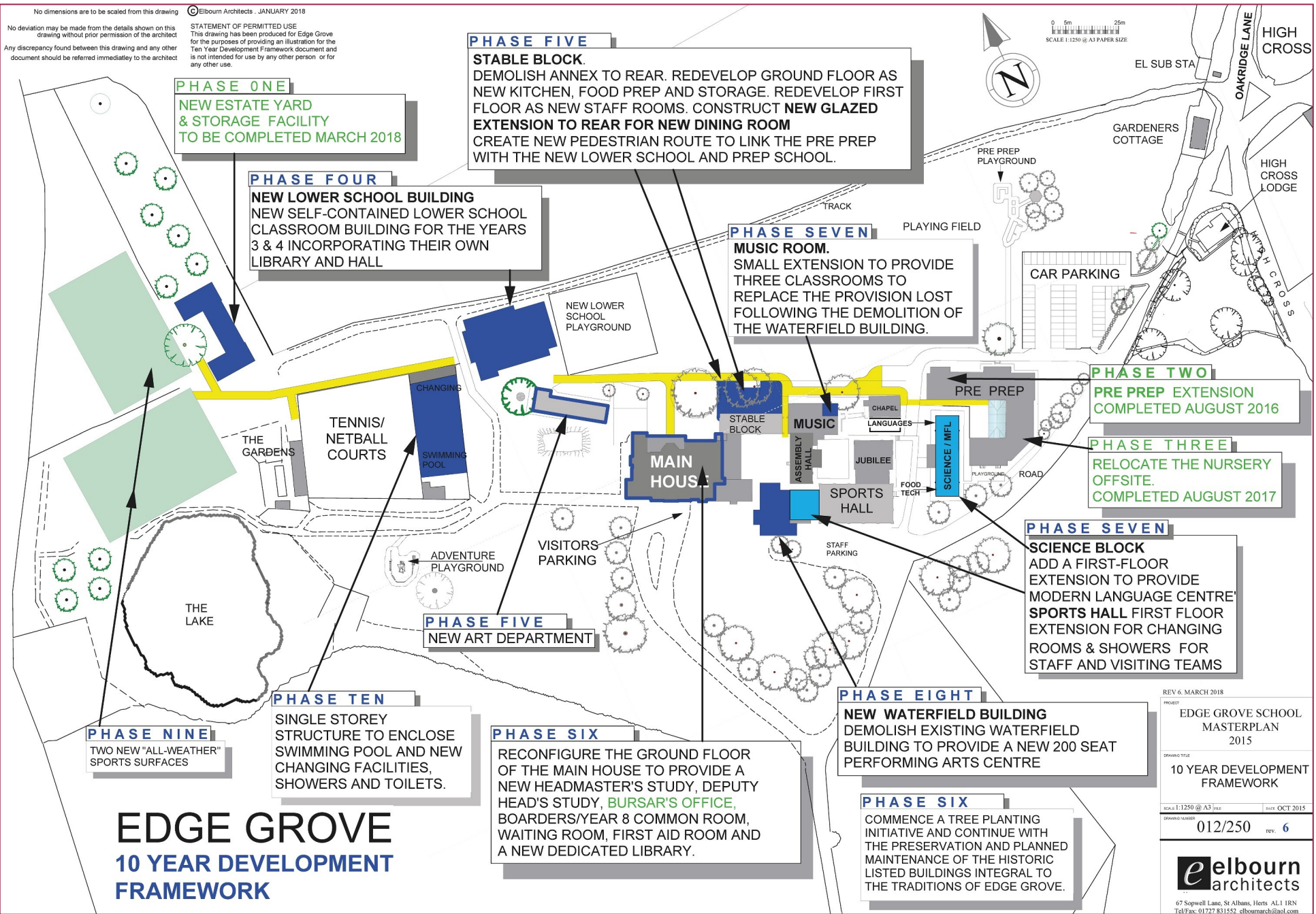
THE 10 PHASES OF OUR 'ONE SCHOOL' VISION

Our 'One School' vision establishes a phased programme of new building work and repairs that subject to the planning process, financial resources being available and the changing educational needs are planned to be carried out over the next ten years.

- PHASE 1** Relocate the Estates Yard/ School Storage Facilities into a new building south of Cub Wood.
- PHASE 2** Extend the Pre-Prep to provide a dedicated Library and Computer room and to allow a three class entrant from Reception.
- PHASE 3** Relocate the Nursery offsite to a new improved facility to maintain pupil numbers within the Planning Cap.
- PHASE 4** Build a new sustainable contemporary Lower School for Years 3/4 to replace the outdated temporary buildings. Reinstate the formal Gardens to the rear of the Main House.
- PHASE 5** Provide a new 'state of the art' kitchen, food preparation, storage and dining resource within a refurbished Stable Block to incorporate a new centrally located Staffroom/meeting rooms. Relocate the Art Department into it's own building in the former Junior School. Introduce a new pedestrian route to link the Pre-Prep with the New Lower School and Prep School.
- PHASE 6** Reconfigure the ground floor of the Main House to provide a new Head's Study, Deputy Head's Study, Bursar's Office, Boarders/Year 8 Common Room, Waiting Room, First Aid Room and a new dedicated centrally located school Library. Commence a Tree Planting Initiative and continue with the preservation and planned maintenance of the historic 'Listed' Buildings integral to the traditions of Edge Grove.
- PHASE 7** Extend/Replace the existing Science/Modern Language Building into a larger dedicated facility possibly with a 'Link' to the Jubilee Building. Extend the existing sports changing facility to include first floor changing rooms for staff and visiting teams. Add a small extension to the existing Music Room to provide three classrooms to replace the provision which will be lost following the demolition of the Waterfield Building.
- PHASE 8** Demolish the unsightly 1970's Waterfield Building to be replaced with a new sustainable Performing Arts Centre capable of seating 200 persons.
- PHASE 9** Provide additional sporting facilities to include two new 'all-weather' sports surfaces within the 'Pigsty' Sports Area, the upgrading of the Cricket Pavilion on the Main Field and the levelling and installation of suitable drainage to the 'Paddock' Playing Fields.
- PHASE 10** Construction of a single storey structure to enclose the existing Swimming Pool, to incorporate new changing facilities, showers and toilets or the provision of a new swimming pool facility in a separate building.

No deviation may be made from the details shown on this drawing without prior permission of the architect. Any discrepancy found between this drawing and any other document should be referred immediately to the architect.

STATEMENT OF PERMITTED USE
This drawing has been produced for Edge Grove for the purposes of providing an illustration for the Ten Year Development Framework document and is not intended for use by any other person or for any other use.



PHASE ONE
NEW ESTATE YARD & STORAGE FACILITY TO BE COMPLETED MARCH 2018

PHASE FIVE
STABLE BLOCK.
DEMOLISH ANNEX TO REAR. REDEVELOP GROUND FLOOR AS NEW KITCHEN, FOOD PREP AND STORAGE. REDEVELOP FIRST FLOOR AS NEW STAFF ROOMS. CONSTRUCT NEW GLAZED EXTENSION TO REAR FOR NEW DINING ROOM
CREATE NEW PEDESTRIAN ROUTE TO LINK THE PRE PREP WITH THE NEW LOWER SCHOOL AND PREP SCHOOL.

PHASE FOUR
NEW LOWER SCHOOL BUILDING
NEW SELF-CONTAINED LOWER SCHOOL CLASSROOM BUILDING FOR THE YEARS 3 & 4 INCORPORATING THEIR OWN LIBRARY AND HALL

PHASE SEVEN
MUSIC ROOM.
SMALL EXTENSION TO PROVIDE THREE CLASSROOMS TO REPLACE THE PROVISION LOST FOLLOWING THE DEMOLITION OF THE WATERFIELD BUILDING.

PHASE TWO
PRE PREP EXTENSION
COMPLETED AUGUST 2016

PHASE THREE
RELOCATE THE NURSERY OFFSITE.
COMPLETED AUGUST 2017

PHASE SEVEN
SCIENCE BLOCK
ADD A FIRST-FLOOR EXTENSION TO PROVIDE MODERN LANGUAGE CENTRE
SPORTS HALL FIRST FLOOR EXTENSION FOR CHANGING ROOMS & SHOWERS FOR STAFF AND VISITING TEAMS

PHASE FIVE
NEW ART DEPARTMENT

PHASE TEN
SINGLE STOREY STRUCTURE TO ENCLOSE SWIMMING POOL AND NEW CHANGING FACILITIES, SHOWERS AND TOILETS.

PHASE NINE
TWO NEW "ALL-WEATHER" SPORTS SURFACES

PHASE SIX
RECONFIGURE THE GROUND FLOOR OF THE MAIN HOUSE TO PROVIDE A NEW HEADMASTER'S STUDY, DEPUTY HEAD'S STUDY, BURSAR'S OFFICE, BOARDERS/YEAR 8 COMMON ROOM, WAITING ROOM, FIRST AID ROOM AND A NEW DEDICATED LIBRARY.

PHASE EIGHT
NEW WATERFIELD BUILDING
DEMOLISH EXISTING WATERFIELD BUILDING TO PROVIDE A NEW 200 SEAT PERFORMING ARTS CENTRE

PHASE SIX
COMMENCE A TREE PLANTING INITIATIVE AND CONTINUE WITH THE PRESERVATION AND PLANNED MAINTENANCE OF THE HISTORIC LISTED BUILDINGS INTEGRAL TO THE TRADITIONS OF EDGE GROVE.

EDGE GROVE

10 YEAR DEVELOPMENT FRAMEWORK

REV 6 MARCH 2018
PROJECT: EDGE GROVE SCHOOL MASTERPLAN 2015
DRAWING TITLE: 10 YEAR DEVELOPMENT FRAMEWORK
SCALE 1:1250 @ A3 SIZE DATE: OCT 2015
DRAWING NUMBER: 012/250 REV. 6
eelbourn architects
67 Sopwell Lane, St Albans, Herts AL1 1RN
Tel/Fax: 01727 831552. elbournarch@aol.com

PHASE 1

RELOCATE THE ESTATES YARD/ SCHOOL STORAGE FACILITIES

THE PROPOSAL

The Estates Yard/School storage facilities currently comprise four timber sheds which will need to be removed as they are currently located on the site for the proposed new Lower School building.

The dilapidated structures situated along the northern elevation of the listed Walled Garden have now been removed and the listed wall has been restored.

A new 2.5m wide pedestrian access is to be created adjoining the northern 'Listed' wall to the Walled Garden to provide a secure passage for pupils/staff/visitors to the 'Pigsty' Sports Area.

OUR VISION

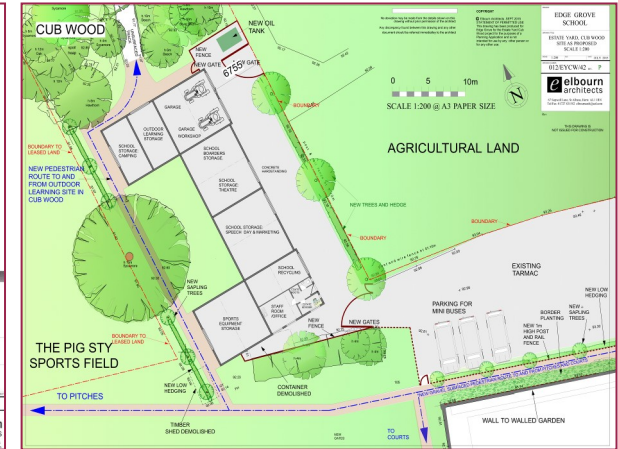
The new Estate Yard/School Storage facilities will be relocated away from the school to a new self-contained site south of Cub Wood.

Planning Permission was granted on the 18th November 2015 for a single storey clad building of approximately 405m² under a steel roof.

The new building will provide new garaging for the Estates machinery and a workshop, together with Estate Manager's office, tea station, staffroom, toilets. Most importantly, the new facility will provide much needed storage areas especially for the Theatre Department, Sport Equipment and Forest School. The site will include a new School recycling centre and pedestrian access.

PHASE 1 - COMPLETED

Total Cost of Completed Project: £200,025
Date Completed: March 2018



PHASE 2

EXTEND THE PRE-PREP TO PROVIDE TWO ADDITIONAL CLASSROOMS

THE PROPOSAL

The Pre-Prep was successfully extended in 2007 to include additional classrooms and a partially covered playground. The increasing popularity of the Pre-Prep has led to a reappraisal of the existing school structure.

At present the Pre-Prep comprises one Nursery Class (20 children), and two classes in Reception, Year 1 and Year 2 (40 children in each year group) being in total seven classrooms. The existing Prep school structure allows for a further intake of 20 pupils when moving up to Year 3, however, in recent years this intake has declined as parents desire their children to be settled in a school before Year 3.

There is now a need to extend Reception, Year 1 and Year 2 to a three class entrant intake of 16 children in each classroom.

OUR VISION

To achieve a three class entrant intake from Reception to Year 2 requires two additional rooms to the existing Pre-Prep site which will have dual use as dedicated Library and Computer rooms incorporating additional storage facilities,

It is therefore proposed to extend the western wing of the Pre-Prep with a single storey extension of approximately 79m².

The proposed new extension is to be constructed of fair faced forticrete architectural masonry blocks under a tiled roof, to blend with the existing buildings in order to provide a coherent facility. There will be a reconfiguration of the existing facilities within the Pre-Prep to provide a logical progression from Reception through to Year 2. Planning Permission was granted on the 24th November 2015.

PHASE 2 - COMPLETED

Total Cost of Completed Project: £472,800
Date Completed: August 2016



PHASE 3

RELOCATE THE NURSERY OFFSITE TO A NEW IMPROVED FACILITY TO MAINTAIN PUPIL NUMBERS WITHIN THE PLANNING CAP

THE PROPOSAL

Since 2006 the School has been subject to a planning condition stating “The total number of Pupils attending Edge Grove School at any one time should not exceed 400 of which no more than 150 shall attend Hart House”.

In order to maintain a three class entrant from Reception and so as not to breach the Pupil Cap, the Nursery is to be relocated offsite into a new improved facility in Aldenham Village which is within walking distance of the Main School.

OUR VISION

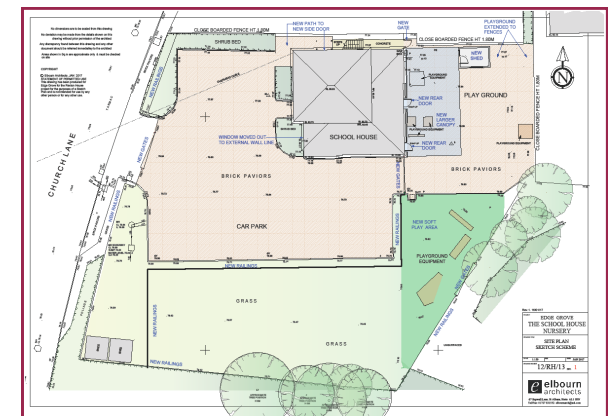
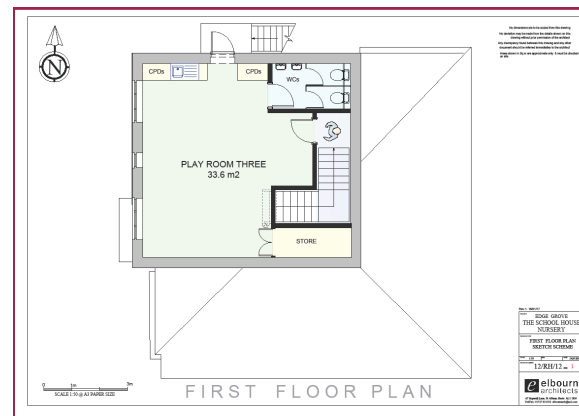
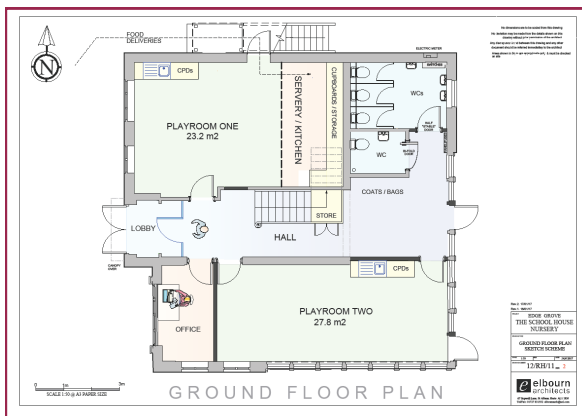
The School acquired an existing Nursery premises at The School House, Church Lane, Aldenham WD25 8AP which has been refurbished to provide a new first class Nursery facility.

This new facility has enabled the School to extend their existing Nursery provision from 8.00 a.m. to 6.00 p.m. and to increase the intake of children aged 3/4 to 40 children, The new Nursery is known as Edge Grove Pre-School.

PHASE 3 - COMPLETED

Total Cost of Completed Project:
Date Completed:

£731,000
August 2017



PHASE 4

BUILD A NEW SELF-CONTAINED LOWER SCHOOL CLASSROOM BUILDING



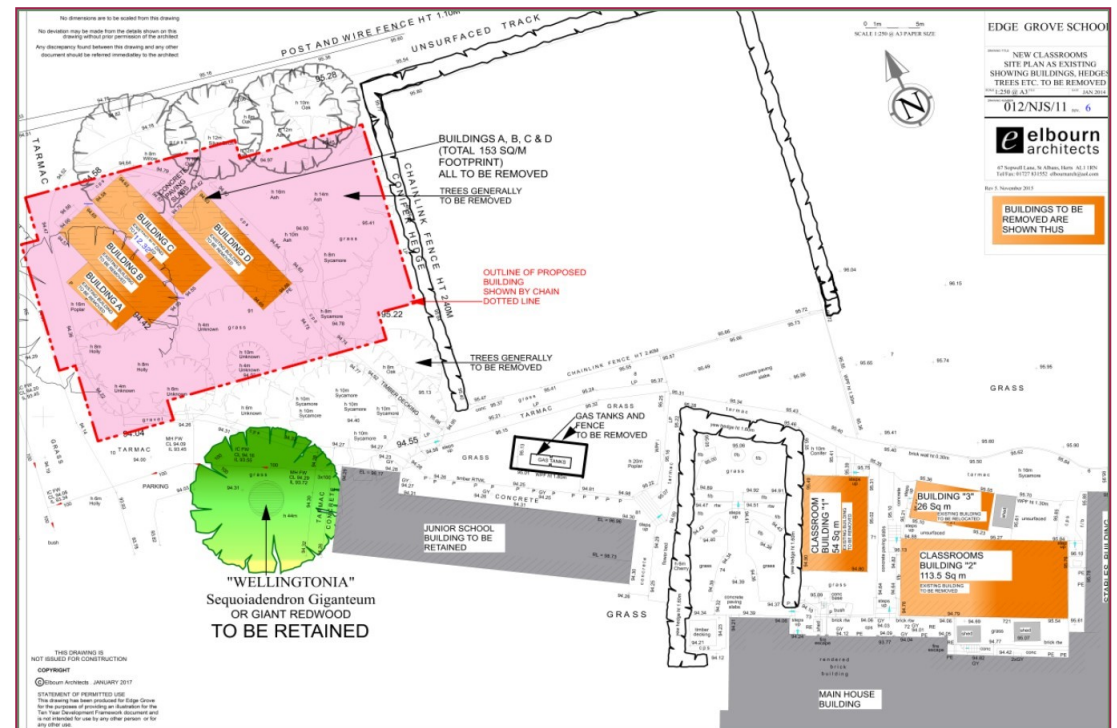
THE PROPOSAL

Since 1996, the Lower School, being Years 3 and 4, has been housed in two temporary classrooms located immediately to the rear of the Main House. These temporary classrooms are unsatisfactory and detract from the historic setting of the Main House.

Not only is there a practical need to replace these outdated and tired structures, there is an educational necessity to relocate the Lower School into a new self-contained building.

Once Planning Permission has been obtained for the new Lower School Classroom building, the two temporary classrooms together with the former Scout Hut immediately to the rear of the Main House will be demolished and whereupon the formal gardens will be reinstated.

These gardens will link into a new pedestrian route to be created to the rear of the school to improve pupil movement around the site and to reinforce our 'One School' vision.



OUR VISION

A NEW CONTEMPORARY DESIGNED SUSTAINABLE LOWER SCHOOL BUILDING

Our vision is for a new contemporary designed sustainable Lower School building located on the former site used as the Estates Maintenance Area (as identified in Phase 1) to the west of the existing Astro turf playground, with special attention to protect the tree roots of the nearby 'Wellingtonia' tree.

This proposal acknowledges quality contemporary design with an innovative double curved roof seeking to create a welcoming porch which opens up the multi-purpose hall of the new Lower School to the school grounds. The generous roof overhang provides shading to the full height windows of the multi-purpose hall and limits solar heat gain, whilst affording sweeping views of the school grounds from inside the building.

The layout accommodates the space requirements on a single level and is cantilevered to avoid the tree root network of the protected Wellingtonia tree. The proposal seeks to reduce mass in accordance with Green Belt and Planning requirements.

Internally, the building will accommodate six spacious classrooms, a multi-function hall incorporating an open plan library, pupil and staff toilets, storage and ancillary meeting room and Head of the Lower School office.

The entire building will be heated by air source heat pumps, and there is an objective that a minimum of 20% of the total value of materials specified on the project will be derived from recycled and re-useable content in the products and materials selected.

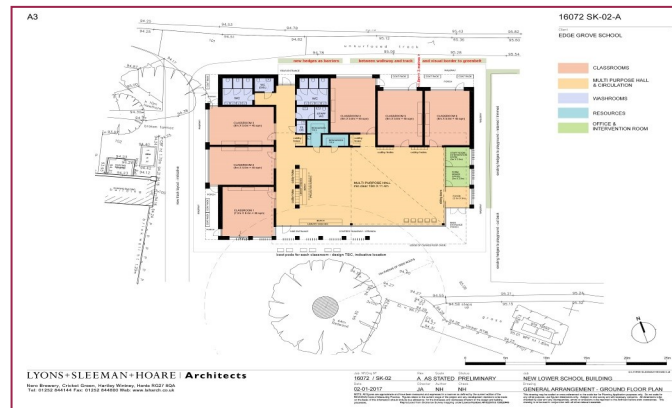
Planning Consent was obtained on the 22nd December 2017.



PHASE 4 - COMPLETED

**Total Cost of Completed Project:
Date Completed:**

**£3.8 million
October 2019**



PHASE 5

RELOCATE THE KITCHEN/DINING ROOM TO A NEW CENTRAL LOCATION

THE PROPOSAL

Currently the kitchen, food preparation, storage and dining facilities are located within the central core of the ground floor of the eighteenth century part of the Main House.

Whilst adequate, these facilities fall well below current standards offered by other preparatory schools. Dining facilities are cumbersome and concerns have been highlighted due to the poor access via a narrow corridor. The ancillary food preparation, storage and kitchen staff facilities have long been highlighted as an area of concern. Smells emanate throughout the Main House which is not pleasant for staff, occupants or visitors.

There is a need for a new kitchen and dining resource centrally located within the school that has the capacity to deliver a total of up to 465 meals every lunchtime in two successive sittings.

The art department is located on the first floor of the Stable Block and comprises two classrooms separated by an open storage area. In spite of these limitations, Edge Grove's artwork is of a very high standard however there is an essential educational need for an improved art resource in a dedicated building.

The School's Staffroom is located in the Main House at the most westerly point of the school. Due to the location, the staffroom is not used by all the staff who instead use satellite staffrooms. There is a need for a single centrally located staffroom where all the staff can meet and relax.

The school is regarded as fragmented, with no dedicated pedestrian route between the Pre-Prep, Lower and Upper School. There are a number of 'pinch points' which could result in accidents. A new pedestrian access route is desired to improve safety and circulation around the school site by the linking of the different areas of the school to endorse our 'One School' vision.



Front elevation of Stable Block



Rear walkway



'The Arches'



Rear elevation of Stable Block

OUR VISION

Our vision is to undertake a sensitive refurbishment of the existing Stable Block in connection with the construction of a new contemporary extension to provide a 'state of the art' kitchen and dining resource which will cater for all pupils/staff and to provide a focal point for the school to meet at lunchtimes to reinforce our 'One School' vision.

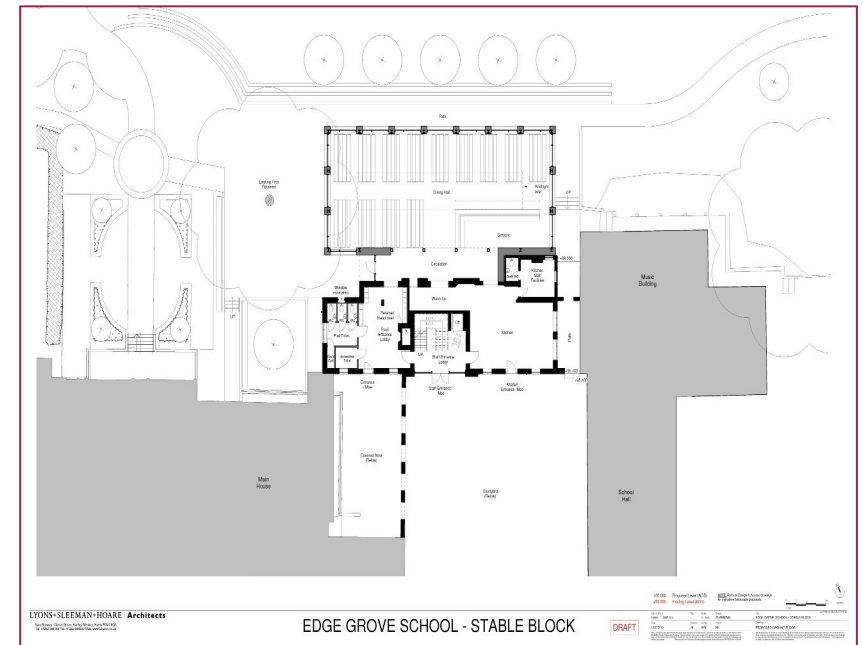
As well as providing a modern kitchen, the project will create a food hall style servery housed in the new extension/refurbished stable block to provide a welcoming, inviting, environment for school diners and visitors for match teas. The first floor is to be refurbished to provide a new centrally located school staffroom with ancillary meeting rooms. The Art Department is to be relocated into it's own dedicated building with excellent natural daylight overlooking the Headmaster's lawn.



Whilst being sympathetic to the existing historic building. The scheme includes the opening up of the original coach entrance with glazing, the refurbishment and enhancement of the existing Stable Block and a new contemporary single storey extension designed to blend with the New Lower School to provide a consistent and cohesive development to the School's new structures. The Arches' are to be enclosed to provide a weather protected route between the Main House and the new Kitchen/Dining resource, which will incorporate new notice boards to become the central information heart of the School for Parents and pupils alike.

In order to link the Pre-Prep, the Lower and Upper Prep School to the new Dining resource, it is planned to continue the tree lined pedestrian route parallel to the 'Paddock' playing field, to provide a safe and practical means of access to the new kitchen and dining resource whilst promoting our 'One School' vision by providing a dedicated route to all areas of the school.

Projected costs: £1.8 million
Funding: Existing School Resources, Bank Finance and School Development Fund
Implementation Dates: July 2021 – September 2022



PHASE 6

RECONFIGURE THE GROUND FLOOR OF THE MAIN HOUSE

THE PROPOSAL

The relocation of the kitchen, food preparation, storage and dining room to the newly converted/extended Stable Block, will free space in the Main House allowing a reconfiguration of the existing layout.

The Headmaster is in need of a study/meeting room which befits his status. The Deputy Head's study is to be removed from public view. The School reception would benefit from a proper waiting/meeting room.

The general office and Bursary are currently located to the rear of the Main House. Whilst this has been successful in forming an administrative and management core with an increase in staff, the office areas are now very cramped and inefficient and there is a requirement for additional office space.

There is an educational need to provide a library and study area for everyday use by both day and boarding pupils and a social need to reinstate the Year 8/Boarders common room.

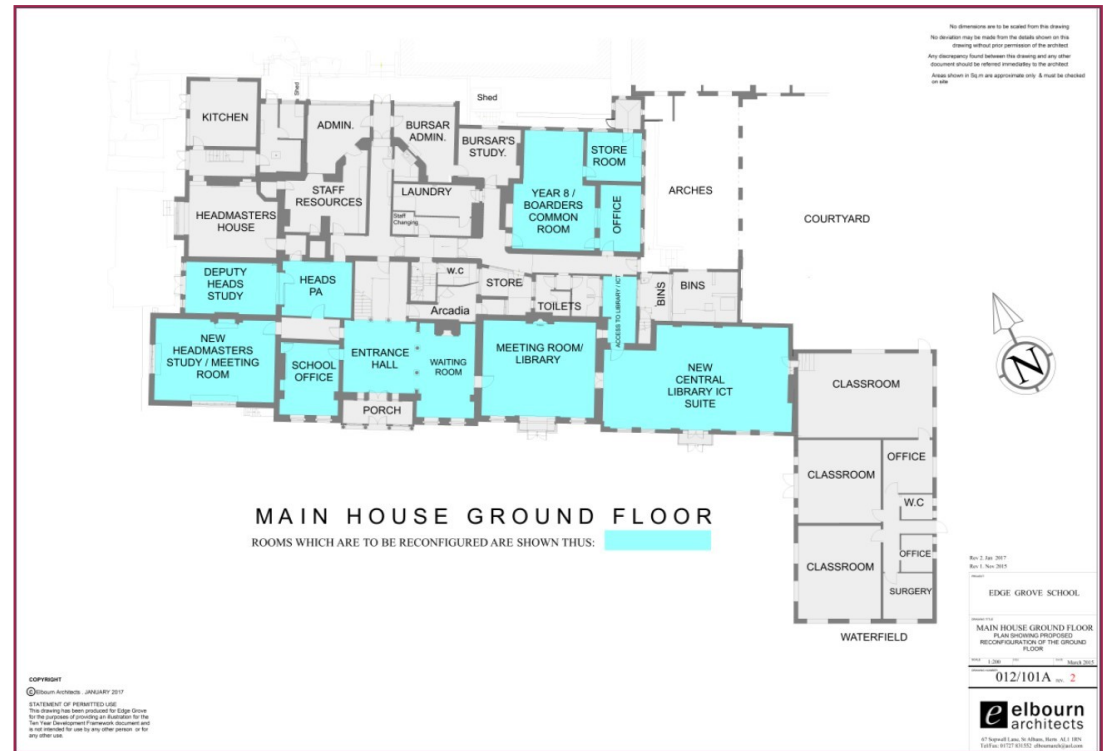


OUR VISION

The reconfiguration of the ground floor of the Main House will create an Headmaster's Study which will incorporate a relaxing seating area to welcome new parents together with a meeting table to hold both Staff/Governor meetings.

The Deputy Head's study will be relocated to the former Headmaster's study.

The School Office is to be relocated across the Entrance Hall into the existing waiting room. An enlarged waiting room is to be provided in the main entrance hall by the removal of the partition separating the present School Office from the Entrance Hall.



The former kitchen/wash-up areas will be converted to provide a welcome return of the Boarders/Year 8 Common Room conveniently located next to the entrance to the Headmaster's courtyard and adjoining the First Aid office.

The former Dining Room is to be converted into a new dedicated library and computer room incorporating study areas to allow pupils to research topics whether by reference to books or via supervised use of the internet. There will also be areas for personal reading and private study.

In the Summer of 2016 the Bursary office was extended into areas previously used as the kitchen staffroom to provide a much needed enlarged Bursar's Office.

Projected costs:
Funding:
Partial Completion:
Implementation Dates:

£100,000
Existing School Resources
Summer 2016
July 2022 – September 2021

PHASE 6 (continued)

COMMENCE A TREE PLANTING INITIATIVE

THE PROPOSAL

During the last ten years a number of trees throughout the school grounds have been lost due to disease, age, natural elements or redevelopment proposals.

A new tree planting initiative is to be introduced to plant trees of varying species over the next ten years to provide a diverse mix of woodland throughout the



Tree Planting Initiative along main driveway

OUR VISION

The new tree planting initiative is to commence with the planting of 'Architectural' trees interwoven with low level hedging along the new pedestrian access to the 'Pigsty' Sports Area and the creation of a 'Stumpery'. Thereafter different species of trees will be planted to revitalise the grounds with special emphasis on tree lined pedestrian routes. The Tree Planting Initiative will be concluded by the planting of a new 'Cedar of Lebanon' Tree on the front main lawn.

PHASE 6 - PARTIALLY COMPLETED

Total Cost of Project to date: £10,000
Date Partially Completed: Summer 2019



Indicative Stumpery



Grade II Listed Assembly Hall



Indicative 'Cedar of Lebanon'

PRESERVE AND MAINTAIN THE HISTORIC FABRIC OF THE BUILDINGS

THE PROPOSAL

Considerable investment has been expended in recent years on the maintenance of the fabric of the school's historic buildings. This has included the regular redecoration of the Main House and other historic buildings together with additional repairs and maintenance being undertaken on a periodic basis.

The only exception relates to the existing heating system to the Main House which at some stage will require a complete overhaul or replacement to a more efficient system.



Refurbished northern wall to the Walled Garden

OUR VISION

Whilst the fabric of the historic buildings will continue to be maintained, our vision includes the restoration of the stable block as part of creating a new kitchen and dining resource and the sensitive restoration of the northern wall to the Walled Garden as part of the plans to relocate the Estates Yard.

PHASE 6 - COMPLETED

Total Cost of Completed Project: £12,000
Date Completed: Summer 2016

PHASE 7

TO REPLACE THE EXISTING SPORTS CHANGING FACILITIES

THE PROPOSAL



Whilst changing facilities have been upgraded within the existing Sports Hall to satisfy current standards, these facilities are still lacking for the school's needs.

There is no separate changing provision for visiting schools, and staff changing facilities are inadequate. Furthermore, with the proposed redevelopment of the Stable Block into a new Dining facility, the existing Junior School changing rooms are to be demolished and will need to be relocated elsewhere onsite.

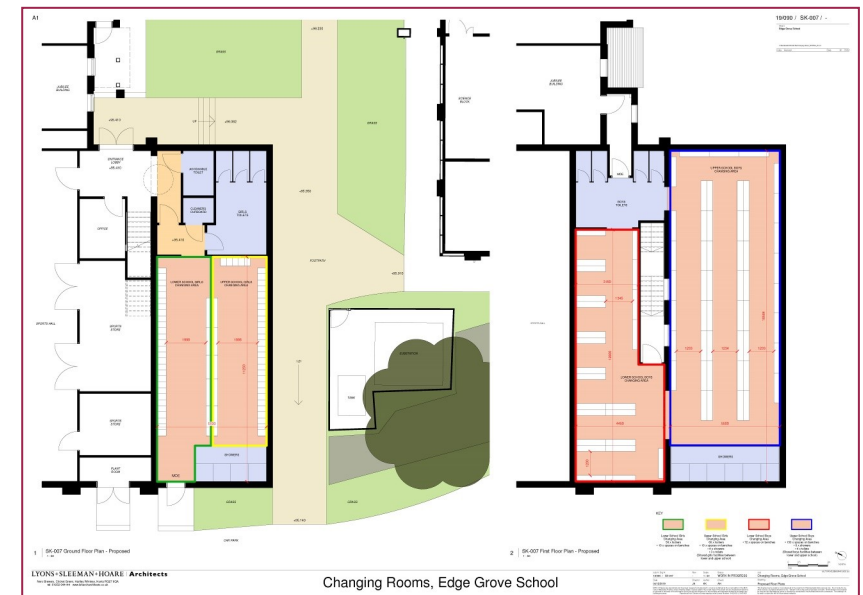
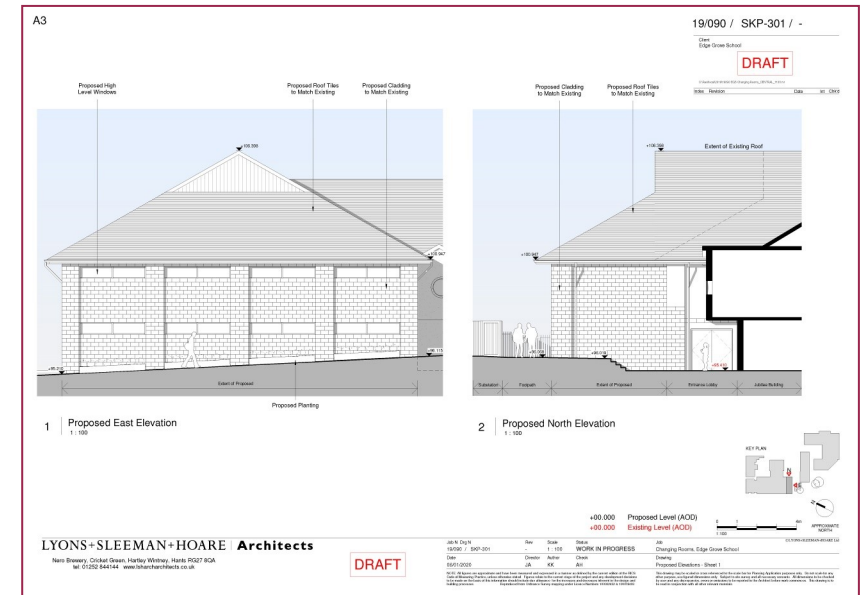
Planning Permission was obtained in August 2009 to extend the Sports Hall but which was

OUR VISION

It is proposed to revisit the proposal to extend the existing east elevation of the Sports Hall into a new two storey facility to provide additional pupil/staff/visitor changing rooms at ground/first floor. Although this proposal has been listed as a separate phase there is every likelihood these works will need to be undertaken prior to the conversion of the Stable Block into a new Dining resource to replace the proposed demolition of the junior changing rooms.

Projected costs:
Funding:
Implementation Dates:

£500,000
Existing School Resources and Sponsorship
July 2020—December 2020



PHASE 7

TO EXTEND/REPLACE THE EXISTING SCIENCE/MODERN LANGUAGE BUILDING INTO A LARGER DEDICATED FACILITY



THE PROPOSAL

With Edge Grove situated within curtilage of a Grade II Listed Building and the Green Belt, obtaining Planning Permission for any new development is always a challenge. It is important, therefore, for the School to utilise any space available to its maximum potential.

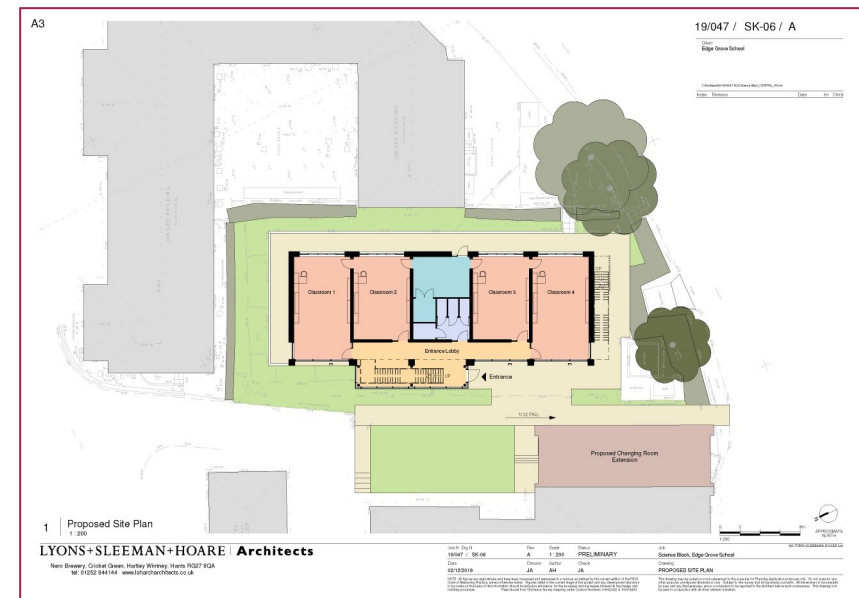
The Local Planning Authority, hypothetically, draw a red line around the site of the School, in which they will allow areas to be redeveloped. Outside this red line, they will object to any new schemes on principle but usually on grounds the development will be either “detrimental to the main listing of the house” or “the impact on the openness of the Green Belt”.

One building however, which has been identified as being capable of redevelopment is the existing Science/Modern Language building. Built in the 1990’s this single storey building is set lower in the landscape and fronts the side elevation to the sports hall.

OUR VISION

To either extend the existing building by adding a simple first floor extension or to redevelop the entire building into a new contemporary designed Science/Modern Language facility. This new building will create additional learning areas for the Science and Modern Languages Departments and to extend the popular Edge Grove Cookery School.

Projected costs: £1.5 Million
Funding: Existing School Resources, Bank Finance and Development Fund
Implementation Dates: July 2022 – September 2023



PHASE 8

PROVIDE A DEDICATED BUILDING FOR THE PERFORMING ARTS



THE PROPOSAL

Currently the Assembly Hall is used for the Performing Arts of Music, Drama and Dance. The school has now outgrown this space as the demand for concerts, productions and shows increase on the school curriculum. There is a demand for a new building centrally located within the school to seat 200 persons, providing a proper stage and facility to aid the ever increasing numbers of children's activities and performances.

The Waterfield Building was constructed in the 1970's. It is an unattractive inefficient single storey structure which detracts from the visual appearance of the Main House to which it is annexed as it is set too far forward, creating an access pinch point.



OUR VISION

Our vision is to demolish the Waterfield Building and construct in its place a new sustainable building suitable for the Performing Arts to provide a dedicated space for music, drama and dance.

The new building will contain an auditorium for 200 persons with new Music, Drama and Dance studios.

The new building will provide the opportunity to re-plan the pedestrian access to the front of the school which by design will enhance the visual aspect of the Grade II Listed Main House.



**Projected costs:
Funding:**

Implementation Dates:

**£3.6 million
Existing School Resources, Bank
Finance and Development Fund
July 2024 – September 2025**

PHASE 9

TO PROVIDE ADDITIONAL SPORTING FACILITIES

THE PROPOSAL

Sport is another noted strength of the school. Edge Grove offers over 25 sports and all pupils are encouraged to take part in games and sports which they enjoy not only for success but also for fun and fitness.

Pupils are engaged in sporting activities for between five and ten hours per week with weekly fixtures arranged against other schools.

(i) 'All Weather Pitches'

In order to keep pace with changing educational standards and to support these scholarship students, there is a need for two new 'all weather' sports surfaces within the 'Pigsty' Sports Area which would benefit pupils taking part in team sports including football and hockey.

(ii) Upgrade the Cricket Pavilion

The Cricket Pavilion on the sports field at the main entrance no longer serves the needs of the school with a lack of suitable toilets and changing facilities. There is a need to upgrade the existing Cricket Pavilion.

(iii) Levelling the 'Paddock' Playing fields

Installation of proper drainage and a levelling of the 'Paddock' playing field will improve the playing areas within the school grounds for match fixtures and play areas.

Subject to further investigations, the levelling of the Paddock may offer the opportunity to consider the installation of Geothermal heating to replace the heating in the Main House.



The Cricket Pavilion



The Paddock Area



OUR VISION

(i) All Weather Pitches

There is a demand for 'all weather' sports surfaces to enable a greater use of sports facilities during periods of inclement weather when matches/fixtures are cancelled due to waterlogged/frozen facilities. The surface to the walled garden was replaced with a 2G All Weather Sports facility.

PHASE 9 - COMPLETED

Total Cost of Project:

£58,420

Date of Completion:

March 2019

(ii) Upgrade the Cricket Pavilion

Approaching Edge Grove through the Main Entrance is one of the endearing features of Edge Grove with the sports field and Cricket Pavilion immediately to your left. The Cricket Pavilion is now in need of a complete overhaul/redevelopment in order to provide facilities expected by visiting teams such as separate changing rooms, male/female toilets, a tea station and a general area to serve lunches and match teas. Although no designs have been sought, this scheme offers an excellent opportunity for sponsorship/naming rights of the new Pavilion to meet the cost of the new facility.

Projected costs:

£150,000

Funding:

Sponsorship

(iii) Levelling the 'Paddock' Playing fields

A school's sporting heritage can be defined by the excellence of its facilities. The Paddock has long been an area compromised by the sloping terrain and therefore is only used for Colts football/rugby and not any higher level of sports use. By levelling this area, and installing suitable drainage, the Paddock will be available for the use of other sports including hockey, lacrosse, rounders, cricket and athletics which are otherwise only played on the Main Sports Field.

Projected costs:

£180,000

Funding:

Existing School Resources

Implementation Dates: July 2023 – September 2024

PHASE 10

CONSTRUCTION OF A SINGLE STOREY STRUCTURE TO ENCLOSE A NEWLY REFURBISHED SWIMMING POOL, WITH NEW CHANGING FACILITIES, SHOWERS AND TOILETS.

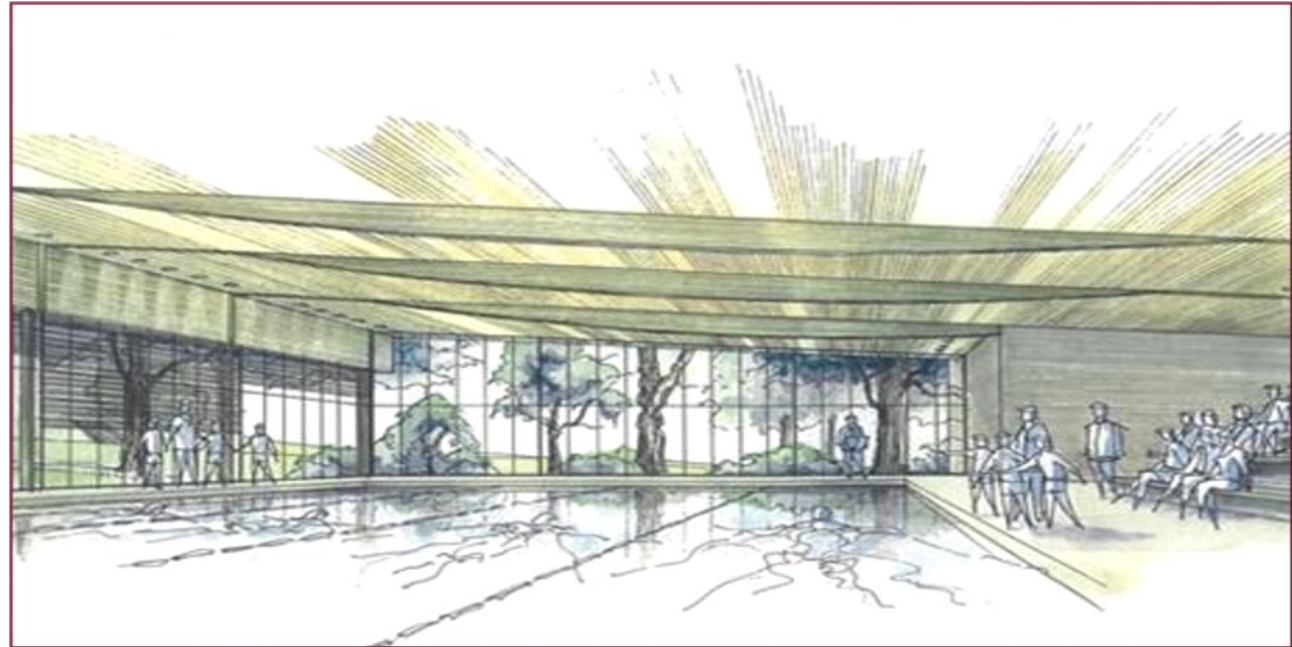
THE PROPOSAL

Edge Grove has long been very fortunate to have their own outdoor Swimming Pool facility but the changing rooms/toilet facilities are tired and inadequate for a co-educational school.

Whilst refurbishment of this facility has been considered the cost has always been outweighed by the actual usage of the facility. Invariably, the Swimming Pool is only used for three months of the year being May – July and even then depending on weather conditions.

Some years ago there was a proposal to enclose the pool with a 'plastic dome' but this was rejected by the Local Planning Authority as being inappropriate development in the Green Belt.

There is a growing interest across all ages to enhance the swimming resource to provide support to potential swimming scholars by enhancing the training environment.



Indicative Impression

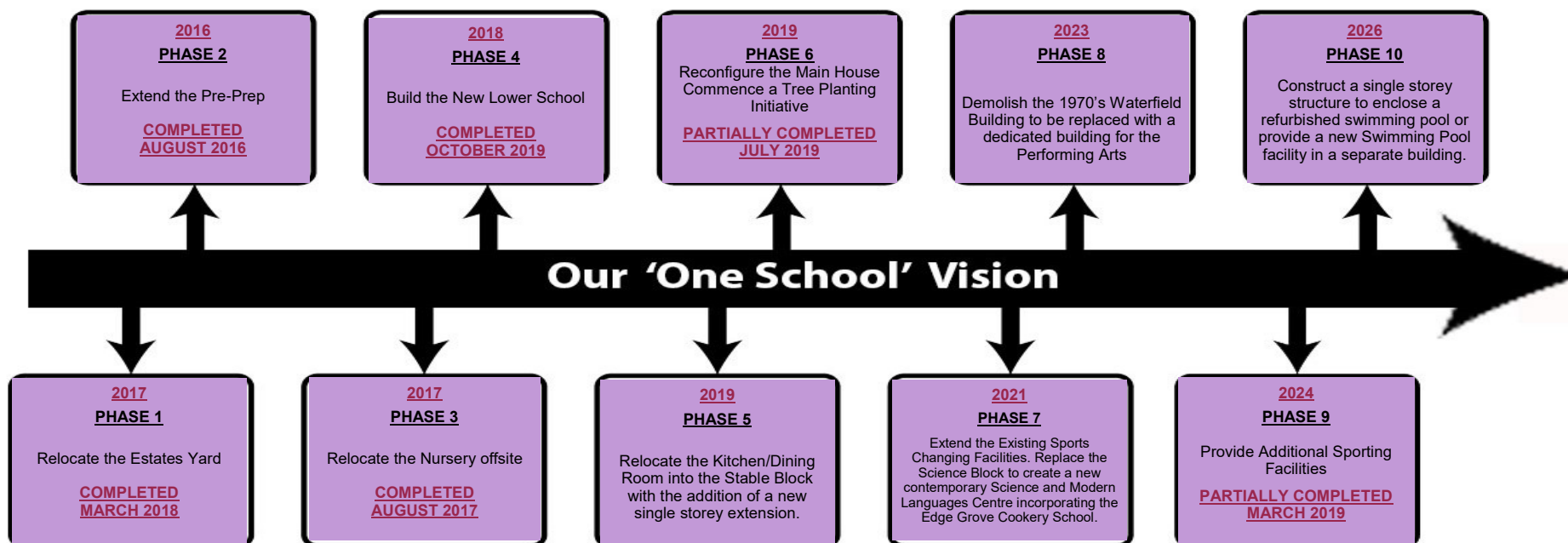
OUR VISION

Our vision is to seek planning permission for either a sensitively designed, single storey semi-glazed permanent structure (which will not impact on the Walled Garden) to enable the pool to be utilised throughout the year to allow the school's curriculum to include swimming programmes from Reception to Year 8 or provision of a new Swimming Pool facility in a separate building elsewhere within the School's grounds.

Projected costs:
Funding:
Implementation Dates:

£2,000,000
School Development Fund
January 2025 - March 2026

OUR 'ONE SCHOOL' VISION TIME LINE



SUSTAINABILITY

Recycling

Edge Grove pupils and staff already recycle whenever possible but our 'One School' vision is seeking a further 10% reduction in overall waste by year end 2017. Recycling containers will be more heavily utilised within a new dedicated recycling area in the new Estates Yard.

Green Building Design and Construction

Edge Grove will implement Green Building Guidelines on all new developments.

Reduction in Energy Usage

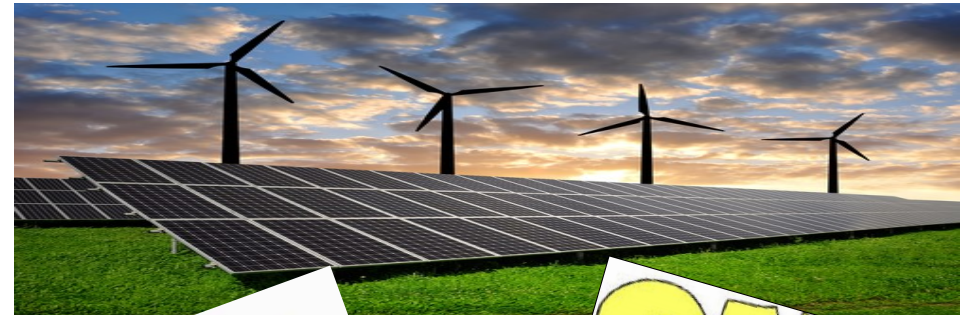
Edge Grove's new buildings will be carbon-neutral and by the removal of the inefficient temporary classrooms will by process reduce energy loss and consumption of all existing facilities.

Use of Alternative Energy Sources

Include a study into the possible use of alternative energy sources by switching to renewable energy resources whenever possible. It is proposed that the New Lower School will be heated by Air Source heat pumps and external lighting provided by photovoltaic panels.

Deferred Maintenance

Edge Grove will update its inventory of existing buildings to determine where sustainable investments can have the greatest impact. One obvious example is the existing replacement of the temporary classrooms serving the lower school and the two 1970's buildings which have single pane glass in all the windows and only minimal insulation in the walls and roof. The replacement of these outdated buildings with new buildings having their own decentralised heating/cooling systems for greater efficiency and control.



ESTIMATION OF COSTINGS

		<u>Estimated Cost</u>
<u>PHASE 1</u>	Relocate the Estates Yard/ School Storage Facilities to a new site south of Cub Wood	Completed
<u>PHASE 2</u>	Extend the Pre-Prep to provide a dedicated Library and Computer room and to enable a three class entrant from Reception	Completed
<u>PHASE 3</u>	Relocate the Nursery to a new improved facility offsite to maintain pupil numbers within the Planning Cap.	Completed
<u>PHASE 4</u>	Build a new sustainable Lower School Classroom Building for the Years 3/4. Reinstate the formal Gardens to the rear of the main house.	Completed
<u>PHASE 5</u>	Provide a new 'state of the art' kitchen, food preparation, storage and dining resource and Staffroom within the Stable Block and introduce a new pedestrian route to link the Pre Prep with the Prep School and New Lower School. Relocate the Art Department into its own dedicated building in the former Junior School.	£1,800,000
<u>PHASE 6</u>	Reconfigure the ground floor of the Main House to provide a new Headmaster's Study/Deputy Head's Study, Bursar's Office, Boarders/Year 8 Common Room, Waiting Room, First Aid Room and new dedicated Library. Commence a Tree Planting Initiative. Continue with the preservation and planned maintenance of the historic fabric of the existing 'Listed' Buildings	Partially Completed £100,000
<u>PHASE 7</u>	To replace the existing sports changing facility.	£500,000
	To Extend/Replace the existing Science/Modern Language Building into a larger dedicated facility.	£1,500,000
<u>PHASE 8</u>	Demolish the inefficient 1970's Waterfield Building to provide a new sustainable Performing Arts Centre capable of seating 200 persons.	£3,600,000
<u>PHASE 9</u>	Provide additional Sporting facilities to include two new 'all weather' surfaces within the 'Pigsty' Sports Area, the upgrading of the Cricket Pavilion on the main Field and the levelling and installation of suitable drainage to the 'Paddock' playing fields.	Partially Completed £320,000
<u>PHASE 10</u>	Construction of a single storey structure to enclose a newly refurbished Swimming Pool, to incorporate new changing facilities, showers and toilets or provision of a new swimming pool facility in a separate building.	£2,000,000
TOTAL ESTIMATED COST OF OUR 'ONE SCHOOL' VISION (including VAT)		£9,820,000

FUNDING

Existing School Resources

Edge Grove allocates a substantial proportion of its school fee income to the maintenance of existing facilities and new projects. It is envisaged that as the proposals of our 'One School' vision are implemented that this allocated income will decrease as expensive, inefficient, outdated buildings are replaced resulting in a reduction in maintenance costs.

Bank Finance

It will not be possible to implement the larger redevelopment proposals, being the construction of the new Lower School Classroom Building, the redevelopment of the Stable Block into a new 'state of the art' Kitchen and Dining resource and the redevelopment of the Waterfield Building into a new Performing Arts Centre without additional financial assistance.

The Development Fund

Edge Grove has established a Development Fund to assist in the financing of all proposals contained within our 'One School' vision.

Endowments

Regretfully Edge Grove does not benefit from any significant endowments but occasionally, receives gifts, bequests and legacies which are all gratefully received.

Sponsorship

With the number of new buildings, opportunities will arise for sponsorship particularly with regard to naming rights of specific buildings, classrooms, departments, etc.

Gift Aid Donations

Edge Grove School Trust Limited is a registered charity Nos 00947085 and is therefore able to participate in the Governments Gift Aid Scheme. This means for every £100 donated the school receives £125. Higher rate Taxpayers will be able to reclaim the difference between Higher Rate Tax rate and the Basic Tax rate. The net cost to a 40% rate tax payer is £75 and to a 45% rate tax payer is £68.75 for every £100 donation.



COMPLETION OF OUR 'ONE SCHOOL' VISION

Once completed, we are confident our 'One School' vision will have unified the School whilst keeping pace with the essential changing educational demands, having achieved the following:-

- Construction of a new Estates Yard which will reduce costs by allowing repairs to be carried out on site rather than employing external trades.
- A new dedicated school recycling centre to increase the level of recycling.
- Relocation of the Nursery offsite to a new improved facility to maintain pupil numbers within the Planning Cap.
- Improved class teaching facilities for the Lower School pupils by the replacement of outdated structures with a contemporary sustainable learning environment.
- Creation in the Pre-Prep of a 'one stop' three class entrant at Reception to follow throughout the school to Year 8.
- Formation of new pedestrian routes to facilitate easier and safer pupil/staff/visitor movement around the school.
- Replacement of inefficient structures with sustainable buildings.
- Provision of a 'State of the Art' Kitchen and Dining resource coupled with wonderful views across the Paddock playing fields
- All year use and the improvement of the Sports Facilities.
- A dedicated Modern Language Centre.
- An Art department that will inspire further and greater creativity.
- Augmentation of our reputation for providing the best possible educational environment for all our pupils.
- Further enhance the learning environment to assist our pupils in providing a real and positive contribution to the community.
- Continuance of the maintenance and preservation of the historic fabric of the Listed Buildings and the 'Green Belt' Parkland setting
- Establishment of a new Performing Arts Centre allowing all pupils to partake in drama productions, to further their musical capabilities by regular performances and to enjoy the beauty of dance in an appropriate setting.
- Rearrangement of the Main House to be better organized following the relocation of potentially risky resources.
- The establishment of a dedicated Library in a quieter setting more conducive to personal reading, research and study.
- An increase in the provision of on-site storage which will save costs by allowing the school to purchase/store rather than rent due to a lack of space.
- The refurbishment and enclosure of the swimming pool to provide throughout the year use both by the school and local community.
- Creation of a "Stumpery" in Cub Wood to enhance the Forest School.
- Protection of the 'Wellingtonia' Tree and the commencement of a significant Tree Planting programme to provide screening and increase the number of varied species of trees throughout the grounds for the enjoyment by future generations.
- The unification of the school through careful planning to ultimately provide pupils with the best available learning environment.

CONCLUSION

Our 'One School' vision is intended to set out our future development aspirations and allows us to examine strategically our needs in terms of buildings and facilities over a period.

It enables our plans and aspirations to be brought into the public domain for consultation and comment and to provide a mechanism for setting out to the local planning authority our vision in a comprehensive fashion.

Our 'One School' vision can be used as a marketing and public relations tool and most importantly for Investment Planning.

Our 'One School' vision has been undertaken in consultation with our Architects and our Town Planning Consultants and will be used to help support and justify planning applications for each of the proposals identified and to provide an overall context for each vision so that development can be seen as part of a comprehensive sustainable process. Whilst each planning application will be accompanied by all the relevant documentation such as a Design and Access Statement, Heritage Statement, Archaeological Report, Tree Survey, etc. Our 'One School' vision will be seen as a supporting document which whilst it is not intended to be formally adopted or endorsed by Hertsmere Council., it is to assist as an overview of how each individual development fits within the whole development framework.

Our 'One School' vision seeks to solve the complex demands placed on any school to satisfy stringent new care and educational standards. By consolidating and rationalising the existing environment, we intend not only to improve the school accommodation but also to enhance the historic buildings and landscape, whilst endeavouring to keep any increase in the footprint on the 'Green Belt' to a minimum.

Whilst it is intended that our 'One School' vision should form the basis of change as currently perceived for the next ten years, educational and boarding demands may well alter during that period and projects may be delayed due to Planning constraints and lack of finance. Our 'One School' vision and its phasing may need to be modified to reflect these changes and a measure of flexibility incorporated within the process to achieve this.

Our 'One School' vision is an ambitious document which we believe is essential to secure the future of Edge Grove in an increasingly competitive market. We are confident, that once completed, our 'One School' vision will provide the educational environment necessary for our pupils to confidently move onto their Senior schools, having enjoyed an unforgettable school experience which they will cherish for the rest of their lives.

EDGE GROVE SCHOOL

OUR 'ONE SCHOOL' VISION

A DEVELOPMENT FRAMEWORK

COMPLETED

MARCH 2026

PLANNING PERMISSION/LISTED BUILDING CONSENTS APPROVED SINCE 2006

<u>Reference</u>	<u>TP/06/0508</u>
Application Received	8 May 2006
Address	Edge Grove Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal	Alterations to ground floor boys WC's by partition walls to provide boys and girls WC's. Installation of extractor fan and duct to the roof. Enlargement of window opening to provide two windows. (Listed Building Consent).
Status	Consent Granted
Implementation	Works completed Summer 2006
<u>Reference</u>	<u>TP/06/0904</u>
Application Received	18 July 2006
Address	Edge Grove High Cross Aldenham Village Watford. WD25 8NL
Proposal	Alterations and refurbishment of existing kiln room, boiler room and basement to create new kiln room, boiler room and music room. (Application for Listed Building Consent).
Status	Consent Granted
Implementation	Works completed Summer 2006
<u>Reference</u>	<u>TP/06/0905</u>
Application Received	18 July 2006
Address	Edge Grove School Trust Ltd Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal	Alterations and refurbishment of existing towel room to convert it to new wc/shower room (Application for Listed Building Consent).
Status	Consent Granted
Implementation	Works completed Summer 2006
<u>Reference</u>	<u>TP/06/1310</u>
Application Received	17 October 2006
Address	Edge Grove School Trust Ltd Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal	Single storey extension to pre prep school building, glazed covered area, hard surface play area and landscaping
Status	Permission Granted
Implementation	Works completed Summer 2007

Reference

TP/07/0024

Application Received 9 January 2007
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Erection of temporary building containing 2 temporary classrooms and associated toilet facilities.
Status Permission Granted
Implementation Works completed Summer 2007

Reference

TP/08/1223

Application Received 22 July 2008
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Replacement of existing glazed doors and windows to garden flat with new windows with brickwork below (Application for Listed Building Consent).
Status Consent Granted
Implementation Works completed Summer 2009

Reference

TP/09/1335

Application Received 5 August 2009
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Creation of sports court within walled garden to include regarding of levels. Creation of new opening in eastern wall; widening of opening in western wall: demolition of existing greenhouse and erection of replacement greenhouse abutting exterior of south wall; erection of timber storage building; erection of new safety barrier and gates (Application for Listed Building Consent) (Amended plans received 30/09/09).
Status Consent Granted
Implementation Works completed Summer 2010

Reference

TP/09/1334

Application Received 5 August 2009
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Creation of sports court within walled garden to include regarding of levels. Creation of new opening in eastern wall; widening of opening in western wall: demolition of existing greenhouse and erection of replacement greenhouse abutting exterior of south wall; erection of timber storage building; erection of new safety barrier and gates. (Amended plans received 30/09/09)
Status Permission Granted
Implementation Works completed Summer 2010

Reference

TP/09/1353

Application Received

7 August 2009

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Single storey extension of sports hall to provide replacement changing facilities; demolition of existing changing facilities. (Listed Building Consent).

Status

Consent Granted

Implementation

Works not undertaken

Reference

TP/09/1352

Application Received

7 August 2009

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Extension of sports hall to provide replacement changing facilities; demolition of existing changing facilities.

Status

Permission Granted

Implementation

Works not undertaken

Reference

TP/10/0306

Application Received

4 February 2010

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Demolition of existing estate maintenance buildings and erection of sheds and shelters to form new estate yard. (Application for Listed Building Consent)

Status

Consent Granted

Implementation

Works not undertaken

Reference

TP/10/0305

Application Received

4 February 2010

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Demolition of existing estate maintenance buildings and erection of sheds and shelters to form new estate yard.

Status

Permission Granted

Implementation

Works not undertaken

Reference

Application Received

TP/10/1295

8 July 2010

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Resurfacing of car park adjoining Hart House, formation of new access to car park and additional landscaping.

Status

Permission Granted

Implementation

Works completed Summer 2010

Reference

Application Received

TP/11/0365

23 February 2011

Address

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposal

Amendment to planning permission TP/10/1295, dated 23/09/10, to realign position of new access to car park

Status

Permission Granted

Implementation

Works completed Spring 2011

Reference

Application Received

TP/11/1346

14 July 2011

Address

The Lodge Edge Grove School High Cross Aldenham Watford WD25 8BL

Proposal

Conversion of building from two flats to a single house. Erection of front porch canopy, part first, part two storey side infill extension and elevation alterations.

Status

Permission Granted

Implementation

Works not undertaken

Reference

Application Received

TP/12/0626

22 March 2012

Address

Land At Edge Grove School High Cross Aldenham Watford

Proposal

Conversion of second & attic floors of Main House into staff flat with internal refurbishment (Application for Listed Building Consent).

Status

Consent Granted

Implementation

Works completed Summer 2012

Reference

Application Received

Address

Proposal

Status

Implementation

TP/12/0728

5 April 2012

Edge Grove School High Cross Aldenham Watford WD25 8NL

Erection of an extension to house new staircase and new entrance hall for dining room; Re-roofing of covered play area; New bin/recycling stores and replacement of external fire escape stairs (Application for Listed Building Consent).

Consent Granted

Works not undertaken

Reference

Application Received

Address

Proposal

Status

Implementation

TP/12/0727

5 April 2012

Edge Grove School High Cross Aldenham Watford WD25 8NL

Erection of an extension to house new staircase and new entrance hall for dining room; Re-roofing of covered play area; New bin/recycling stores and replacement of external fire escape stairs.

Permission Granted

Works not undertaken

Reference

Application Received

Address

Proposal

Status

Implementation

TP/13/0002

02 January 2013

Edge Grove School High Cross Aldenham Watford WD25 8NL

Proposed new playground, to include: new area of safety play surface, new paved path, new timber picket fence and gate and new timber play equipment.

Permission Granted

Works completed Spring 2013

Reference

Application Received

Address

Proposal

Status

Implementation

14/0074/LBC

22 January 2014

Edge Grove School High Cross Aldenham Watford Hertfordshire WD25 8NL

Demolition of an internal wall, ceiling and corrugated Perspex roof with a timber structure; Installation of new flat roof and roof-light; Installation of new floor screed and finishes; Installation of new internal wall linings; Replacement of external insect mesh screens; Internal boxing in of ventilation ductwork and general upgrade of internal finishes (Application for Listed Building Consent).

Consent Granted

Works completed Spring 2014

Reference **15/1633/FUL**
Application Received 14 September 2015
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Removal of 3 existing estate yard buildings to the north of the Walled Garden, removal of metal storage container and timber shed and construction of a new single storey timber clad building to accommodate garaging, workshops, staff room and ancillary spaces, provision of new pedestrian access, hard and soft landscaping, and new fences and gates.
Status Consent Granted
Implementation October 2017 - February 2018

Reference **15/1683/FUL**
Application Received 23 September 2015
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Erection of single storey extension to the pre-prep building; Addition of glazed canopy; Installation of low retaining wall and guarding together with associated external works.
Status Consent Granted
Implementation Works completed August 2016

Reference **16/0057/DOC**
Application Received 15 January 2016
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Application for approval of details reserved by conditions 3 & 4 of Planning Permission Reference 15/1683/FUL
Status Approved
Implementation Works completed August 2016

Reference **16/0515/DOC**
Application Received 18 March 2016
Address Edge Grove School High Cross Aldenham Watford WD25 8NL
Proposal Application for approval of details reserved by conditions 2, 3, 4 & 5 of Planning Permission Reference 15/1633/FUL
Status Awaiting Decision
Implementation October 2017 - February 2018

Reference

Application Received

Address

Proposal

Status

Implementation

17/1895/FUL

22 September 2017

Edge Grove School High Cross Aldenham Watford WD25 8NL

Removal of pre-fabricated cabin type classroom buildings to the rear of the Grade 2 listed main house; demolition of estate management buildings and erection of a single storey building to provide classrooms, a multi purpose hall and associated accommodation together with a plant enclosure, relocation of two lpg tanks and landscaping.

Consent Granted

April 2018—August 2019

Reference

Application Received

Address

Proposal

Status

Implementation

17/2215/LBC

9 November 2017

Edge Grove School High Cross Aldenham Watford WD25 8NL

Demolition of existing roof light and associated roof structure & ceiling and installation of new fire rated roof lights, with roof structure and ceiling works, and removal of existing internal rain water pipe and installation of replacement. (Application for Listed Building Consent)

Consent Granted

Summer 2018