

HAMPSHIRE COUNTY COUNCIL

Committee/ Panel:	Buildings, Land and Procurement Panel
Date:	18 October 2011
Title:	Picket Twenty Voluntary Aided (CofE) Primary School, Andover
Reference:	271
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for a new 210 place, voluntary aided (Church of England) primary school in Andover, at an estimated total cost of £5,600,000 (including fees of £793,000).
- 1.2. This project is required to provide a new primary school in the south east of Andover and has arisen in response to the establishment of 1200 new homes within the Picket Twenty Major Development Area (MDA) by the developer Persimmon Homes.

2. Scope of Work

- 2.1. It is proposed to provide a new 1 Form Entry (FE) primary school to cater for a maximum of 210 pupils aged 4 to 11 years, which will be located within the Picket Twenty site to the south east of Andover.
- 2.2. Funding for the project was approved at both the Executive Lead Member for Children's Services Decision Day on 28 January 2011 and the Cabinet meeting of 11 February 2011 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.3. Any significant issues from the Impact Assessments will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. In response to the establishment of the Picket Twenty residential development site, and in the context of the localised need for additional primary school places in the Andover area, the provision of a new primary school will be required to meet the growth in pupil numbers arising from the residential development pressures.
- 3.2. As the proposed new primary school has not yet been established, the design proposals outlined in this report have been developed in close

liaison with the Picket Twenty Primary School Temporary Governing Body, Head Teachers' Working Group, and both Children's Services and Property Services project officers.

- 3.3. In addition, as the school will be vested in trustees with the Church of England Diocese of Winchester, the Diocese have been fully involved in developing the project and are fully supportive of the scheme of work.
- 3.4. The works are being procured through the IESE Tier 1 Framework process and will be contracted subject to the approval of the project proposals within this report. It is anticipated that works will commence on site during Summer 2012 and complete in the Autumn 2013, in time for the start of the new academic school year.

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	4,807	4,807
Fees	793	793
	5,600	5,600

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	4,807	793	5,600
Total	4,807	793	5,600

a) *Building Cost:*

Net Cost = £1,882 per m²

Gross Cost = £2,756 per m²

b) *Furniture & Equipment:*

An allocation of approximately £230,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

4.4 Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions	70	40	110	289	399

b) *Energy Costs:*

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

5. Risk & Impact Issues

- 5.1. 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 proposed new primary school will be located centrally within the Picket Twenty residential development that is currently at various stages of development and completion. It will also be located in close proximity to a proposed new community centre and retail facility that will form part of the Local Centre in the residential development, which will be constructed to the south and east of the proposed school site.
- 6.2. The existing school site consists of a gently sloping area of farmland. The site is to be cleared by the existing landowner before being transferred to the County Council under a Section 106 Agreement prior to the commencement of construction of the new school. The site area, 1.85 hectares, has been sized so that the proposed school could be extended, if required, from a 1 Form Entry to a 2 Form Entry in the future.
- 6.3. The developer will also be providing all of the necessary mains services and drainage infrastructure, which will run to the perimeter of the site and be sized to take account of the potential expansion of the school. The school site will be serviced from the south via a section of adopted highway located between the proposed community centre and retail facility.
- 6.4. The main pedestrian access to the school will be located to the east of the site. Additional pedestrian accesses are proposed to the north and south, in order to serve the drop-off and collection of pupils at the start and end of the school day.

- 6.5. Vehicular access for staff will be from the south. A second vehicular access to the school grounds will be provided from the east and it is proposed that this will also be used by grounds maintenance staff.
- 6.6. The school building and site have been designed to be fully accessible for all staff, pupils and visitors, and a level approach will be provided to the main entrance and from all final exit doors.

7. Scope of the Project

- 7.1. The proposed new school will include the following accommodation:

- three infant classrooms (including a reception class base with designated fenced play area.)
- four junior classrooms
- kitchen
- head teacher's office
- deputy/ bursars office
- staffroom
- staff preparation room
- two group working areas
- reception area and administration offices
- recovery bay (linked to the reception area)
- pupil and staff toilet facilities
- two accessible W.C.'s
- hygiene room
- shower facility for staff
- plant room
- caretaker's room.

- 7.2. The school will also provide the following accommodation for wider, extended use by the local community:

- main hall
- music/ drama studio, which will adjoin the main hall
- discovery point, including a library and I.T.
- food technology classroom
- parent's room.

8. The Proposed Building

- 8.1. The proposed new primary school will be of traditional brick construction with pitched roofs finished with sustainably sourced cedar shingles. Part of the pitched roof will be fitted with Solar Photovoltaic panels to reduce consumption and the remainder of the pitched roofs will be suitable for additional panels to be added in the future, should the school wish to do so.
- 8.2. Roofs to the circulation spaces will be finished with a high-performance covering. The external windows and doors will be constructed of pre-finished aluminium. External canopies will also be provided to shade external play areas.
- 8.3. The layout of the proposed new school building will provide a range of teaching environments that will be able to adapt to changing learning

styles in the future. As such, the building will feature spaces with different scales, good natural day lighting and a variety of interior finishes to create distinct learning zones with individual identities. The two classroom wings will be configured with flexible dividing walls offering the school the potential to open-up the classrooms to form larger spaces.

- 8.4. The proposed school building will form an integral part of the Local Centre and has been designed to enable increased access to the local community with the creation of an open main entrance and reception area that will be accessed via a communal garden. The main hall will be located next to the reception area and has been designed for multi-purpose use; it will act as a dining hall, performance space, physical activity and assembly hall. It will also be made available for community use with associated toilet facilities immediately adjacent. The music and drama studio will be linked to the main hall and will be adjacent to the food technology room, which can serve, if required, as a 'Green room', drop-in café and adult learning class.
- 8.5. The kitchenette between the main hall and the kitchen will serve as a refreshment point for pupils and the local community, as well as for potential breakfast and after school clubs. A discovery point will be located in the centre of the school, catering for a variety of learning activities and group sizes, as it will be fully accessible for pupils and the local community for extended use during both the school day and outside of school hours.
- 8.6. The building infrastructure and core accommodation including common and support spaces has been designed and sized to take account of the potential future expansion of the proposed school.

9. External Works

- 9.1. The external areas and landscape proposals will include the following:
 - external lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.
 - an external play area that will consist of a fenced reception area, an informal hard play area with amphitheatre and a hard play court for ball games.
 - paved areas immediately adjacent to classrooms used for outside learning.
 - an early years play area with shade structure, safety surfacing, sand pits and benches.
 - three courtyards that will provide sheltered outside space, intended for various uses including outside learning and dining. These will be terraced to provide both hard and soft landscaping for teaching and social play.
 - a number of 'orchard' style habitat areas located adjacent to the sports field, planted with a mixture of native trees to encourage biodiversity and accommodate nature study zones for pupil use, in addition to a wetland habitat area.

- extensive cycle path links to and from the school.
- cycle storage for bicycles for use by pupils and staff, which will be located adjacent to the main pedestrian entrance and will be overlooked by the school's office. A second cycle store will be located to the south of the school grounds and will be overlooked by the staffroom.
- a staff car park with 14 spaces and vehicle turning area, which will be separated from the pedestrian access to keep vehicle movements away from pedestrians.

10. Planning

10.1. A planning application was submitted in August 2011.

11. Building Management

11.1. There will be new building management arrangements put in place by the Diocese for the new school.

12. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical and Electrical) Culture, Communities & Business Services
Drainage) County Council Environment Department
Structural Engineering) WSP
Quantity Surveying) Faithful and Gould
CDM-Coordinator) Capita Symonds

13. Consultations

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

Children's Services
Executive Lead Member for Children's Services
Local Members
Picket Twenty Primary School – Temporary Governing Body
Head Teachers' Working Group
Church of England Diocese of Winchester
County Council Planning Department
Test Valley Borough Council Planning Department
Persimmon Homes (Lead developer for site)
Fire Officer
Access Officer
Crime Prevention Design Advisor.

14. Recommendations

14.1. **That the Panel advises the Executive Member for Policy and Resources that:**

- 14.2. The project proposals relating to the provision of a new 210 place voluntary aided (Church of England) primary school in Andover, at an estimated total cost of £5,600,000 (including fees of £793,000) be approved.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Children's Services Capital Programme 2011/12 to 2014/15	<u>Reference</u> 2372	<u>Date</u> 28.01.11
Direct links to specific legislation or Government Directives		
<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	

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An Equalities Impact Assessment has been completed in the development of this project appraisal and no adverse impact has been identified.

2. Impact on Crime and Disorder:

- 2.1. 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.
- 2.2. The proposals in this report have no direct impact on the prevention of crime. However, research tells us that access to high quality education provision and learning environments for early years and primary age children can have a beneficial effect on later behaviours.

3. Fire Risk Assessment

- 3.1 In consultation with the Hampshire Fire and Rescue Service, a fire risk assessment has been produced and concluded that the proposed new primary school will be a low fire risk category building. Therefore, a sprinkler system will not be installed.

4. Health and Safety

- 4.1. 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.

5. Climate Change:

- 5.1 The project will incorporate the following sustainability features:
 - The generation of renewable energy with the installation of Solar Photo Voltaic (PV) panels.
 - Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system.
 - An air-tight insulated building envelope to reduce energy consumption.
 - High performance windows, doors and roof lights.
 - The provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting.
 - Extended timber roof canopies to avoid summer time overheating.
 - Good natural ventilation to all main spaces.
 - Biodiversity will be encouraged on the site in the landscape design.
 - Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.
 - Low water-consumption sanitary installations.

- Smart meters and an interactive energy display in the main entrance area to enable the building to be used as a teaching aid. It will also assist the school with the management of energy and monitoring of consumption.
- The use of timber from sustainable sources.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor R. Perry, Executive Lead Member for Children's Services	Portfolio Holder	14.09.11	14.09.11 – Councillor Perry fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor D. Drew	Local Member for Andover South	14.09.11	19.09.11 – Councillor Drew is fully supportive of the project proposals.
Councillor P. Mutton	Local Member for Andover North	14.09.11	21.09.11 – Councillor Mutton fully supports the application for the new primary school.