

**HAMPSHIRE COUNTY COUNCIL**

<b>Decision Maker:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	23 March 2010
<b>Title:</b>	East Anton Primary School, Andover
<b>Reference:</b>	1377
<b>Report From:</b>	Director of Property, Business and Regulatory Services

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**1. Executive Summary**

- 1.1. This report seeks approval to the design proposals for a new 420 place Primary School at East Anton, Andover, at a total estimated cost of £8,730,000 (including fees and loose furniture and equipment).

**2. Scope of Work**

- 2.1. It is proposed to provide a new primary school to cater for a maximum of 420 pupils aged from 4 to 11 years, to be located on a 2.16 ha site within the northern half of the East Anton Major Residential Development Area to the north of Smannell Road in northeast Andover.
- 2.2. The funding for the project was approved by the Executive Member for Children's Services on 23 January 2008 and this report outlines the available funding within which the project must be designed and delivered.
- 2.3. Any significant issues from either the Risk or Combined Impact Assessment will need to have specific attention in the design or implementation of this project.

**3. Contextual Information**

- 3.1. Due to the uncertainties with the current housing market, it has been difficult to predict when the building of the new school should start as construction of the new homes has been less predictable. As part of the recent review of school places in north and east Andover, surplus places were reduced to a minimum in order to maximise developer contributions for the new schools. Additional school places are therefore needed for East Anton to accommodate the initial children from the development using some of these developer contributions.

- 3.2. Approval was granted by the Executive Lead Member for Children's Services on 15 October 2009 to open a temporary school on the reserved new school site. The temporary building currently being used by the Bridge Education Centre, consisting of four classrooms and a hall, will be moved to the new site, enabling the school to open in 2010 to meet anticipated demand. The temporary school has been designed in such a way that the external works and infrastructure, including playcourts, will form part of the permanent school.
- 3.3. It is proposed that the temporary school will be in place by September 2010 and will be removed from site after occupation of the permanent school building.
- 3.4. The proposed housing that will be adjacent to the site is currently being constructed on its northern and eastern boundaries. A local centre is to be constructed south of the school site and the proposed school's entrance has been designed to face this local centre to signal the school's presence and provide accessibility as a community facility.
- 3.5. As the proposed new school has not yet been established, the design proposals outlined in this report have been developed in close liaison with a steering group including two existing primary school headteachers, Children's Services and PBRS officers.
- 3.6. The new school will offer the potential for wider access by the community and pupils from other schools. It is anticipated that the main hall, music and drama studio, discovery point (library and ICT resource base), food technology space and group/meeting rooms will all be available.
- 3.7. The works are being procured through the IESE Tier 1 framework. The works are programmed to commence on site in August 2010 and complete during August 2011.

#### 4. Finance

##### 4.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	7,150	7,150
Fees	1,180	1,180
Furniture and equipment	400	400
	8,730	8,730

4.2 Sources of Funding:

<b>Financial Provision for Total Scheme</b>	<b>Buildings £'000</b>	<b>Fees £'000</b>	<b>Total Cost £'000</b>
1. From Own Resources			
a) Capital Programme (as above)	7,150	1,180	8,330
b) Capital Programme (for loose furniture and equipment)	-	-	400
<b>Total</b>	<b>7,150</b>	<b>1,180</b>	<b>8,730</b>

a) *Building Cost:*

Net Cost = £2,508 per m<sup>2</sup>  
Gross Cost = £3,105 per m<sup>2</sup>

b) *Furniture & Equipment:*

An allocation of £400,000 has been made for the provision of all loose furniture, fittings and equipment.

4.2. Revenue Issues:

a) Overview of Revenue Implications:

	<b>(a) Employees £'000</b>	<b>(b) Other £'000</b>	<b>(a+b) *Net Current Expenditure £'000</b>	<b>(c) Capital Charges £'000</b>	<b>(a + b + c) Total Net Expenditure £'000</b>
Revenue Implications Additional + / Reductions	70	40	110	484	594
Unit cost (£) (e.g. per place)					
% variation to Committee's budget					
Number of additional Staff (fte)					

Please Note: The overall level of the revenue budget for funding schools will (from April 2006) be prescribed by central government, and capital projects have no bearing on the level of this budget. Therefore, this proposed project will have no bearing on the overall level of the Children's Services budget, extra costs and savings being met from the same overall schools' funding level.

b) *Energy Costs:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

## **5. Risk & Impact Issues**

Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

## **6. Details of site and existing Infrastructure**

- 6.1. The site for the proposed school is located centrally within the East Anton residential development area which is currently being constructed. The site consists of a gently sloping, south facing field that is currently surrounded by open land, existing farm buildings and the ongoing residential development to the south (which is currently at various stages of completion).
- 6.2. The main public and visitor access will be located opposite the proposed local centre and will direct pedestrians towards the building's front entrance. Two further pedestrian accesses are proposed to the western and eastern boundaries and these are intended to serve the drop-off and collection of pupils at the start and end of the school day.
- 6.3. The primary vehicular access, which is to be located in the southwest corner of the site, will serve the staff car park and provide access for day-to-day servicing and deliveries. The layout of the car park provides room for vehicle manoeuvres and gated access at the rear provides emergency and maintenance access around the perimeter of the proposed building. A secondary vehicular access is provided to the northeast corner of the site and it is proposed that this is used for grounds maintenance. This secondary access will be used, during the construction of the permanent school, as the separate and safe vehicular access to the temporary school.
- 6.4. It is proposed to discharge all foul water flows to a water sewer within the adopted highway network which is currently being constructed. It is intended the surface water drainage for the school is retained on site through sustainable drainage features.

## **7. Scope of the Project**

7.1. The new school will provide the following accommodation:

- main hall
- music and drama studio (connected to main hall)
- discovery point (library and ICT rich learning resource centre)
- food technology classrooms
- 14 classrooms

- science/technology/art/craft spaces
- Special Educational Needs (SEN) room
- two group rooms
- staff room and staff PPA space
- administration offices
- pupil and staff toilets
- accessible toilets, staff shower and hygiene room
- kitchen
- plant room, storage and caretaker's room.
- two meeting rooms

## **8. The Proposed Building**

- 8.1. The layout of the proposed building has been designed to provide an array of diverse teaching and learning accommodation and a school building structure that can be adapted to changing learning styles in the future.
- 8.2. The building design therefore features spaces with different scales, with good daylight and natural ventilation. The interior finishes will offer distinct areas with individual identities. The use of interconnecting spaces will offer further flexibility to cater for varying group sizes and special events.
- 8.3. The school building will be constructed from materials that are attractive, durable and sustainably sourced.
- 8.4. The proposed building will be clad with good-quality facing brickwork, timber and a combination of high-performance and standing seam zinc roofing. The windows and doors will be aluminium powder-coated, energy-efficient units.
- 8.5. The proposed building and setting have been designed to be fully accessible, allowing inclusion for all staff, pupils and visitors. A level approach is provided to the entrance and from all final exit doors.
- 8.6. External lighting will be provided around the building and car park to provide safe way-finding and emergency escape routes during hours of darkness. The lighting will be carefully designed to prevent light pollution and avoid nuisance to nearby residential properties.

## **9. External Works**

- 9.1. It is proposed that cycle storage for 24 bicycles for use by pupils and staff will be located to the south and west of the building at the front of the site, accessed via the main pedestrian entrance.
- 9.2. It is proposed that a staff car park with 21 car parking spaces, two accessible parking spaces, a vehicle turning area and unloading/minibus parking space will be located to the southwest of the site.

- 9.3. Two main playground areas will be provided: a larger playcourt will allow for more intensive sports and games use, including some out-of-hours use for community groups such as junior football clubs and scout groups; a smaller playground will provide primarily for Key Stage 1 pupil play, group activity and as a parent pedestrian drop-off/collection point at the beginning and end of the school day.
- 9.4. A sports field will be provided and will be constructed in two phases, one in conjunction with the temporary school development and the second in conjunction with the permanent school provision.
- 9.5. Paved areas will be provided adjacent to classrooms to allow for outside learning activities.
- 9.6. A landscaped courtyard area will be located at the heart of the school and is intended for various uses, to include outside learning, outside dining, community group congregation and overspill from adjacent communal areas.
- 9.7. Soft landscaping is proposed and will include the planting of trees and shrubs within the grounds and a number of copse habitat areas with a mix of small, medium and large native trees to encourage biodiversity and accommodate nature study zones for pupil use.

## **10. Planning**

A planning application was submitted during March 2010 and subject to any objections, will be presented to Regulatory Committee at the end of April.

## **11. Building Management**

The proposed management arrangements will be in line with schools of this size throughout Hampshire.

## **12. Professional Resources**

Architectural	)	Property, Business & Regulatory Services
Landscape	)	Property, Business & Regulatory Services
Mechanical and Electrical	)	WSP
Drainage	)	Environment Group - HCC
Structural Engineering	)	Rambol Whitby Bird
Quantity Surveying	)	Faithful & Gould
Acoustics	)	Arup

## **13. Consultations**

- 13.1. The following have been consulted during the development of this project and any relevant feedback can be seen in overview in Appendix C:

Local County Councillor  
School/Governors  
Children's Services  
Fire Officer

Access Officer  
Planning Department

**14. Recommendations**

**That the Panel advises the Executive Member for Policy and Resources** that approval is given to the proposals for a new school at East Anton at a total estimated cost of £8,730,000 (including fees and loose furniture and equipment).

**CORPORATE OR LEGAL INFORMATION:**

**Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	Yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	Yes
Corporate Improvement plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Capital Programme		23.01.08
Major Project Status Report		17.12.09
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u>		<u>Date</u>

**Section 100 D - Local Government Act 1972 - background documents**

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

## **RISK & COMBINED IMPACT ASSESSMENT:**

### **Race and Equality Impact Assessment**

Race and equality impact assessment has been considered in the development of this report and no adverse impact has been identified.

### **Crime Prevention Issues**

The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime. The proposals in this report have no impact on the prevention of crime.

### **Fire Risk Assessment**

In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment concludes that this a low fire risk category building. Therefore a sprinkler system will not be installed.

### **Health and Safety**

A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations 2007, have been undertaken for the proposed scheme.

### **Climate Change**

The scheme incorporates the following sustainability and environmental measures:

- Harnessing the sun's energy with the use of solar panels on the roofs (solar thermal and/or photovoltaic)
- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system
- A highly-insulated building envelope to minimise energy consumption
- High performance windows, doors and roof lights
- Provision of excellent levels of day lighting to all teaching areas to reduce the use of artificial lighting
- Strategic placement of extended roof canopies above large glazing areas to avoid summer time heat gain
- Natural ventilation to main spaces with a night-time cooling strategy to avoid the need for costly mechanical ventilation
- Improved biodiversity around the site
- Energy efficient lighting and heating controls
- Low water-consumption sanitary installations
- Smart metering and energy displays in the entrance area
- The exclusive use of timber from certified sustainable sources.

## **Value for Money**

Factors taken into consideration during the development process to ensure that the project is delivering value for money:

**Procurement** – The scheme is being procured through the IESE Tier 1 Framework arrangements via mini competition as part of an innovative procurement strategy to deliver a number of new primary schools in the Andover area. East Anton Primary is one of several schools that have been developed together with two framework contractors, with the aim of achieving commonality and repetition across the projects to facilitate economies of scale through aggregation both on building costs and the cost of resources. Performance indicators from similar packaging strategies, such as the provision of nursing care beds (Enhance) are demonstrating that such an approach is delivering efficiencies and cost reductions.

**Buildability/Specification** - the early involvement of the contractor in the design development process has enabled them to contribute valuable experience, knowledge and expertise into achieving optimum design solutions in terms of buildability, quality and costs over the life of the building.

**Whole Life Costs** - the development of the project has included an analysis of costs over the whole life-cycle of the building. A Whole Life Cost plan has been prepared for the project and benchmarks with other primary school projects carried out by the County Council.

**Sustainability** - the scheme has been designed with a strong sustainability approach and although a BREEAM (Building Research Establishment Benchmark for Sustainability) rating is not specifically required, design considerations will reflect longer-term benefits delivered through low-energy use.

**FEEDBACK FROM CONSULTEES:**

**OTHER EXECUTIVE MEMBERS:**

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Cllr P Edgar	Assistant to Cllr Kirk in his role as Executive Member for Children's Services		

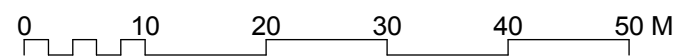
**OTHER FORMAL CONSULTEES:**

<b>Organisation</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Cllr P Mutton	Local Member	5.03.10	



**Key**

- 1. Entrance forecourt
- 2. Discovery point
- 3. Central courtyard
- 4. Hall
- 5. Classrooms
- 6. Staff garden
- 7. Soft play / outdoor learning areas
- 8. Play court
- 9. Key-stage 1 adventure play area
- 10. Bin store
- 11. Staff car park
- 12. Delivery area
- 13. Reception playground
- 14. Playing field
- 15. Maintenance access gates
- 16. Drop-off and collection gates
- 17. Shared surface highway
- 18. Future local centre development
- 19. Balancing swale, pond and wetland area



**Project Appraisal**



**Hampshire  
County Council**

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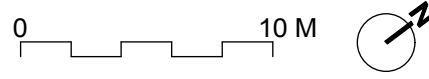
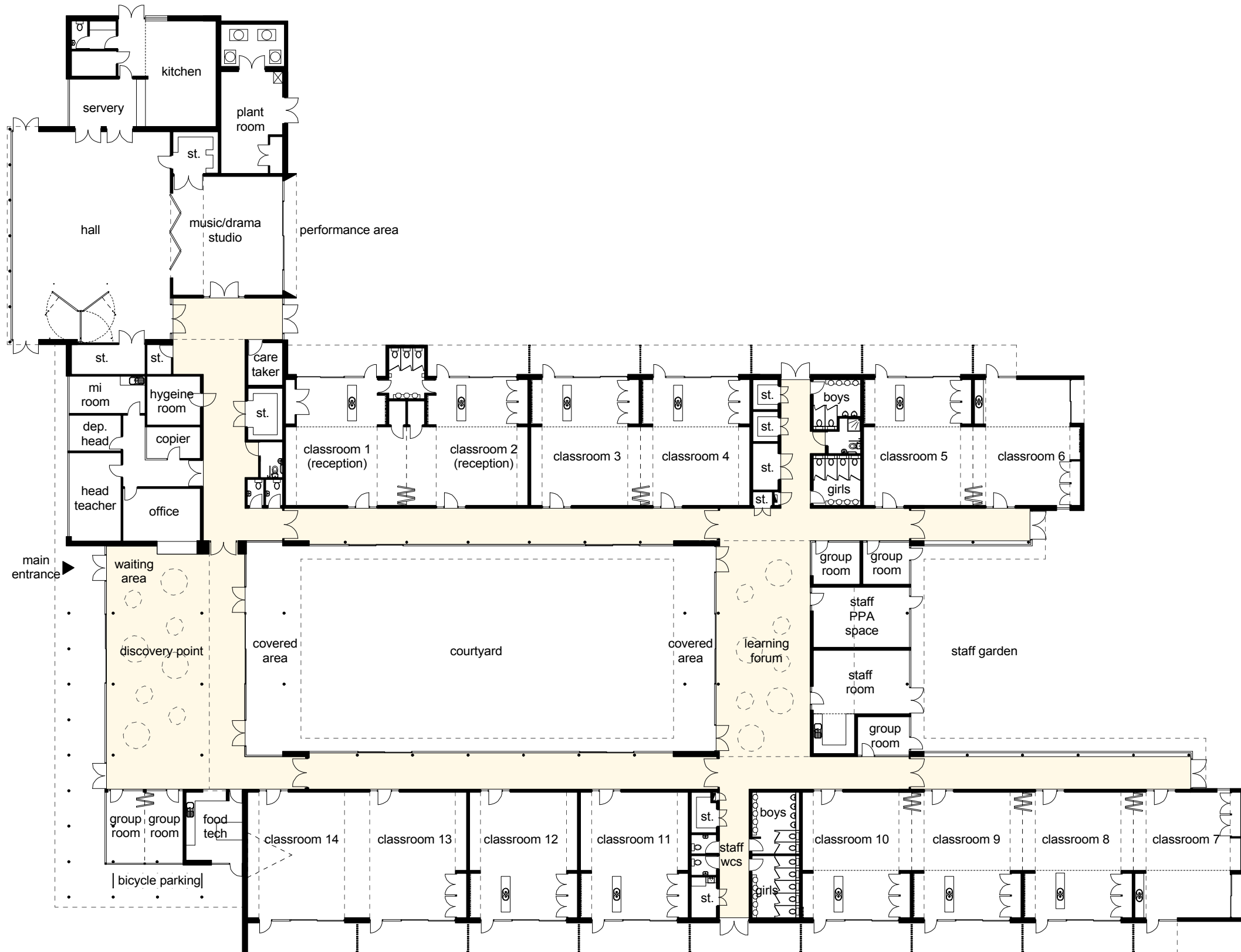
PROJECT  
**East Anton Primary School**

1:625 @ A3

February 2010

SHEET CONTENTS  
**Site Layout Plan**

**P7476 A 20** REV.



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	<p>1:150 @ A1</p> <p>February 2010</p>	<p><b>P7476 A 30</b></p> <p>REV. <b>F</b></p>

**Project Appraisal**