



FREEHOLD FOR SALE
DEVELOPMENT & REFURBISHMENT OPPORTUNITY

**Development land and buildings at Western Park
including
Western Park former open air school
& Eco House,
Hinckley Road, Leicester LE3 6HX**



Closing date for offers:
2.00pm Friday 5th August 2016

Development Opportunity

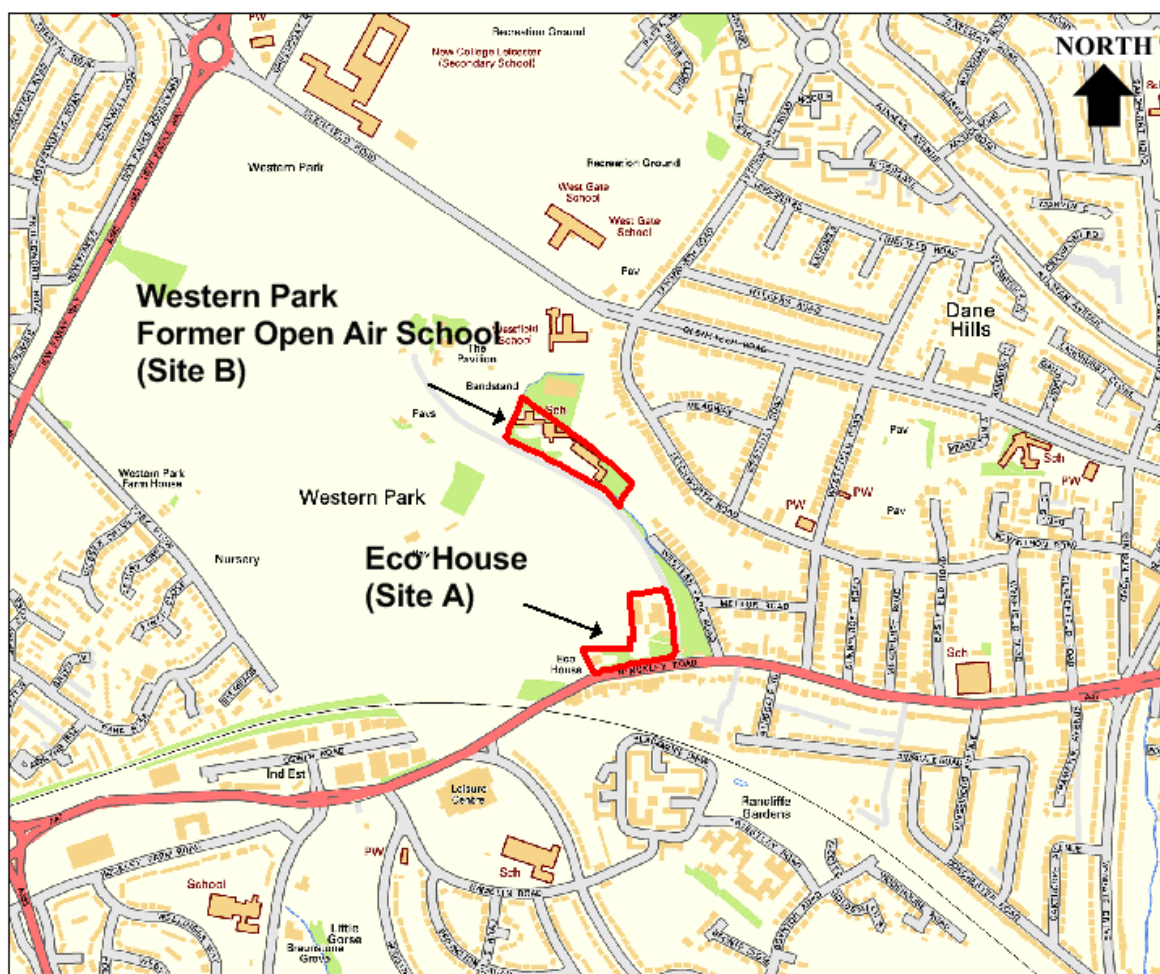
Offers are invited for the purchase, as a whole, of the freehold interest in two sites located within Western Park, off Hinckley Road, Leicester.

The site adjacent to Hinckley Road (Site A) which comprises the former Eco House, Constance Jackson Centre and additional buildings (extending to a site area of 2.51 acres) would preferably, subject to any necessary consents, be used for residential purposes within classes C2 and/or C3 of the Use Classes Order 1987 but may also be suitable for other uses.

The former open air school (Site B), which is grade II listed (extending to a site area of 2.88 acres) would, subject to any necessary consents, be suitable for a variety of uses including class D1, other leisure or community uses and residential use may also be acceptable.

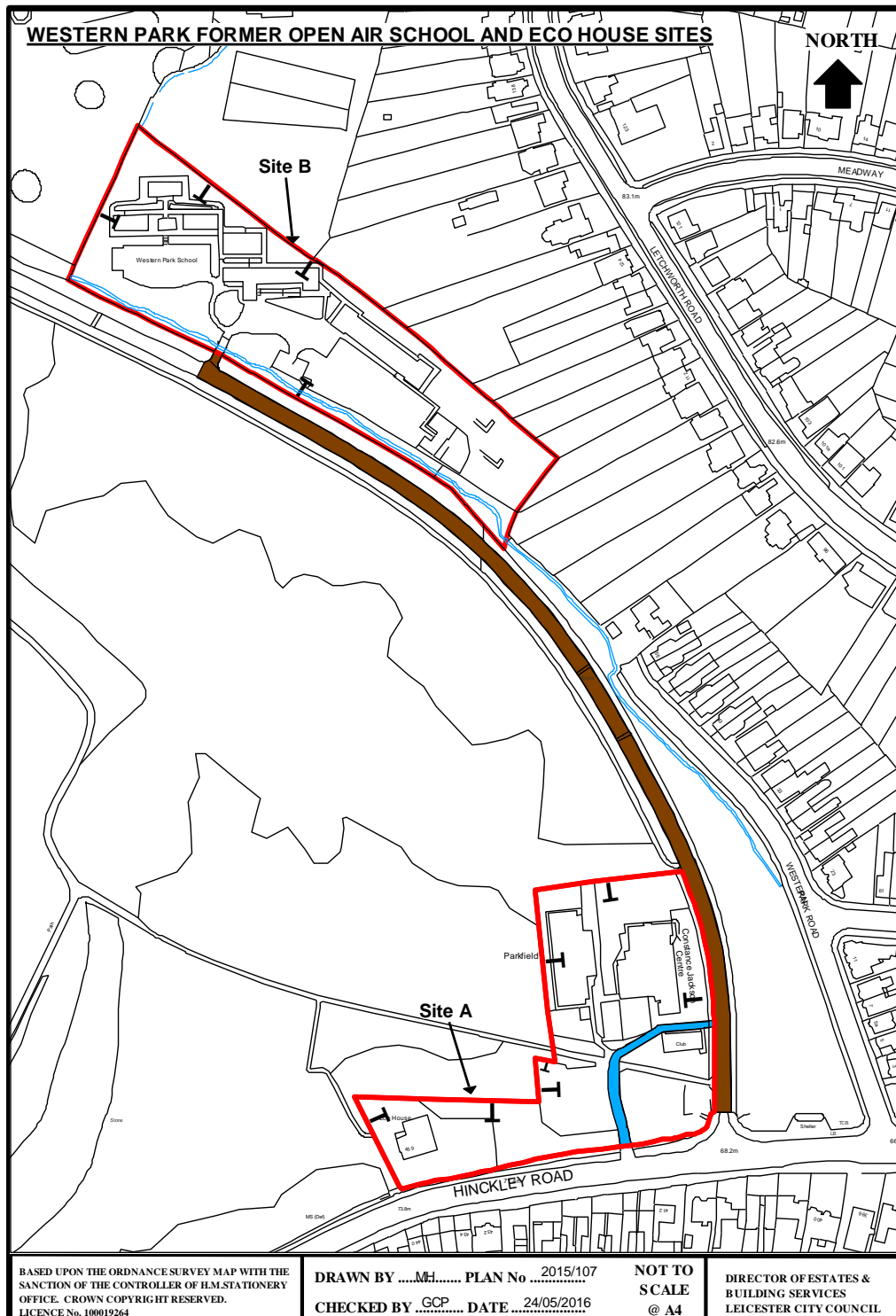
Location

The former open air school, Eco House and buildings are located approximately 1¾ miles to the west of the city centre off Hinckley Road within Western Park which is next to an established residential area.



Description

Sites A and B are shown edged red on the plan below.



The freehold interest in the sites will be sold with vacant possession. A right of access/egress (with or without vehicles in common with others enjoying the like right) will be granted over the route shown coloured brown on the above plan.

In the evening the main entrance gates to Western Park at Hinckley Road are closed and locked. Evening and night time access/egress (with or without vehicles) to and from other premises within Western Park is gained over that part of Site A as shown coloured blue on the above plan.

Consideration will need to be given by prospective purchasers to whether the existing evening and night time access/egress for authorised vehicles to premises within Western Park would be suitable for their needs.

Site A - The Eco House could possibly be retained and refurbished. The other buildings are in poor condition and would require demolition to allow a comprehensive residential redevelopment of the remainder of the site.

Site B - The former open air, grade II listed, school premises has a gross internal area of 1,624sqm (17,474sqft) and is in need of total refurbishment and partial re-building.

Floor plans

Plans of the buildings at both Sites A and B are available to download at www.leicester.gov.uk/propertyshop

Planning

A Development Guidance document (see Appendix 1.) has been produced for both Sites A and B which provides advice on the type and form of development that will be acceptable. It is recommended that bidders study this document in detail prior to submitting their bid.

For more specific advice please contact;

Anne Provan, Team Leader, Planning,

Tel: (0116) 454 2963

Email: Anne.Provan@leicester.gov.uk

Environmental sustainability

Development of both sites are expected to respect and respond to the environmental significance of Site A with a proposal that significantly exceeds national and local planning policy requirements relating to environmental sustainability and that is worthy of flagship status in this regard.

The main aim for Site B is to bring the listed buildings back into a sustainable and active use that conserves and enhances them, their context and setting as a complex. Design quality and conservation standards will be of the utmost importance in this development.

Services

It is understood that mains drainage, water, electricity and gas services are available within the nearby public highway network.

Bidders must undertake their own enquiries and satisfy themselves as to the suitability of any existing services for their proposals and fully reflect the cost of any alterations and additions required to such services in any bid for the Sites.

VAT

Site A: a small part of the premises has been identified as already being subject to an option to tax. For administrative convenience the Council proposes to exercise an option to tax on the whole of Site A prior to sale (which is in accordance with the Council's normal policy).

Site B: the Council reserves the right to exercise an option to tax the whole of Site B prior to sale.

Energy Performance Asset Rating

Former open air school: not required due to grade II listing.

Eco House: C (73)

Parkfield: E (115)

Constance Jackson Centre: E (106)

Club house: D (95)

EPCs are available to download at www.leicester.gov.uk/propertyshop

Rates

Former open air school: the premises are not currently assessed for rates.

Eco House: the premises are included in the assessment for Parkfield.

Parkfield: the premises have a rateable value of £14,000.

Constance Jackson Centre: the premises have a rateable value of £15,250.

Club house: the premises are not separately assessed for rates.

Viewing

Please contact Greg Pollard on 0116 454 2137 or at Greg.Pollard@leicester.gov.uk to view the Sites.

Basis of sale

Offers are invited for the freehold interest in Sites A and B (the Sites) as a whole on the below Summary of Main Terms of Freehold Sale.

Offers should be submitted in accordance with the Conditions of Sealed Offer set out below in these particulars.

The successful bidder will be required to enter into a conditional contract with the City Council for the purchase of the Sites (in accordance with the terms contained in this document) within 3 months of the date of the Council's letter notifying them that their bid has been accepted. The contract will, inter alia, be subject to the purchaser obtaining a detailed planning permission for the Sites, expiry of the judicial review period, approval of submitted plans for the scheme by the City Council as seller and the City Council advertising its intention to dispose of open space and obtaining approval to the disposal. Closing date for offers: **2.00pm Friday 5th August 2016.**

The City Council will have regard to the following matters when considering the offers received:

- the financial bid made,
- the submitted scheme's compatibility with the City Council's planning and property requirements as detailed in the attached Development Guidance,
- the availability of funds to successfully complete the scheme,
- a proven track record of successful completion of other schemes of a similar nature,
- the extent to which the proposed development significantly exceeds national and local planning policy requirements relating to environmental sustainability and that is worthy of flagship status in this regard.

The City Council does not bind itself to accept the highest or any offer.

For further information regarding legal matters relating to the Sites please contact:

Jane McGovern, Legal Executive,

Tel: (0116) 454 1412 Email: Jane.McGovern@leicester.gov.uk

Conditions of Sealed Offer

1. Prospective purchasers are invited to submit a financial offer (in £s sterling) for the freehold interest (in accordance with the below Summary of Main Terms of Freehold Sale) in Sites A and B (the Sites).
2. The financial offer should be for a fixed amount (in £s sterling) and must not be calculable by reference to another bid, document or formula and must be exclusive of VAT.
3. The financial offer submitted must be accompanied by outline details (including sketch layout plans and elevations) of the proposed scheme for the refurbishment and development of the Sites. Details of how the purchase and scheme of refurbishment and development will be funded must also be provided.

4. The sealed offer may be sent to Leicester City Council by post, or if delivered by hand, must be handed in to the Head of Property, Leicester City Council, Ground Floor, Phoenix House, 1 King Street, Leicester, LE1 6RN, in exchange for an official receipt. Office hours are 8.30am - 5.00pm Monday to Thursday and 8.30am – 4.30pm Fridays.

The bidder is expected to have taken into account any Town and Country Planning costs prior to submission of their sealed offer.

With regard to Section 106 agreements all works undertaken will be subject to a monitoring fee and all figures will be index linked from the date of agreement until payment.

All offers must be in a plain sealed envelope clearly marked with the official Leicester City Council address label supplied with these particulars on the outside and having **NO INDICATION OF THE SENDER'S IDENTITY**, to arrive not later than **2.00pm Friday 5th August 2016**.

If any sealed offers are sent to Leicester City Council by recorded delivery or courier, **THE NAME AND ADDRESS OF THE SENDER MUST NOT** be stated on the recorded delivery/courier's label, as is usually the case.

Any late sealed offers and sealed offers hand delivered to any location other than that stated on the official Leicester City Council address label supplied with these particulars, even if it is another Leicester City Council office, may be deemed void and may be opened (to identify the sender) and returned to the sender with an explanation in writing for the reason for its rejection.

5. It is the bidder's responsibility to deliver their sealed offer to the location on the official Leicester City Council address label supplied with these particulars before the closing date and time. The City Council does not accept any liability for non-delivery, late delivery or delivery to the wrong location, by any company or other organisation or person charged by the bidder for its delivery.

6. The City Council expressly reserves the right upon the opening of sealed offers to call for additional information or clarification, which it may require before reaching any decision.

7. The City Council does not bind itself to accept the highest or any offer.

8. All bidders shall accept full responsibility for and take appropriate steps to ensure compliance with these requirements and failure to do so may render a sealed offer liable to disqualification.

Summary of Main Terms of Freehold Sale

The successful bidder will be required to enter into a contract to purchase the freehold interest on the following main terms;

1. The Sites, edged red on attached plan no. 2015/107, are in the freehold ownership of Leicester City Council (the Vendor).
2. The Sites shall be used only for such purposes as shown in plans previously approved by the Leicester City Council (as Vendor) and for which planning consent has been obtained.
3. The Purchaser will be responsible for the Vendor's legal and surveyor's costs amounting to 1% of the Purchase Price + VAT.
4. The Purchaser will, following any formal approval of the proposed sale, be required to enter into a conditional contract.

The contract will be conditional, inter alia, upon:

- i, the Purchaser obtaining a detailed planning permission (but not granted on appeal) for the Sites and listed building consent in accordance with the attached Development Guidance for the proposed development,
- ii, the expiry of an agreed period for challenge by way of judicial review (and no such challenge being made or such challenge being disposed of to leave in place a valid detailed planning permission),
- iii, the Vendor approving the Purchaser's plans and specifications (which shall have been submitted to the Vendor for comment prior to the same being submitted for detailed planning and listed building consent) and
- iv, the Vendor advertising its intention to dispose of open space in accordance with S123 (2A) of the Local Government Act 1972 and obtaining approval to the disposal.

The conditional contract must be entered into within 3 months (or such other period as may be agreed by the Vendor in its absolute discretion) from the date the Vendor gives its formal approval to the proposed sale.

The Purchaser must be aware that before conditional contracts have been entered into, the Vendor will be obliged to consider any other offers received. All works done / costs incurred in connection with the proposed purchase are at the Purchaser's own expense and risk.

5. The Purchaser shall pay the Vendor a deposit of 10% of the agreed sale price upon entering into the conditional contract referred to in 4 above, the balance of the monies to be payable upon completion. In the event that the contract does not become unconditional within the time limit agreed in the conditional contract then the agreement shall terminate and the 10% deposit shall be repaid without interest by the Vendor to the Purchaser.

6. Prior to exchange of contracts, the Purchaser shall obtain the approval of the Vendor to plans, elevations, sections and specifications of the proposed development, including site treatment, landscaping and boundary treatments.

7. Completion of the sale will take place within 28 days of the contract becoming unconditional.

8. Should any element of the timetable up to the exchange of contracts referred to in Clause 4 above not be complied with, the Vendor reserves the right to review the disposal and remarket the Sites if necessary.

9. The Sites will be sold with vacant possession.

10. The Sites shall be sold in their existing condition and the Purchaser shall be held to have made any investigations (including environmental investigations) into the character, stability, suitability and condition of the Sites and all other investigations and enquiries which they consider necessary, including enquiries of statutory undertakers as to the presence of any service media within the Sites, as the Purchaser deems necessary.

11. The development and refurbishment of the Sites shall commence on a date to be agreed and shall be carried out fully in accordance with the previously approved plans and shall be completed within 36 months of the sale completion date.

12.

a) Except as hereinafter provided the Purchaser shall not without the Vendor's prior written consent sell lease or otherwise dispose of the Sites or any part or parts thereof upon which development or refurbishment shall not have been completed in accordance with the Approved Plans. This shall not prevent the disposal of agreed phases (once completed) provided they accord with the Approved Plans.

b) If the Purchaser shall not have completed the development/refurbishment in accordance with the Approved Plans within 36 months of the sale completion date (or within such further time as may be approved by the Vendor if the scheme is delayed by labour disputes, shortage of materials or other causes which the Purchaser can show are beyond its control, such extension not to be unreasonably withheld) the Purchaser shall forthwith offer the whole of the Sites or any parts on which development/refurbishment has not been completed (as the case may be) including any building(s), structures, roads, footpaths, services or other facilities constructed or in the course of construction thereon together with all necessary rights of way, drainage and other easements and agreements and the reservation of such that may be required to facilitate the development/refurbishment of the remainder of the Sites for resale to the Vendor at a figure pro rata to the Purchase Price or at its then current market value, whichever sum is the lower, PROVIDED that if the Vendor and the Purchaser are unable to agree a

Purchase Price within four months of the date upon which the Purchaser first in writing offered the Site(s) or part thereof (as the case may be) to the Vendor then either party hereto may refer the matter to a single arbitrator ("the Arbitrator") in accordance with the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force whose award (including any award of costs or interest) shall assess the Purchase Price between the parties BUT in the event of the Vendor not wishing to proceed at the figure indicated by the Arbitrator the Vendor shall be free to withdraw from the transaction to re-purchase the Sites or such part thereof PROVIDED FURTHER that if the Vendor refuses or fails to accept the Purchaser's offer to resell to it the Sites or such part thereof (as the case may be) within four months of the offer being made or within four months of the Arbitrator's decision (whichever is the later) the Purchaser may dispose of the Sites or any part thereof as it thinks fit.

c) The Arbitrator shall be appointed on application by either the Vendor or the Purchaser by the President of the Royal Institution of Chartered Surveyors.

d) In the event that an application for determination by an Arbitrator of the current market value is made the period of four months provided by Clause 12(b) shall be deemed to run from the date of the last award.

13. No work shall be undertaken that does not comply with the plans previously approved by the Vendor.

14. The Purchaser shall covenant for themselves and their successors in title that the land and buildings within the Sites are used for no purpose other than as indicated on the previously Approved Plans and in accordance with the terms of the planning permission and that the said Sites shall be used in such a manner as not to cause a nuisance or annoyance to the owners or occupiers of any part or parts of the said Sites or of the adjoining or neighbouring land.

15. No noisome, noxious, offensive or dangerous trade, manufacture or business of any kind shall be carried out on the said Sites or any part thereof.

16. The Purchaser shall not display or permit to be displayed any notices, advertisements or placards of any kind on the Sites or on the exterior of any wall or buildings erected thereon other than such notices as may relate to the sale, letting or business contained within such buildings, without the prior consent of the Vendor and all such notices, advertisements or placards shall comply in all respects with the regulations relating to the control of advertisements as may at the time be in force.

17. The Purchaser shall not acquire any rights of light or air from or over any adjoining land of the Vendor. The Vendor reserves the right to develop or use any of its retained land as it sees fit.

18. The Purchaser shall make, or arrange to have made, all necessary connections to the various services at their own expense and will provide also at their own expense such facilities as may be necessary for the proper installation and operation of services of the statutory undertakers and other service authorities.

19. The conveyance will contain the usual exceptions and reservations relevant to a disposal of part.

20. Subject to the provisions of the Treasure Act 1996, all treasure, coins, antiquities, curiosities, natural or artificial, which shall be discovered in or upon the Sites during the progress of any development/refurbishment shall be deemed to belong to the Vendor and shall be carefully preserved and handed uncleaned to the Vendor.

21. The plans enclosed are for identification or general information purposes only and the Purchaser shall carry out their own survey prior to development/refurbishment.

22. The Purchaser shall covenant for themselves and their successors in title that the land and buildings within the Sites shall be kept in good and substantial repair and condition at all times.

23. The Vendor reserves rights of connection and drainage through all sewers, drains and water courses to be constructed by the Purchaser until such time as they may be adopted as public sewers.

24. The Purchaser shall take all precautions to prevent any damage to existing service pipes, sewers, water courses, cables, wires and any existing walls or fences and shall make good any such damage at their own expense.

25. The covenants herein contained shall be entered into by the Purchaser in pursuance of the provisions of Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and/or for the benefit of the Vendor's retained land.

26. The Purchaser shall make or arrange to have made any archaeological excavations, evaluations, monitoring or other necessary investigations which may be required as part of the development/refurbishment process; the cost of meeting all such requirements shall be borne in their entirety by the Purchaser.

27. The Purchaser will have the right (in common with others enjoying the like right) to pass and repass with or without vehicles over the land shown coloured brown (the Access Road) on the attached plan to and from the public highway subject to the Purchaser making good, at its own cost, any damage caused to the Access Road due to such use and will pay a fair share according to user towards the repair, maintenance and renewal of the Access Road until it is adopted as public highway.

28. The Vendor will retain the right (in common with others enjoying the like right) for the benefit of its retained estate to pass and repass with or without vehicles over the land shown coloured blue on the attached plan and any additional land used for the same purpose (or any agreed, equally commodious, alternative route) to and from the public highway to access/egress Western Park.

29. The sale shall be subject to any other conditions as the Vendor's Legal Services may deem to be necessary and will be sold subject to any restrictions or liabilities in the legal title.

PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are given solely as a general guide and do not constitute any offer or contract. In accordance with the provisions of the Property Misdescriptions Act 1991 these particulars have been prepared having taken all reasonable steps with all due diligence but applicants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. Subject to the provisions of the Act the Council make or give no representation or warranty whatsoever in relation to this property and no legal responsibility can be taken for the statements contained in these particulars which are not to be relied upon as a statement or representation of any fact and no person in the employment of the City Council has any power or authority to make any representation or warranty whatsoever in relation to this property.

For further information please contact:

Greg Pollard on (0116) 454 2137

email: Greg.Pollard@leicester.gov.uk

SEALED OFFER LABEL

DO NOT OPEN
SEALED OFFER

For the attention of:

**Head of Property
Leicester City Council
Ground Floor Phoenix House
1 King Street
Leicester
LE1 6RN**

**Deadline for receipt of sealed offer documents for the sites of the
Eco House and buildings (Site A) and the former open air school (Site B),
Western Park, Hinckley Road, Leicester
(ref; GCP):**

2pm Friday 5th August 2016



SEALED OFFER FORM

In respect of the freehold interest in the sites of the Eco House and buildings (Site A) and the former open air school (Site B) Western Park, Hinckley Road, Leicester

If your bid is made as an agent on behalf of another individual(s) or company, your client's (the bidder(s)) details and signature(s) must be entered in the appropriate sections on page 5 of this form. The agent should then insert its details in the section (on page 6 of this form) marked "Agent acting on behalf of bidder(s)". Please also note that if an agent personally signs this form on behalf of the bidder, that agent will be assumed to have the appropriate authority from the bidder(s) to sign on their behalf.

I/We (please print name of bidder(s) in capitals)

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.....

hereby make the following financial offer (in £s sterling) to Leicester City Council for Site A (Eco House and buildings) and Site B (former open air school)

£

.....

(amount in words and figures) exclusive of both VAT and s.106 contributions

The bidder will undertake a scheme of refurbishment and development that will involve:

(Bidder or its agent to also submit, as an appendix to this form, a sketch layout plan detailing the proposed scheme)

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(please use continuation sheet(s) if required)

Details of the bidder’s scheme’s compatibility with the City Council’s planning requirements as detailed in the attached Development Guidance are as follows:

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Details of how the scheme significantly exceeds national and local environmental sustainability planning policy that is worthy of flagship status:

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(please use continuation sheet(s) if required)

Details of proposed development team:

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Bidder's details of funding for the purchase, refurbishment and development are:

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Bidder's details of previously completed schemes are:

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I/We understand that Leicester City Council does not bind itself to accept this or any other sealed offer received in respect of the above and I/we also agree that all works done in connection with this submission and the provision of any subsequent information to support this submission are at my/our own expense and risk.

Signature(s) of bidder(s);

(If signing as agent for bidder(s), please complete section below marked “Agent acting on behalf of bidder(s)”)

- (1)
- (2)
- (3)

Full name(s) of bidder(s);

(Please print in capitals. If bidder is a company please provide the company’s full name and Company Registration number)

- (1)
- (2)
- (3)

Address of bidder(s) including email and contact telephone number;

(If bidder is a company, please provide registered office address and a correspondence address if different to the registered office)

- (1)
Phone no. & email address:
- (2)
Phone no. & email address:
- (3)
Phone no. & email address:

Dated2016

Witness;

Signature

Full name.....

Address

.....

Dated2016

Solicitor who will act for bidder;

Company name.....

Contact name.....

Address

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Phone no. & email address:

Agent acting on behalf of bidder(s);

Company name.....

Contact name.....

Address

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Phone no. & email address:

Bidder's bank;

Company name.....

Contact name.....

Address

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Phone no. & email address:

Appendix 1.

Leicester City Council Development Guidance: Western Park



Land and buildings at Hinckley Road and Western Park Open Air School April 2016



Photos 02.05.14 and 16.04.15

Introduction and context

Western Park lies to the West of the city, to the north of the A47 Hinckley Road and to the west of Western Park Road and Letchworth Road. The park is designated as green space and is part of an important green corridor to the west of the City.

The purpose of this document is to provide guidance on the potential for future development of two key sites within the boundary of Western Park. Both sites provide fantastic opportunities for development within the setting of the park itself, restoring historic listed buildings alongside new build development.

Background

Western Park was purchased by the Leicester Corporation in 1897 to create a new public park, responding to needs for new amenity space to the west of the city. Prior to this, the park was used as farmland and this former use is still evident from some of the buildings and landscape.

The Park is of historic interest, and has two listed buildings and a number of other locally listed heritage assets. More recently, a number of other buildings were constructed on the southern edge of the park, most of which have not been in active use for a number of years.

In addition to its use as a public park, Western Park is also home to the former open air school. Built from 1928-1930, this grade II listed building was constructed by Leicester Authorities to provide a suitable educational facility for children in poor health.

This guidance relates to two separate sites within Western Park, as shown in Appendix I:

**Site A: land and buildings adjacent to Hinckley Road, and,
Site B: the former Open Air School, to the east of the park.**

Both sites are city council owned and currently vacant. The remainder of the park and other city council owned buildings in Western Park are not included in this guidance.

Site A includes the site of the former Ecohouse and organic garden, plus the Parkfield building, previously occupied by environmental charity Groundwork Leicester and Leicestershire, (formerly Environ). The buildings were a hub of activity around Leicester's early work as Britain's First Environment City in the 1990's and for many Leicester people came to symbolise the city's environmental commitment. Britain's first wildlife habitat surveys were carried out from here in the 1980's as part of the City Wildlife Project and became a template for similar habitat surveys throughout the Country.

The Ecohouse was the first of its kind when it opened in 1989 as Leicester's flagship environmental project. It offered visitors a chance to walk around a real house and garden inspiring and equipping them to tackle a range of environmental issues such as: climate change, organic gardening, re-cycling and energy reduction. Typically it attracted some 25,000 visitors a year and had international recognition.

Of those questioned, 90% confirm their intention to make an environmental change to their lifestyle and subsequently 70% go on to make that change – a direct outcome of the EcoHouse experience. In particular, the house was regularly visited by large numbers of school children as part of their schools' commitment to environmental education and improvement.

Development of both sites are expected to respect and respond to the environmental significance of Site A, as outlined above, with a proposal that significantly exceeds national and local planning policy requirements relating to environmental sustainability and that is worthy of flagship status in this regard.

The main aim for site B is to bring the listed buildings back into a sustainable and active use that conserves and enhances them, their context and setting as a complex. Design quality and conservation standards will be of the utmost importance in this development.

Site Layout

Sites A and B are distinct but linked sites. All proposed residential and other development should be considered in the context of a detailed masterplan for both sites that incorporates high quality landscape design to all hard and soft areas and both public and private spaces. In addition, views from outside the development areas should be considered to preserve the existing setting of the parkland and trees.

Site A comprises four buildings, including the Ecohouse, plus associated outbuildings. The buildings on site A have limited historic significance and could be redeveloped or renovated, as appropriate.

The remaining buildings within Site A are the Constance Jackson Centre, Parkfield and the Fosse Riders Club House. These are unlisted modern 20th century single storey buildings, near to the Hinckley Road entrance. In addition to the buildings, there are a number of established footpaths through the site, a car park for users of the park and a significant number of mature trees.

Historic Environment

Site B is of great historical significance and is accessed from the main entrance into the park. The existing entrance gates to the park are also of historic significance and on the Local Heritage Asset Register, (Local List), and should be retained in situ.

Site B, the former open air school, is a Grade II listed building. The listing covers all buildings and structures within the red line and the interior and exterior of all the structures. Listed building consent is required for any internal or external alterations which affect the special character of the buildings. Listed building consent is not required for works of repair and maintenance. Planning permission is required for any new build within the red line and for any alterations to boundaries.

Listed Building Guidance for the Open Air School is attached at Appendix II. This sets out the principal buildings within the site and identifies those of particular significance. It also indicates buildings and structures that could be removed to facilitate development.

The buildings are of solid construction but in a poor condition. Many of the original features of the school buildings remain and the ethos of the former use is evident. One key principle is that the buildings form a complex and any future use should retain that sense of a single complex.

Contact: The Conservation Team at Planning@leicester.gov.uk

Planning Policy

A range of land uses could be acceptable on both sites. On site A, residential, leisure and community uses such as a school, place of worship, day nursery and meeting halls would be acceptable, subject to satisfactory access and highway arrangements.

The main aim for site B is to bring the listed buildings back into sustainable and active use that conserve/enhance the buildings. It will also be important to ensure that parking & access issues are addressed. Community uses such as those listed above would be preferable, but other uses could also be appropriate where justified. Small scale office and conference facilities may be acceptable as well as residential subject to highways and access arrangements. There is a need to identify a use that will provide a long term sustainable future for the buildings as a complex.

Western Park is designated as green space in the local plan and is part of an important green infrastructure network to the west of the City. Any development in the vicinity of the park will need to be sensitive to its location and the importance of this green space.

The Park (incorporating Sites A and B) is designated as a Biodiversity Enhancement Site (BES) (Policy GE03) in the 2006 City of Leicester Local Plan, which seeks to maintain and enhance the strategic nature conservation value of the site. BESs are the priority sites in Leicester to target nature conservation improvements. They are of local value for wildlife and complement Local Wildlife Sites (LWS) which are the best wildlife sites in the City.

Contact: Planning Policy at Planning@leicester.gov.uk

Highways and Access

Access to the site will be via the main entrance to the park and existing car park. Access will be a key issue in considering future uses for both sites and night time access to the park and protection of the park from unauthorised vehicle access will be key considerations. The park gates are currently locked at night and there is night time access to the park by authorised vehicles over part of Site A.

The existing entrance gates, which have historic significance, are to remain in place. The gates are kept open during day-time operation. The existing access road is not designated as public highway but needs to cater for two way traffic or passing places, refuse collection, delivery and emergency vehicles. Access from Western Park Road could be considered as an alternative if appropriate.

The accident history on this part of Hinckley Road raises concerns about increasing the amount of right turning traffic in/out of the park. Access width will need to be a minimum of 4.8m to allow two-way traffic. The other existing access to the west of the park gates should be removed.

A Transport Assessment will be required for a new development to consider traffic generation from a development and other uses of the park, trip rate and a Safety Audit of forecast traffic entering and leaving the site. The pattern of traffic is likely to be different to that of the former school use and it is recommended that a feasibility study of this access is commissioned.

Parking provision should be in line with minimum standards from the Draft Local Plan and reference to Residential Parking Research 2011. Please refer to the 6Cs Design Guide for access and other highway matters.

Any future development will need to meet the following requirements:

- The design of roads must accord with Manual for Streets and the Council's 6C's Design Guide. This should include the introduction of 20mph zones as required by City Mayor's Pledge, together with consideration of requirements of the fire service and waste collection.
- Car parking to meet standards in the Council's Parking Standards SPG
- Communal cycle parking including for visitors must be included within apartments schemes
- A Transport Assessment
- Travel Plan/travel packs for dwellings including either bus passes/cycle vouchers
- Pedestrian routes from site to nearby bus stops – including crossing over Hinckley Road
- Cycle ways to link into city wide cycle network

Vehicle access should be brought into the site from Hinckley Road. A maximum of 150 residential units can be developed off from a single access road. New roads planned within the site must take account of the need to facilitate dwellings with a southerly aspect, either to the front or rear of the dwellings.

Parking

Parking provision should be in accordance with the Supplementary Planning Guidance: Vehicle Parking Standards – City Wide Guidance, which can be viewed on the Council's planning web site. In summary for 1 bedroom units 1 parking space will be required, whilst for 2 bedroom plus units 2 parking spaces will be required.

Please note that the Council's Parking Standards are under review.

Parking spaces should be located on-plot and communal rear parking courts avoided. Parking spaces can be at the side or the front of dwellings, but if they are located to the frontage, it is important that the overall street scene is not dominated by parked cars. This should be alleviated by a professionally designed landscape scheme for the house frontages that incorporates high quality design and detailing with different hard materials and planting to soften the visual appearance of parked cars.

Contact: Simon White, City Highways Tel. 0116 454 2854

Biodiversity

Western Park is an attractive and established park that supports a range of habitats that include old hedgerows, species-rich grasslands, mature/veteran trees, woodland spinneys, ponds and ditches as well as areas of amenity grass used for sports and recreational purposes.

Collectively the park is allocated as green space in the Local Plan (2006) and is a well-used and popular Public Open Space (POS), recognised for its biodiversity value and designated as a Biodiversity Enhancement Site (BES).

An ecology survey will be required to identify those areas of biodiversity value and their potential to support species of plants and associated fauna, and to determine if mitigation and/or compensation are required as a result of any development on the sites. Appropriate mitigation will be required through biodiversity enhancements.

The sites contain a number of mature trees and areas of ecological and amenity value. Any loss should be avoided and appropriate measures taken to safeguard them during and post construction works. Mitigation measures will require approval prior to any works being carried out on designated trees or those areas of ecological value.

Contact: Helen O'Brien, Senior Nature Conservation Officer, Conservation Team,
Helen.Obrien@leicester.gov.uk

Trees

Site A has significant tree cover with two tree preservation orders in place. Many of the trees are protected by TPO N4.511 which covers 22 individual trees and 1 tree group. The most notable of these are the mature specimens on the boundary with Hinckley Road. In total there are 45 trees within the Eco-House site. There are 2 mature Oak trees protected by TPO N4.346 within the Parkfield site, with many other trees on the southern boundary of Parkfield, Constance Jackson Centre and surrounding the Fosse Riders club house.

Site B has significant tree cover with tree preservation order N4.442 in place covering woodland 1 to the southern and western boundary comprising of deciduous and coniferous species, there are also 4 individually protected Japanese Maples to the front of the buildings to the western end of the site. A veteran Oak tree protected by TPO N4.443 is located in the garden of 124 Letchworth Road bordering the site. In all there are 71 individual trees and 18 tree groups within the site covering a broad range of tree species and ages. The locations of the protected trees on both sites are set out in Appendix III.

Archaeology

The known archaeology on the site is set out in Appendix IV. It is likely that a watching brief will be required for the site.

Contact: Grahame Appleby, City Archaeologist, Conservation Team,
Grahame.Appleby@leicester.gov.uk

Sustainable Urban Drainage Systems (SUDS) and Flooding

The sites are within Flood Zone 1 and at a very low risk of flooding from rivers; however, the park is within a Critical Drainage Area; Woodville Road; where it is unlikely to flood but stormwater run-off could contribute to problems in the receiving hotspot.

Policy CS02 states that all new development shall reduce surface water runoff through the use of Sustainable Drainage Systems (Suds). SuDS manage not only water volumes but also seek to improve water quality and provide amenity and biodiversity benefits.

Core Strategy Policy 2. Addressing climate change and flood risk
5. Development should be directed to locations with the least impact on flooding or water resources. Where development is proposed in flood risk areas, mitigation measures must be put in place to reduce the effects of flood water. Both Greenfield and Brownfield sites should be assessed for their contribution to overall flood risk, taking into account climate change. All development should aim to limit surface water run-off by attenuation within the site as a means to reduce overall flood risk and protect the quality of the receiving watercourse by giving priority to the use of sustainable drainage techniques.

Managing surface water on the site to attenuate storm water flows should be integral to any design for the site. Suds therefore need to be taken into account at the very outset of designing site layout schemes, as it is extremely difficult to retrofit suds schemes at a later stage in the design process.

Development at sites A and B should take advantage of the topography of the park to allow water to collect naturally at low points; but also to create sub catchments to limit the speed and volume of run off. Existing trees and new planting and land management can also be used to manage the speed at which water travels across the site.

<https://www.leicester.gov.uk/media/178251/swmp-main-report.pdf>
<https://www.leicester.gov.uk/media/179759/suds-guidance-april-2015.pdf>

Contact: Chryse Tinsley, Landscape Architect, Conservation Team,
Chryse.Tinsley@leicester.gov.uk

Education

Developer contributions to education provision will be required where residential development is proposed. Section 106 Developer Contribution Calculator for 2011-2012 produces the following figures:

Flats 2 bed & above = £1,327.82 (per unit)

Houses 2 bed & above = £6,668.93 (per unit)

However, developers are advised to note the following factors:

- Rates can be variable from year to year, either cost multipliers or location factor.
- The Council does not currently charge for nursery or post 16 provision.
- Figures are based on yield rates from the 2001 census and will be updated from the 2011 census soon.
- The implications of the Community Infrastructure Levy (CIL) are yet to be included and this may significantly increase contributions.

Contact: Scott Hollingsworth, School Organisation Manager 0116 454 3798
scott.hollingsworth@leicester.gov.uk

Affordable Housing Requirements

20% of the total number of residential units are to be affordable units.

The Council will also expect an appropriate proportion of new housing units are designed to meet wheelchair access standards (national building regulation M4(3) *accessible*).

All new housing (whether market or affordable) should be, where feasible, designed to national building regulation M4(2) (which is the nearest equivalent national standard to the former '*lifetime homes*' standard). All affordable units should be indistinguishable in appearance from the private units, and be dispersed around the site in groups of no more than 6 units.

Contact: Housing Development Team, on 0116 454 1755 or
housingdevelopment@leicester.gov.uk

Public Open Space and Sports Provision

Developers will be required to provide on-site public open space or enter into a Section 106 Agreement on commencement of the development. This will enable the Council, in conjunction with local residents and community groups, to identify improvements to Western Park to provide a high quality public open space in the park.

Annual maintenance costs will be required to be paid by the developer for maintaining the new on site public open space, if to be adopted by the council. This sum is calculated from the Council's Green Space SPD, which equates to a 20 year commuted sum.

An off-site contribution per new dwelling will be required for enhancement works to existing sports provision.

Energy and sustainable development

This development will be expected to comply with the Planning Policy requirements of Core Strategy Policy 2; “Addressing Flood Risk and Climate Change”; CS2/2 to 8 inclusive.

Energy saving, carbon reduction measures and design issues should be supported and explained in the narrative of the Sustainable Energy Statement, to be included with a planning application.

Policy CS2.1 Code for Sustainable Homes

The development will not be expected to comply with a Code for Sustainable Homes requirement.

Policy CS 2.2 Energy Efficiency and Sustainable Construction

New development should take account of landform, layout, building orientation, massing and landscaping in order to minimise energy consumption.

The site layout should, with careful consideration of the site use and judicious planning of the internal layout of dwellings, enable passive thermal benefit to be derived from passive solar gain, to help reduce heat energy use and limit CO2 emissions. Solar shading can be employed to limit peak summertime internal temperatures. Through sensitive design, attractive, light and airy accommodation may be achieved which can also benefit the environment by reducing energy consumption and emissions.

The whole life cycle impact of retention of existing buildings, where viable, should be considered. In general where the building fabric is in sound condition then retention and reuse can be beneficial.

The former school rooms comprising part of site B, were specifically designed to take advantage of solar gain, with principle elevations facing due south, large areas of south facing solar glazing and the promotion of good natural through ventilation. The solar strategy for this building should be respected and enhanced in design proposals. Exploitation of passive solar gain can provide a relevant energy saving approach in the improvement and renovation of listed buildings.

In non-domestic buildings consideration of the form of buildings, including its ratio of exposed wall and roof area to useable habitable accommodation should be considered, together with ensuring that good levels of natural light are achievable to habitable rooms so as to limit the excessive use of artificial light.

The ability of buildings to provide resilience and adapt to future climate change effects (to anticipate increasing annual temperature rises and accommodate more extreme weather conditions) should be considered and accommodated in the design.

Policy CS 2.3: Decentralised energy, community heating and district heating.

Detailed consideration should be given to the viability of the proposal to support the provision of decentralised energy in the form of combined heat and power and community heating. This could necessitate the provision of an on-site energy centre, the location and design of which would need to be considered relative to neighbouring properties, access, noise and air quality issues. The application should also consider the preference for low temperature heating systems such as low pressure hot water under-floor heating and/or radiators in preference to all electric heating and hot water systems.

Incorporation of decentralised and community energy systems are supported by the National Planning Policy Framework and underpin the longstanding policy objectives of the City Council.

Policy CS 2.4: Renewable Energy

Consideration should be given within the Sustainable Energy Statement on the viability of relevant on-site renewable energy solutions, energy from renewable on site micro generation and conclude with a preferred workable option.

Policy CS2.8: Existing development:

Existing development should wherever possible be adapted to climate change and help contribute to the reduction in carbon emissions, considering green roofs, recycling facilities, building efficiency and cycle parking.

Energy-related proposals should be set out in relation to the above clearly in a Sustainable Energy Statement, which may be submitted as part of the Design and Access Statement or separately. Guidance on how to meet the energy policy requirements is available on the Council's website at:

<http://www.leicester.gov.uk/planning-and-building/urban-design-and-sustainability/energy-efficiency-and-sustainability-statements/>

Contact: Rob Pocock, Better Buildings Officer, 0116 454 2286

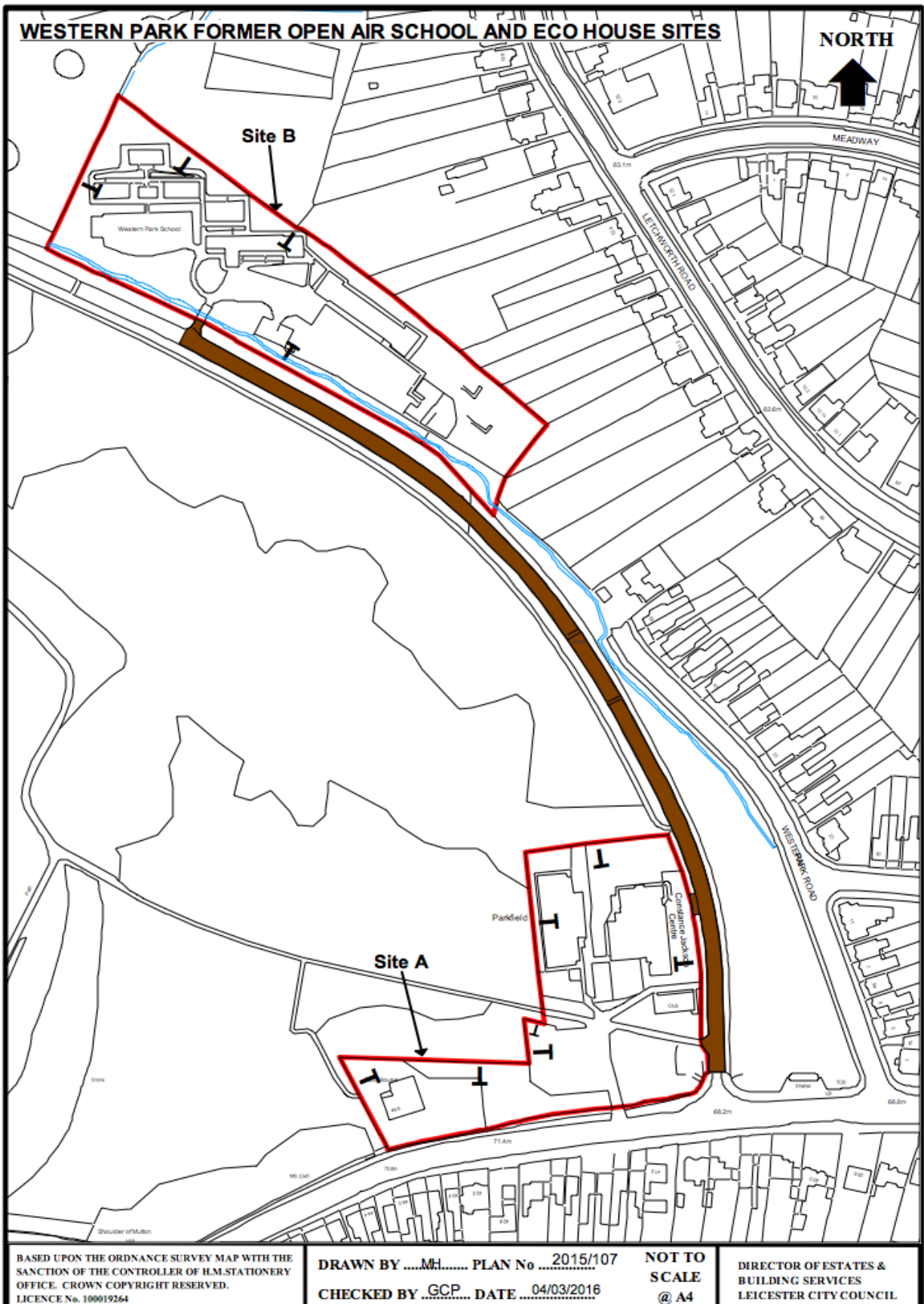
Rob.Pocock@leicester.gov.uk

For further information on this development site, informal discussions and pre-application advice, please contact:

Greg Pollard, Development Surveyor, Greg.Pollard@leicester.gov.uk
Estates and Building Services
Leicester City Council
Tel. 0116 454 2137

Anne Provan, Conservation Team Leader, Anne.Provan@leicester.gov.uk
Planning Service
Leicester City Council
Tel. 0116 454 2963

APPENDIX I: Site Location Plan



Appendix II

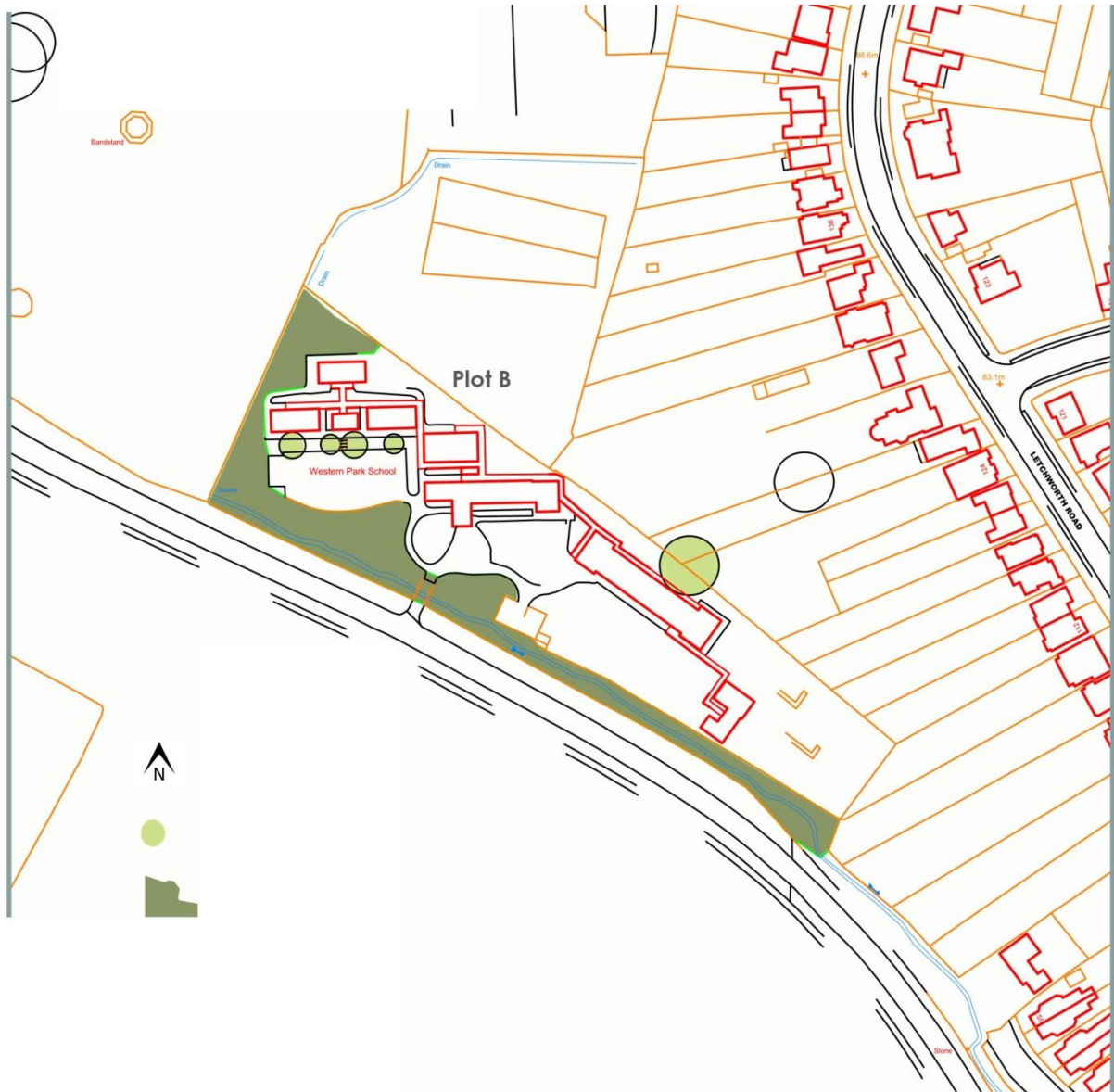
Listed Building Guidance: Western Park Open Air School - See page 28.

Appendix III: Trees



TPO Trees, Site A

Development will be restricted by the numerous TPOs on both sites. It is the responsibility of the developer to take measures to protect individual and grouped trees and plan accordingly when calculating the viability of a scheme.



TPO Trees, Site B

Development will be restricted by the numerous TPO's on both sites. It is the responsibility of the developer to take measures to protect individual and grouped trees and plan accordingly when calculating the viability of a scheme.

Appendix IV: Known Archaeology



APPENDIX V

A selection of photographs of sites A and B, taken between 2nd May 2014 and 16th April 2015.















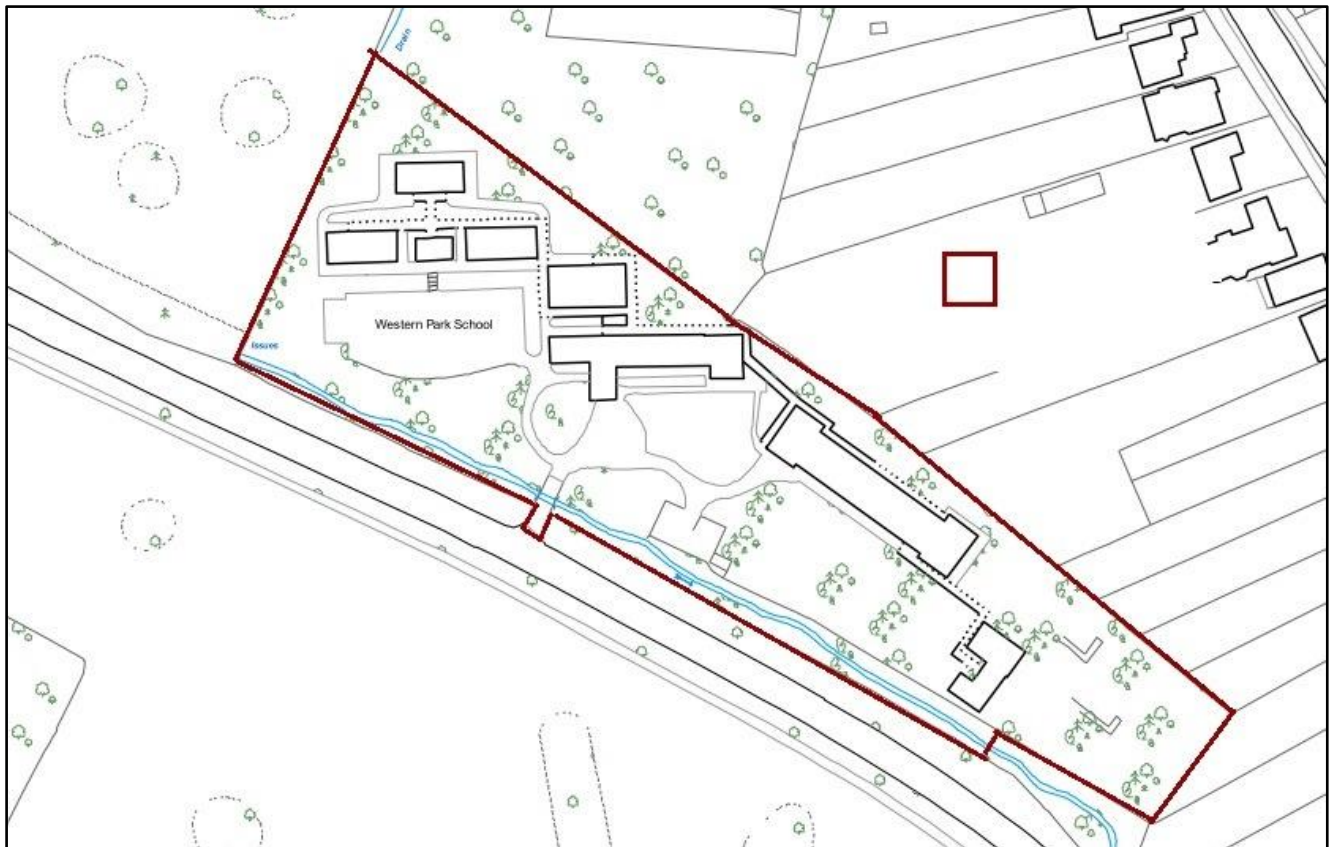
Appendix II
Listed Building Guidance:
Western Park Open Air School
March 2016



Contents:

- Extent of listing plan
- Listing information
- Historic development of the site
- Significance plan
- Contact information
- Appendix A – Listing Description

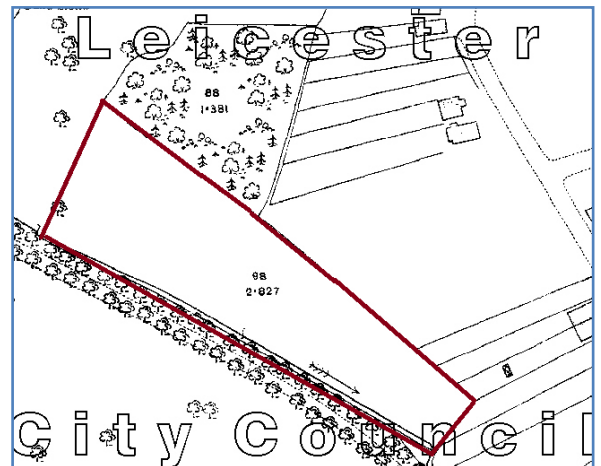
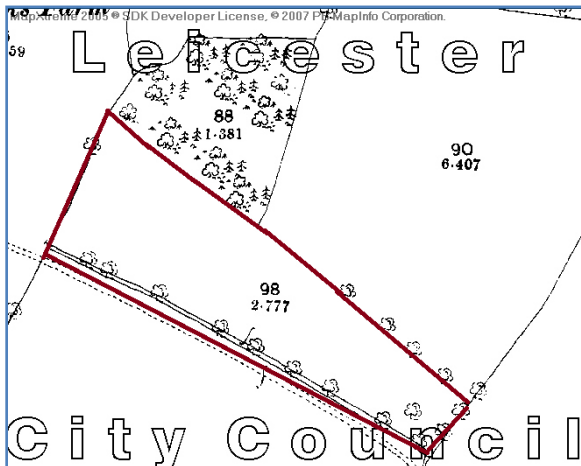
Extent of listing plan



Listing information

- Grade II listed (a full copy of the list description can be found in appendix A)
- The listing covers all buildings and structures within the red line
- The listing covers the interior and exterior of all the structures
- Listed building consent is required for any internal or external alterations which affect the special character of the buildings including:
 - extensions,
 - demolition,
 - creation of openings,
 - blocking up of openings,
 - internal subdivision,
 - replacement of windows and doors,
 - replacement of roofs
- Listed building consent is not required for works of repair and maintenance
- Planning permission is required for any new build within the red line
- Planning permission is required for any alterations to boundaries

Historic development of the site



Western Park Open Air School was built 1928 and 1930 to provide space for 180 children who were recovering from debilitating, normally respiratory illnesses.

The design and layout of the buildings was key to the children's rehabilitation. The principle being that the convalescing children were exposed to as much unpolluted fresh air as possible to give their lungs an opportunity to heal following damage by illnesses such as tuberculosis.

The classroom buildings were designed to be opened up, with large windows and doors. Walking between classrooms was done either in the open air or under covered walk ways. The main building was designed to look and feel like a home. This enabled children to be instantly familiar and comfortable in their new surroundings.

The site was designed with large open spaces, gardens and trees so that as much open air teaching as possible could be carried out. The buildings location within the park allowed the children to regularly run around in the fresh air.

The position of the school within the park and on the edge of city meant that it was as far away from the polluting industries which dominated Leicester's centre when the school was built.



Children playing in front of the three upper classrooms, shortly after the school was built.

Architectural Interest

The buildings are of a high quality design, fitting their original purpose. The use of domestic architecture for the main building gives the site a homely quality. The single storey classrooms are designed with well-proportioned large openings. The use of pitched roofs again lends a domestic homely quality to the site. This quality is consistent with the principles of open air schooling, to make those convalescing feel as comfortable as possible.

Setting

The school retains its parkland setting and much of the original landscaping. The grouping of buildings around large open spaces is particularly important in expressing the original function and design concept of the open air school.

Intactness

The interiors retain a high amount of original fixtures and fittings, including those specific to the original use of the site. These include the high combustion stoves used to heat the buildings rather than the air, joinery, doors, windows and radiators. These add a level of understanding to how the building functioned and the original uses of individual spaces.

Plan form

The plan form remains largely intact. This allows the original circulation to be understood, indicating how the open air character of the school functioned and use of individual spaces.

Rarity

This is a rare surviving example of an open air school. Many were disbanded following the introduction of antibiotics in the mid-20th Century.

Historic Interest

The school demonstrates the progressive medical treatments and education ideas of the 1920's and 30's. It also outlines the Leicester authority's aspirations to provide suitable education for local children in poor health.

- Large openings and areas of glazing within classrooms
- Pitched roofs
- Domestic style architecture
- Areas of open space and landscaping around the buildings
- Grouping of buildings
- Orientation of buildings
- Plan form
- Fixtures and fittings

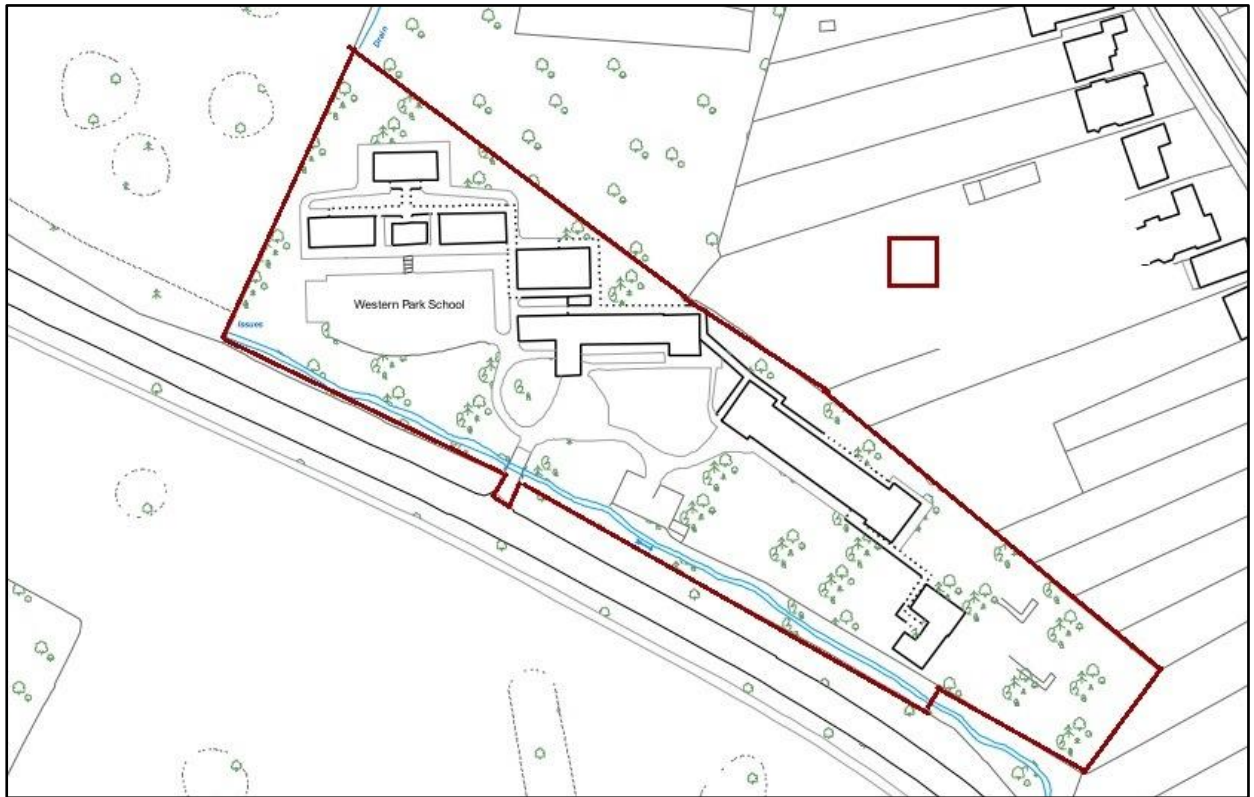
Proposed future uses

Listed building and planning consent may be granted for works that bring the buildings back into a long term, sustainable, viable use, which is consistent with the building and site's conservation.

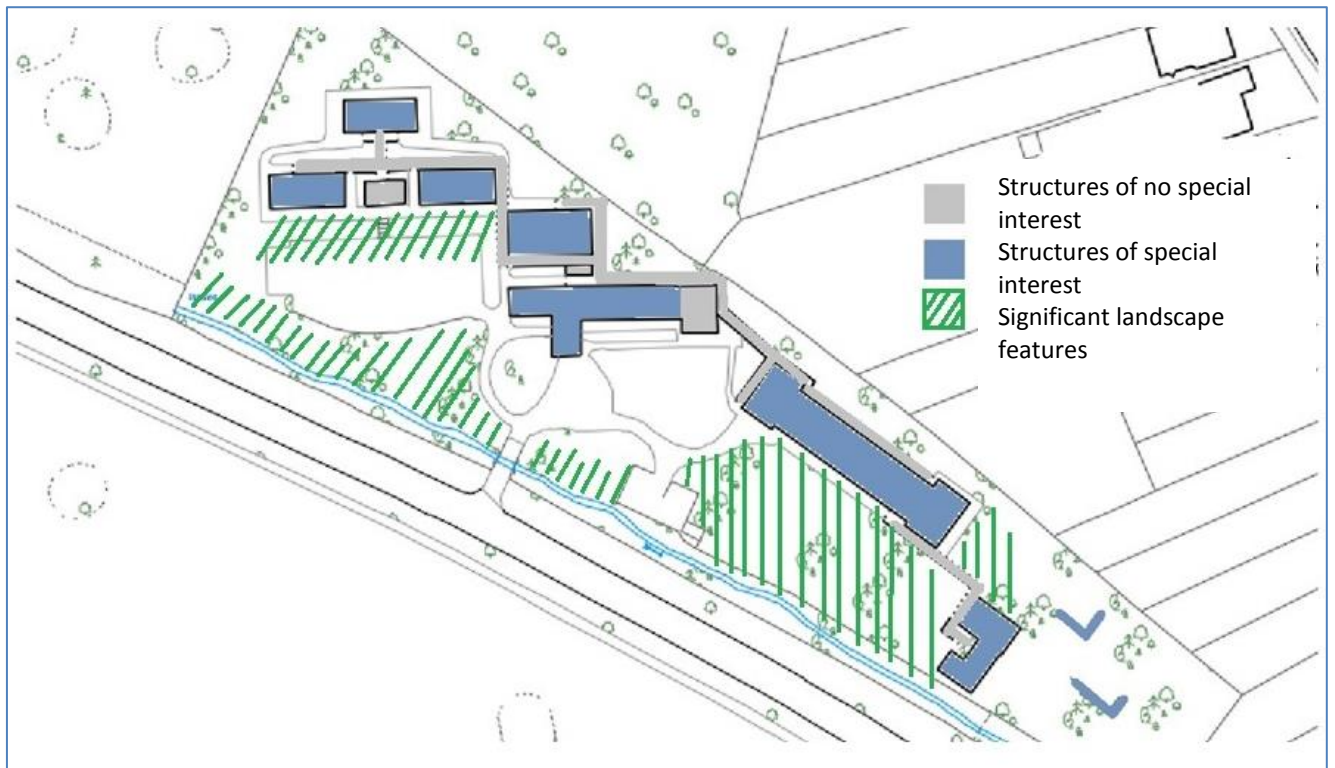
The buildings are of solid construction but in a poor condition. Many of the original features of the school buildings remain and the ethos of the former use is evident. One key principle is that the buildings form a complex and any future use should retain that sense of a single complex.

Community or residential uses would be preferable, but other uses could also be appropriate where justified. Small scale office and conference facilities may be acceptable, subject to highways and access arrangements. There is a need to identify comprehensive future use that will provide a long term sustainable future for the buildings as a complex.

A number of buildings and covered walkways are later additions that could be removed to facilitate restoration. The diagram below sets out the principle buildings and identifies those of particular significance. It also indicates buildings and structures that could be removed to facilitate development.



Significance plan



Contact information

For further information, please contact:

Planning

Conservation Team

Leicester City Council

115 Charles Street

Leicester, LE1 1FZ

Email: planning@leicester.gov.uk

Tel: 0116 454 2969

Property

Greg Pollard, Development Surveyor

Estates and Building Services

Leicester City Council

Email: Greg.Pollard@leicester.gov.uk

Tel. 0116 454 2137

Appendix A

Listing Description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Former Western Park Open Air School

List entry Number: 1401753

Location

Former Western Park Open Air School with associated bridge, steps to the playground, and air raid shelter, Leicester

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
City of Leicester	Unitary Authority	Non Civil	Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Sep-2011

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Former open air school built between 1928 and 1930 to designs by J. O. Thompson

Reasons for Designation

The former Western Park Open Air School, built between 1928 and 1930 to the designs of J. O. Thompson, is listed at Grade II for the following principal reasons: *Rarity: it is a rare surviving example of an open air school. *Architectural interest: the school demonstrates architectural quality and thoughtfulness of design, notably in the administrative building which uses neo-vernacular motifs to create a homely and domestic yet subtly dramatic effect. *Plan form: its plan form has remained virtually intact with very few modifications, and all the characteristic elements of the school that express the principles of open air education remain legible.

*Intactness: the interiors retain a high proportion of original fittings and fixtures, including slow combustion stoves, joinery, radiators, fitted cupboards, door and window furniture, allowing for a comprehensive reading of their original configuration and use. * Setting: the school retains its parkland setting, which was important to the ambience and functioning of the school. *Historic interest: the school embodies the progressive medical and educational ideas of the period and demonstrates the ambition of the Leicester authorities to provide a suitable education for local children in poor health.

History

Western Park Open Air School was built between 1928 and 1930 to the designs of James Osbert Thompson (1883-1958), surveyor and architect to the Leicester Education Committee. The contractors were E. Orton and Dalby Ltd of Hugglestone, Leicestershire. The school was built for children who were recovering from debilitating illnesses, particularly of a respiratory nature, and their regime followed the principles established for patients in Swiss sanatoria of moderate exercise, a nutritious diet, rest, and spending as much time as possible in the open air. Its design was influenced by the wider movement to build schools in which high standards of hygiene were as important as educational provision. At the forefront of this movement was George H. Widdows, Chief Architect to Derby County Council, who designed a series of innovative schools, often in a neo-vernacular style, with full-height windows allowing high levels of natural light, and open verandah-style corridors creating effective cross-ventilation. Concern for the health of children found its most extreme expression in open air schools which were found to be particularly beneficial to delicate and tubercular children. This idea had been pioneered in Germany in 1904, and was soon developed in England, most notably by R. G. Kirkby, Bradford's City Architect, who built his first open air school in 1907. The characteristic staggered classroom plan was pioneered in 1911 at Uffculme School in King's Heath, Birmingham. By 1939 there were 127 open air schools but after World War II, the advent of anti-biotics and the decline of tuberculosis eliminated the need for them. Instead there was a greater application of open air principals to general English school planning.

The site for the open air school at Western Park was chosen because it was sheltered, south-facing, and offered views of the country and access to the surrounding park. It was described by a contemporary as 'domestic – quite unlike any ordinary school and a distinct addition to the amenities of the park as well as eminently suitable for its purpose which at the same time harmonises admirably with its rural surroundings' (Committee Minutes, 1930-31, Appendix A). The school was designed for 180 children who were taught subjects suitable for outdoor teaching, such as horticulture and botany, and they ran or played in the park at intervals throughout the day. They had an afternoon nap on folding beds in the playground, and were given three meals a day. In the Committee Minutes it was explained that the aim of the school was to 'so train the children that they would eventually become hardy men and women'. The elements of the school had various, sometimes multi-purpose, uses. In the central block, the long, single-storey range contained the multi-purpose dining hall which had trestle tables and two woodwork benches; and the L-shaped building housed the administrative offices. The basement was for deliveries, boilers and tool store; the ground floor contained cloakrooms and spray baths for hydrotherapy treatment, the head teacher's room, assistant head teacher's room, stores, and the doctor/ nurse's room; and the first floor contained the kitchen, scullery and serving room with a lift to transport food to the dining room. The three chalet-style blocks of double classrooms each accommodated 30 pupils. They contained slow combustion stoves which were designed to dry and warm the buildings rather than heat the air, as this was being constantly replaced by virtue of the open air system. The purpose of the long, single-storey range to the south-east is unclear but its form is reminiscent of a marching corridor, and its internal folding partitions indicate that it had a flexible, multi-purpose use. In the early 1930s an additional pavilion-style building in which to store beds was built at the south end of the site.

The school has been subject to several additions over the years. In 1974 a single-storey brick toilet block was built in between two of the chalet classroom buildings, and a series of covered walkways were erected to link together all the elements of the site. A single-storey brick kitchen was added to the east end of the dining hall in the later C20, and a small single-storey block built at the rear of the administration building. The open air school later became a special school which closed down in 2005.

Details

MATERIALS: Generally, the buildings are made from brick, with tiled roofs. Details for each building are given below.

PLAN: The school buildings are laid out on sloping ground which has been formed into three terraces connected by concrete steps and paths. It comprises the following elements: the central block which consists of an L-shaped administrative building of two storeys and a basement, and a long, single-storey, glazed range formerly used as a dining hall; a single-storey building with dormer windows behind this to the north; a group of three chalet-style blocks of double classrooms to the north-west; a long, single-storey, glazed range to the south-east; and a single-storey pavilion-style building to the east, added in the early 1930s. All the elements are linked by covered walkways of plywood construction with plastic glazing, added in 1974, which are not of special interest. There is a playground to the south of the chalet classrooms with tiered borders around the edges; and a paved area to the east of the U-shaped building which leads through a gate to what was probably the vegetable garden. The retaining wall along the north-east boundary is partially buried and overgrown but there are discernible tiers and alcoves constructed out of stone.

ADMINISTRATIVE BUILDING EXTERNAL: The administrative building is a domestic, neo-vernacular building, rendered overall, with pitched roofs clad in plain, red ceramic tiles. The south wing of the L-shape has two storeys and a basement. The west elevation consists of two gabled bays: the left one, which projects slightly and has two tiled off-sets on its right side, contains the front door under a plain cambered head. To the left is a two-light casement window with timber glazing bars and tile-creasing at the sill, and above is a tall, four-light window. The fenestration has the same detailing on all the elevations. The right gable has a horizontal four-light window on the ground floor and an eight-light window above. The south elevation presents a gable end with a projecting chimney which has tiled off-sets, a tall brick stack, and a small, hipped oriel with bonnet tiles. To the right is a three-light window, and below are the stairs to the cellar. The east elevation has, from the left, a four-light and a two-light window on the ground floor, and two four-light windows above. On the north and south elevation of the single-storey west wing (which contained the hydrotherapy rooms) is a tall, off-centre, four-light window which rises through the eaves to form a hipped dormer with bonnet tiles. There are small windows at eaves level either side. At the rear of the building is a small, single-storey block constructed of brick, added later in the C20.

INTERNAL: The internal layout of the administrative building has remained virtually unaltered, with the exception of a small section of the balustrade at the top of the staircase which has been truncated to create a cupboard. On the ground floor the two south-facing rooms retain their small, plain, brick stoves; and on the first floor the lift used to transport food down to the dining room survives. The windows, radiators, and joinery, including fitted cupboards, skirting boards, picture rails, and four-panelled doors with their frames and furniture, are almost completely intact.

MULTI-PURPOSE DINING HALL EXTERNAL: Attached to the east side of the administrative building is a five-bay, glazed, single-storey building, which was formerly used as the multi-purpose dining hall. It is constructed of brick, painted overall, under a steeply pitched roof, clad in red, ceramic plain tiles, which has four hipped dormer windows with bonnet tiles. The main entrance door in the left bay has been replaced with an automatic sliding door but the original frame survives. The next four bays contain the original pairs of glazed double doors with timber glazing bars which allow the room to be completely opened up. INTERNAL: A lower ceiling has been inserted but the original steel roof trusses are visible above it. The parquet floor is intact. At the east end of the hall a single-storey, brick, flat-roofed kitchen has been added in the late C20. This is not of special interest.

SINGLE-STOREY RANGE TO SOUTH-EAST EXTERNAL: The long, glazed, single-storey range to the south-east is constructed of brick, painted overall, under a shallow hipped roof clad in brown, composite tiles. The ends of the building slightly project on both fronts: the north-west end has two pairs of glazed doors with timber glazing bars on two sides, and the south-east end is glazed on three sides. The long range in between has twenty bays with double doors in bays one, two, seven, eight, thirteen, fourteen, nineteen and twenty; all but the first are original. The other bays have an eighteen inch plinth, which protected the pupils' feet from draughts and cold, with pairs of eight-pane casement windows with timber glazing bars above. INTERNAL: Each end of the building forms a room, that on the south-east side retains its double, folding partition doors, and both have a stove, now blocked up. The long central range is divided into two principal rooms. The steel truss roof and matchboard cladding on the ceiling is intact.

PAVILION TO SOUTH-EAST EXTERNAL: The single-storey pavilion-style building to the south-east has an irregular U-shaped plan. It is of brick construction, painted overall, under steep roofs clad in plain tiles with bonnet tiles at the hips. The left wing has a centrally placed uPVC door, flanked by large, multi-paned casement windows with metal glazing bars. The return walls have similar fenestration. The middle range contains a part-glazed door, flanked by brick piers, with two-light casement windows either side. The right wing has a three-light window and a replacement door. The interior was not available for inspection.

BUILDING NORTH OF ADMINISTRATIVE BUILDING EXTERNAL: The single-storey, neo-vernacular building to the north of the administrative block is rectangular on plan and rendered overall. The steep, bonnet-tiled hipped roof is clad in plain, red ceramic tiles, and has three hipped dormer windows, the central one a double window. It has five irregular bays, the first two containing replacement doors, and the latter three containing multi-paned casement windows with timber glazing bars. The original use of the building is unclear and the interior was not available for inspection.

CHALET CLASSROOMS TO NORTH-EAST EXTERNAL: The group of three chalet-style double classrooms to the north-east are glazed, six-bay, single-storey buildings of brick construction, painted overall. They have steep, bonnet-tiled hipped roofs clad in plain tiles with exposed rafters at the eaves, and a centrally-placed chimney stack on the rear pitch. Above an eighteen inch plinth are continuous multi-paned casement windows with timber glazing bars which allow the rooms to be completely opened up. More light is admitted by the clerestory under the eaves. INTERNAL: In each of the chalets the scissor-braced steel roof is intact, as are the stoves with their pipework, fitted cupboards, and panelled partition doors (except in the west chalet).

The north chalet has had bathrooms inserted.

A small, brick toilet block was built in between the east and west pavilions in 1974. This is not of special interest. Steps lead down from the classrooms to the south-facing playground.

SUBSIDIARY FEATURES The school is approached over a typical 1930s style concrete bridge with walls curving upwards to the piers which are square on plan and have hipped caps and a frieze suggestive of triglyphs. To the north of the U-shaped pavilion is a subterranean concrete structure which is presumably an air-raid shelter.

Selected Sources

Books and journals

Barton, S, *Healthy Living in the Alps* , (2008)

Harwood, E, *England's Schools: History, Architecture and Adaptation* , (2010)

Other

City of Leicester Education Committee Minutes 1930-31, Appendix A – The Leicester Western Park Open Air School, by Allan Warner MD, DPH,

National Grid Reference: SK5592204619