

**HAMPSHIRE COUNTY COUNCIL**

<b>Decision Maker:</b>	Executive Lead Member for Children's Services
<b>Date:</b>	11 March 2010
<b>Title:</b>	Crandall Primary School, Crandall
<b>Reference:</b>	908
<b>Report From:</b>	Director of Property, Business and Regulatory Services

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**1. Executive Summary**

This report seeks approval to the design proposals for an extension and internal reconfiguration at Crandall Primary School, Crandall, at an estimated total cost of £298,000 (including fees).

**2. Scope of Work**

- 2.1. As a result of growing staff resources, the existing staff accommodation is no longer sufficient for the school's needs. It is therefore proposed to extend the school to provide additional teaching spaces and to refurbish an existing first floor classroom area to provide an improved staff/work room.
- 2.2. The school has embraced the Government's "Healthy Schools" initiative and achieved Enhanced Status in 2006. Healthy living is an important educational theme at the school and the proposals within this report therefore include the construction of a new food technology classroom, a facility that will form an active part of the school curriculum.
- 2.3. As part of the Extended Schools initiative, it is proposed that the new classroom extension and the food technology space will operate as an educational resource for the wider community.
- 2.4. Although funding for the project has already been approved, this report outlines the available funding within which the project must be designed and delivered.
- 2.5. 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. Crondall Primary School is located in the village of Crondall in the northeast of Hampshire. The school capacity is 210 places and there are currently 198 pupils on roll. The proposals do not increase pupil capacity.
- 3.2. The existing school buildings date from 1877 and are of traditional appearance. In 1911 the school was extended to provide outdoor play barns, which were enclosed and fitted-out in 1997 to provide two additional classroom spaces. In 2003 the original main and front school buildings were united by the provision of a new main entrance and reception extension.
- 3.3. It is anticipated that the works will be procured through a traditional tender process during early March 2010. The works are programmed to commence on site during June 2010 and complete during November 2010.

### 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	262	136
Fees	36	23
Land to be purchased	-	-
	*298	*159

\* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

#### 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)	136	23	159
b) School – devolved capital	126	13	139
<b>Total</b>	<b>262</b>	<b>36</b>	<b>298</b>

a) *Building Cost:*

Net Cost = £1,825 per m<sup>2</sup> (excluding abnormals)

Gross Cost = £2,424 per m<sup>2</sup>

b) *Furniture & Equipment:*

No provision for loose furniture and equipment

4.3. School Balances:

The school has the following level of balances:

*Published revenue balance as at 31 March 2009* £2,530

*Devolved capital as at 31 March 2009* £122,874

4.4. 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	Nil	Nil	Nil	15	15
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 school is located within the heart of the village of Crondall and is bounded on two sides by the local Conservation Area, which includes the Grade I Listed All Saints Church immediately to the west boundary of the school site. The proposed extension will adjoin the existing “play barn” classrooms and will be sited on an area of tarmac play court.
- 6.2. In light of the proximity of the site to the Conservation Area and All Saints Church, the proposed extension is located in the southeast corner of the school site, facing the main playground, and has been designed to have minimal environmental impact.
- 6.3. It is anticipated that the existing mains services and drainage infrastructure will be sufficient to accommodate the proposals within this report.
- 6.4. No permanent alterations to the main vehicular or pedestrian entrance to the school will be made as a result of the proposals. The contractor will access the site via the main entrance, with the compound located in the main playground area. No deliveries or movement of plant to or from the school site will be permitted between 8.30-9.15 am and 3.00-3.45 pm on school days.

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

- 7.1. The proposed extension will provide the following accommodation:
  - new classroom space
  - new food technology space
  - new entrance and link corridor
  - external canopied area
- 7.2. The existing first-floor classroom will be refurbished to provide an improved staff/work room.

## **8. The Proposed Building**

- 8.1. The proposed single-storey, slate roofed extension will be of traditional masonry construction, with roof pitch and eaves level to match that of the existing “play barn” classrooms. The doors and windows will be aluminium units pre-finished to complement the appearance of the existing buildings. Timber columns and cedar cladding on the gable end and the soffit of the roof overhang will reflect the mature wooded context of the school site. The roof overhang will offer solar shading to the new classroom and provide a sheltered external teaching area.

- 8.2. The existing buildings on the site feature a variety of roof heights and to minimise impact on the existing roofs, the food technology space will be constructed with a high-performance roof and natural lighting provided by two rooflights.
- 8.3. The new accommodation has been designed with level access throughout.
- 8.4. The new extension will be naturally ventilated by use of opening windows. The existing heating system will be extended to serve the proposed new areas.

**9. External Works**

- 9.1. There are no significant landscape proposals associated with the scheme, other than the provision of some new paved areas around the classroom for external play. The extension will not result in the loss of any mature trees or vegetation.

**10. Planning**

A detailed planning application was submitted during October 2009.

**11. Building Management**

The existing management arrangements will continue.

**12. Professional Resources**

Mechanical and Electrical )  
Structural Engineering )  
Architectural ) Property, Business and Regulatory  
Quantity Surveying )

**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**

- 14.1. That the Executive Lead Member for Children's Services approves the proposal for an extension and internal reconfiguration at Crondall Primary School, Crondall, at an estimated total cost of £298,000 (including fees).

**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):	

**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.)**

Document

Location

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**

To offset possible solar gain, glazing on the southwest elevation is restricted. Solar shading to the classroom is provided by way of a substantial roof overhang on southeast elevation. The extension will be naturally ventilated by opening windows which will facilitate good cross-ventilation. Low-energy lighting will be used throughout the proposed extension.

**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 J Glen	Local Member		