

**HAMPSHIRE COUNTY COUNCIL****Report**

<b>Committee/Panel:</b>	Buildings, Land and Procurement Panel
<b>Date:</b>	19 March 2013
<b>Title:</b>	The Westgate School, Winchester
<b>Reference:</b>	4711
<b>Report From:</b>	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 provision of primary school places at The Westgate School, Winchester at an estimated total cost of £7,750,000 (including fees).
- 1.2. This project is required to create a 4-16 'all-through' school arising in response to increased primary age pupil numbers in the Winchester area. The project proposals will provide an additional 420 primary school places.

**2. Scope of Work**

- 2.1. It is proposed to build new primary school provision for 420 pupils on the Westgate School site in Winchester. This proposal requires The Westgate Secondary School to be transformed into an 'all-through' school for pupils aged 4-16. These proposals form part of the wider review of primary provision in Winchester, as approved by the Executive Lead Member for Children's Services on 17 July 2012.
- 2.2. 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.
- 2.3. The procurement route for the project was approved at the Executive Member for Policy and Resources Decision Day meeting on 10 July 2012.
- 2.4. 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 Westgate School is located off Cheriton Road in Winchester. The schools net capacity is 1081 and there are currently 1106 pupils on roll.

- 3.2. There is an existing 55 place nursery and boarding house provision on the site both of which are run by Westgate Secondary School. A decision to close the boarding provision was made on 17 July 2012 by the Executive Lead Member for Children's Services. This will take effect from 31 August 2013.
- 3.3. The main construction works related to the new provision 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 the main works will commence on site during Summer 2013 and complete during Summer 2014 ready for occupation in September.
- 3.4. The existing nursery provision will be relocated elsewhere on the school site and the replacement building will be completed in Summer 2013. Orders have been placed for the pre-construction design works and enabling works for the nursery will start on site in late Spring 2013.
- 3.5. It is proposed that the main contractor will access the site predominantly by Green Lane. The contractor's compound will be located adjacent to the proposed works. 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.
- 3.6. 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	6,360	6,360
Fees	1,050	1,050
Furniture, Fittings, Equipment and IT (inclusive of fees)	340	340
	7,750	7,750

## 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)	6,652	1,098	7,750
2. From Other Resources			
<b>Total</b>	<b>6,652</b>	<b>1,098</b>	<b>7,750</b>

a) *Building Cost:*

Net Cost = £1,933 per m<sup>2</sup>

Gross Cost = £3,137 per m<sup>2</sup>

b) *Furniture & Equipment:*

An allocation of approximately £340,000 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:* £682,527

*Devolved capital as at 31 March 2012:* £297,327

## 4.3. 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	400	510

b) *Energy Consumption:*

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 Rotherly House was built in 1889 and is of traditional masonry construction. Elevations are a combination of brick and tile. It is not 'Listed' and is not in a 'Conservation Area.'
- 6.2. The existing mains services and drainage infrastructure will be sufficient to accommodate the project proposals.
- 6.3. To improve pedestrian access to the site the proposals include local alterations to one of the vehicular entrances to the school.

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

- 7.1. The proposed new primary provision will include the following accommodation:
  - 14 Classrooms
  - Discovery Point (Library and ICT rich Learning Resource Centre)
  - Food tech and Specialist Practical Spaces
  - 2 Group rooms
  - Staffroom and Staff workspace
  - Administration Offices
  - Pupil and Staff toilets
  - Accessible toilets, staff shower and a Hygiene Room
  - Kitchen, plant room, storage and caretaker's room
- 7.2. The school will also provide the following accommodation for extended use by the community:
  - Main Hall
  - Music/ Drama Room
  - Toilets (including an accessible WC)

## **8. The Proposed Building**

- 8.1. The existing nursery provision is currently in two buildings, part of Rotherly House and the existing adjacent cottage. This nursery provision is going to be combined and relocated to a new purpose built nursery building with direct access to new external play areas.
- 8.2. The existing Rotherly House is being retained and remodelled to form a new hall and drama space. The primary classrooms will be in a new two storey building linked to the refurbished Rotherly House. The accommodation includes a top-lit double height library/discovery space, with access for pupils and visitors. The vacated 1960's boarding accommodation and cottage will be demolished.

- 8.3. The new Hall is designed for flexible use as a dining hall, performance space, gymnasium and assembly hall. It is proposed that it be made available for community access with kitchen and toilets immediately adjacent. The new Library/Discovery area is located in the centre of the school adjacent to the hall. This top lit area will cater for different learning activities and group sizes, including potentially those from the wider community.
- 8.4. Primary play areas will be directly accessible from the classrooms and distributed across the site to suit the relevant age groups. The primary age children will share the use of the Westgate playing fields and other sports facilities. There will be landscape improvement work to enhance the existing playing fields provision. New planting will shade, screen and enclose seating areas and be selected to provide year round interest.
- 8.5. The new building will be constructed with traditional materials of brick and tile, complimenting the existing school building and Rotherly House. The pitched roofs will be highly insulated and finished with plain tiles. The areas of lower roof that link the larger volumes will be finished with a high performance roofing system.

## **9. External Works**

- 9.1. The external landscape proposals will include the following:
  - Pedestrian access for the new primary school provision will be off Green Lane.
  - The access for the relocated nursery will be separate and directly off Cheriton Road.
  - New external play areas for primary and nursery age children, suitably protected with a secure boundary.
  - Provision of an additional 32 car parking spaces including two accessible parking bays for primary staff.
  - A number of existing car parking spaces will also be relocated on the school site as part of the proposals.
  - There will be 14 car parking spaces provided for the nursery staff. This includes an additional 8 spaces, one of which will be fully accessible.
  - On site works to improve pedestrian routes and access to accommodate the proposed additional school places
  - All significant trees have been retained. Any trees removed will be replaced with appropriate species.

## **10. Planning**

- 10.1. A planning application was submitted in December 2012.

## **11. Building Management**

- 11.1. The existing building management arrangements will remain in place.

## **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 and City Councillors  
Fire Officer  
Access Officer  
Planning and Highways Department  
Crime Prevention Officer  
Local Community  
Winchester Trust

### **14. Recommendations**

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

14.1. The project proposals for The Westgate School, Winchester, at an estimated total cost of £7,750,000 (including fees), be approved.

**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>
Children's Services Capital Programme 2013/14 to 2015/16	4367	23.01.13
Primary provision in Winchester - Outcome of Consultations	3899	17.07.12
Review of Hampshire's Boarding Provision at the Westgate and Kings' Schools, Winchester	3902	17.07.12
<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	

## **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.

### **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.
  - Reduced fire compartment sizes.
  - 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:
- Sustainable rainwater attenuation to minimise impact on the existing storm water drainage system.

- 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 by artificial lighting.
- 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.
- Improved biodiversity around the site.
- 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.

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

<b>Executive Member &amp; Portfolio</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
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:**

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