

	<p>Roundhay School – Expansion Options Appraisal</p> <p>Cost consultants to cost options on the basis of traditional construction and also Modular construction.</p>
Option 1A	<p><u>Existing Buildings</u></p> <ul style="list-style-type: none"> • Extend changing rooms 140m2 • Extend dining block 200m2 • No works to Mansion under this scheme (SPV to refurb existing mansion under their life-cycle works plan, maintenance, repair and general conditions as set out in the contract). <p><u>New Annexe</u></p> <ul style="list-style-type: none"> • Build new build 2 or 3 storey annexe building 3500m2 to west side of the dining block
Option 1B	<p><u>Existing Buildings</u></p> <ul style="list-style-type: none"> • Extend changing rooms 140m2 • Extend dining block 200m2 • No works to Mansion under this scheme (SPV to refurb existing mansion under their life-cycle works plan, maintenance, repair and general conditions as set out in the contract). <p><u>New Annexe</u></p> <ul style="list-style-type: none"> • Build new build 2 or 3 storey annexe building 4150m2 to west side of the dining block
Option 2	<p><u>Existing Buildings</u></p> <ul style="list-style-type: none"> • Extend changing rooms 140m2 • extend dining block 200m2 • Partial conversion/refurb areas of the Mansion to create 5 classrooms + SEN provision (circa 650m2) <p><u>New Annexe</u></p> <ul style="list-style-type: none"> • Build new build 2 or 3 storey annexe building 3500m2 to west side of the dining block <p><u>Restrictions</u></p> <ul style="list-style-type: none"> • Works to mansion needs to be done during summer hols
Option 3 –	<p>This option includes demolition of the Mansion, which will be unacceptable to the Planning Authority, as Mansion is identified in the UDP as ‘making a positive contribution to the character and appearance of the conservation area’ and therefore, unless justification can be made or the Mansion is found to be unfit /structurally unsound then the building will need to be retained (SPV have been asked to supply their latest structural report)</p> <p><u>Existing Buildings</u></p> <ul style="list-style-type: none"> • No extension to the changing rooms and include extra space in the new build annexe • extend dining block 200m2 • Demolish Mansion (1316m2) <p><u>New Annexe</u></p>

	<ul style="list-style-type: none"> Build new build 2 or 3 storey annexe building 4290m2 (including 3500m2 expansion, 650m2 in lieu useable mansion space, 140m2 changing) <u>close to the 'rear' of existing school building</u>, connect with link corridor or separate block. <p><u>Temporary works needed</u></p> <ul style="list-style-type: none"> Provide temporary classroom block 300m2 (based on 5 classrooms @ 60m2) to reprovide temporarily the Mansion teaching spaces, during construction period. Continue using dining block (as long as safety can be assured)
	External Works
Car parking	Increased car parking around the site - to be costed as per architects plan. <i>Need advice on acceptability of proposal and impact due to expansion from Mouchel asap.</i>
External works Option 1	New All Weather Pitch (not 3g rubber) to create flexible space for additional hard play space or Sports Hockey pitch (sand pitch spec to be confirmed/ location of pitch to be agreed later but for cost purposes assume adjacent Kerr Mackay)
External works Option 2	Increase in hard play space on site avoiding any impact on useable grass sports pitches , if possible. (500 m2 extra hard play needed according to guidance) possible space to create this may be available dependant on new annexe option selected.
<p>Note</p> <p>All options subject to :</p> <ul style="list-style-type: none"> detailed site surveys and stage 1 checks buildability/health and safety assessment for working in occupied site for each option listed status to be confirmed tree preservation restrictions construction access availability from rear of school/west entrance Agreement with the existing SPV Risk assessments Budget availability and Executive Board approvals Procurement options and delivery mechanism/contractor to be agreed VFM Highways restrictions Planning permission Options list is not exhaustive - Further options may come from feasibility study and during consultation Subject to consultation 	