

HAMPSHIRE COUNTY COUNCIL**Report**

Committee/Panel:	Buildings, Land and Procurement Panel
Date:	19 March 2013
Title:	St Peter's Catholic Voluntary Aided Primary School, Winchester
Reference:	4599
Report From:	Director of Culture, Communities and Business Services

Contact names: Steve Clow and Bob Wallbridge

Tel: 01962 847858
01962 847894

Email: steve.clow@hants.gov.uk
bob.wallbridge@hants.gov.uk

1. Executive Summary

- 1.1. This report seeks approval to the project proposals for a 2 classroom extension, music room and related learning/support accommodation at St Peter's Catholic Voluntary Aided (VA) Primary School, Winchester, at an estimated total cost of £1,330,000 (including fees).
- 1.2. This project is required to provide additional pupil places at the school arising in response to increased pupil numbers in the Winchester area.

2. Scope of Work

- 2.1. It is proposed to construct a 2 classroom extension at the school in order to create increased pupil capacity. A music room and an accessible toilet will also be provided and the kitchen will be extended to cater for the additional meal uptake.
- 2.2. The proposals will accommodate the recent increase in pupil numbers from a 315 place (1.5 FE) primary school to a 420 place (2 FE) primary school.
- 2.3. Funding for the project was approved at the Children's Services Decision Day on 23 January 2013 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.4. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 10 July 2012.
- 2.5. Any significant issues from the Impact Assessment will need to have specific attention in the design and implementation of this project.

3. Contextual Information

- 3.1. The school is a Catholic Voluntary Aided primary school located off Oliver's Battery Road North in Winchester. The schools net capacity is 315 and there are currently 362 pupils on roll.
- 3.2. Part of the school site is vested in trustees with the Catholic Diocese of Winchester. The Diocese has been consulted regarding the project proposals and are fully supportive of the scheme of work.
- 3.3. The works are being procured through the IESE South East and London (SEAL) Construction Framework for Major Projects tender process as part of a major programme of school projects with neighbouring authorities. It is anticipated that works will commence on site in June 2013 and complete in March 2014.
- 3.4. It is proposed that the contractor will access the site by the main school entrance off Oliver's Battery Road North. The contractor's compound will be located adjacent to the proposed extension. No deliveries or movements of vehicles will take place at the start or end of the school day, in order to avoid traffic conflict when pupils are arriving at or departing from the school.
- 3.5. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

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	1,082	1082
Fees	188	188
Furniture, Fittings, Equipment and IT (exclusive of fees)	60	60
	1,330	1,330

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings £'000	Fees £'000	Total Cost £'000
1. From Own Resources			
a) Capital Programme (as above)	1,142	188	1,330
2. From Other Resources			
Total	1,142	188	1,330

a) *Building Cost:*

Net Cost = £2,158 per m²

Gross Cost = £3,413 per m²

b) *Furniture & Equipment:*

An allocation of approximately £60,000 has been made for the provision of all loose furniture, fittings, equipment and I.T.

c) *School Balances:*

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

Published revenue balance as at 31 March 2012:

£55,114

Devolved capital as at 31 March 2012:

N/A – aided school

4.3. 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	-	-	-	69	69

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations. Solar Shading to the south elevation is being provided to mitigate summer heat gains.

Acoustic attenuation is being employed to enable natural ventilation of the teaching spaces and reduction in external noise disturbance.

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 school site is bounded by residential properties on the southern and northern boundaries and there is road access on the eastern boundary. The school buildings are clustered on the eastern side of the site together with the church with playing fields on the western side.
- 6.2. The original school buildings were constructed around the existing church in 1990 and these were then extended in 1996 and 2002. They are all single-storey traditional load-bearing brickwork buildings with pitched metal profiled roofs. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.3. No permanent alterations to the main vehicular entrance to the school will be made as a result of the proposals. Current car parking provision is sufficient to accommodate additional staff relating to the proposed additional accommodation.

7. Scope of the Project

- 7.1. The proposals for the school will include the following accommodation:

- 2 new classrooms
- 1 music room
- Staff office
- Accessible WC's and plant room
- New corridor to link to the existing school building
- Kitchen extension.

- 7.2. It is proposed that some enabling works shall take place in order to facilitate the proposed extension. These include:

- Demolition of a group teaching room to the south western end of the existing building to permit circulation through to the new building. This room will be reprovided within the new extension.
- Internal remodelling to create a larger group teaching room.
- Internal remodelling to the kitchen.

8. The Proposed Building

- 8.1. The proposed location of the new classroom extension is to the south of the existing school. The extension will be accessible off the existing circulation within the school and also via new external doors.

- 8.2. The proposed single storey extension is designed to complement the form, character and scale of the original building which it adjoins. External walls will be brickwork with a metal covered roof and aluminium powder coated windows, all to match existing.

9. External Works

- 9.1. The external landscape proposals will include the following:
- A wide terrace space with canopies outside the new classrooms to control summer solar gain and to enable sheltered outdoor play during wet weather.
 - To the south west of the new extension a route will be maintained to enable access to occasional overflow parking on the hard court area. The Church currently uses the hard court areas for weekend parking.
 - An allowance for a new pedestrian access pathway to the Romsey Road to provide potential access subject to the Pit Manor housing development being constructed.

10. Planning

- 10.1. A planning application was submitted in March.

11. Building Management

- 11.1. The existing building management arrangements will remain in place.
- 11.2. The school travel plan is being developed in response to the increase in school places.

12. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical and Electrical) Culture, Communities & Business Services
Drainage) Environment Department
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services
Construction, Design & Management Coordinator) Culture, Communities & Business Services

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 County Councillor
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer
Catholic Diocese of Winchester

School Headteacher and Governors.

14. Recommendations

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

14.2. The project proposals for the St Peter's Catholic Voluntary Aided Primary School, at an estimated total cost of £1,330,000, be approved.

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

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Children's Services Capital Programme 2013/14 to 2015/16	<u>Reference</u> 4367	<u>Date</u> 23.01.13
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 considered in the development of this report and no adverse impact has been identified. Access requirements are always considered during the design stages of building maintenance projects and are often improved. The school extension will be fully accessible and there is provision for a new accessible toilet.

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 and disorder in the County. The proposals in this report have no adverse impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. The County Council continues with its policy of installing sprinkler systems where appropriate, based on a risk management methodology. The policy focuses upon the highest risk, rather than on a specific building category.
- 3.2. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- 3.3. The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services (position statement on provision of sprinklers in schools dated September 2012), and are in line with the County Council's policy to manage corporate risk.
- 3.4. The project proposals include the following fire safety and enhanced features:
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Consideration of secure by design principles including specific site security, lockable bin storage well away from buildings, good levels of external lighting etc.

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:
 - A super-insulated air-tight building envelope.
 - High performance windows, doors and roof lights.

- Provision of excellent levels of day lighting to all teaching areas to reduce energy use.
- Strategic placement of extended roof canopies above large glazing areas to avoid summer time overheating.
- Natural ventilation to main spaces with night-time cooling strategy.
- Energy efficient lighting and heating controls.
- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- Low water-consumption sanitary installations.
- 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.
- Acoustic attenuation to allow natural ventilation.

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	20.02.2013	Councillor Perry fully supports the project proposals.

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Response:
Councillor Dickens	Local Member for Winchester Westgate	20.02.2013	