

**HAMPSHIRE COUNTY COUNCIL**

<b>Committee/ Panel:</b>	Buildings, Land and Procurement Panel
<b>Date of Decision:</b>	12 October 2010
<b>Decision Title:</b>	Yateley Infant School – Formation of Cranford Park (CofE) Primary School, Yateley
<b>Decision Reference:</b>	1565
<b>Report From:</b>	Director of Property, Business and Regulatory Services

**Contact name:** Steve Clow and Bob Wallbridge

**Tel:** 01962 847858  
/ 01962 874894

**Email:** [steve.clow@hants.gov.uk](mailto:steve.clow@hants.gov.uk)  
[bob.wallbridge@hants.gov.uk](mailto:bob.wallbridge@hants.gov.uk)

**1. Executive Summary**

- 1.1. This report seeks approval to the design proposals for the extension and refurbishment of Yateley Infant School, in order to form the new one-form entry (FE) Cranford Park (CofE) Primary School, including the demolition of the former St Peter’s Junior School upon completion of the works, at an estimated total cost of £1,900,000 (including fees).

**2. Scope of Work**

- 2.1. As a result of falling rolls at the former Yateley Infant and St Peter’s Junior Schools, approval was given to the establishment of a new, 210 place 1FE voluntary controlled Church of England (CofE) Primary School in the former premises of Yateley Infant School. It is proposed to reconfigure, refurbish and extend the existing Infant School building and undertake improvement works to the existing school site. It is proposed that the newly formed Primary School will decant into the adjacent St Peters (CofE) Junior School building for the duration of the proposed construction works. It is also proposed that the Pre-School unit on the existing Infant School site will be retained.
- 2.2. Following the completion of the construction works, it is proposed that the school will move back into the newly refurbished and extended Infant School building and that the Junior School building will be demolished.
- 2.3. The funding for the project was approved by the Executive Lead Member for Children’s Services on 15 January 2010 and this report outlines the available funding within which the project must be designed and delivered.
- 2.4. 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. The former Yateley Infant School is located at Cranford Park Drive in a predominantly residential area of Yateley. The former St Peter's (CofE) Junior School is located on an adjacent site and is accessed from Stillwell Close, Yateley. Pupil numbers on roll were 94 for Yateley Infant and 72 at St Peter's Junior. From September 2010 the newly formed Primary School will be temporarily based on the former St Peters Junior School site until the proposed extension and refurbishment works are complete.
- 3.2. An appraisal of the options was conducted in 2008. In March 2009, the Executive Lead Member for Children's Services approved the proposals for the amalgamation of the two schools into a new primary school on the site of the former Yateley Infant School. This report now outlines the proposed extension and refurbishment of Yateley Infant School to form the new Cranford Park (CofE) Primary School.
- 3.3. As a result of these proposals, the former Junior School site will be surplus and it is proposed that any capital receipt from a subsequent disposal is utilised to offset the total capital funding of this project. To facilitate this, a disposal strategy has been formulated, which includes obtaining any necessary beneficial planning consents for redevelopment prior to marketing.
- 3.4. The works are being procured through the IESE Tier 2 Framework tender process. It is anticipated that the works will commence on site during January 2011 and complete during July 2011. Upon completion of the works the Primary School will move from the former St Peters (CofE) Junior School site into the new Primary School building, so that they are operational for the start of the Autumn Term in 2011. Upon completion of the works the former Junior School will be demolished.
- 3.5. There will be improvements to the existing pedestrian and vehicular access arrangements within these proposals. For the duration of the works the contractor will access the site via Cranford Drive. From September 2010, until the works are completed, the Key Stage 1 provision will be decanted to existing accommodation on the site of St Peters (CofE) Junior School. The Pre-School provision will, however, remain operational during construction. In the interests of safety and security there will be a clear line of separation between it and the contractors work area.
- 3.6. The contractors deliveries and movement of plant to or from the school site will be in strict accordance with the planning conditions and be managed to take account of the needs of the Pre-School, which remains operational during the construction phase.

#### **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:

<b>Capital Expenditure</b>	<b>Current Estimate</b>	<b>Capital Programme</b>
----------------------------	-------------------------	--------------------------

	£'000	£'000
Buildings	1,638	500
Fees	262	74
Land to be purchased	-	-
	1,900*	574*

\* 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) Prudential borrowing to be repaid by Capital Receipt	1,138	188	1,326
b) Capital Programme (as above)	500	74	574
<b>Total</b>	1,638	262	1,900

#### a) *Building Cost:*

Net Cost = £ 2,002 per m<sup>2</sup> (new build element only).

Gross Cost = The gross cost is not a relevant comparator, as the project is predominantly refurbishment works.

#### b) *Furniture & Equipment:*

No allocation for loose furniture and equipment.

#### 4.3. School Balances:

The school has the following level of balances:

*Published revenue balance for Yateley Infant School as at 1 April 2010*     £43,885  
*Published revenue balance for St Peter's Junior School as at 1 April 2010*   £18,485

*Devolved capital for Yateley Infant School as at 1 April 2010*             £77,855  
*Devolved capital for St Peter's (CofE) Junior School as at 1 April 2010*   £50,897

#### 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	Nil	Nil	Nil	30	30

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 Yateley Infant School building is a timber framed construction dating from 1957. Yateley Infant School underwent a major refurbishment in 2006 and is considered to be in good condition for its age and type. The school is in a predominately residential area and is set in approximately 1.5 hectares of land, which comprises of a field, playground, an adventure playground and garden areas.
- 6.2. It is anticipated that the existing mains services and drainage will be sufficient to serve the proposed extension.

**7. Scope of the Project**

- 7.1. It is proposed to reconfigure and extend the former Infant School building to accommodate 210 pupils in seven class rooms. The new Cranford Park (CofE) Primary School will include the following areas:
- 3 Infant classrooms (including a reception classbase with designated fenced play area.)
  - 4 Junior classrooms
  - Main Hall
  - Library
  - ICT / Resource Area
  - Music Drama Room
  - Food Technology Classroom
  - Group Room
  - Heads Office

- Staffroom
- Staff Preparation Room
- Reception and Administration Office
- Recovery room (linked to reception)
- Pupil Toilets
- Accessible toilet for both staff and pupils
- An Internal Courtyard
- Enhancement to external play areas.
- Improved car parking for staff and cycle parking for visitors and pupils

## **8. The Proposed Building**

- 8.1. The majority of the proposed extension works will involve infill development between the existing classroom spaces. The proposed refurbishment works involve significant rationalisation of the internal spaces to provide better accommodation, circulation and levels of daylight and ventilation to the building.
- 8.2. The proposed extension will match the external appearance and the materials of the existing building, namely vertical timber boarding and powder coated aluminium windows and doors. A high-performance covering will be used for the roofs and these will also follow the line of the existing building. The area of new build has been designed to the current building regulation standard and the area of refurbishment will undergo consequential improvements to enhance its energy efficiency and thermal comfort.
- 8.3. The electrical services in the existing building have been replaced recently under a landlord maintenance programme, providing new lighting, power, data and acoustic ceilings. The proposed refurbishment works will therefore focus on providing new floor, wall coverings and new fixtures and furniture.
- 8.4. It is proposed that the new areas of extension will be served from the existing gas boiler. Existing radiator panels and controls will be replaced to improve performance and efficiency.

## **9. External Works**

- 9.1. The external areas and landscape proposals will include the following:
  - The proposed alterations to the internal spaces and the plan for the extension have been configured around an internal courtyard. This will provide a secure social and teaching space. The provision of soft planting will enhance the quality of these spaces to create a stimulating learning resource for children
  - Ground levels will be adjusted to provide level access to informal hard play areas directly from each classroom
  - Provision of soft grassed areas which will be enhanced to form a habitat area
  - Provision of covered cycle parking

- Provision of an improved area of car parking for staff.

## **10. Planning**

- 10.1. A planning application was submitted in May 2010 and approved in August 2010.

## **11. Building Management**

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

## **12. Professional Resources**

- 12.1 Architectural ) Property, Business & Regulatory Services  
Quantity Surveying )
- Mechanical and Electrical ) WSP  
Structural Engineer ) Curtins Consulting
- Landscape Architects ) RPS  
Civil engineers ) Engineering Consultancy  
Acousticians ) Acoustics 24  
Transport Consultants ) JMP

## **13. Consultations**

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  
Local County Councillor  
Yateley Infants and St Peters (CofE) Schools and Governors  
Fire Officer  
Access Officer  
Planning Department  
Parents  
Local Residents  
The Winchester Diocese in relation to St Peters (CofE) Junior School.

## **14. Recommendations**

### **14.1. That the Executive Member for Policy and Resources be advised that:**

1. The design proposals for the extension and refurbishment of Yateley Infant School, in order to form the new 1FE Cranford Park (CofE) Primary School, including the demolition of the former St Peter's Junior School upon completion of the works, at an estimated total cost of £1,900,000 (including fees), be approved.

**CORPORATE OR LEGAL INFORMATION:**

**Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Business plan link number (if appropriate):	
<b>Maximising well-being:</b>	Yes
Corporate Business plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	Yes
Corporate Business 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 2010/11 to 2012/13	1002	15.01.10
Amalgamation of Yateley Infant School and St Peter's CE Aided Junior School	562	12.03.09
Review of School Places at Yateley Infant and St Peter's CE Aided Junior Schools	-	11.10.07
<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	

## **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 has been produced. The assessment has yet to be reviewed by HCC's Fire Safety Review Group but initial belief is that a sprinkler system will not be required within the proposals.

### **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 address issues of climate change it is proposed to reduce energy demands by improving the levels of daylight and ventilation to the habitable accommodation. This will involve linking the artificial lighting to presence and motion detection and improving controls in relation to heating and ventilation, particularly in toilet areas. Sun shading and the use of sanitaryware that limits water consumption will also be employed.

The area of new build will be highly insulated and designed to meet the latest building control standards. The area of refurbishment will also benefit from 'consequential improvements' emerging from the new build. It is proposed that these enhancements will focus on increasing the level of insulation within the original building so future energy demands are reduced.

**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 Perry	Executive Member for Children's Services	28.09.10	Councillor Perry has seen the report but had no comments to make.

**OTHER FORMAL CONSULTEES:**

<b>Organisation</b>	<b>Reason for Consultation</b>	<b>Date Consulted</b>	<b>Response:</b>
Councillor Collett	Local Member for Yateley East, Blackwater and Ancells	17.09.10	Councillor Collett responded to thank the officers for sharing the report.
Councillor Simpson	Local Member for Yateley West	17.09.10	Councillor Simpson commented as follows: "I continue to support the scheme and the recommendation made".