

**Report of:** The Chief Executive of Education Leeds

**To:** Executive Board

**Date:** 14 March 2007

**Subject:** Bracken Edge Primary School – Extension and Adaptation Project

## Executive Summary

### 1. Purpose

This report seeks approval to proceed with the proposed scheme to provide Bracken Edge Primary School with suitable and sufficient accommodation to meet curriculum needs. Approval will also be sought to incur the necessary capital expenditure.

### 2. Main Issues and Options

Education Leeds on behalf of Leeds City Council has undertaken a review of primary provision across the city as part of its statutory responsibility to ensure effective provision. The Primary Review Strategy has adopted an approach of reviewing provision within primary planning areas that have one or more schools with 25% or more surplus places. The review is necessary to tackle over provision of school places. There are around 9000 surplus primary places, with a projected 1000 fewer pupils per year within the primary sector over the next five years. Without action, surplus places could have risen to around 14,000 or more than 20% of the total primary estate.

A scheme has been developed which will meet the education needs of the school in line with the DfES guidelines as detailed in Building Bulletin 99 for a 1.5 FE Primary School. This is to be achieved by demolition of existing buildings, provision of a two-storey teaching extension comprising 9 general teaching classrooms, a Foundation Unit, a group room, resource areas, library, staffroom, offices, SEN care suite, and ancillary areas (storage, toilets, cloaks etc). In addition there will be a single storey community facility. The scheme will also address existing condition issues, remove temporary accommodation, and enhance outdoor facilities.

This report seeks approval for the design proposals in respect of the revised scheme and to proceed to the next stage which is to seek competitive tenders.

### 3. Recommendations

Members of the Executive Board are requested to:

- a) Approve the design proposals in respect of the scheme to extend and adapt accommodation at Bracken Edge Primary School
- b) give approval to incur expenditure of £757,800 in respect of the above scheme from capital scheme number 639 BRA.

**Report of:** The Chief Executive of Education Leeds

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**Date:** 14 March 2007

**Subject:** **Design & Cost Report**

**Scheme Title** BRACKEN EDGE PRIMARY SCHOOL – EXTENSION AND ADAPTATION PROJECT

**Capital Scheme Number** 639 BRA

**Electoral Wards Affected:**  
Chapel Allerton

**Specific Implications For:**

Equality & Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In  
(Details contained in the report)

## **1.00 Purpose of this Report**

1.01 The purpose of this report is to:

- a) Seek approval to the design proposals in respect of the scheme to extend and adapt accommodation at Bracken Edge Primary School
- c) Seek approval to incur expenditure of £757,800 in respect of the above scheme from capital scheme number 639 BRA.

## **2.00 Background Information**

2.01 Education Leeds on behalf of Leeds City Council has undertaken a review of primary schools across the city as part of its statutory responsibility to ensure effective provision. The Primary Review Strategy has adopted an approach of reviewing provision within primary planning areas that have one or more schools with 25% or more surplus places. The review was necessary to tackle over provision of school places in the primary sector. Without action, surplus places could have risen to around 14,000 or more than 20% of the total primary estate.

2.02 In July 2004, the Executive Board approved a report which outlined proposals to implement a number of capital schemes as part of the Leeds Primary School Review. This report included the proposal to carry out major refurbishing and

remodeling works at Bracken Edge. The report stated that any shortfall in funding for these schemes was to be met from Unsupported Borrowing (borrowing for which no direct government support is provided), including £1,800,000 for the Bracken Edge scheme.

2.03 In September 2005, the Executive Board approved a report seeking Authority to Spend of £2,418.9k for a scheme to replace the two main existing single storey buildings with a modular-constructed two-storey 1.5 FE building. Unfortunately, final cost estimates obtained indicated that this scheme could not be contained within the allocated budget and a further review of options was therefore initiated. Bradshaw Gass & Hope Consultants were commissioned to find a design solution to meet the school curricula needs and which can be contained within the allocated budget.

2.04 The revised scheme proposal offers a traditionally constructed building designed to take account of the reduction in the school admission numbers and be in line with the DfES requirements for a 1.5 FE Primary School. A meeting was held in September 2006 to discuss revised plans with the Head and Governors, followed by further consultation with school staff, resulting in formal approval to the revised plans by the school in October 2006.

2.05 The current proposal for a traditional building solution has been developed as far as the end of the Design Stage to ensure current cost estimates are fully inclusive of all detailed requirements. The identified works now comprise –

- Demolition of two areas of the existing building, retaining the central areas only
- Provision of a new purpose built two storey extension for main teaching
- Provision of a small extension to provide a community facility
- Removal of existing temporary accommodation
- Provision of grassed play areas and improved play spaces

### 3.00 Design Proposals / Scheme Description

3.01 The project provides 1568m<sup>2</sup> of new build for the two-storey teaching block, including circulation, plant etc, comprising -

#### Ground Floor

Foundation Unit and ancillary accommodation	277m <sup>2</sup>
3 General Teaching Classrooms	172m <sup>2</sup>
Hall toilets	11m <sup>2</sup>
Resource areas	48m <sup>2</sup>
SEN office and Care Suite	18m <sup>2</sup>
Group room	17m <sup>2</sup>
Toilets and cloaks	48m <sup>2</sup>

#### First Floor

6 General Teaching Classrooms	366m <sup>2</sup>
Toilets	45m <sup>2</sup>
Library/Resource	36m <sup>2</sup>
Staffroom and staff toilets	46m <sup>2</sup>

3.02 In addition to the above, a single storey extension is proposed to provide a Community Facility of around 74m<sup>2</sup>. The accommodation includes two flexible teaching and learning spaces, storage areas, kitchen, toilets and baby changing facilities and a separate easily identifiable entrance with access control. This building is to be located at the front of the school site for ease of access. This

facility will allow the existing After School Club, currently accommodated off site, to be relocated on the main site as well as offering space for a range of additional community uses.

3.03 The proposed scheme has been designed to provide full access to all the buildings for disabled pupils, staff and visitors. This is achieved by the inclusion of ramps, level access, a fully fitted care suite, disabled toilet provision and a lift to first floor areas.

3.04 The key aspects of the scheme design include -

#### **Construction Methods**

- steel framed structure with masonry external walls allowing for flexibility to adjust walls and openings in the future.
- Internal partitions are masonry at ground floor and stud partition at first designed to provide sound insulation between classrooms with flexibility for future changes.
- Render panels on the exterior elevations relate to those of the existing arts building.

#### **Sustainability Features**

- Sun pipes provide good daylight factors to the whole of the upper floor classrooms.
- Large thermally efficient perimeter windows allow a good daylight levels to all classrooms.
- Resource areas integrated with the circulation cores allow a maximisation of building usage within a compact footprint.
- Levels of insulation throughout the Building will achieve the new Part L levels as a minimum controlling thermal leakage.
- Materials where possible/feasible will be locally sourced and from renewable sources
- Natural ventilation and passive cooling will be encouraged through the design of windows and a passive ventilation strategy.
- The steel frame and non load bearing partitions allow for future flexibility.

#### **Ventilation, Natural Light, Solar Gain Control**

- Sun pipes provide good daylight factors to the upper floor classrooms.
- Large thermally efficient perimeter windows allow good daylight to all classrooms. The principal windows face East and West, reducing the risk of excessive solar gain.
- Central daylit resource areas within the circulation spine reduce the need for artificial lighting of the internal areas.
- Ventilation to the building will maximise the use of passive / natural ventilation with opening windows, enlarged trickle vents to windows and passive stack ventilation and naturally ventilated cowls to deep plan and internal areas.

#### **Energy Efficiency Measures**

- Maximise use of natural ventilation as outlined above.
- Automatic control system for boiler plant including a Building Management System.
- Low energy / high frequency lighting to be used.
- Automatic lighting control to be provided with both light and occupancy sensors.
- Zoning of heating systems to suit "out of hours" usage i.e. heating only to be on in Community Use Areas when School is unoccupied.
- Gas fired boiler plant with condensing high efficiency boilers.

#### **Maintenance & Life Span Benefits**

The roof and masonry walls are relatively low maintenance materials and are durable for the school environment. Windows and doors are to be powder coated aluminium.

## **4.00 Consultations**

- 4.01 This scheme has been the subject of extensive consultation with all stakeholders including the school, Governors, and ward members. The school has been fully engaged in the design process and there was early public consultation on the original scheme. Bradshaw Gass & Hope have been commissioned to design the proposed scheme and have engaged in pre-application consultation with Planners to ensure their comments are taken into account in the design. The scheme has recently been submitted for formal planning approval. The scheme will be subject to a competitive tender exercise based on a detailed specification and drawings. The full scheme has received approval of the Capital Projects Board and funding has been set aside from the Capital Programme, with contributions also approved from Schools Access Initiative and Early Years Surestart funding.

## **5.00 Programme**

- 5.01 The strategic programme for the proposed scheme is as follows:

Tenders out:	April 2007
Tenders in	May 2007
Start on Site	June 2007
Practical Completion	October 2008

## **6.00 Implications for Council Policy and Governance**

These works will contribute to the following themes outlined in the Vision for Leeds 2004-2020.

### Cultural Life:

To enhance and increase cultural opportunities for everyone.  
To develop talent.

### Enterprise and the Economy

To contribute to the development of a future healthy skilled workforce.

### Environment City

Provide a better quality environment for our children.

### Harmonious Communities

Contribute to tackling social, economic and environmental discrimination and inequality. To make sure that children and young people have a healthy start to life.

### Health and Wellbeing

Contributing to the protection of people's health and support people to stay healthy.

### Learning:

Contribute to the development of equal educational achievement between different ethnic and social groups.

Improving numeracy, literacy and levels of achievement by young people throughout the city.

Make sure that strong and effective schools are at the heart of communities.

Promote lifelong learning to encourage economic success, achieve personal satisfaction and promote unity in communities.

### Thriving Places

Actively involve the community.

Improve public services in all neighbourhoods

Regenerate and restore confidence in every part of the city.



**Parent Scheme Number:** 00639/BRA/000

**Title:** Bracken Edge Primary School Extension/Refurbishment

The scheme will be funded as follows; Capital Programme £3,176,700 including Unsupported Borrowing £1,800,000, Schools Access Initiative of £70,000 and Early Years Surestart funding of £150,000.

## **9.00 Revenue Effects**

It is not anticipated that there will be any revenue effects arising from this scheme.

## **10.00 Risk Assessments**

10.01 A Risk Log has been developed with input from Education Leeds Development Officers, Consultant Designers and the school. The log captures all potential risks to the scheme – financial, operational, strategic, project – and seeks to identify suitable countermeasures to mitigate the risks identified at each stage. The Risk Log is to be updated regularly throughout the scheme until all risks are closed or resolved. The successful contractor will be asked to input to this log and contribute to the updating procedures.

Operational risks will be addressed by effective use of CDM regulations, close supervision with the contractors and continual liaison with the school.

## **11.00 Recommendations**

11.01 The Executive Board is requested to:

- a) approve the design proposals
- b) give approval to incur expenditure of £757,800 in respect of the above scheme from capital scheme number 639/BRA.