

FEASIBILITY REPORT

New Teaching Block, Kitchen and Dining
and Sports Hall with Changing Facilities

May 2018

St Cleres Secondary
School Butts Ln,
Stanford-le-Hope
SS17 0NW

1 Introduction

- 1.1** Alderton Associates Ltd have been commissioned by Thurrock Council to produce a feasibility report for the potential expansion of St Cleres' School to incorporate additional teaching spaces, a new dining hall with kitchen and servery and a new Sports Hall with changing facilities.
- 1.2** An initial meeting was held on 21st February 2018 between Thurrock Council and Alderton Associates Ltd to discuss the requirements of the study with a follow up meeting held with St Cleres' school on 9th March 2018 to review the outline proposals.
- 1.3** The following report will review the existing site and its constraints, outline the proposal for expansion and provide budget costings and programme information as well as reviewing the Statutory Requirements and highlighting the main project risks.
- 1.4** This report is based on information available at the time of writing and no additional inspections or surveys were undertaken to ascertain ground conditions, identify existing services or contamination within the proposed areas of development. Based upon the known information for the site, assumptions have been made with regards to these elements.

1 | INTRODUCTION

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2 Existing Site

- 2.1 St Clare's Secondary School has served the local communities of Stanford-le-Hope, East Tilbury, Linford, Orsett and Horndon-on-the-Hill since 1978 and became a cooperative academy in 2009 as part of the multi academy St Clare's trust. The school has traditionally been a specialist Language College and achieved specialist science and sports academy status in 2013.
- 2.2 St Clare's School offers an inclusive curriculum with a balance of vocational and academic subjects, to around 1100 boys and girls aged between 11 and 16.
- 2.3 The site is located within the Green Belt on the edge of Stanford-le-Hope and is located within a residential area that has seen a large amount of residential development within the past few years including the construction of the Stanford Park housing development immediately to the west of the school site.
- 2.4 The site is not located within a Conservation Area nor is it within the curtilage of a Listed Building.
- 2.5 The current building stock of St Clare's consist of pre-cast pebble dash elevations to the main school building, flat roofs and timber / aluminium windows & doors.



Existing Site Plan

Existing site photographs showing site access, parking limitations and existing dining hall and servery



current site levels and vegetation prevent beneficial use as outdoor amenity space

Proposed location of new development –



3 Site Constraints

3.1 Planning

3.1.1 This application falls within the Thurrock Green Belt and as such the siting, appearance and scale of the development has been considered accordingly.

3.1.2 The relevant national and local policies to this application are considered to be:

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
- PPG2: Green Belts (NPPF 2012)
- Thurrock Borough Local Plan (1997)
- Local Development Framework (LDF)
- BE1, BE2 (Design)
- GB1, GB2 (Development in Greenbelt)

3.1.3 The proposal has been put forward as part of the Council's Borough-wide strategy to improve and expand facilities to deliver the 14-19 curriculum.

3.1.4 It is a key element of the 14-19 Plan that investment is distributed appropriately among schools, and that delivery of the curriculum is collaborative, with all relevant facilities open to students from all local schools. Each school takes on the responsibility for maintenance and resourcing of new facilities, and therefore no one school would be in a position to deliver all elements of the curriculum, and the delivery of the full 14-19 curriculum is predicated on a collaborative delivery model involving all education providers within the Borough.

3.1.5 Within the development plan, St Cleres' identified specialism is Technology personalised learning centre: inclusion for excluded pupils. Languages plus LA resource base for hearing and visually impaired. Training School. The proposed development incorporating the enhanced visual and hearing impaired facility will enable it to fulfil its specialist role within the Borough whilst continuing to offer an excellent all round academic provision.

3.1.6 This proposal has been developed in response to clearly identified current needs, with a view to maintaining and enhancing current provision and ensuring that future demands, both in terms of capacity and curriculum development, can be met within the local area.



Planning Constraints Map

Greenbelt shown in green; Site Boundary in Red; Proposed Development in Blue

3.2 Highways

- 3.2.1 As a planning condition for the most recent planning approval at the School (17/01700/FUL), a Mode Shift STARS Travel Plan must be implemented. Initially achieving Bronze Status and rising to Silver Status within 1-year of completion of the development. This should be taken into account with any future Planning Applications and it is likely that additional features to promote and accommodate alternative modes of transport within the school.
- 3.2.2 Additional measures to enhance the ease of pupil drop-off and pick-up by school transport are expected to be required. This will mean any additional parking provision must be located elsewhere on site with vehicular access provisions made accordingly.
- 3.2.3 The expansion of the school addressed in this report will represent a further increase in pupil numbers and additional cycle, scooter, vehicle, motorcycle and accessible parking and secure storage will be required.
- 3.2.4 It is also likely that the new Sports Hall will have a shared community use and as such, parking provision within close proximity will be required to cater for users outside of the school.

3.3 Existing Services

- 3.3.1 The existing electrical capacity is currently running in excess of the incoming supply and it is expected that an upgrade will be required to accommodate the development.
- 3.3.2 A secondary supply (serving the Pavilion) has around 100kVa spare capacity although this is due to be used to supply the new teaching block and science classrooms as part of the current expansion programme.
- 3.3.3 An assessment of the additional electrical loadings required and subsequent application to UKPN should be submitted to assess the requirements for the upgraded incoming supply.



Existing Site Entrance



Current drop-off/pick up lane for school transport

4 Proposed Development

- 4.1 The proposed works are the construction of an 8-classroom teaching block, new kitchen, servery and dining hall and a 4-court sports hall with changing facilities and ancillary spaces.
- 4.2 Additional vehicle access and parking improvements to the school will also form part of the scheme.
- 4.3 New hardstanding with marked parking bays (including Accessible spaces and cycle storage) to be served by a new access road leading from the main site entrance on Butts Lane.
- 4.4 The proposed location of the works will have minimal impact on the existing school buildings, being sited on an under-used area of the site and detached from existing buildings so as not to adversely impact the path of natural light. The existing demountable building to be removed to enable the works has been assessed as being at the end of its useable life and is due for removal. The barn building is proposed to be dismantled and reconstructed elsewhere on the site.
- 4.5 The proposed location will also ensure the new sports facility and parking provision is located adjacent to the existing MUGA pitch.



Location of Proposed Works

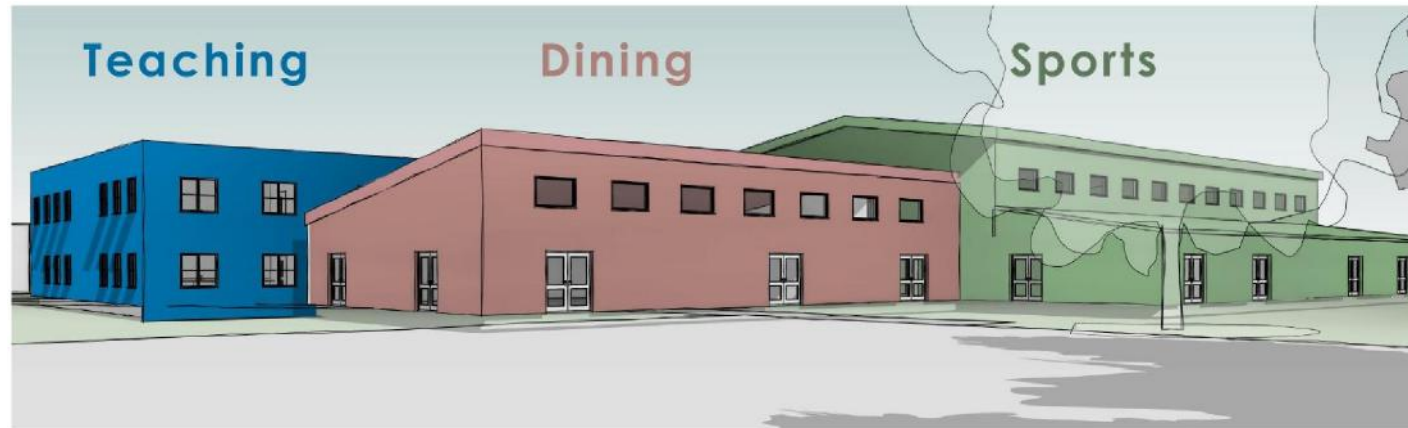
- 4.6** The new teaching block will be set out across 2-storeys and will comprise 8nr. new classrooms (55m² or larger) each with separate store (4m²) and wet area, staff and pupil WCs, stairwells and a passenger lift.
- 4.7** The teaching block will be linked at ground floor level to the new dining hall (266m²) which is served by a new kitchen (71m²) and servery.
- 4.8** Additional outdoor covered seating will be provided in a courtyard adjacent to the new dining facility (assumed to be completed as part of an earlier phase of works).
- 4.9** The new 4-court sports hall will be compliant with Sport England guidance and deemed fit for purpose as a multi-sports hall available for community use. The sports hall complex will also include male and female changing, showering and WC facilities in accordance with Sport England guidance as well as ancillary spaces including office accommodation, equipment store and viewing gallery.



Ground Floor Area Plan



First Floor Area Plan



Massing model showing the three elements of the construction



Section showing relative heights of the 2-storey teaching block, dining hall and sports hall



Isometric View – showing the new facilities within their site context



South Elevation



West Elevation



North Elevation

5 Budget Costings

5.1 Budget costings are shown below for the proposed design included within this report. The costs exclude VAT and an upgrade of the existing electrical services pending further investigation. It is also assumed that ground conditions are suitable for the new construction.

St Cleres Secondary School Phase 3 - Feasibility Budget Costings

May-18		
New Teaching Block, Dining Hall and Sports Hall		
GIFA - 2060m ² - Design as per drawings		
Item	Rate	Total / £
Sub Structure		133,392.60
Super Structure		1,780,614.00
Finishes		335,628.00
Services		727,560.00
Fittings and Furnishings		58,266.00
External Works		257,778.00
Sub Total		3,293,238.60
Preliminaries		277,380.00
Contingency	@ 5.0%	164,661.93
Total Estimated Cost		3,735,280.53

5.2 If required, various design changes could be considered should budget constraints require the scheme to be Value Engineered. These may take the form of relocating the ancillary spaces attached to the sports hall (changing rooms, WCs and offices) to the first floor above the dining hall. This would reduce the overall Gross Internal Floor Area (GIFA) from 2060m² to 1 700m².

May-18		
New Teaching Block, Dining Hall and Sports Hall		
GIFA - 1700m ² - Ancillary Sports Accomodation over dining		
Item	Rate	Total / £
Sub Structure	3.5%	103,737.01
Super Structure	54.7%	1,621,261.34
Finishes	10.2%	302,065.20
Services	22.1%	654,803.99
Fittings and Furnishings	1.8%	52,439.40
External Works	7.8%	232,000.20
Sub Total		2,963,914.70
Preliminaries	8.6%	255,460.00
Contingency	@ 5.0%	148,195.74
Total Estimated Cost		3,367,570.44

5.3 Should further cost savings be required, alternative design proposals could include:

- Construction of a single, 3-storey block comprising the teaching accommodation as well as kitchen and dining.
- Reducing the 4-court sports hall to a 2-court sports hall
- Utilising the sports hall as combined sports and dining space

6 Statutory Requirements

6.1 PLANNING CONSIDERATIONS

The site does not fall within a conservation area nor are any of the buildings listed. The proposed works requiring external alterations or new development will require a formal Planning Application submission to Thurrock Council

Upon submission the Local Planning Authority will be required to determine the application within the statutory time frame of 8 weeks. However, it is our experience that this process can take longer and we would therefore recommend that this process is commenced as soon as possible to ensure that there are no delays.

- The relevant national and local policies relating to flood risk are listed below:
 - Regional Spatial Strategy: East of England Plan 2008
 - Thurrock Core Strategy 2007
 - National Planning Policy Framework (NPPF)
 - Thurrock Borough Local Plan 1997

Relevant Planning History

2003- 03/01287/FUL

Two storey extension for proposed visually/hearing impaired unit – Approved

2011- 11/00132/TBC

New drama studio – Approved

2012 - 12/00005/FUL

Proposed 4 No. MUGA Spectator Shelters and Tarmac Path- Approved

2012- 12/00004/FUL

Construction grounds maintenance building – Approved

2014- 14/01133/FUL

Change of use of agricultural farm land changed to sport pitches (football).-Withdrawn

2014 – 15/00574/FUL

Installation of external flood lighting, resurfacing and renewal of fencing to 2no. games pitches.- Approve

2017 – 17/001700/FUL

Two storey teaching block with single storey link to existing building, a first floor extension to enlarge the school hall and create two new classrooms and staff room including remodelling of the front entrance.

6.2 BUILDING REGULATIONS

The planned works will require a full plans application submission to the Local Authority Building Control department. We would expect approval of the submitted application within the statutory timeframe of 8 weeks.

Although the Building Regulation Application can be submitted simultaneously with the Planning Application, it is advisable to submit the Building Regulation Application upon receipt of the Planning Approval to avoid any unnecessary expenditure.

6.3 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM)

Construction projects will only be notifiable to the Health and Safety Executive (HSE) if the duration of the works is more than 30 days (with more than 20 operatives on site simultaneously) or involves more than 500-person days of construction work. These works will fall under the current CDM requirements therefore we would recommend adhering to the Regulations due to the nature of the works and the current use of the site.

Under the CDM 2015 regulations, the client is responsible for providing the pre-construction information in order to allow the Principal Designer and Principal Contractors to plan and prepare for the works.

The contractor, when notified, should submit their Construction Phase Health and Safety Plan to the Principal Designer. Once the Principal Designer has confirmed that they have complied sufficiently with the requirements of the Act, the client should appoint the contractor as the Principal Contractor. Following this, works can commence.

7.1 FUNDING

7.1.1 Our understanding is the Trust is currently liaising with Thurrock Council with regards to funding the works. Due to the works involving the construction of new Sports Hall and changing facility there may be additional funding streams available such as a contribution from Sport England.

7.2 PROCUREMENT

7.2.1 We would recommend utilising a framework agreement and procuring via a 2-stage tender process. This would require the appointment of a consultant to produce the outline design and submit the planning application before preparing stage one tender documentation.

7.2.2 Contractors are then invited to submit tenders for the construction of the project on competitive basis – submitting a completed quality questionnaire and fee rates (based on Overheads and Profit figures as well as fully priced preliminaries).

7.2.3 Typically, the client retains the design consultants during the construction phase to review any designs that might be prepared by the contractor and to inspect the works as they progress on site.

7 Funding and Procurement

7.3 TENDERING

7.3.1 We would expect the contract to be let on a Joint Contracts Tribunal JCT Intermediate Building Contract 2016 (IC) for the following reasons:

- The JCT Intermediate Building Contract 2016 (IC) is an industry standard form of contract. The construction procedure is formalised providing the necessary mechanisms to deal with all eventualities that may be encountered.
- An agreed lump sum for the works is specified within the contract. There are mechanisms to vary the cost and agreed works of the contract with your approval. The contract period is fixed.
- Provision to apply Liquidated and Ascertained Damages (LADs) exist. Should the contractor not complete the agreed works within the stipulated period there is a mechanism for the client to withhold monies.

