

EDGE



GROVE

OUR 'ONE SCHOOL' VISION

A TEN YEAR DEVELOPMENT FRAMEWORK

MARCH 2016—MARCH 2026

(PROGRESS REVISED MARCH 2020)

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INTRODUCTION

Edge Grove is a vibrant and successful independent day and boarding school for boys and girls between the ages of 3 to 13 characterised by a genuine commitment to the pursuit of excellence.

We encourage the development of the individual, seeking to find and foster talent whether in the classroom, the art room, the music room, on the stage or on the sports field. We firmly believe that all children can and will excel at something.

We uphold the traditional values of good manners and self-discipline coupled with a modern and progressive approach.

With first class teaching resources, strong academic approach and accessible and enjoyable teaching methods, pupils progress individually and reach their true potential in all spheres of school life.

We are proud of our academic performance and we are fortunate to have such an elegant and impressive Listed building as our focus for the school set within 28 acres of beautiful parkland.

It is therefore with a sense of purpose that our 'One School' vision has been prepared which will provide a framework for future development and capital projects

incorporating teaching and the enhancement of the learning environment well into the future, whilst maintaining the heritage of the School.

Our 'One School' vision incorporates features to reinforce the policy with an emphasis on providing a learning environment for pupils within quality buildings, blending the historical with the contemporary.

Our aim is to ensure that every pupil is given an opportunity to achieve their personal best in a wonderful environment which they will cherish for the rest of their lives.

THE HISTORY OF EDGE GROVE

The origins of the Main House, originally known as 'Hem Hill Grove', dates back to 1740 when the property was built by John Skey. The two wings were added some time later in the nineteenth century.

In 1935, Captain Pratt and Mr Waterfield leased the Main House, outbuildings and grounds to establish Edge Grove as a local preparatory school.

In 1942, the then Freeholder, Mr Pierpoint Morgan II died and the property was inherited by Mr Pierpoint Morgan III who in 1943 sold it to the current owners Hertfordshire County Council with the proviso that it remains an educational institution.

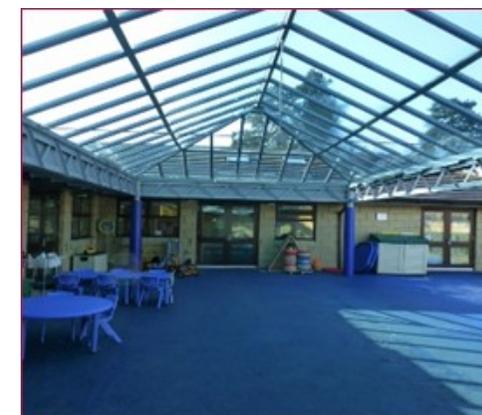
In 1970, the Waterfield building was built, together with the single storey extension to the rear of the Stable Block. Later additions followed including a new dining room with a dormitory in 1985 and the Junior School being extended in 1986.

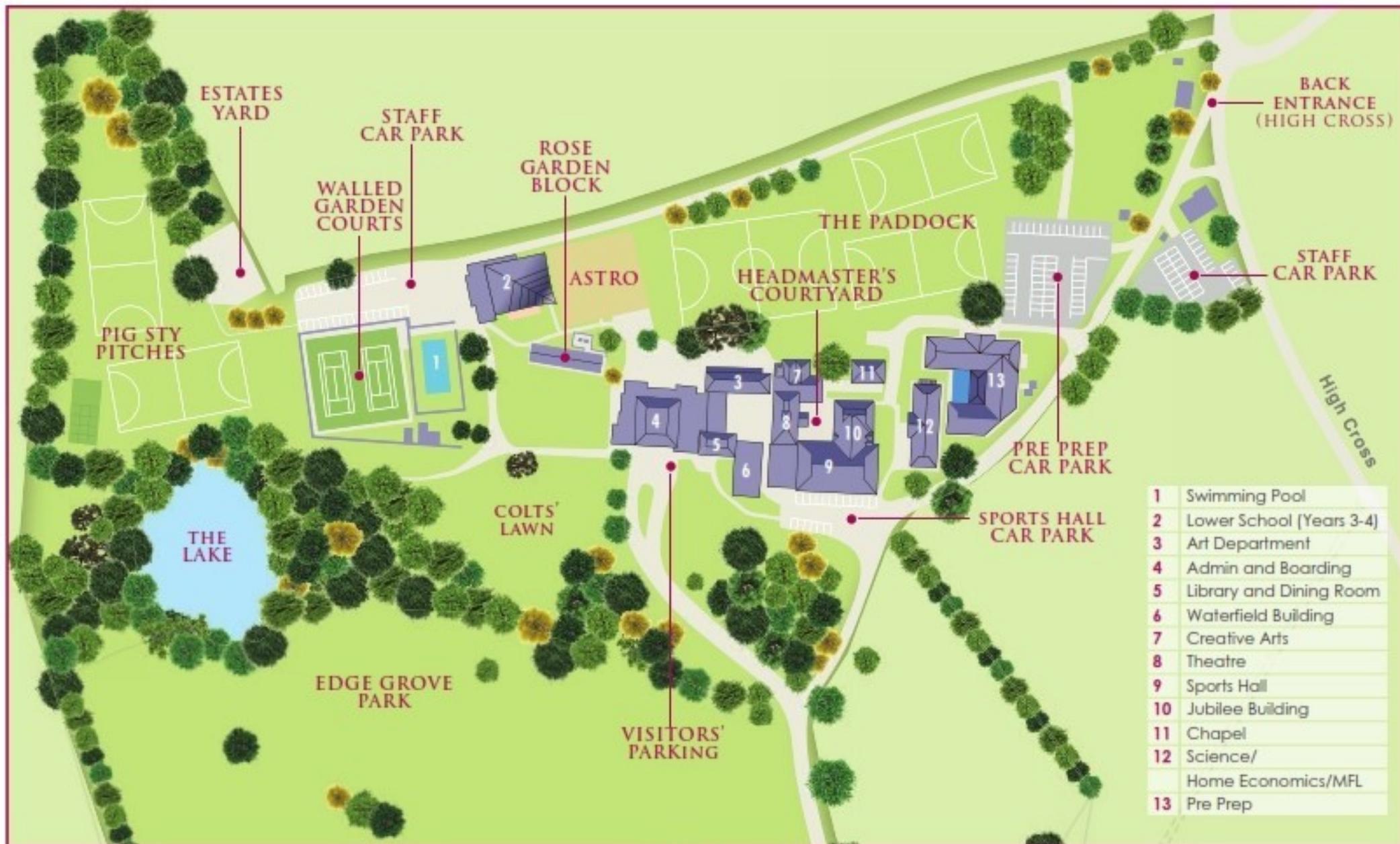
In 1990, a single storey rear extension was added to the Main House, which now forms the Bursary office accommodation.

During the mid to late 1990's the modern style buildings including the Pre-Prep (then known as Hart House), Science Block, Music Hall, Jubilee Building and Sports Hall were all added. In 1998 the school become co-educational. In 2007, the Pre-Prep was extended to include a Nursery.

In total, there are seven Pre-Prep classes and sixteen Prep classes with a maximum number of 400 pupils. Of these, the numbers that board vary greatly from year to year but currently there are around 50 boarding pupils.

Edge Grove is regarded as one of North London's premier Preparatory Schools being affectionately known as 'The Country School within the M25'.





1	Swimming Pool
2	Lower School (Years 3-4)
3	Art Department
4	Admin and Boarding
5	Library and Dining Room
6	Waterfield Building
7	Creative Arts
8	Theatre
9	Sports Hall
10	Jubilee Building
11	Chapel
12	Science/ Home Economics/MFL
13	Pre Prep

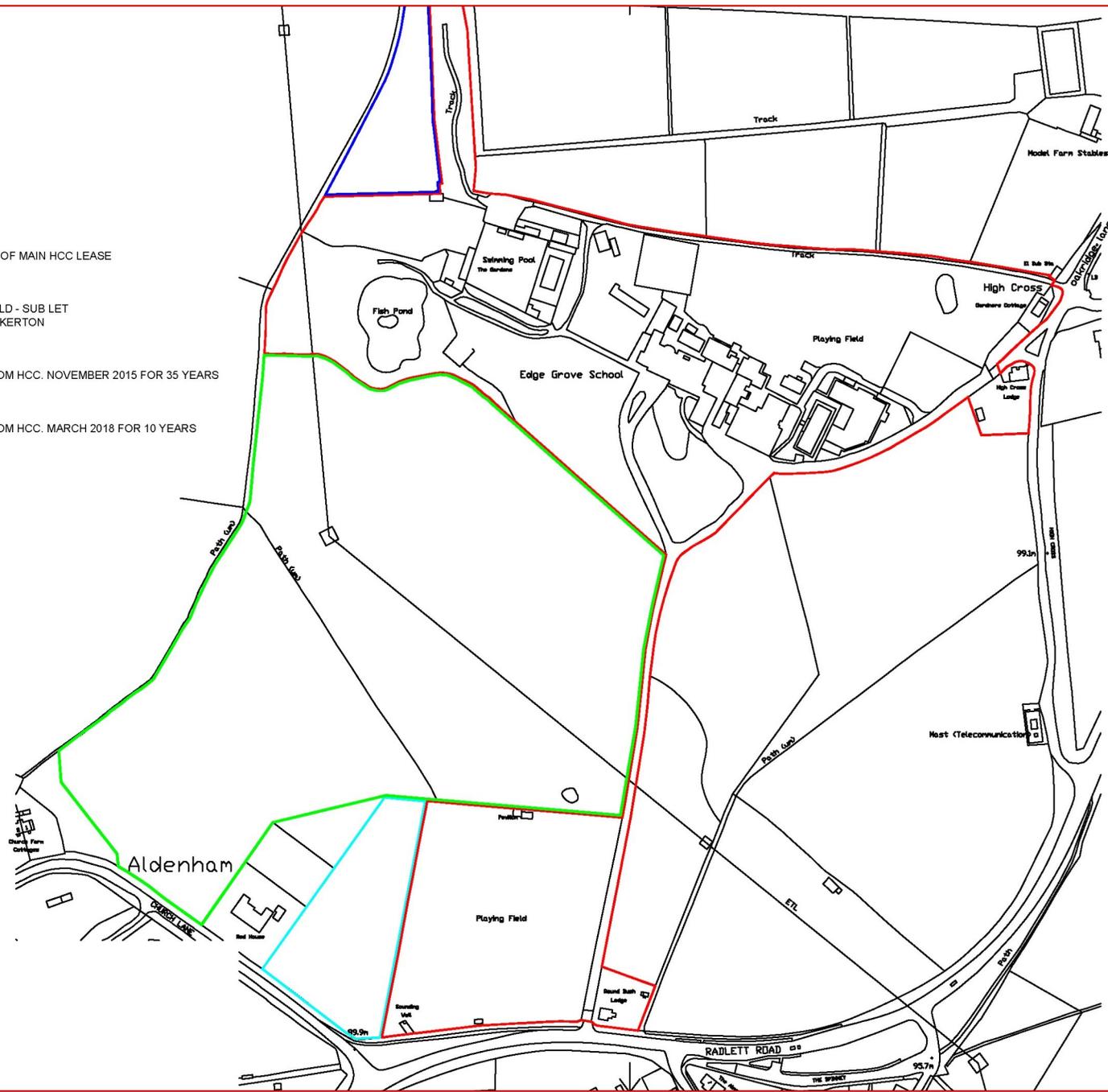


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LOCATION PLAN

- KEY:
- BOUNDARY OF MAIN HCC LEASE
8.84 Ha
21.86 ac
 - PIG STY FIELD - SUB LET
FROM A PINKERTON
0.47 Ha
1.17 ac
 - LEASED FROM HCC. NOVEMBER 2015 FOR 35 YEARS
0.82 Ha
2.02 ac
 - LEASED FROM HCC. MARCH 2018 FOR 10 YEARS
7.986 Ha
19.733 ac



Rev: Date: Details:

EDGE GROVE SCHOOL

EDGE GROVE SCHOOL,
 ALDENHAM,
 WATFORD,
 WD25 8NL



SITE LOCATION PLAN

Scale:
 1:2500 @ A3

Sidleys
 CHARTERED SURVEYORS
 6, King Edward Street, Oxford, OX1 4JL
 Telephone: (01865) 720016, Facsimile: (01865) 791493
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OVERVIEW OF THE HISTORY OF EDGE GROVE

6th Century : Possible that tribal leader called Aelde formed a community or 'ham' around the ponds near Edge Grove
 1236 Earliest records show that the Abbot of Westminster granted one acre at "Hemphegge Grove" to Symon the Chaplain at Aldenham who may have had a small holding here. A number of cottages were established around the fish pond (now lake), near the old road from High Cross to Aldenham
 After 1236 the land changed hands many times and was known under different names:
 1380 "Henach Grove"
 1578 "Les Hedgerows"
 1618 "Henryhatch Grove"-at this time the main road ran down that back drive & in front of the site of the present house
 1689 "Hedge Grove"
 Late 17 century : Information suggests that there were several dwellings on the site
 1705 Two cottages by the lake demolished around this time
 1733 John Skey bought Hedge Grove and started demolishing the tenements accumulated around the property.
 1740 John Skey built main block of house "Hem Hill Grove". He lived there until his death in 1779.
 1779 Colonel Boughey Skey inherits the estate
 1782-or1790 estate sold by Boughey Skey to Mr Thomas Hake who made several improvements to the house and grounds. He built the bay on to the Ballroom and installed the "blue" decoration.
 The west bay window shown on maps of 1804 & 1810 may also be his work.
 1795 Hake sold the property to Dr John Nicholls who closed the public road running alongside the House and leased the estate to Rev. Fawcett, (friend of Wordsworth) who farmed the land and built numerous outhouses.
 1801 Aldenham Enclosure Act : seven Acres of common land known as "Hedge Grove Green" enclosed to create a much larger estate at Edge Grove. Road system altered to give more privacy to occupants of Edge Grove House
 1803 demolition of The Compasses Inn situated by the Edge Grove pond on the former public road "Jackets Lane"
 1803 demolition of old cottages around Edge Grove pond
 1804 Nicholls sells Edge Grove to the Thellusson trustees of Wall Hall Estate
 1804-1912 property occupied by a number of tenants.
 1810 property now leased to William Marsdon who plotted the House Drainage-including one under what is now the Library
 1855 -1865 property leased to Miss Mary Anne Nicholls
 1867 property leased to Mrs Nicholl -she may have built the ground floor West wing
 1876-1882 property owned by Mrs Heathcote
 1884 - 1912s Mr C.E. Barnett rents Edge Grove.
 Barnett makes several internal alterations including the lowering of the Ballroom ceiling, panelling bedrooms and the Ballroom enlarges the premises including building the pantries , improves the grounds and demolishes a number of original outhouses.
 1912 Edge Grove (+ half of Village of Aldenham) purchased by John Pierpoint Morgan II
 1912 -1926 Edge Grove rented to Mr Richard D.C. Bennett. He spent £90,000 building new wings, making alterations installing electricity [Generator in what is now the School Chapel], central heating, erecting clock tower, the Lodge House the gym block (rebuilt from an original outhouse) and demolishing the Dairy behind the Coach House
 1927-1935 property let to Mr Vickers
 1935 Edge Grove is leased to Captain Pratt and Mr. Waterfield who start up the Preparatory school
 1942 Pierpoint Morgan II dies and property is inherited by Pierpoint Morgan III
 1943 Pierpoint Morgan III sold Edge Grove to Hertfordshire County Council with the proviso that it remain an educational institution.
 1970 Waterfield building built. Architects: E.F. Peat
 1970 Single storey extension to rear of Stable Block.
 1982 Arches covered area constructed in courtyard. Architects : Jeffrey Evans Assocs.
 1985 New Dining Room with Dormitory over. Architects: Eric Askew & Partners
 1986 Junior School extended
 1990 Single Storey extension to rear of main house. Architects: J.L. Moore & Assocs.
 1990s Hart House and Science block constructed.
 1997 New Music building, Sports Hall & Jubilee building built.
 Note: Many C20 buildings occupy the same footprint as earlier buildings
 2007. Extension to Pre Prep Building. Architects: Elbourn Architects Ltd.
 2009. Walled Garden Tennis Courts. Architects: Elbourn Architects Ltd.
 2010. New Car Park
 2013 Adventure Playground constructed
 2015 Planning Consent granted for Estate Yard Building: Elbourn Architects Ltd.
 2016 Extension to Pre Prep Building. Architects: Elbourn Architects Ltd.
 2017 Planning Consent granted for New Lower School Building

HISTORICAL PLAN OF EXISTING BUILDINGS AND CENTURY OF CONSTRUCTION



Rev 03 Updated JANUARY 2018
 Rev 03 Updated JANUARY 2017
 Rev 02 Updated NOVEMBER 2015
 Rev 01 Amended for Masterplan 6th May 2003

PROJECT
 EDGE GROVE SCHOOL

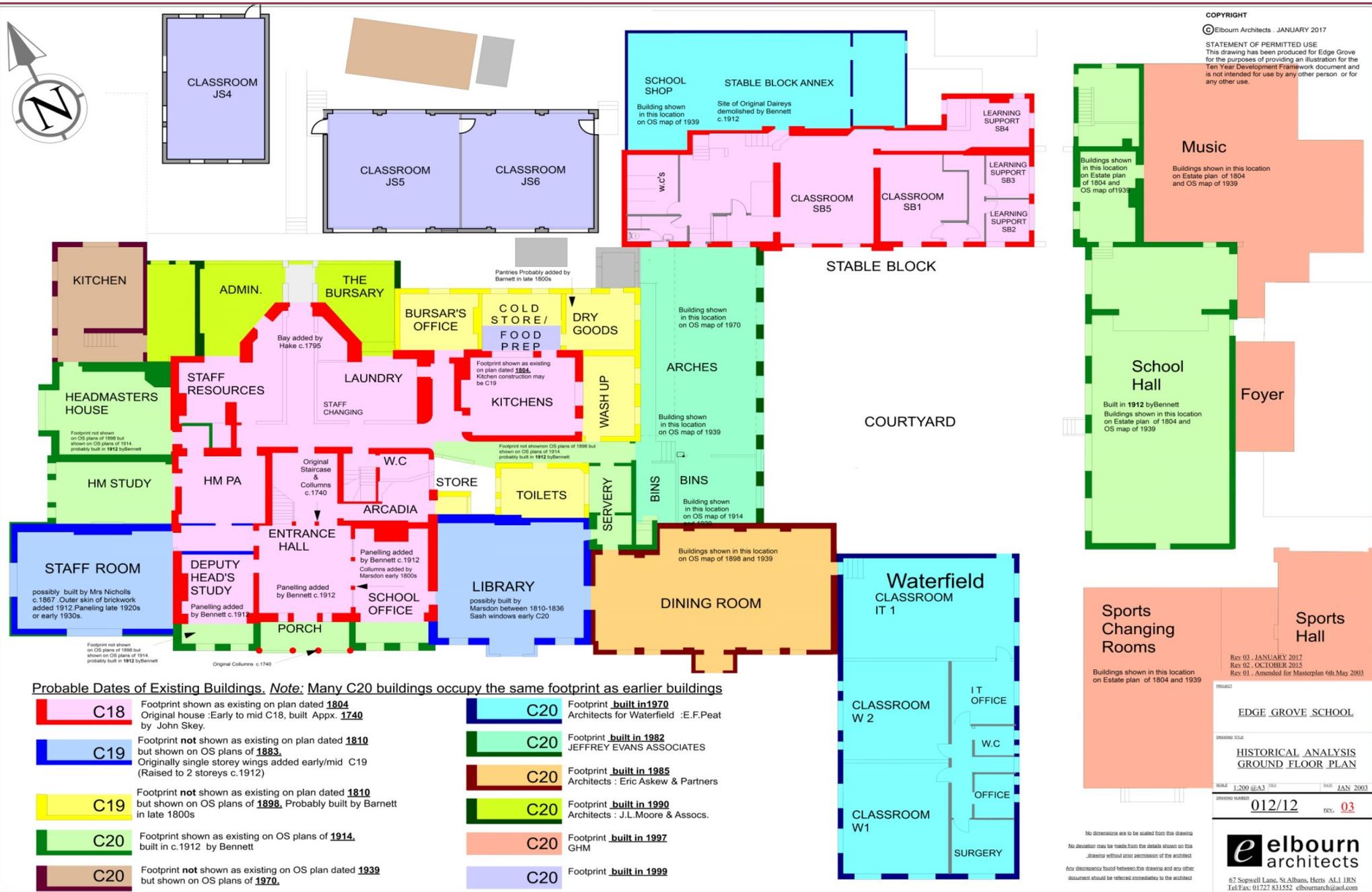
DRAWING TITLE
 HISTORICAL PLAN OF EXISTING BUILDINGS AND CENTURY OF CONSTRUCTION

SCALE 1:1500 @ A3 FILE DATE JAN 2018

DRAWING NUMBER
 012/11 REV. 04

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Probable Dates of Existing Buildings. Note: Many C20 buildings occupy the same footprint as earlier buildings

- | | |
|--|--|
| <p>C18 Footprint shown as existing on plan dated 1804
Original house :Early to mid C18, built Appx. 1740 by John Skey.</p> <p>C19 Footprint not shown as existing on plan dated 1810 but shown on OS plans of 1883.
Originally single storey wings added early/mid C19 (Raised to 2 storeys c.1912)</p> <p>C19 Footprint not shown as existing on plan dated 1810 but shown on OS plans of 1898. Probably built by Barnett in late 1800s</p> <p>C20 Footprint shown as existing on OS plans of 1914, built in c.1912 by Bennett</p> <p>C20 Footprint not shown as existing on OS plan dated 1939 but shown on OS plans of 1970.</p> | <p>C20 Footprint built in 1970
Architects for Waterfield :E.F.Peat</p> <p>C20 Footprint built in 1982
JEFFREY EVANS ASSOCIATES</p> <p>C20 Footprint built in 1985
Architects : Eric Askev & Partners</p> <p>C20 Footprint built in 1990
Architects : J.L.Moore & Assocs.</p> <p>C20 Footprint built in 1997
GHM</p> <p>C20 Footprint built in 1999</p> |
|--|--|

Rev 03, JANUARY 2017
 Rev 02, OCTOBER 2015
 Rev 01, Amended for Masterplan 6th May 2003

PROJECT
EDGE GROVE SCHOOL

DRAWING TITLE
**HISTORICAL ANALYSIS
 GROUND FLOOR PLAN**

SCALE 1:200 @A3 1/8" = 1' 0" DATE JAN 2003

DRAWING NUMBER
012/12 rev. **03**

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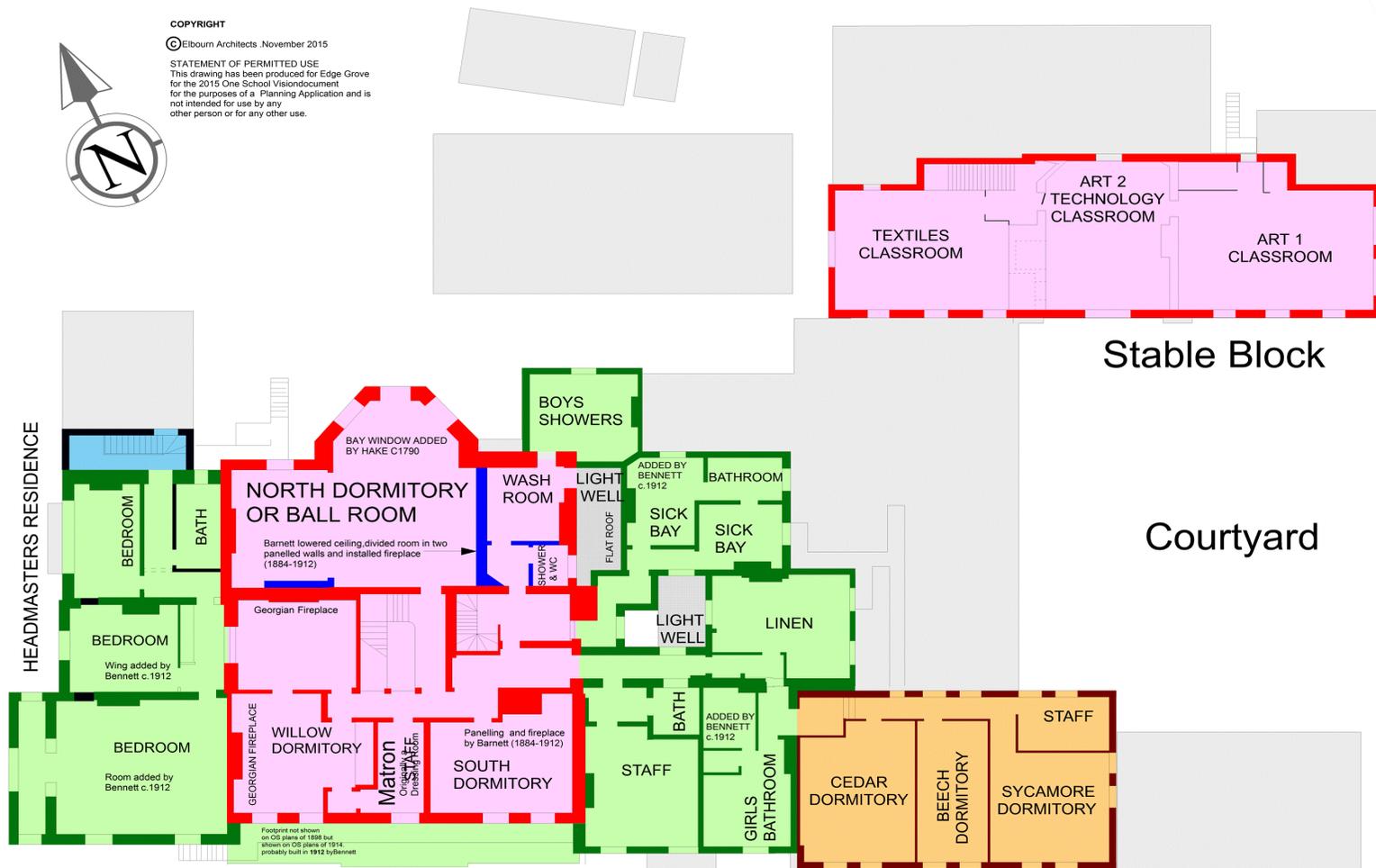
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MAIN HOUSE

Stable Block

Courtyard

Probable Dates of Existing Buildings

- C18 Original house :Early to mid C18, built Appx. **1740** by John Skey.
- C19 Internal alterations
- C20 Footprint shown as existing on OS plans of **1914**, built in c.1912 by Bennett
- C20 Footprint **built in 1985** Architects : Eric Askew & Partners
- C20 Built in 1997 Agreement Group
- C20 Internal alterations

Rev 02 Amended	NOVEMBER 2015
Rev 01 Amended for Masterplan	6th May 2003.
PROJECT	EDGE GROVE SCHOOL
DRAWING TITLE	HISTORICAL ANALYSIS FIRST FLOOR PLAN
SCALE	1:200 @ A3 (REV) DATE NOV 2015
DRAWING NUMBER	012/13 rev. 02

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OUR 'ONE SCHOOL' VISION

In 2016, Edge Grove celebrated its 80th Anniversary.

Since the appointment of Ben Evans, as Headmaster in 2012, the school has flourished under his careful and considerate leadership. As pupil numbers are at their highest, the School feels it is now time to consider it's future plans, as to how best to develop the school .

Our 'One School' vision has been designed to encompass the entire school uniting both Pre-Prep and Prep schools to create a positive environment to further enhance the education of our pupils.

In recent years, any development has been fragmented and piecemeal. There is now a desire to set down a cohesive framework to improve the facilities and offer pupils the opportunity to enter the community having experienced a school life they will cherish for the rest of their lives.

To realise our 'One School' vision it is essential to make capital investment in the school's infrastructure. Much has been achieved through the installation of new facilities in existing classrooms, however essential areas of the school now need to be upgraded. Our 'One School' vision is designed to set down a development strategy for the next 10 years to achieve this objective.

Specific areas have been identified that need to be upgraded in order to provide the first class education expected from a modern preparatory school and to provide facilities which will allow the delivery of a creative curriculum, essential collaborative planning between teachers and the ability of the children to move easily around the school in an even safer, secure and comfortable environment.

Our 'One School' vision will allow the school to keep pace with essential changing educational needs, standards and legislation and to continue to improve class teaching facilities.

One School



Ben Evans - The Headmaster of Edge Grove

Since 1996, the Lower School classrooms have been located in two temporary prefabricated buildings located behind the Main House.

These temporary classrooms, apart from being unsightly are now approaching the end of their lifespan resulting in a need for a new self-contained Lower School Building.

As part of the new Lower School proposals, the Estates Yard, will need to be relocated and a site has been identified south of Cub Wood.

Whilst the Pre-Prep continues to be a centre of excellence there is a need for the building to be enlarged to allow a dedicated Library and Computer room and a three class entrant as from Reception, which will also involve relocating the Nursery offsite to maintain pupil numbers within the Planning Cap.

A new Kitchen, food preparation, storage and dining facility relocated to a central position within the School site is long overdue. By removing the kitchen and dining room out of the Main House, will free up accommodation which will be reconfigured to provide additional facilities

such as a dedicated Library, meeting rooms and the welcome return of the Boarders/Year 8 Common Room. The Bursary accommodation needs to be expanded to accommodate an increase in administration staff. The Performing Arts and Design and Technology are two areas where improvement of existing facilities would be welcomed.

There are always a number of sporting initiatives including improving the existing sports changing room facilities, additional 'all-weather' pitches, redevelopment of the cricket pavilion and the long term plan to refurbish and enclose the swimming pool, all of which will enrich the existing wonderful sport facilities of Edge Grove.

A tree planting initiative is proposed to enhance the 'countryside' credentials of the school as well as a continual planned maintenance programme to retain and enhance the historic buildings which are integral to the traditions of Edge Grove.

By investing now, Edge Grove will secure its future and improve the quality of its educational facilities for generations to enjoy, hopefully for another eighty years.

TOWN PLANNING

Planning Policy

Edge Grove is located within Hertsmere Borough Council administrative area. A wide range of planning policies apply to the School's Estate which includes being situated within 'The Green Belt' and the Main House and Walled Garden having Grade II Listed Building status as well as the Gardener's Cottage High Cross and Round Bush Lodge both being locally listed.

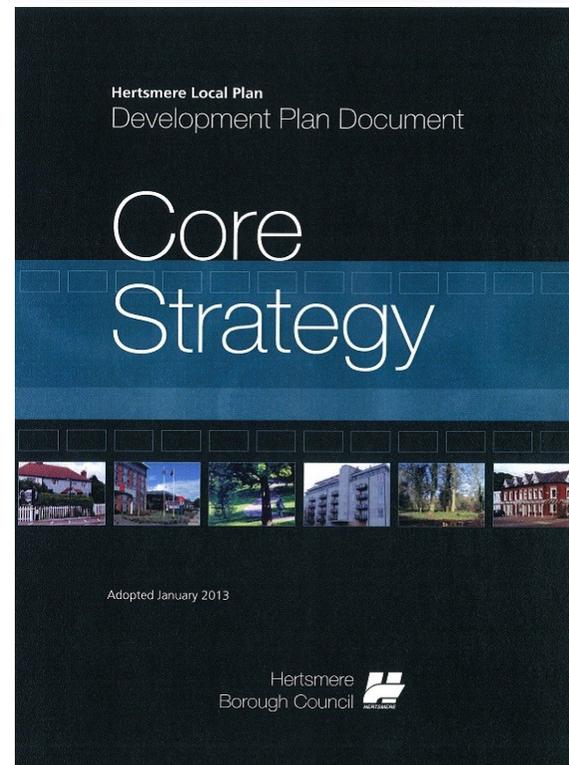
Our 'One School' vision has to some extent been informed by the advice contained in the National Planning Policy Framework 2012, the Hertsmere Local Plan (2003) and the Hertsmere Core Strategy Development Plan (2013).

The types of uses permitted in the Green Belt are limited by Central Government in the National Planning Policy Framework, in order to protect its openness and prevent urban sprawl or the merging of towns.

The Green Belt

Edge Grove is identified as being a site within the Green belt in Policy CS13 of the Hertsmere Core Strategy Development Plan but has not been designated as a 'Key Green Belt Site'.

The National Planning Policy Framework recognises the importance of protecting the Green Belt from inappropriate development but provides six criteria where an exception will be permitted which includes limited infilling and redevelopment for educational purposes.



The Historical Environment

The National Planning Policy Framework relates to conserving and enhancing the historic environment and advises Local Planning Authorities to take into account the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution.

Our 'One School' vision recognises that there is still a requirement to preserve and enhance the historical buildings especially those that are Listed buildings, whilst replacing outdated and non-compliant buildings with high quality sensitively designed contemporary structures.

Sustainability

The Hertsmere Core Strategy Development Plan (2013) supports sustainable construction which demonstrates energy efficiency. There is a preference for carbon emissions to be reduced through sustainable design and construction which the Development Framework adopts wherever possible.

Our Vision

The long term plans and aspirations of Edge Grove mean that it is sensible and appropriate to prepare our 'One School' vision to illustrate the comprehensive development plans for the School in relation to existing planning policy and to work with the local Planning Authority to achieve these aims.

CONSIDERATIONS OF OUR 'ONE SCHOOL' VISION

Edge Grove is an ACE age school, firmly believing in an education which encompasses Agility, Capability and Empowerment; all three principles are fundamental to our teaching learning and to pupils' achievement and progress at all ages. Gone are the days of ICE age schools which consisted of little more than instruction, comprehension and examination. With it has also gone the need for basic stand-alone classrooms with desks in rows where the teacher could didactically deliver the curriculum in isolation from the same and other year groups.

We are committed to providing the highest standards of teaching and learning for which modern, innovative and age specific teaching areas are essential. Learning spaces should provide opportunities for children to become independent learners, where they are able to focus, conduct research and discover new knowledge using the latest technology and where children become fully immersed in the learning process. It is essential that the teaching and learning continues to develop the pupils' sense of independence through active learning and first hand exploration.

In order for pupils to make maximum progress and achieve their individual potential, the learning environment should be outstanding, providing excellent facilities to encourage every aspect of children's learning. Our 'One School' Vision has been designed to provide learning spaces that are safe, accessible, bright, spacious and capable to meet the future needs of our ACE age principles and learning requirements. The storage of teaching resources is an important element of a good quality learning environment. Resources should be central and well organised to allow ease of access and thereby encourage staff to use them to their fullest potential. All new buildings will have this element firmly within their design.

A school must ensure that all children's needs are met through flexible use of space to enable individual and small group work not always possible in traditional single classrooms. Pupils must also have access to all parts of the building including toilets, library areas, a central hall for assemblies, group work and presentations and to break out areas for collaborative learning.

Edge Grove's outstanding teaching and learning was recognised by the Independent Schools Inspectorate in September 2015 as Excellent; excellent teaching and pupil achievement as well as pastoral care and health and safety. In order to maintain this high quality provision it is necessary to provide innovative and contemporary teaching areas which complement and enhance our teaching and learning philosophy.

'EXCELLENT' IN ALL AREAS

FOLLOWING ISI INSPECTION 2015

We are extremely proud to have been rated 'EXCELLENT' in all areas following a recent inspection from the ISA (Independent Schools Inspectorate).

The Report highlights that at all stages of the School, the quality of pupils' academic and other achievements is excellent.

**BEN EVANS BA (HONS)
Headmaster**