



Report to
Cabinet

Report of
Director of City Development, Interim Director of Children, Learning and Young People's Directorate and Director of Finance

Title
Stoke Aldermoor Centre Regeneration and New Aldermoor Farm School replacement

A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of proposed expenditure to be incurred by the Council under a particular contract for the supply of goods and services.

1 Purpose of the Report

1.1 This report seeks approval to the proposed phased development options outlined in the Stoke Aldermoor Masterplan and to authorise the capital expenditure programme to fulfil these requirements. In particular it seeks authority to proceed with a new school to replace Aldermoor Farm School, infrastructure works and a new Library in Acorn Street shops.

2 Recommendations

2.1 Cabinet is recommended to:

2.1.1 Approve redevelopment of the Stoke Aldermoor Centre for the allocated uses on the masterplan.

2.1.2 Approve the plans for the new Aldermoor Farm School

2.1.3 Approve total capital expenditure of £5,612,000 for the new Aldermoor Farm School

2.1.4 Declare the former infants school at Aldermoor Farm School surplus and enter into negotiations for the transfer of the land/building to the Diocese of Coventry and Stoke Aldermoor Community Association.

2.1.5 Dispose of land owned by Coventry City Council at St. Catherine's Close to form part of a residential site with the adjoining St Catherine's Church site and other land within the scheme.

2.1.6 Declare the former NCH building surplus, authorise demolition of the building and enter into negotiations with the Primary Care Trust for the disposal of the former NCH site and land fronting Whitworth Avenue for a new health centre.

- 2.1.7 Authorise officers to initiate capital spend programme on the masterplan proposals within the secured funds and negotiate with the partnering contractor appointed to build the Aldermoor Farm primary school.
- 2.1.8 Authority to negotiate with Whitefriars and existing Council tenants to amend rights of way defined in existing leases and a contribution towards improvement works at Acorn Street
- 2.1.9 Authorise officers to seek additional funding from external sources with partners.
- 2.1.10 To confirm the continued appointment of IID Architects as project manager and masterplanner for the Stoke Aldermoor project.
- 2.1.11 To keep proposals under review and report back to Councillors and monitor progress and if individual projects do not proceed, then consider alternative options.

3 Information/Background

- 3.1 Stoke Aldermoor is a community of approximately 3000 residents/1300 households located in the south east of Coventry. The estate is bounded by Allard Way to the east, West Coast main line to the South, the Sphinx Golf Course to the North and the Peugeot plant to the West
- 3.2 The neighbourhood is primarily a pre and post war social housing estate largely under the control of Whitefriars Housing Association. It was built to accommodate the influx of migrant workers to the City, attracted by the employment opportunities in the manufacturing plants area. With the decline in job opportunities in these plants, Stoke Aldermoor gradually suffered both economically and socially and partly in recognition of the social isolation of the estate the Council opened a one stop shop there in 2005.
- 3.3 The redevelopment of the Stoke Peugeot Citroen Plant, adjoining Stoke Aldermoor estate represents a major change for the locality, which has also seen other change on its borders through new development at New Century Park and Allard Way. The Peugeot site, which is a privately funded development will consist of residential dwellings, offices parts centre and a local centre. The site will also accommodate the new headquarters for Peugeot in the UK.
- 3.4 The grant of planning permission for the Peugeot Citroen site includes developers contributions through a section106 agreement of £1.8m towards Education and a 'Stoke Aldermoor contribution' of £750k to be spent towards the creation of a new library or for other community purposes. In addition a further £6m has been guaranteed towards new and improved 'affordable housing' in the area. The payment is to be made in a phased way over the life of the development. Discussions are ongoing with Whitefriars to explore whether the finance can be used, with additional private sector involvement, to assist them to regenerate some of the more unattractive parts of their estate, especially those parts where there has been very little 'Right to Buy' exercised. Discussions are progressing, but Whitefriars have indicated that they will have to devote current resources in the immediate future to progressing the NDC initiative.
- 3.5 The Stoke Aldermoor centre is an area of approximately 9 acres at the centre of the estate and includes the key site of Aldermoor Farm Primary School, that includes the Stoke Aldermoor Community Centre/ Adult Education, and Stoke Aldermoor Library. Elsewhere in

the centre is the Acorn St shopping parade, the site of the former Aldermoor Lodge (demolished), a public recreation ground and the NCH building. The site is under the control of the Council except for Whitefriars flats above the shops and is situated between the pre and post war parts of the estate. The centre suffers from lack of connectivity between the pre and post war parts of the estate, is skirted by a series of footpaths that are poorly lit and not secure, and where anti social behaviour is encouraged on the recreation ground which is poorly overlooked and at the shopping parade which is run down.

- 3.6 The decision by the Council to provide a new Aldermoor Farm School presented the opportunity for change at the centre to help it respond to the development at the Peugeot site, to provide a school site that meets modern curriculum requirements and to provide improved local facilities.
- 3.7 In March 2004 the City Council considered the outcome of the public "Consultation Proposals: Raising Standards and Reducing Primary School Places" and resolved to seek to identify the necessary capital funding to rebuild Aldermoor Farm as a 315 place Primary School plus nursery as part of a larger scheme to benefit Stoke Aldermoor.
- 3.8 In October 2004 a master planner was appointed jointly by City Development and Education and Libraries to work with the community, officers and other public services to develop a master plan and secure outline planning for the location of the new primary school and the wider regeneration of the Stoke Aldermoor area. Outline approval was granted in March 2006.
- 3.9 The proposals were discussed and developed through a series of monthly workshop meetings from December 2004 to August 2005 with the working group in conjunction with two consultation events in June 2005 with the community. The local community have also been kept informed by a series of newsletters, leaflets and posters. The proposals were also aired before members and the public through the Developers Forum.
- 3.10 The outcome of the consultation is to create an integrated local centre, which is to be developed in phases and to comprise of a New 1.5 Form Entry Primary School (capable of expansion to 2FE when the Peugeot site is fully developed), New Primary Health Care Centre, New Library & Adult Education Centre, New Community Centre & Church, Affordable Housing, New Retail & Business Units and New Vehicle & Pedestrian Infrastructure.
- 3.11 The Masterplan reflects the interests and needs of the stakeholders local community and these proposals were submitted as an Outline Planning Application (Application No: 52932) and granted by Planning Committee on the 28th March 2006.
- 3.12 An application for Targeted Capital to rebuild Aldermoor Farm as a 315 place Primary School plus nursery was submitted to the Department for Education and Skills (DfES) in May 2005 and was approved in October 2005 for funding starting in 2006/07. The maximum possible targeted capital funding was granted at 80% of the estimated total cost of the new school.
- 3.13 Through the assistance of the Councils External Funding Helpdesk it is anticipated that additional funding can be raised to support the development proposals.

4 Proposal and Other Option(s) to be Considered.

- 4.1 The masterplan allows a phased developed subject to additional external funding being secured, the masterplan will see the following phased development:-

- 1.5 Form Entry Primary School capable of expansion to 2 forms of entry
- New Primary Health Care Centre
- New Library in Acorn Street shops
- New or refurbished Community Hub
- Environmental improvements to Acorn Street Shops & Square
- New Pedestrian & Vehicular Infrastructure

4.2 Aldermoor Farm replacement school

4.2.1 Site of the New School

4.2.2 The new school is to be constructed on the site of the former social services old peoples home adjacent to the existing junior school building. On completion of the new school the existing nursery school site will be released and will be available for development as a health clinic (see para 4.7 below), the existing infant school buildings will be remodelled or the site used as part of the Stoke Aldermoor regeneration strategy to provide a community hub and the junior building which is linked to the existing community centre and library will be demolished to provide the new school playgrounds. The poorly maintained recreation ground at the rear of houses in Roundhouse Road and Pinley Fields will be incorporated into the new school to provide its playing field and will also be available for community use through the normal school letting arrangements through the community centre.

4.2.3 A footpath closure order and redirection for the public footpath that connects Sidney/Whitworth Avenue to Pinley Fields will have to be submitted. The existing footpath will be incorporated into the new school boundary.

4.2.4 The recreational ground currently designated, as open space is to provide the school playing field and incorporated into the new school site boundary. The land will have to be advertised under S123 (2)A of the Local Government Act 1972 before the recreation ground can be transferred to the School.

4.3 Procurement

4.3.1 Following advertisement in OJEC for a partnering design team and contractor, six architect-led design teams and five contractors were invited to submit tenders. The Head Teacher and a Governor formed part of the interviewing panels in April and May 2006. The partnering team to undertake the detailed design and construction of the replacement Aldermoor Farm Primary School for 315 pupils plus a nursery for 26 full time equivalent places was comprised of the architectural design team, contractor, the Head Teacher and nominated Governor plus officers of City Development and Children, Learning and Young Peoples service.

4.4 Plans for the New School

4.4.1 The plans for the new school have been developed by the architects taking account of DfES Building Bulletin 99, using the Model Brief for Primary Schools and working with the other members of the partnering team plus advice from a range of officers with specialist knowledge and experience in a number of areas including security, early years, special educational needs, physical education and sport and school improvement.

4.4.2 The new school has been designed to provide accommodation for 315 pupils aged 4 -11 and 26 full time equivalent nursery places. It also includes some areas designed large enough to accommodate 420 pupils in anticipation of the planned housing development on the Peugeot site. It would not be practical or cost effective to build every area of the school suitable for 315 pupils and then extend all the areas in the future to accommodate an additional 105 pupils. The areas that have been designed large enough for 420 pupils include the hall, reception class/early years area, staff room, library and ICT. To convert the new school to 420 pupils in the future the following areas would be added when they are needed as pupil numbers increase: 3 additional classrooms plus associated practical/resource areas, withdrawal room and toilets. The location for the extension is shown on the plans that have been included in the planning application for the future development.

4.4.3 The school has been designed to provide for pupils with special educational needs throughout and includes additional accommodation to support pupils with speech and language needs plus SEN nursery provision. Sound fields will be provided in each classroom and the hall to assist pupil hearing and listening. The colour scheme will provide contrasting colours to assist the visually impaired. All classrooms will be fitted with interactive white boards and computer connections. Acoustic sliding doors will be provided between pairs of classrooms to maximise flexibility in curriculum delivery.

4.4.4 The design incorporates a secure reception area and strategic fencing to prevent unauthorised access to pupil entrances, classrooms, playground and playing field. The new building will be equipped with a sprinkler system in accordance with insurers requirements and the interactive whiteboard projectors will be secured by metal cages.

4.4.5 The schedule of accommodation in the New School is attached at appendix 1.

4.4.6 Plans and elevations of the proposed new school are attached at appendix 2.

4.4.7 Detailed planning application was submitted on 21.8.06 and a decision is anticipated by 20.11.06.

4.5 Sustainable Buildings

4.5.1 The DfES now expects all major new building and refurbishment projects valued at over £500,000 for primary schools and £2m for secondary schools and involving rebuilding or complete refurbishment of more than 10% of the floor area of a school to be subject to a BREEAM (Building Research Establishment Environmental Assessment Method) assessment. DfES expect all these schemes to achieve at least a very good rating using the BREEAM Schools Methodology.

4.5.2 BREEAM Schools was launched in January 2005, and assesses the performance of buildings in the following areas: management, energy use, health and well being, pollution, transport, land use, ecology, materials and water. The following measures are a summary of the proposals included for Aldermoor Farm:

- Solar shading to SW Elevation.
- High levels of natural light: 4% daylight factor average.
- Arrangement and control of internal lights to minimise unnecessary usage including Passive Infra Red activation and banked switching.
- Use of ultra-low-nox (oxides of nitrogen) condensing boilers (back up only if ground source heat pump used).

- Three small roof mounted wind turbines for generation of small amount of electricity to operate specific educational equipment within the classroom block.
- Sustainable Urban Drainage System (SUDS) for principal external pedestrian areas.
- Minimum cart-off site of excavated material.
- Use of materials and components with zero Volatile Organic Compound's and no CFC's.
- Use of high level of natural ventilation with high predicted comfort level

4.5.3 To improve the BREEAM rating it is proposed that a ground source heat recovery system costing £112,000 be installed. This is estimated to have a payback period of 17 years. It is proposed that this could be met from section 106 funding. However the school are excited by this new development and believe that it will add to the pupils interest in the sustainability curriculum. The Board of Governors are prepared to contribute £2,000 per year for 10 years (a total of £20,000) from their revenue budget to contribute to the cost of this project.

4.6 **Community Hub Building - Existing Infant School/Dining Room –**

4.6.1 The existing Infant School and Dining Room will become surplus to requirements once the new School has been built. The surplus buildings or site will form a new community hub building to which it is expected the St.Catherines Church will relocate from its existing site in St Catherine's Close and for which residential planning permission was obtained as part of the outline planning permission.

4.6.2 The ownership of the community centre building will need to be resolved but it is anticipated that a partnership arrangement between the Church and the Stoke Aldermoor Community Association could be formalized for the ownership and daily running of the facility. These organisations are currently working closely together to build up a funding proposal to submit to the Big Lottery.

4.6.3 There will be a requirement for the Adult Education Department to use space in the new community centre buildings. It is anticipated that once a new Legal/Management Structure has been formalized for the centre, the Council will formalise its use of the premises and contributions towards costs.

4.6.4 The former Infant school building was constructed circa 1965 and due to the age of construction, repairs and improvement works will have to be implemented before the building can be transferred. Feasibility works have indicated that the approximate cost to put the building in a condition that is 'fit for purpose' and adapted for the community centre/church will be approximately £1,500,000.

4.6.5 The community hub will have access to the school playing fields on a controlled basis.

4.6.6 The project for the Community Hub building is dependant on the Diocese of Coventry and the local community group working together and raising funds. If the project is not feasible for either party the project will have to be revaluated and its scope amended. If the project does not proceed temporary use of the NCH building for the Community Centre could be considered. Members will be consulted regarding any proposed changes.

4.7 New Health Centre – Primary Care Trust

- 4.7.1 Following a review of the provision of Health Care provision in the locality by the NHS/PCT, it was apparent that the delivery of services was poor for the area and with the impending development of the Peugeot site, the existing service would be overstretched.
- 4.7.2 The PCT are at present working up a business case for a new 3000sqm Health Centre, which will serve both the residents of Stoke Aldermoor and the new Peugeot site for presentation to its Management Board.
- 4.7.3 The former NCH building is currently occupied by Social Services only as an interim measure but the building will have to be demolished to accommodate the new health Centre building. It will also see the loss of low grade open space fronting Whitworth Avenue.
- 4.7.4 Provision has been made for a contribution from the PCT for the site that they will purchase. The receipt will go towards the overall costs associated with the regeneration of Stoke Aldermoor.
- 4.7.5 If the project does not proceed within a reasonable timescale, a review will be undertaken to see if a reduced PCT provision can be accommodated or if there are alternative uses for the site that will provide value for the project. The current financial position of the Primary Care Trust and the reorganisation of services in the health economy requires this position to be monitored closely.

4.8 New Library & Acorn St Shopping Parade Improvements

- 4.8.1 The proposal in the masterplan may see the existing library relocated from Aldermoor Farm school to Acorn Street shops.
- 4.8.2 The existing Acorn St Square is at present unappealing for both traders and shoppers. It is proposed that enhancement works to the parade and square, will see this perspective change. The canopies, which surround the perimeter of the shop units will be removed to provide improved screening to the shop fronts and the square will have works designed to ensure that the area is appealing and accessible.
- 4.8.3 Coventry City Council granted a lease on the 25th September 2000 for a term of 125 years, to Whitefriars Housing Association transferring the flats above Acorn St shops. Whitefriars were granted designated areas for use by the tenant (in common with others) at the rear of Acorn St shops. Part of the demised area will now be encapsulated within the boundary of the new school and the redeveloped area that was formerly the rear service yard/parking area for the flats.
- 4.8.4 Negotiations will have to commence with the Head Lessee, Whitefriars and their sub-tenants to amend individual leases through deeds of variation and all costs concerning the rectification will have to be met by the Council.
- 4.8.5 Part of the improvement works will see access to the flats improved and it is expected that Whitefriars will contribute towards these costs. Whitefriars have indicated their willingness to participate in the proposals to change at the shops.

4.9 Infrastructure / Housing Sites

4.9.1 The scope of the infrastructure includes:

- A new extension to Pinley Fields including a new adoptable road linking through to Acorn St and the road will include a drop-off area opposite the southern entrance to the school site which will be constructed as part of the school development.
- An new extension to Round House Road including a new road linking through to Whitworth Avenue, together with footpaths and associated landscaped areas linking the new Central Street.
- A new Central Pedestrian Street including main throughfare linking Acorn Street with Roundhouse Road.

4.9.2 The reconfigured Pinley Fields extension will leave a surplus site for approximately 6 affordable homes fronting the extended Pinley Fields road at the junction with Acorn Street.

4.9.3 Subject to confirmation from the Diocese of Coventry that the Church are willing to relocate to the community hub building as mentioned in paragraph 4.2, this will leave the former St Catherines church site along with the adjoining Council owned site as a possible affordable housing site.

4.9.4 The infrastructure works have been developed by IID design team in conjunction with the design of the new school and were included in the detailed planning application that was submitted in August 2006 with approval expected in November 2006.

5 Other specific implications

5.1

	Implications (See below)	No Implications
Best Value		✓
Children and Young People	✓	
Comparable Benchmark Data		✓
Corporate Parenting		✓
Coventry Community Plan		✓
Crime and Disorder		✓
Equal Opportunities		✓
Finance	✓	
Human Resources		✓
Human Rights Act		✓
Health and Safety	✓	
Impact on Partner Organisation	✓	
Information and Communications Technology		✓

	Implications (See below)	No Implications
Legal Implications	✓	
Neighbourhood Management	✓	
Property Implications	✓	
Race Equality Scheme		✓
Risk Management		✓
Sustainable Development	✓	
Trade Union Consultation		✓
Voluntary Sector – The Coventry Compact		✓

6 Monitoring

6.1 Finance

6.2 The financial implications are enclosed in the separate Private Report that accompanies this report.

7 Health & Safety

7.1 All contractors and consultants who will participate in the construction of the new school will have Health and Safety policies approved by the City Council.

8 Impact on Partner Organisation

8.1 Development of the new Health Centre will help assist the PCT deliver their service objectives.

9 Legal Implications

9.1 This report outlines a significant redevelopment property for the Stoke Aldermoor area. A number of legal issues have been identified through the masterplanning process, such as the diversion of footways, the change of use of public open space and other property issues in relation to the Acorn Street shops. Detailed legal advice will be given as the project progresses to ensure the City Councils interests are protected and that the objectives of the masterplan are realised.

10 Property Implication

10.1 Property implications are included in the main body of the report

11 Neighbourhood Management

11.1 Neighbourhood Management has assisted the development of the Stoke Aldermoor Masterplan over the last two years and is in support of the proposals. Officers from the

Neighbourhood Management South office will continue to support the proposals to completion and facilitate the engagement of the local community.

12 Risk Management & Contingency

- 12.1 The implementation of the total project is not without risks. The major risks associated with the project is that not all external funding for the proposals has been secured, and that the community partnership does not come to a conclusion. The element most at risk therefore is the community hub building. In mitigation of these risks a funding group from the community partnership is meeting regularly to progress funding bids to various sources. If the partnership fails to come together and partner contributions fail to materialise the project would need to be rescoped and revisited including a reduced specification for the building. A contingency for failing to have a community centre at the time the existing school closes would be for the Community Association to use the NCH building as a temporary replacement.
- 12.2 The other principal risk is that the Primary Care Centre does not materialise and receipts expected from the site disposal are not available to contribute to overall project costs. This can be mitigated by phasing infrastructure works. However if the health centre does not proceed within an agreed time period then consideration of alternative development and uses to create value will need to be considered.

13 Sustainable Development

- 13.1 The adoption of the DFEs target of 'very good' for the BREEAM rating of the school will ensure that a truly sustainable building is delivered. In order to achieve this rating, the building has been provisionally assessed at the design stage and will again be assessed after completion.
- 13.2 Development proposals for the site are in accordance with the Coventry Development Plan to ensure sustainability is addressed.

14 Timescales

- 14.1 Subject to approval of this report, it is envisaged that the following schedule will apply for the school :-
- Start work on site October 2006
 - New school completed October 2007
 - All works completed January 2008
- 14.2 The masterplan proposals are over a phased period dependant on the programme of works and funding, however it is expected that the following will commence shortly:-
- | | |
|----------------------------|--------------|
| Extension to Pinley Fields | October 2006 |
| Acorn St Square | January 2007 |
| Library | January 2007 |

15 Timetable

	Yes	No
Key Decision	✓	

Scrutiny Consideration (if yes, which Scrutiny meeting and date)		✓
Council Consideration (if yes, date of Council meeting)		✓

List of background papers

Proper officer:

Jim Crook, Interim Director, Children, Learning & Young People's Directorate

Author:

Telephone

Nigel Clews, Head of Property Management, Property Management

Carole Pullin, Head of Strategic Planning, Children, Learning and Young Peoples Directorate

(Any enquiries should be directed to the above)

Other contributors (Telephone ext in brackets)

Helen Simpson, Lead Accountant – Children, Learning and Young People's Directorate (1740).

Christopher Hinde, Director of Legal & Democratic Services (3020).

Gillian Carter, Principal Lawyer – Group Leader, Legal & Democratic Services (3116).

Richard Brankowski, Principal Committee Officer, Legal & Democratic Services (3077).

David Simpson, Committee Officer, Children, Learning and Young People's Directorate (1563).

Jos Parry, Head of Strategy, Children, Learning and Young People's Directorate (1502).

Nigel Clews, Head of Property Assets, City Development (2708).

Lesley Wroe, Planning Control Manager, City development (1225).

Paul Adams Manager, Major Projects, City Development (2654).

David Mitchell, Architect/Project Manager, Major Projects City Development (2655).

Richard Sykes, Group Leader Applications, City Development (1224).

Bill Johnson, Senior Energy Conservation Engineer, City Development (2711).

James Grant, Valuation Surveyor, Commercial Property Management (3674)

Ewan Dewar, Lead Accountant –Planning Transportation & Property (2177)

Stephen Rudge, Head of Housing & Policy Services (1923)

John Venn, Human Resources Manager (1125)

Andrew Green, Education & Libraries (1579)

Jackie Fox, Area Manager, Neighbourhood Management South (5555)

Richard Middleton, Neighbourhood Development Manager (5539)

Michelle Price, Stoke Aldermoor Renewal Project Manager (5536)

Papers open to Public Inspection

Description of paper

Location

None

ALDERMOOR FARM PRIMARY SCHOOL - SCHEDULE OF ACCOMMODATION

STAGE E DESIGN SEPTEMBER 2006 rev A 27 Sept 06 ref drwg 958 /100 Stage G preliminary layout plan
based on BB99 Primary Area Schules for 5 TO 11 (JMI) dated September 2004

Stage E areas 1.5FE

		area
basic teaching		
Early Years	Nursery (exc store) (2no groups of 26)	75.5
	Reception classes (exc storage)	145
KS1	Infant classbase yrs 1&2 (exc storage)	165
	Class base resource area	36
KS2	Junior classbase yrs 3-6 (exc storage)	330
	Class base resource area	95
specialist practical		
	Food bay	
	Food/ science/ D&T	0
	ICT/ group room:	0
	ICT suite	43
halls		
	Main hall (used for dining)	180
	Small hall / Studio	
	Studio	56
learning resource areas		
	Library resource centre	37
	Small group room (SENco)	12
	Small group rooms	30
	Mentor base	43
	Parents Room	14
	Speech and Language Area	69
TOTAL TEACHING AREA		
staff and admin.		
	Head's office/meeting room	16
	Sen Management Office /Dept Head	9
	Staff room (work and relax area)	62
	General office	16
	Sick bay (adjacent)	
	Entrance/reception	

	Copier/ reprographics	8
	SEnco/ MI/ group room	12
	Interview/ social services	
	Parents Room	14
storage		
	Nursery / Reception external	11
	Nursery internal	2.5
	Class storage (reception)	6
	Class storage (infant and junior)	18
	Specialist stores	24
	PE store (adjacent to hall)	12.5
	PE store (external)	
non-teaching storage		
	Central stock	11
	Cloakrooms/ lunch box storage	21
	Chair /staging store adjacent to main hall)	19
	Community / music store	4
	Caretakers /maintenance store	6.5
	Cleaner's store	2.5
TOTAL NET AREA		1605.5
recommended net area		
non-net area		
	Kitchen (cook chill?)	41
	Servery	8.5
toilets (and personal care)		
	Nursery toilets	9.5
	Nursery Utility Area/hygiene	6.7
	Reception toilets	18
	Other pupil toilets	46
	Accessible toilets/ hygiene facilities	4
	Staff / accessible shower	2
	Staff toilets	9
	Changing rooms / Pupil Toilets b/g/a	23
circulation		246
plant (incl. server)		34
partitions		
TOTAL GROSS AREA sum of N80-N97)		
TOTAL GROSS AREA net x 171%		2261
recommended gross area (net at 71% of gross)		
ACTUAL MEASURED AREA FOR THE REVISED STAGE E GENERAL ARRANGEMENT PLAN DATED 26TH SEPT 06		2213



1 As Proposed 3D Birds Eye View With Roof Off



Stoke Aldermoor A C O R N STREET MASTER PLAN

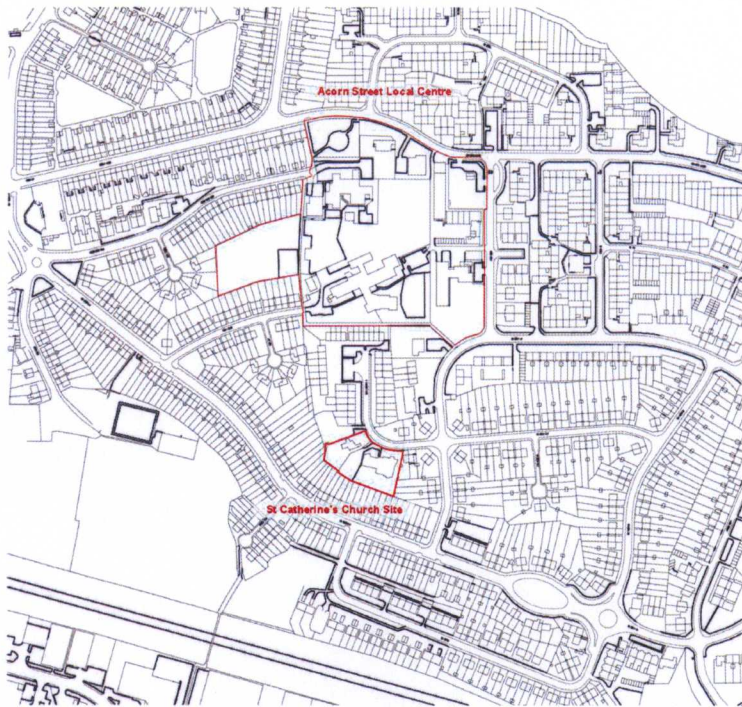
DEVELOPMENT STRATEGY AND PHASING – SITE LOCATION PLANS scale 1:2500 and 1: 1000@ A1



Dated August 2006 :

Drawing No 898/OP101

IID Architects 1 Victoria Villas, Richmond TW9 2GW 0203 274 1000 www.iid.co.uk



LOCATION PLAN 1:2500
Showing both site under consideration



Site boundary



Site location Plan

1:1000 – Site Area 37,775sqm (3.775Ha)



INITIATIVES IN DESIGN

Notes : Site layout taken from and Digital
Ordnance Survey Map not from a
measured site survey

898/OP101



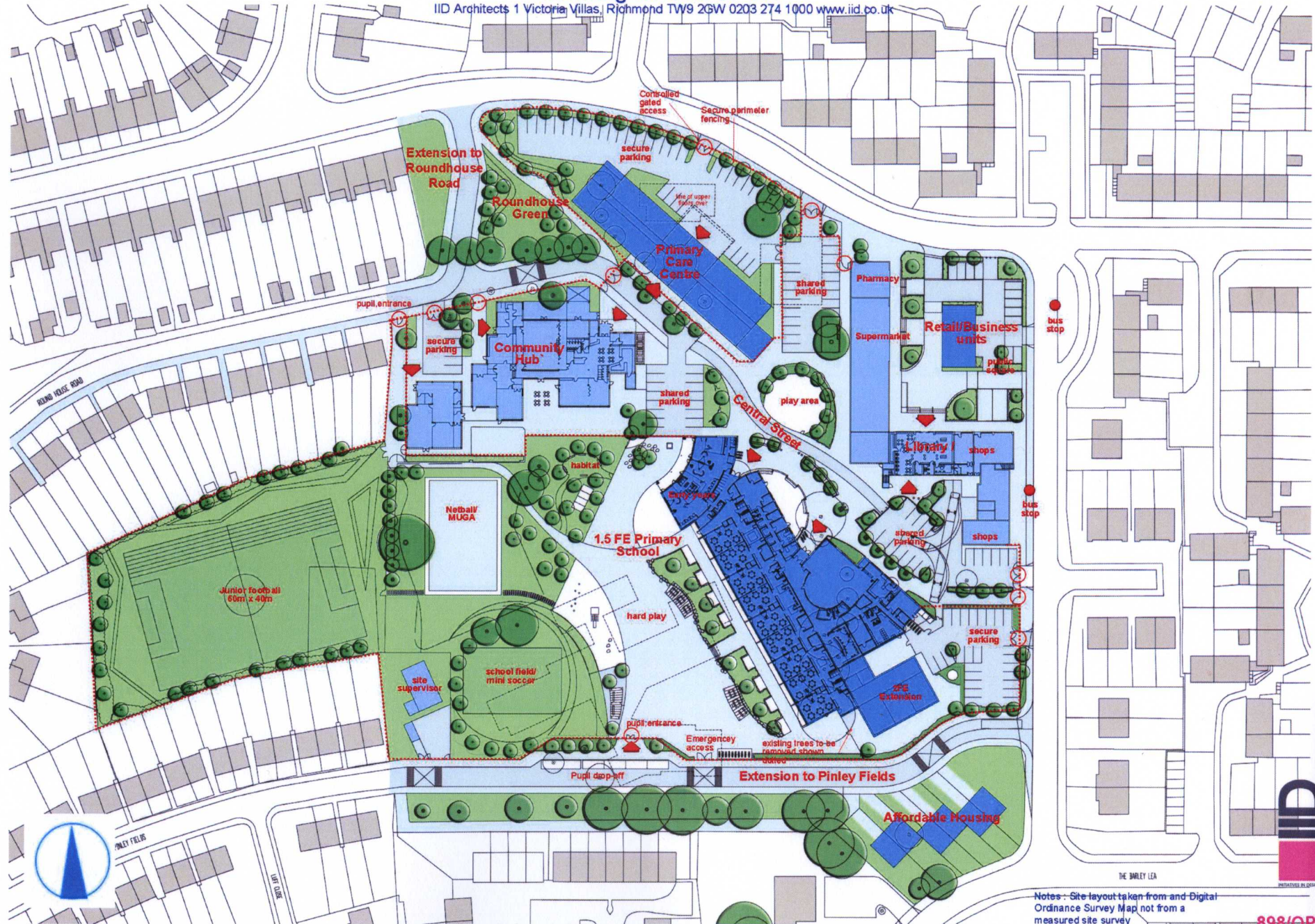
Stoke Aldermoor A C O R N STREET MASTER PLAN



DEVELOPMENT STRATEGY AND PHASING – PHASE 2 LAYOUT scale 1:500 @ A1 : Dated August 2006 :

Drawing No 898/OP103

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PINLEY FIELDS

THE BARLEY LEA

Notes : Site layout taken from and Digital Ordnance Survey Map not from a measured site survey



898/OP103



Stoke Aldermoor A CORN STREET MASTER PLAN



DEVELOPMENT STRATEGY AND PHASING – PHASE 1 LAYOUT scale 1:500 @ A1 : Dated August 2006 :

Drawing No 898/OP102

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Notes - Site layout taken from and Digital Ordnance Survey Map not from a measured site survey

898/OP102

