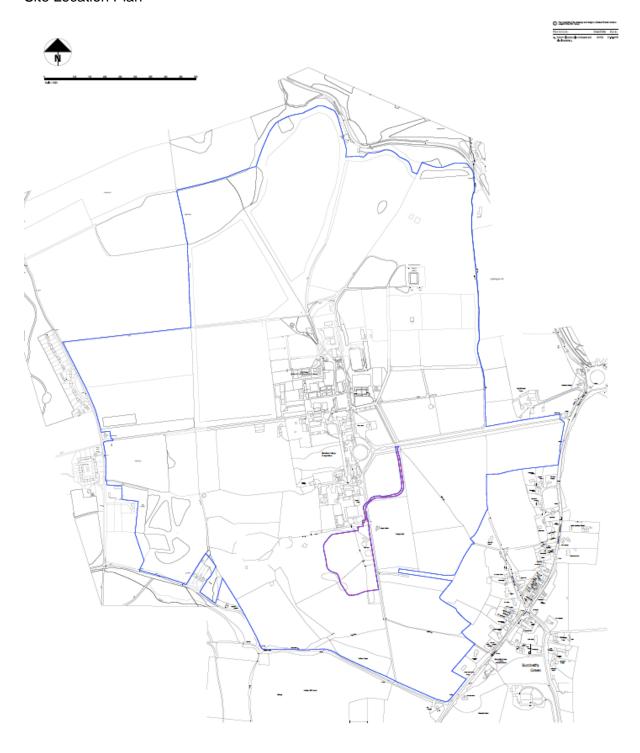
Site Location Plan

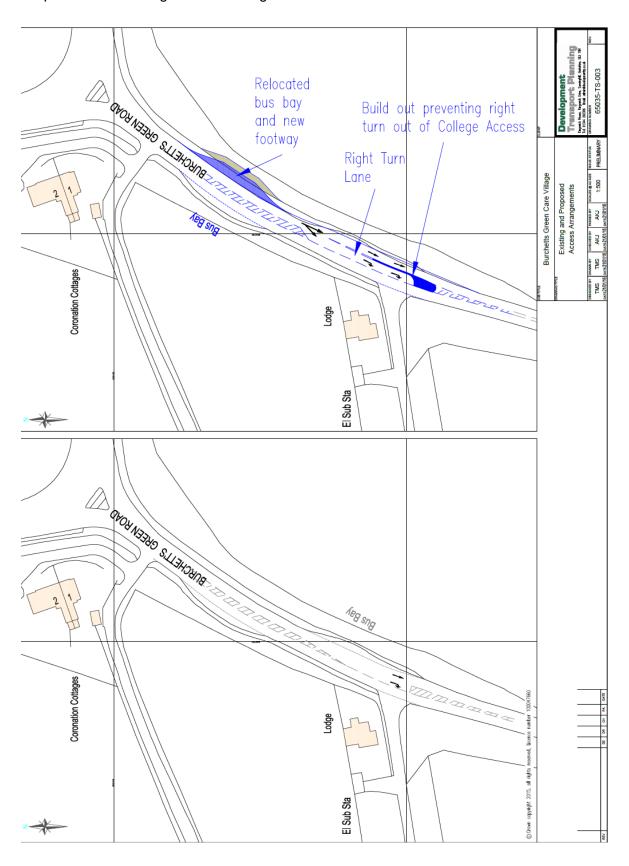


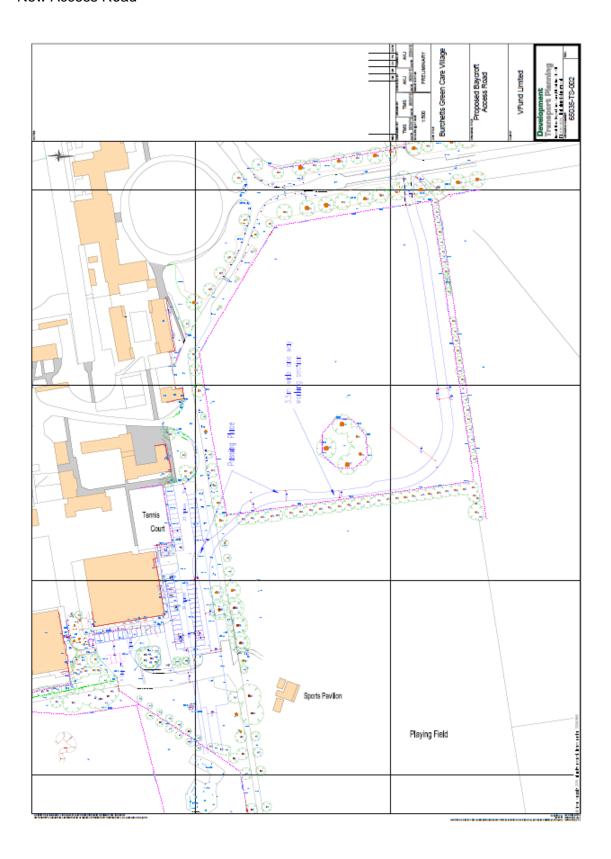


Site Layout

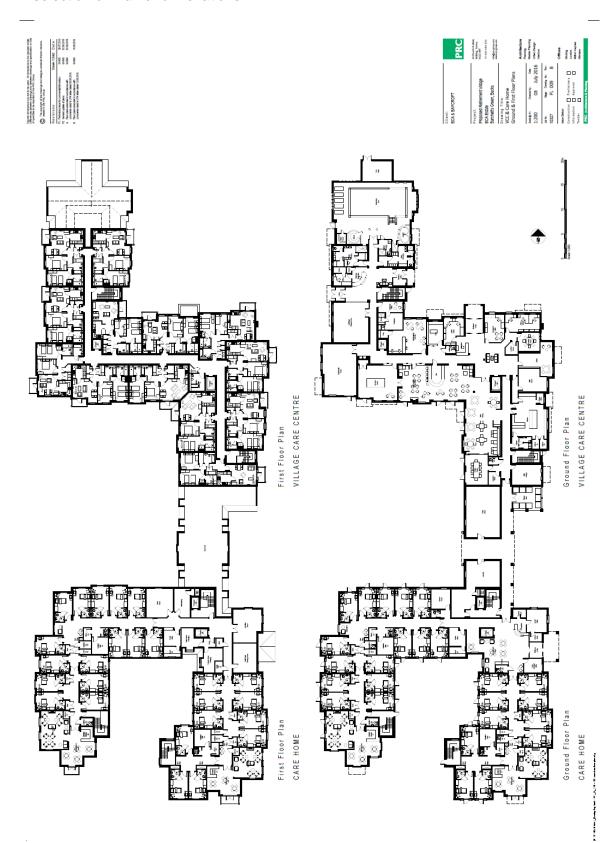


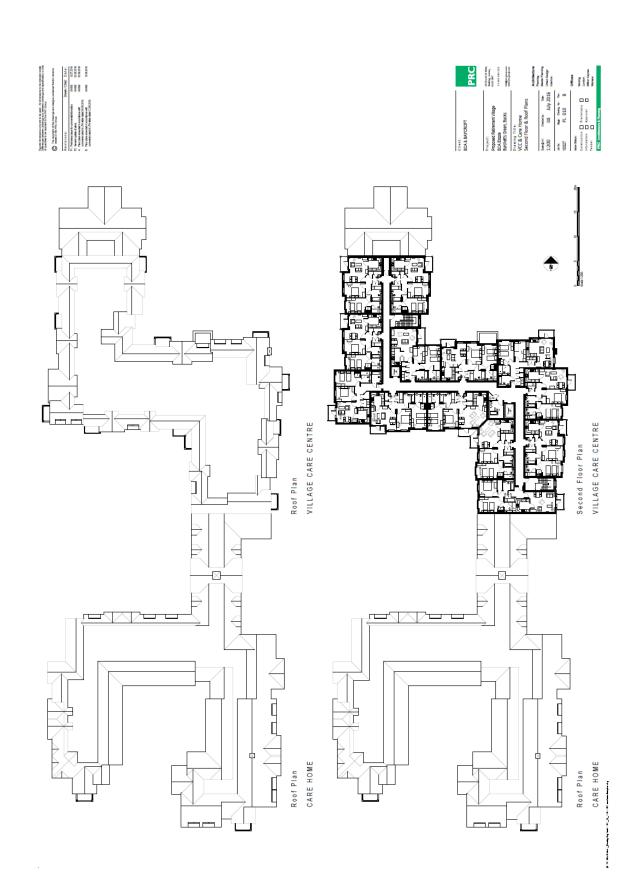
Proposed and Existing Access Arrangements



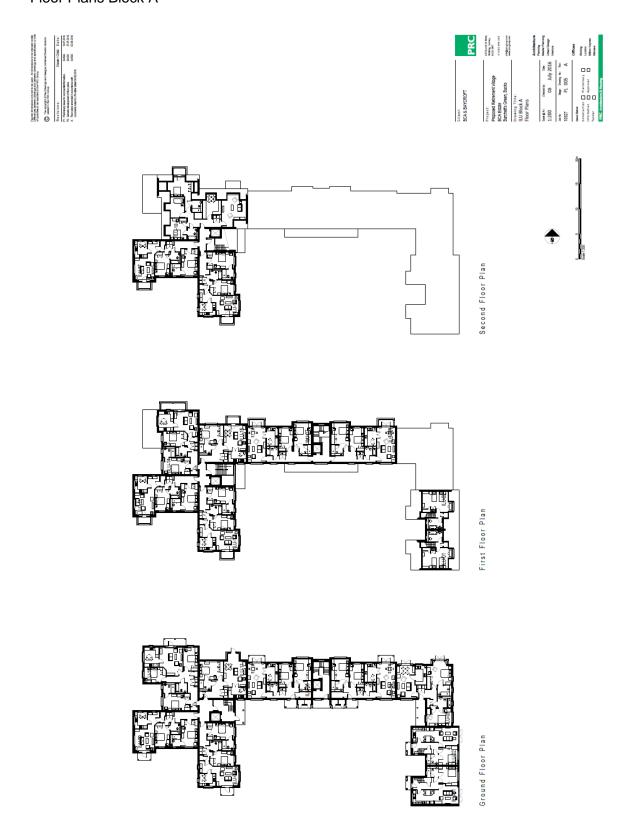


A selection of Plan and Elevations

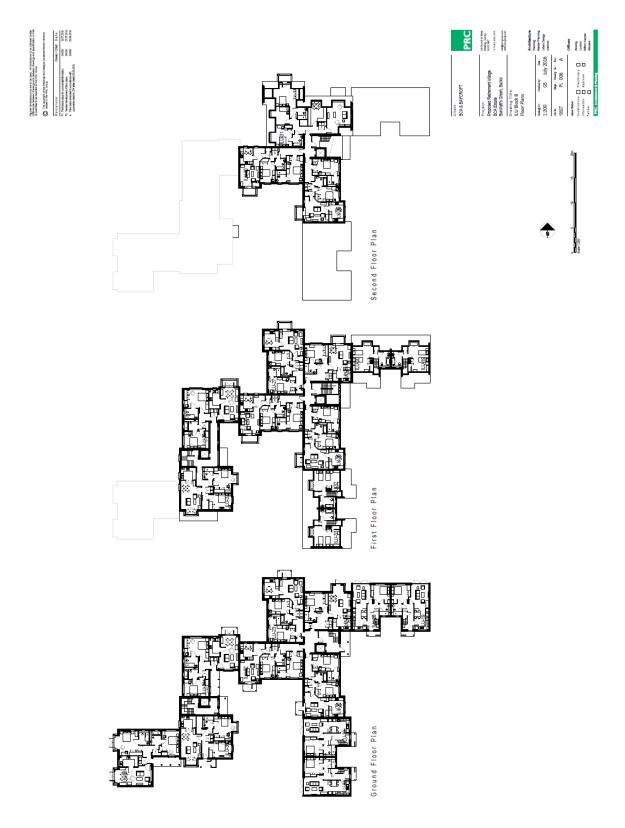


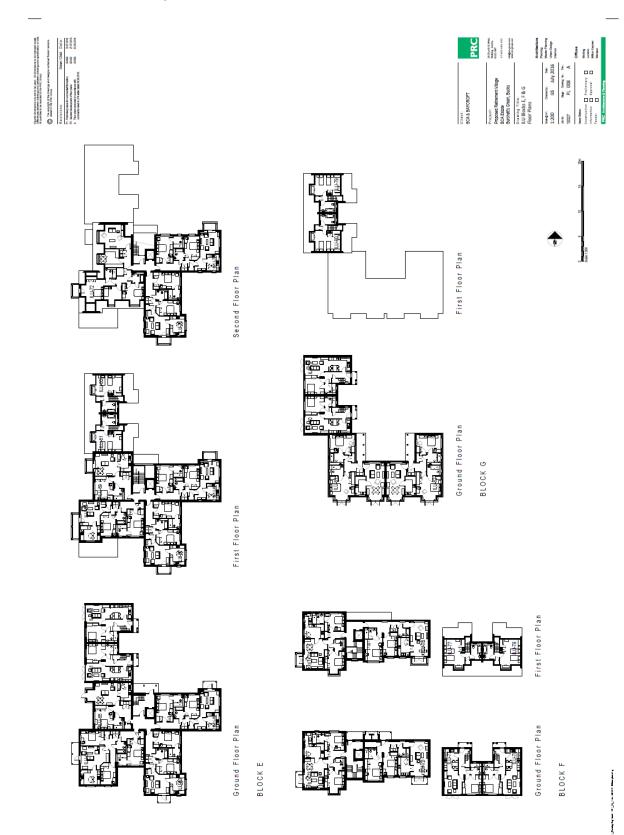


Floor Plans Block A



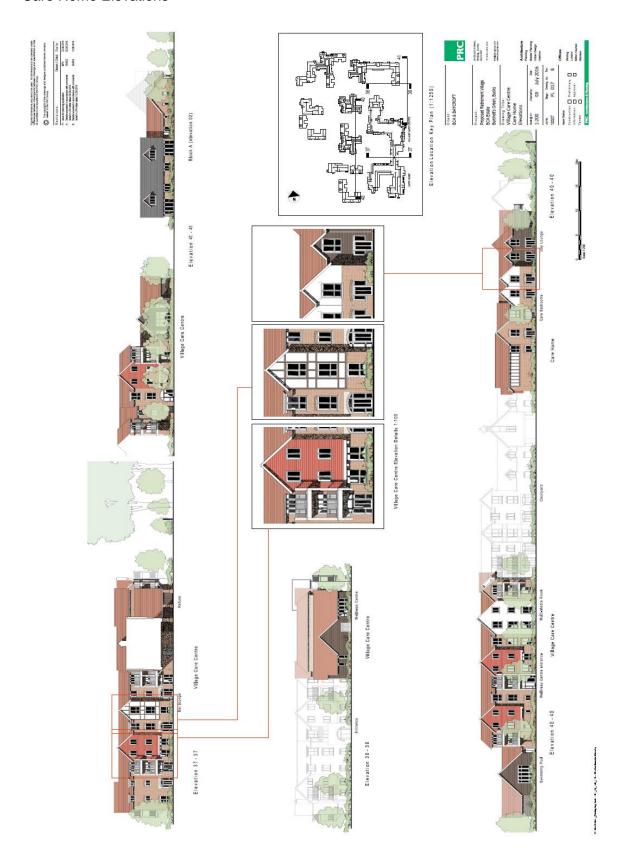
Floor Plans Block B



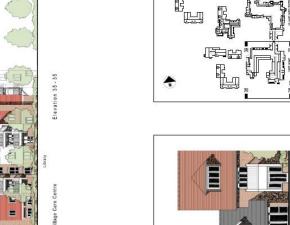


Selection of Care Village Elevations

Care Home Elevations





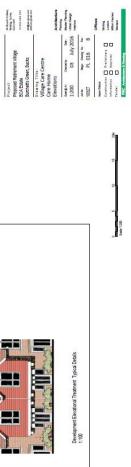




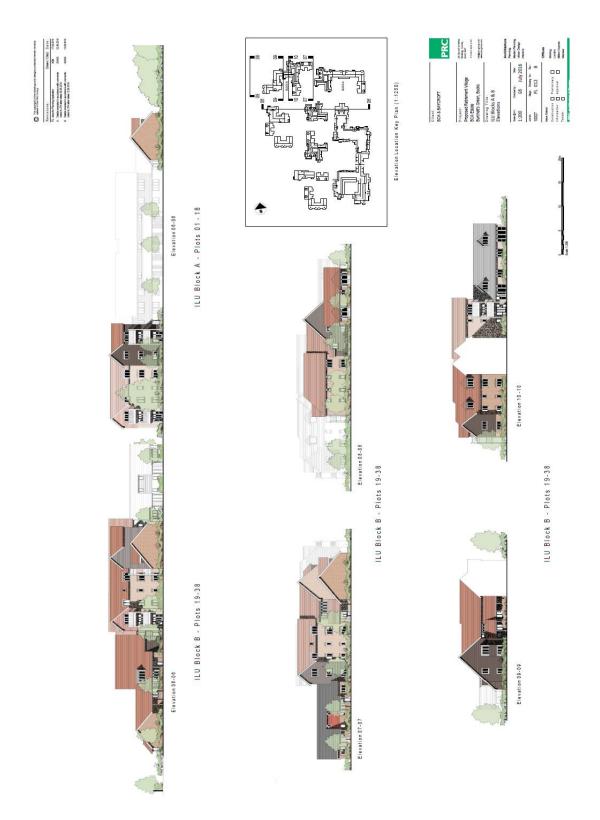
Elevation 36 - 36

PRC
adout it we,
wing, keep,
set in 133
set proposes

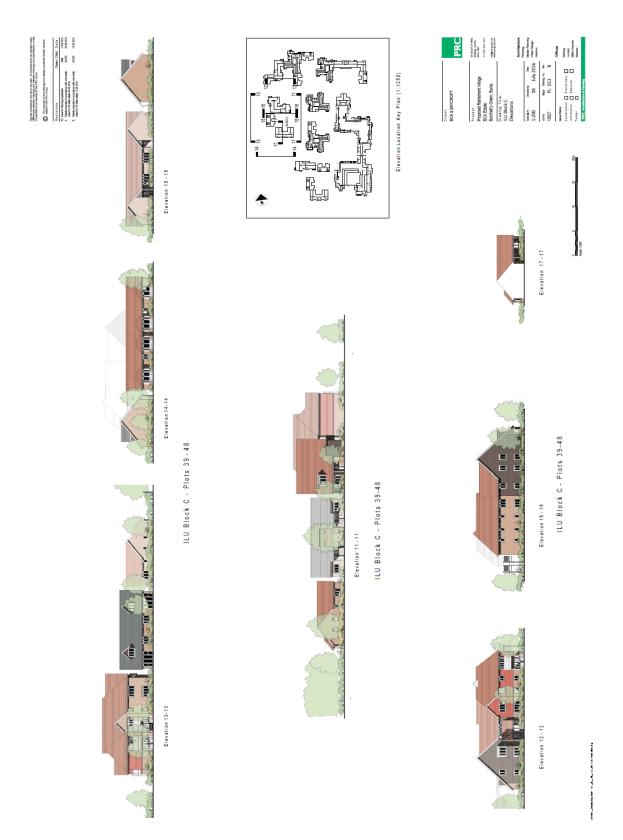




Elevations Block A



Elevations Block C



Appendix C – Letter from Education Funding Agency



BERKSHIRE COLLEGE OF AGRICULTURE, THE (BCA)
Hall Place
Burchetts Green Road
Burchetts Green
Maidenhead
Berkshire
SL6 6QR

4 February 2016

Dear Ms May

Area Reviews, Property Disposal and Free Schools

I am writing to all further education and sixth-form college principals with regard to the disposal of surplus property assets.

I am aware that a number of colleges have identified surplus land/accommodation for disposal in the near future and are also reporting potential surplus sites as part of Area Reviews. I welcome the active and responsible way in which you are undertaking strategic assessments of your training provision and continuing to strive for improved financial health and high-quality training.

Ideally, colleges will make disposal decisions as part of the Area Review process, which is designed to help you determine collectively what accommodation is needed to meet learners' and employers' current and future needs. However, I understand it may make sense to proceed with some disposals before the Area Review formally starts – if this is the case, I would hope that colleges would consult locally beforehand to ensure a site is no longer needed.

If you are planning to dispose of surplus property assets there are other government policies which might give rise to an interest in purchasing the land. In particular, you will be aware of the government's objective to create at least 160,000 new homes during this Parliament and to establish 500 new free schools by 2020. Please note, in particular, that the EFA is seeking to acquire appropriate land/accommodation for the provision of free schools, for instance to meet the growing demand for primary places. With this in mind, if you are intending to dispose of any surplus property assets in the near future, I encourage you to liaise with the Free Schools Capital division in EFA as part of your marketing strategy. I know that some colleges have already successfully used the EFA to dispose of surplus land but I want to make sure all of you are aware that this is an option.

The Free Schools Capital team is aware of the need for colleges to demonstrate best value when disposing of property and is willing to acquire suitable surplus sites/accommodation at market value.

The EFA will also consider sale and leaseback options to facilitate the relocation of existing learners to alternative college accommodation.

Examples of sites/accommodation of interest to the EFA include the following:

- Surplus college sites or parts of surplus sites.
- Leasehold properties with D1 (non-residential) use. Typically the EFA is looking for accommodation with a minimum term of 25 years. However, given the increasing need for free schools to open in temporary accommodation, the EFA may also be interested in short-term leases (usually up to 24 months).
- Vacant buildings on existing college sites on either a freehold or leasehold basis.
 The EFA has a good track record of working with colleges to ensure key issues such as access, security and safeguarding are addressed without having a detrimental impact on the operational needs of the college.

Surplus sites/accommodation which may have encumbrances, such as restrictive
covenants that limit the use of the site to education use. This includes sites that
have benefited from public investment and that may retain clawback conditions. In
the case of property assets with potential SFA clawback restrictions, the EFA is
willing to explore opportunities with the SFA to minimise the need for clawback
given the continued education use of the assets.

If your college has surplus accommodation and you would like to discuss your site with the EFA's Property Team, please contact Catherine Davies, Regional Team Lead (catherine.davies@education.gsi.gov.uk or 07469 413 516).

Yours sincerely,

Peter Lauener

Chief Executive

Education Funding Agency

Pic Laverer

Appendix D – NPPF Annex 2 Glossary – Setting of a Heritage Asset

Annex 2: Glossary - National Planning Policy Framework - Guidance - GOV.UK

Page 9 of 11

Safeguarding zone

An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shoreline Management Plans

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site investigation information

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

Site of Special Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Stepping stones

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

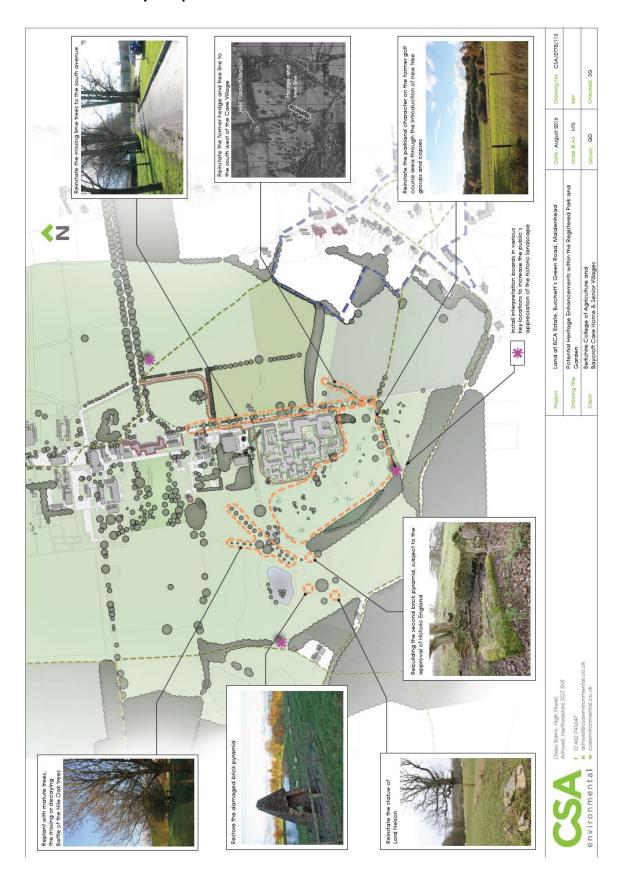
Appendix E – Schedule of works to be carried out to the Heritage Assets extract from Heritage Statement

It is intended that the short fall in funds necessary to carry out these repairs will be provided by proposals to develop a new care village on the southern part of the site. For further details of the proposed development see the reports and drawings that accompany the Listed Building/Planning Application for this scheme. The priority of the repairs is to make the buildings weather tight. It is proposed that the funds provided by the development could be used for the following repair work:

- 8
- Completely re-roof the south wing of Hall Place including repairs to the timber rooflight. The work will also include carrying out any necessary investigation and repair to the roof structure.
- Conserve and repair, as necessary, the plaster and paintwork to the ceiling in the Jacob Bancks Room.
- Undertake investigation into the condition of the ceiling in the William
 East Room and carry out the necessary stabilisation as required.
- Investigate the condition of the timber structure to the first and second floors, as described in the Planned Preventative Maintenance Schedule.
- Carry out localised repairs to the main roof and parapet gutters to Hall Place. This work will include investigating the condition of the roof structure and signs of dry rot in areas where water ingress has occurred. Internally, walls and ceilings affected will be repaired as required.
- Carry out substantial repairs to the various roofs over the north wing. This work will include investigating the condition of the roof structure and signs of dry rot in areas where water ingress has occurred. Internally walls and ceilings will be repaired as required.
- Investigate the dampness and possible outbreak of dry rot in the basement area identified in the Building Survey Report. Carry out the alterations to reduce the dampness and repair any damage.
- Repair the timber clock tower to the Stable Block.
- Carry out essential repairs to the brickwork, particularly any decay to the chimneys.
- · Carry out essential repairs to the windows.

- Undertake essential repairs to stone parapet copings, banding and windows sills.
- Carry out repairs to the stone steps to the main front entrance and the entrance to the south wing.
- Investigate the current means of escape and fire detection, and upgrade as necessary.

Historic Landscape Improvements



Appendix F - Plan Showing Public Rights of Way around the Site

