

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	3 July 2012
Title:	Tweseldown Infant and Church Crookham Junior Schools, Church Crookham, Fleet
Reference:	3449
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 the relocation and expansion of Tweseldown Infant School to provide a new 270 place three form entry (3FE) infant school within the new housing development on the former Queen Elizabeth Barracks site in Church Crookham, Fleet.
- 1.2. Approval is also sought for the proposed expansion of the existing Church Crookham Junior School into the vacated and partially refurbished Tweseldown Infant School building. The estimated total cost of the combined project is £5,500,000 inclusive of professional fees and loose furniture and equipment.
- 1.3. This project is required to provide additional pupil places at both the infant and junior schools arising in response to the establishment of the new housing development which is currently under construction.

2. Scope of Work

- 2.1. It is proposed to relocate and expand the existing Tweseldown Infant School in order to provide a 3FE infant school on the former Queen Elizabeth Barracks site in Fleet.
- 2.2. Upon the relocation of the existing Tweseldown Infant School to its new site, the vacated infant school building will be internally remodelled and refurbished to accommodate the expansion of the Church Crookham Junior School.
- 2.3. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 18 January 2012 and this report

outlines the available budget from within which the project must be designed and delivered.

- 2.4. 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. This project will provide additional school places and has arisen in response to the establishment of a new housing development on the former Queen Elizabeth Barracks site in Church Crookham, Fleet totalling some 870 dwellings, with options for a further 100 dwellings, within the same development site.
- 3.2. The Infant School has a net capacity of 210 and there are currently 202 pupils on roll. The new Infant School will cater for a maximum of 270 pupils aged from 4 to 7 years (3FE). The Junior School has a net capacity of 352 and there are currently 362 pupils on roll. The proposals in this report will increase the Junior School's pupil capacity to 480 pupils (4FE).
- 3.3. As the project will involve the relocation of the existing infant school to a new site, the design proposals outlined in this report have been developed by Property Services officers in close liaison with Children's Services, the existing infant and junior schools' head teachers and the schools' Governing Bodies, as well as other local schools, Hart District Council, the Local Member and Parish Councillors.
- 3.4. Approval was obtained to procure the works through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process by the Executive Member for Policy and Resources on 26 March 2012. It is anticipated that works will commence on site during early 2013 and complete during summer 2014.
- 3.5. To meet current local demand on an interim basis two double temporary classrooms have been placed on the existing infant and junior school's site. These will be operational from September 2012. These same temporary units will also serve to accommodate increased pupils numbers emerging from the first phase of the housing development.
- 3.6. It is proposed that the refurbishment and expansion of Church Crookham Junior School building follows the completion and occupation of the new Tweseldown Infant School. The internal alterations and refurbishment works to the existing infant school building will be programmed and managed to minimise any disruption to the pupils. Once the building works are complete the temporary classrooms will be removed from site.
- 3.7. Local management arrangements will be put in place to address the health and safety impact to all users.
- 3.8. When implementing the alteration and refurbishment works to the existing infant and junior schools it is proposed that the contractor accesses the site by the main school entrance off Tweseldown Road. The contractor's compound will be located adjacent to the proposed building works. No deliveries or movements of vehicles will take place at the start or end of the

school day, in order to avoid conflict with traffic when pupils are arriving at or departing from the Schools.

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	4,721	4,721
Fees	779	779
Furniture, Fittings, Equipment and IT	inc. above	inc. above
Total	5,500	5,500

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)	343	57	400
2. From Other Resources			
a) Developer Contribution	4378	722	5,100
Total	4,721	779	5,500

a) *Building Cost:*

New build: Net Cost: £1,826 per m² Gross Cost: £2,513 per m²

Refurbishment: Net cost £396 per m² Gross Cost: £581 per m²

b) *Furniture and Equipment:*

The above financial provision includes an allocation of approximately £250,000 for the provision of all loose furniture, fittings, equipment and I.T.

c) *School Balances:*

Tweseldown Infant School has the following level of balances (these are not part of the funding above and are not allocated to this project):

<i>Published revenue balance as at 31 March 2012:</i>	<i>£28,494</i>
<i>Devolved capital as at 31 March 2012:</i>	<i>£8,246</i>

Church Crookham Junior School has the following level of balances (these are not part of the funding above and are not allocated to this project):

<i>Published revenue balance as at 31 March 2012:</i>	<i>£42,503</i>
<i>Devolved capital as at 31 March 2012:</i>	<i>£8,132</i>

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	284	394

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 existing school buildings for Tweseldown Infant School and Church Crookham Junior School are located on Tweseldown Road in a residential area of Church Crookham to the south east of Fleet. The Infant School is situated to the south east of the existing schools' site and the Junior School is positioned to the west of the site.
- 6.2. The existing junior school was constructed in 1965 and the Infant school was added in 1973. Both schools have had subsequent additions and alterations, the most recent being an extension at Church Crookham Junior School in 2003.
- 6.3. It is proposed to relocate the existing infant school provision to the northern edge of the new housing development within the former Queen Elizabeth Barracks site off Sandy Lane. The new infant school has been designed in close proximity to the proposed new Local Centre in the housing development. An open recreation space and community centre is proposed immediately to the south of the proposed new school site.
- 6.4. The school site will be transferred from the developer to Hampshire County Council via Hart District Council in accordance with a signed Section 106 Agreement. The proposed new school site area is 2.8 hectares and it has been sized so that the school may be extended, if required, at a later date.
- 6.5. The necessary mains services and drainage infrastructure to support the proposed new infant school will be provided by the developer. This will run to the perimeter of the proposed new infant school site and will be sized to take account of the potential expansion of the school.
- 6.6. The main pupil, parent, visitor and staff vehicular access to the school will be from the north of the proposed new infant school site. To ease drop off and collection a second parent and pupil entrance and service vehicular access will be provided from the west.
- 6.7. The proposed new infant 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 infant school building will include the following accommodation:
 - nine infant classrooms (including three reception year class bases with designated fenced play area)
 - kitchen
 - head teacher's office
 - deputy/ bursars office
 - staffroom
 - staff preparation room

- two group working areas
- reception and administration area
- recovery bay (linked to the reception area)
- pupil and staff toilet facilities
- two accessible WCs
- change room incorporating a shower facility for staff
- plant room
- caretaker's room.

7.2. The following accommodation will also be provided for use by the infant school and the local community:

- a main hall
- a parent's / interview room
- group / community room
- food technology area
- library and discovery/ ICT areas.

7.3. The alterations and refurbishment works at Church Crookham Junior School will provide the accommodation to fulfil the requirements of a four form entry (FE) junior school, including the following:

- enlarged main hall
- food technology area
- music room
- discovery / ICT areas
- Special Education Needs / Break out spaces
- group rooms
- staff preparation room
- staff and pupil WC's
- accessible WC's and shower room.

8. The Proposed New Infant School Building

8.1. The proposed new infant school building will have traditional pitched roofs covered with plain clay tiles. The external walls will be brick with infill panels of timber boarding. The roofs to the internal circulation spaces will be finished with a high-performance system. The external windows and doors will be constructed of pre-finished aluminium and external canopies will also be provided to shade the more exposed elevations and play areas.

8.2. The layout of the proposed new infant school building will provide an excellent range of diverse 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 ventilation, and a variety of interior finishes to create distinct learning zones with individual identities. The classrooms have been configured around a central courtyard and will have direct access to outside teaching and play spaces.

- 8.3. The proposed infant school building will form an integral part of the Local Centre for the new community. It has been designed to enable increased access for the community with the provision of a spacious main entrance and reception area. 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.
- 8.4. The food technology area will serve as a refreshment point for pupils and the community use, as well as for potential breakfast and after school clubs. The library and discovery/ ICT area 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 community for extended use during both the school day and outside of school hours.
- 8.5. The building infrastructure and 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 landscape proposals will include the following:
 - an external play area that will consist of a fenced reception area, an informal hard play area and a hard play court for ball games.
 - areas immediately adjacent to classrooms will also be used for outside play and learning.
 - an early years play area with structure to provide shade, safety surfacing, and benches.
 - a central courtyard that will provide a sheltered outside space intended for various uses including outside learning and dining, overspill from adjacent communal areas, and quiet uses. These will provide both hard and soft landscaping for teaching and social play.
 - the existing mature landscape will be further enhanced by a series of habitat areas planted with a mixture of native trees to encourage biodiversity and accommodate nature study zones for pupil use.
 - cycle storage for bicycles for use by pupils and staff.
 - a staff car park with provision for 18 spaces, including two accessible parking bays, will be separated from the pedestrian access to keep vehicle movements away from pedestrians.

10. Planning

10.1. A planning application was submitted in April 2012.

11. Building Management

11.1. There will be new building management arrangements put in place by both schools.

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) Culture, Communities & Business Services
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:

Hampshire County Council Children's Services Department
Executive Lead Member for Children's Services
Local Member - Councillor Jenny Radley
Tweseldown Infant School Head Teacher, Governors and Parents
Church Crookham Junior School Head Teacher, Governors and Parents
Hampshire County Council Environment Department
Hart District Council Planning Department
Church Crookham Parish Council
Taylor Wimpey UK Ltd (Lead developer for residential site)
Fire Officer
Access Officer
Crime Prevention Design Advisor
Other local schools.

14. Recommendation

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

14.2. The project proposals relating to the relocation and expansion of Tweseldown Infant School to provide a 270 place three form entry (3FE) infant school on the proposed new housing development on the former Queen Elizabeth Barracks site in Church Crookham, Fleet, as well as the refurbishment works to the vacated infant school building to enable the expansion of Church Crookham Junior School to 4FE, at an estimated total cost of £5,500,000, be approved.

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

Hampshire safer and more secure for all:	Yes
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>	<u>Reference</u>	<u>Date</u>
Children's Services Capital Programme 2011/12 to 2014/15	3458	18.01.12
Corporate Procurement Update and Corporate Procurement and County Supplies Contracting Activity and Approvals for 2012/13	3404	13.03.12
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.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An Equalities Impact Assessment has been completed in the development of this report 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. The proposals in this report have no direct impact on the prevention of crime. However, research tells us that better access to early years provision can have a beneficial impact on later behaviour.

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 infant school and refurbished junior/infant school buildings will be a low fire risk category building. Therefore, a sprinkler system will not be installed.
- 3.2 The project proposals include the following fire safety features:
 - All existing ground floor classrooms to both the proposed infant and junior age classrooms have dedicated external escape routes incorporated and the junior school first floor classrooms have a dedicated one hour fire protected stair well egressing directly to a safe external environment.
 - The new Infant School building will be single storey with all classrooms having direct access outside.
 - Compliance with Statutory Regulations and County Council Policy with incorporation of fire compartmentation, means of escape provision and in addition a full fire detection system with remote monitoring will 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:
 - Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system.
 - A highly insulated building envelope including high performance

windows, doors and roof lights to reduce energy consumption at source.

- The provision of good levels of day lighting and ventilation to all teaching areas to reduce the need for artificial lighting.
- Extended external canopies to avoid summer time overheating.
- Biodiversity will be encouraged on the site in the landscape design.
- Energy efficient lighting and heating controls: light fittings 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
- 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.

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

Executive Member & Portfolio	Reason for Consultation	Date Consulted	Response:
Councillor Roy Perry, Executive Lead Member for Children's Services	Portfolio Holder	11.06.12	Cllr Perry confirmed that Children's Services fully support the proposals in the report.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Jenny Radley	Local Member for Church Crookham and Ewshot	11.06.12	Cllr Radley is supportive of the current proposals and raised specific comments about the need for the schools to accommodate further pupil growth in the future. The buildings are designed to be extendable should demographic growth necessitate further accommodation. The current pupil number forecasts indicate that the capacity of 270 places being provided at Tweseldown Infant School is sufficient, as is the case at Church Crookham Junior School with the provision of 480 places. The position will be kept under review as the development of QEB progresses and if it proves necessary to consider additional

			school places at the schools suitable provision will be made at the time.
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