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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 expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet  
Council

15 March 2011  
22 March 2011

**Name of Cabinet Member:**  
**Cabinet Member (Education) - Councillor Kelly**

**Director Approving Submission of the report:**  
**Director of Children, Learning and Young People**

**Ward(s) affected:**  
**Longford and St. Michaels**

**Title:**  
**Alderman's Green Primary School and Spon Gate Primary School Increasing Pupil Places 2011 & 2012**

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**Is this a key decision?**  
Yes

This matter affects more than 2 electoral wards and proposes expenditure of over £500,000 in one year.

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**Executive Summary:**

The rebuilding of Alderman's Green Primary School is proposed to replace the existing 'Hills Mark 2' building which has serious structural problems beyond economic repair and also provide 45 additional school places per year group as part of the Increasing Pupil Places Programme 2012. Following public consultation, an Official Journal of the European Community (OJEU) tender process was carried out in January – April 2010 to select a consultant design team and partnering contractor. IID Architects and Wates Construction were appointed. The design proposal has been developed with the school and a planning application submitted in November 2010, and was approved by the Council's Planning Committee on 3rd February 2011, subject to approval by the Secretary of State. Construction work is planned to commence in May 2011 for completion in July 2012. The new school will be operational in September 2012.

Spon Gate Primary School, on the outskirts of the City Centre, is to expand from a one form of entry (30 pupils per year group) to a two form of entry (60 pupils per year group). The proposals include the demolition of the existing derelict Site Services Officer's (SSO) house and adjoining canopy structure to make way for a wildlife garden and external teaching space. The refurbishment of the Doe Bank building, located on the north west of the school's site, will also be incorporated within the scheme, together with an external terrace and a covered walkway linking the two main buildings.

### **Recommendations:**

Cabinet is requested to recommend to Council to approve the following recommendations:

1. Approve plans for the rebuilding of Alderman's Green Primary School and expansion works to Spon Gate Primary School as part of the Increasing Pupil Places 2011 & 2012 programmes
2. Approve total capital expenditure for the rebuilding of Alderman's Green Primary School and the expansion of Spon Gate Primary School to be funded by DfE capital allocations for 2011 - 12 and other funding sources.
3. Agree to appropriate the Doe Bank and Moat Buildings shown on the plan attached in appendix 3 of this report to education use.

### **List of Appendices included:**

Appendix 1 – Alderman's Green Primary School – layout drawings  
Appendix 2 – Alderman's Green Primary School – schedule of accommodation  
Appendix 3 – Spon Gate Primary School – layout drawings

### **Other useful background papers:**

- a) 25 November 2009 Report to Cabinet Member (Children, Learning and Young People) Proposed increases to Admission numbers of Community Primary Schools for September 2011/13
- b) February 2010 Report to cabinet, Corporate Capital Programme.
- c) 10 March 2010 Report to Cabinet Member (Children, Learning and Young People); Report on the Consultation to Expand 17 Primary Schools for 2011 and 2012
- d) 15 June 2010 Report to Cabinet, Proposed Expansion and changes to admission numbers for 14 primary Schools 2011/12 – Determination of Statutory Notices.

The documents are available to view on CMIS

<http://cmis.coventry.gov.uk/CMISWebPublic/?WT.svl=OnlineServices2>

### **Has it been or will it be considered by Scrutiny?**

No

### **Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

### **Will this report go to Council?**

Yes – 22<sup>nd</sup> March 2011

**Report title:**

**Alderman's Green Primary School and Spon Gate Primary School Increasing Pupil Places 2011 & 2012**

**1. Context**

**1.1 Alderman's Green**

In November 2009 the City Council reported on consultation arrangements and authorised design work to commence for Alderman's Green Primary School in January 2010 to meet the requirements of the Increasing Pupil Places Programme 2012 in line with the public consultations. Following OJEU notices for a partnering design team, six architect-led teams were invited to submit tenders. The Headteacher and Chair of Governors formed part of the interview panel to select the successful team. IID Architects were appointed in April 2010. A partnering contractor was also selected following an OJEU notice and invitation to six contractors to submit tenders. The Headteacher and Chair of Governors took part in the interview process and Wates Construction were appointed in June 2010. During the summer and autumn terms the design team have developed proposals following consultation with the school governors, staff, pupils and community. Details of the accommodation to be provided and layout were agreed by the partnering team in accordance with DfE Building Bulletin 99 briefing framework for Primary School Projects and area guidelines for schools. A planning application was submitted during November 2010 and the scheme was approved on 3<sup>rd</sup> February 2011. This approval is subject to a 21 day statutory referral period to the Secretary of State as the scheme partly encroaches on to green belt land.

**1.2 Spon Gate**

Following a competitive tender process during July 2010, Vagdia & Holmes Architects were appointed to work with all stakeholders to establish and develop a brief to ensure Spon Gate Primary school is ready for a 60 pupil intake from September 2011. The scheme will be competitively tendered to local contractors and will follow a traditional form of procurement. The school and school's governing body are in full support of the current proposals which will also improve the site's security and means of safely using the external spaces. A planning application was submitted and validated on 28<sup>th</sup> January 2011 and a decision is expected by 25<sup>th</sup> March 2011.

**2. Options considered and recommended proposal**

**2.1 Alderman's Green Primary School**

2.1.1 The proposal is to increase pupil capacity of Alderman's Green Primary School from 1.5 Forms of Entry (admission number of 45) plus nursery to 3FE (admission number of 90) plus nursery. The new school has been designed to provide accommodation for 630 pupils from 4-11 years of age with a 39 full time equivalent place nursery. The school will not be at maximum capacity until 2018 when all year groups have an admission number of 90 pupils. In addition, an Enhanced Resource Provision (ERP) has been incorporated for up to 12 children on the school's role with specific language and communication needs.

2.1.2 The new building has been planned on the site of the former Castlewood (Hawkesbury) Special Needs School adjacent to the existing Alderman's Green Primary School. This enables construction of the new school to be carried out safely from a separate entrance maintaining operation of the existing school with limited disruption for the duration. This access will form the main pedestrian approach to the new school. The existing school entrance on Alderman's Green Road will be used solely for staff and delivery vehicles providing safe separation of pedestrians and vehicles to the new school. When the new school building is completed the existing school building will be demolished and the site

laid out for playing fields and other ancillary school uses, and the new school will occupy the combined sites of the two former schools.

2.1.3 The school's vision is to maintain the small scale and family ethos of the existing school for the enlarged new school. This aspiration has led to an innovative plan layout organising the school accommodation around three 'colleges', each with six classes for years 1-6, effectively three one form entry schools. Each college will have its own identity and pupils will remain in one college throughout their time at the school. Because of the site constraints and following full consultation with staff, pupils and the Governing Body, the school is part two storey construction arranged around a central courtyard.

2.1.4 Site plans, floor plans and 3D images of the proposals are illustrated in Appendix 1. A schedule of accommodation provided is tabled in Appendix 2.

## 2.2 Spon Gate Primary School

2.2.1 The proposal is to increase pupil capacity from a one form of entry (30 pupils per year group) to a two form of entry (60 pupils per year group) for September 2011.

2.2.2 There are a number of existing buildings on the school's site. One of which, the Doe Bank building, will be refurbished to accommodate up to 90 pupils across three classes. The existing SSO's house and an adjoining canopy will be demolished to make way for an external teaching space and wildlife garden.

2.2.3 The derelict, locally listed Moat Building located on site is a single storey former Victorian Primary School building, designated as a Class D1 - Non Residential Institution. The building appears to be structurally sound but no longer provides an appropriate learning environment. This structure will remain untouched as part of this proposed scheme with minor patch repairs only to make-safe the structure. These works, included as part of the proposals, will include infilling various openings resulting from the demolition of the SSO house and adjoining canopy, together with elements of timber edge protection where required to minimise the collision risk for pupils.

2.2.4 Following various consultations with the school's staff, governing body and local residents, it is apparent that there is strong objection to the demolition of the Moat Building due to the perceived importance of the structure to the local area. This is despite the inappropriate location of the structure in relation to the two school buildings. Advice received from initial consultation with the City Council's planning department recommended that should the scheme incorporate the demolition of the Moat Building, a definitive view be ascertained from Directors and Council Members in advance of submitting a planning application. Given the time available and the lack of support from the school and local community, a decision was made to exclude the Moat Building from current proposals.

2.2.5 The proposed site plan is included in Appendix 3.

## 3. Results of consultation undertaken

3.1 The responses to consultation to extend these two schools were set out in the Report on the Consultation to Expand 14 Primary Schools for 2011 and 2012 which was submitted to the Cabinet Member (Children, Learning and Young People) on 10 March 2010..

#### **4. Timetable for implementing this decision**

##### **4.1 Alderman's Green**

Subject to approval of this report and the planning applications, it is envisaged that the construction of the new Alderman's Green Primary School will be as follows:

Advance steelwork orders: March 2011

Agree Target Cost: April 2011

Start work on site: May 2011

School buildings complete: July 2012

School operational: September 2012

Demolition of existing building, and external works complete: October 2012

##### **4.2 Spon Gate**

Subject to the approval of this report and the planning applications, it is envisaged that the construction of the expansion works to Spon Gate Primary School will be as follows:

Appoint contractor: March 2011

Start on site: April 2011

Scheme complete: August 2011

School operational: September 2011

#### **5. Comments from Director of Finance and Legal Services**

##### **5.1 Financial implications**

5.1.1 The Doe Bank building's lease, currently held by Coventry & Warwickshire Co-operative Development Agency (CDA) is due to be terminated on 31<sup>st</sup> March 2011 and will result in a loss of budgeted rental income. There is a need therefore for an appropriate adjustment/reduction in the rental income target.

5.1.6 The proposal to install photo-voltaics at Alderman's Green is being put forward on a payback basis. The capital installation cost would be repaid to the City Council from the benefit the School would receive from the feed in tariff by exporting electricity. The City Council will require the school Governors to enter into a formal agreement, in order to protect the City Council's investment in this technology. The payback period is presently estimated at 17 years (taking account of the feed in tariff to the City Council and some savings in electricity for the school) leaving 8 years tariff guarantee remaining for total profit. This estimate includes for degradation of the inverters and replacement after 15 years. The estimates are based on current fuel prices and appropriate feed in tariff.

5.1.7 These schemes are reflected in the recently approved corporate capital programme for 2011 to 2016, and can be funded from within existing approved funding, (i.e. they do not rely upon future approvals).

##### **5.2 Legal implications**

5.2.1 The City Council needs to obtain the relevant planning permissions and enter into the appropriate contractual arrangements for the construction of the new school and expansion works in line with the requirements of standing orders.

5.2.2 Local Authorities have a statutory duty to ensure sufficient school places are available to meet the local needs. The implementations of the new school and expansion works will increase the places for reception pupils by an additional 30 places for September 2011 and an additional 45 places for September 2012.

## **6. Other implications**

### **6.1 Spon Gate**

The Doe Bank and Moat buildings were previously declared surplus to requirements as part of an exercise to remove surplus spaces. The Moat Building is currently leased and is due to be vacated on 31<sup>st</sup> March. The Moat Building has never been separately let. With the reintegration of the Doe Bank building into the school site, the Moat building is incapable of beneficial use separate from the schools operational use and both buildings and adjoining land that were declared surplus will be appropriated back to education use and will form part of the schools operational site. Previous proposals to demolish the Moat Building met with local opposition because of its local listed status although the building is redundant for educational use.

### **6.2 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

Local Authorities have a statutory duty to ensure sufficient school places are available to meet local needs. The implementation of these two projects will increase the number of places in Longford and St Michael's wards and alleviate pressure across the city.

### **6.3 How is risk being managed?**

The construction costs included in this report are based on scheme design stage information and until the target cost is agreed on the detailed design information there is a risk that they may increase. A design contingency is included to manage this. Project risk registers are in place for the duration of the design development and construction.

### **6.4 What is the impact on the organisation?**

The Schools are increasing in size and will plan to recruit additional staff as pupil numbers increase each year from 2011 to 2017.

### **6.5 Equalities / EIA**

Alderman's Green Primary School has the provision of an Enhanced Resource Unit to cater for the special needs of children with specific language and communication needs. A hygiene suite to improve support for pupils with physical needs is also included. Soundfields will be provided in the new classrooms to assist pupil hearing and listening.

### **6.6 Implications for (or impact on) the environment**

The DfE require all primary school major new building and refurbishment projects valued at over £500,000 to achieve at least a 'very good' BREEAM rating (Building Research Establishment Environmental Assessment Method). Areas of measurement are management, energy use, health and wellbeing, pollution, transport, land use, ecology, materials and water. Measures being proposed in the new school to ensure a very good BREEAM rating will be achieved include increased levels of insulation and sealing to the external fabric reducing heat loss, photo voltaic cells producing electricity, high levels of daylighting, control of internal lights to minimise usage, use of responsibly sourced materials and components with zero Volatile Organic Compounds and no Chlorinated Fluorocarbons (CFC's).

## 6.7 Implications for partner organisations?

The provision of a community room and extended services facilities at Alderman's Green will enable the school to extend the offers they already make to parents and the wider community.

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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<b>Other Members</b>				
Nigel Clews	Assistant Director Property Management	City Services & Development	02/02/2011	9/02/2011
Paul Adams	Major Projects Manager	City Services & Development	02/02/2011	04/02/2011
Richard Sykes	Team Leader Development Management	City Services & Development	02/02/2011	04/02/2011
Neelesh Sutaria	HR Manager	Customer & Workforce Services	02/02/2011	04/02/2011
Jo Mascarenhas	Team Leader Strategic Asset	City Services & Development	02/02/2011	08/02/2011
Kevin Palmer	Energy Manager	City Services & Development	02/02/2011	09/02/2011
<b>Names of approvers for submission: (officers and members)</b>				
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Legal: Elaine Atkins	Solicitor	Planning, Regulatory,	04/02/2011	04/02/2011

		Education & Employment Team		
Director: Colin Green	Director	Children, Learning and Young People	14/02/2011	14/02/2011
Members: Councillor Kelly	Cabinet Member	Education	14/02/2011	14/02/2011

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[www.coventry.gov.uk/meetings](http://www.coventry.gov.uk/meetings)

### **Appendices**

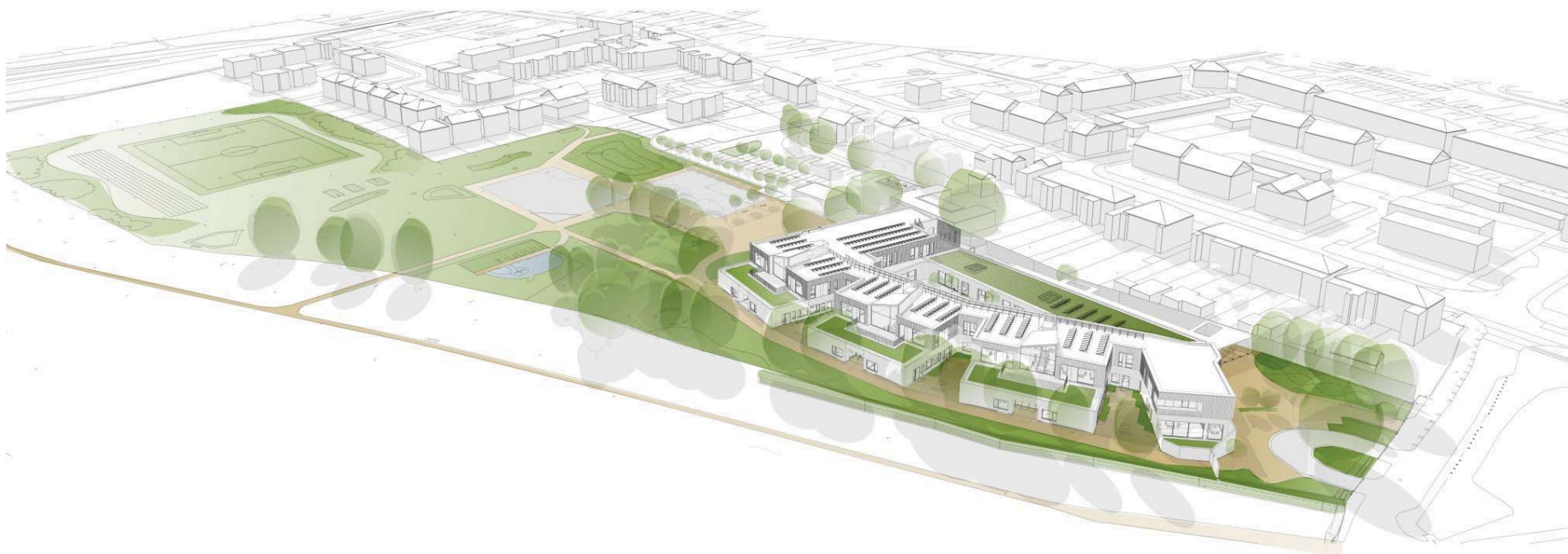
Appendix 1 – Alderman's Green Primary School – layout drawings

Appendix 2 – Alderman's Green Primary School – schedule of accommodation

Appendix 3 – Spon Gate Primary School – layout drawings



ALDERMAN'S GREEN COMMUNITY PRIMARY SCHOOL  
STAGE D SCHEME DESIGN DRAWINGS  
JANUARY 2010

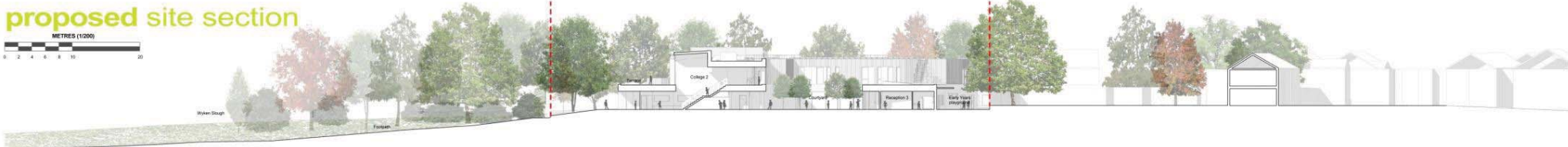


# PROPOSED SITE PLAN AND SITE SECTION

## proposed site plan



## proposed site section





# PROPOSED SITE PLAN SHOWING LANDSCAPE



**IRELAND ALBRECHT ARCHITECTS**  
 135 Greenway South Street  
 London SE10 9JY  
 Registered in England and Wales  
 Incorporated in England No. 04598844  
 www.irelandalbrecht.co.uk

**Alderman's Green Primary School**  
**Landscape Proposals - Whole Site**

**For Planning**

Scale	Date	Checked By	Date
1:500 @ A1	08/05/20	DR	20/08/20

Drawing No: **310.P.01**

All dimensions to be checked on site. Do not scale. This drawing is copyright © Ireland Albrecht Architects Ltd. All rights reserved.

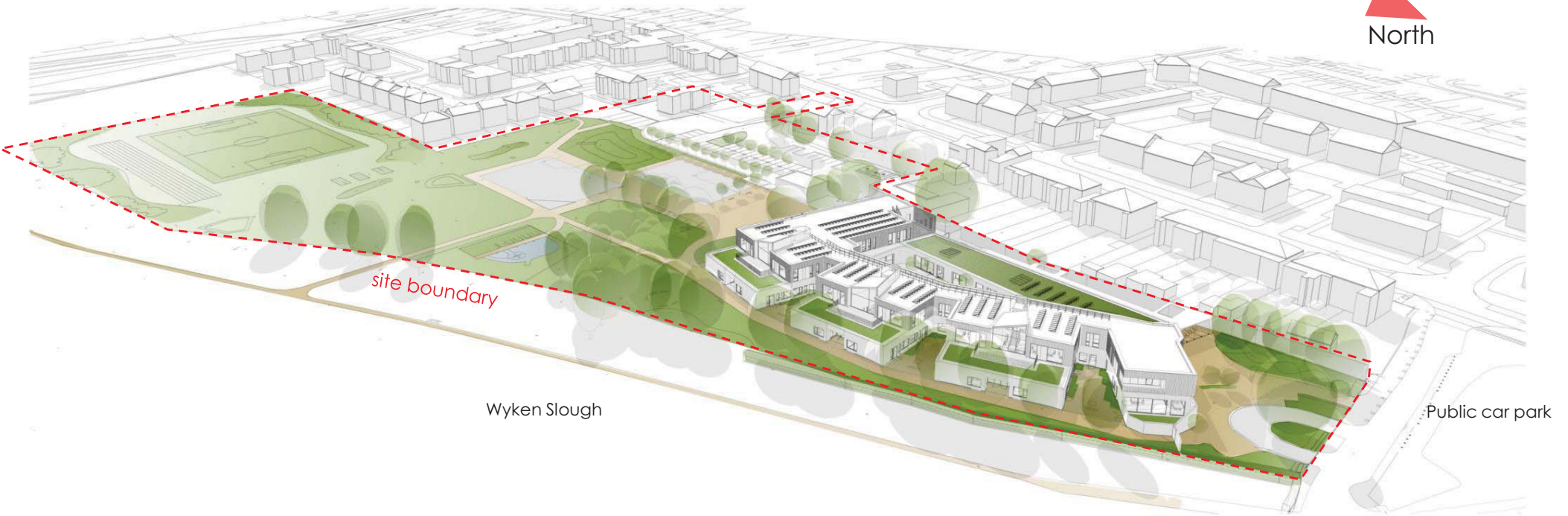
- STRATEGIC KEY**
- Proposed shrub planting
  - Thicket planting
  - Existing hedge
  - Proposed hedge
  - Existing Trees to be retained. Protected in accordance with BS 5837:2006. See Wharton tree survey and report
  - Root protection areas
  - Existing tree to be removed. See Peter Wharton tree survey and report. 20 no. comprising 5 tall growing species, 8 medium, 6 small. Timber retained as log seat
  - Branches retained as log piles
  - Proposed trees
  - Native species: 30no in 1.2 x 1.2 x 1 m deep tree pits, double slatted with cross bar watering ring. Root directors & 'Arborex' porous resin bound shingle in hard areas.
  - Resin bound paving
  - Concrete paving slabs
- STRATEGIC KEY**
- Cycle parking: Front - 8 cycle hoops for 16 cycles. Covered Rear - 5 cycle hoops for 10 cycles
  - Car Parking - Total of 50 bays for: 75-80 FTE staff & 3 catering staff - 36 bays Disabled - (4 rear & 1 front) - 5 bays Authorized visitors - overspill - 5 bays School mini buses - 2 bays
  - Benches proposed 14no backless, timber bench with steel legs
  - Existing 4no

- TREE PLANTING STRATEGY**
- Front of school: 4no 20-25 girth. Medium growing, flowering; eg Prunus serotina
  - College courtyards: 3no 16-18 girth. Medium growing, flowering; eg Amalanchi lamarkii
  - Central courtyard: 5no 18-20 girth. Medium growing; eg Betula pendula, 1no Acer pennsylvanicum
  - Playground: 6no 20-25 girth in hard surface. Medium growing, native; eg Sorbus aucuparia, Robinia pseudoacacia
  - Edge of playground: 5no 16-18 girth in soft areas above new Carpinus hedge. Medium growing; eg Carpinus betulus 'Fastigiat'
  - Sport fields: 2Fragaria exoniensis 4Quercus robur
- Total 30 + Memorial oak to be planted by school



# OVERALL AERIAL VIEW FROM NORTH EAST

## 3D perspectives



ALDERMAN'S GREEN COMMUNITY PRIMARY SCHOOL REDEVELOPMENT



01 Front Entrance



02 College Court



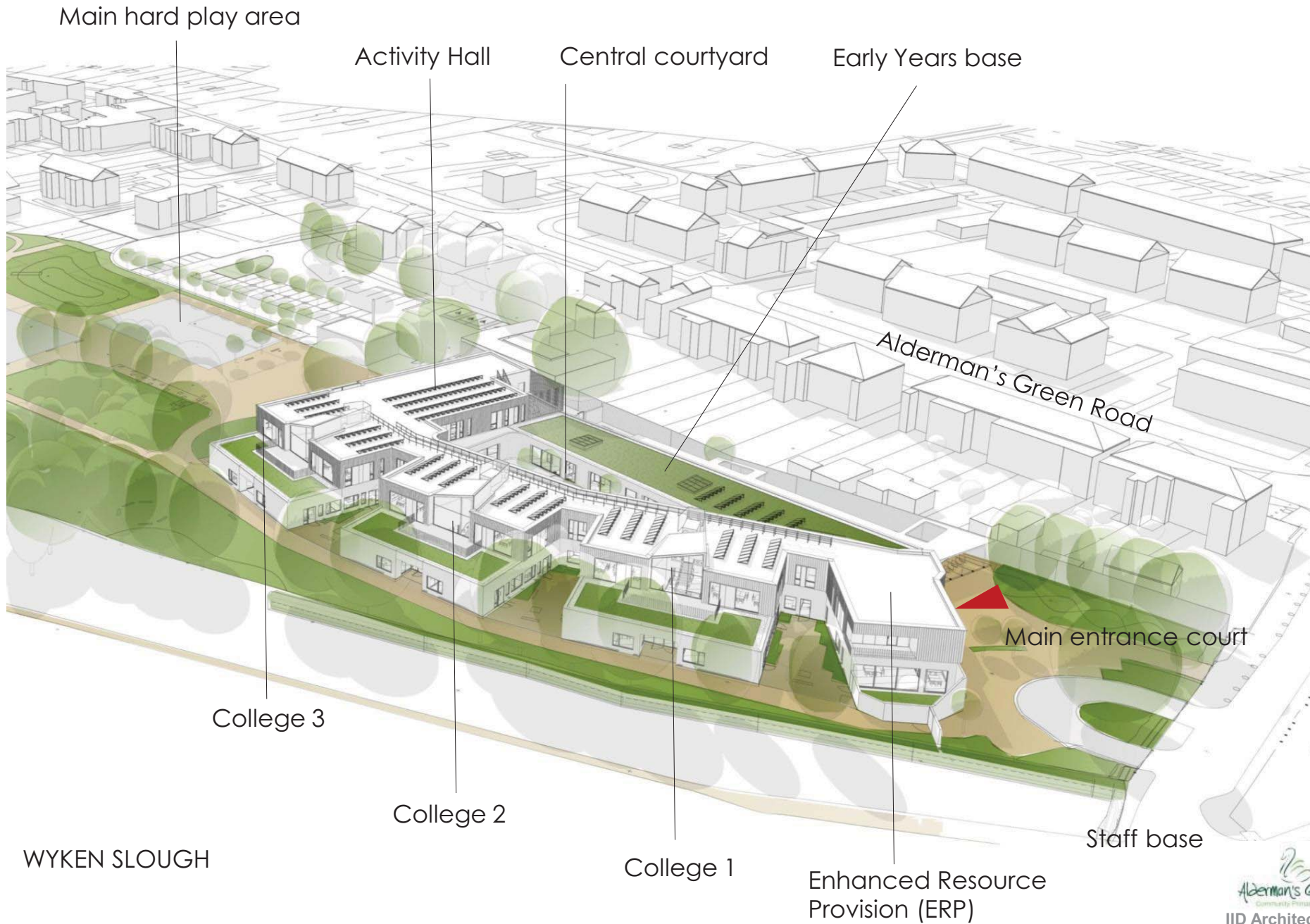
03 College Court



04 Front entrance



# 3D AERIAL VIEW FROM NORTH EAST



ALDERMAN'S GREEN COMMUNITY PRIMARY SCHOOL REDEVELOPMENT

# proposed layout plan ground floor



College 2

College 1

College 3

ERP Base

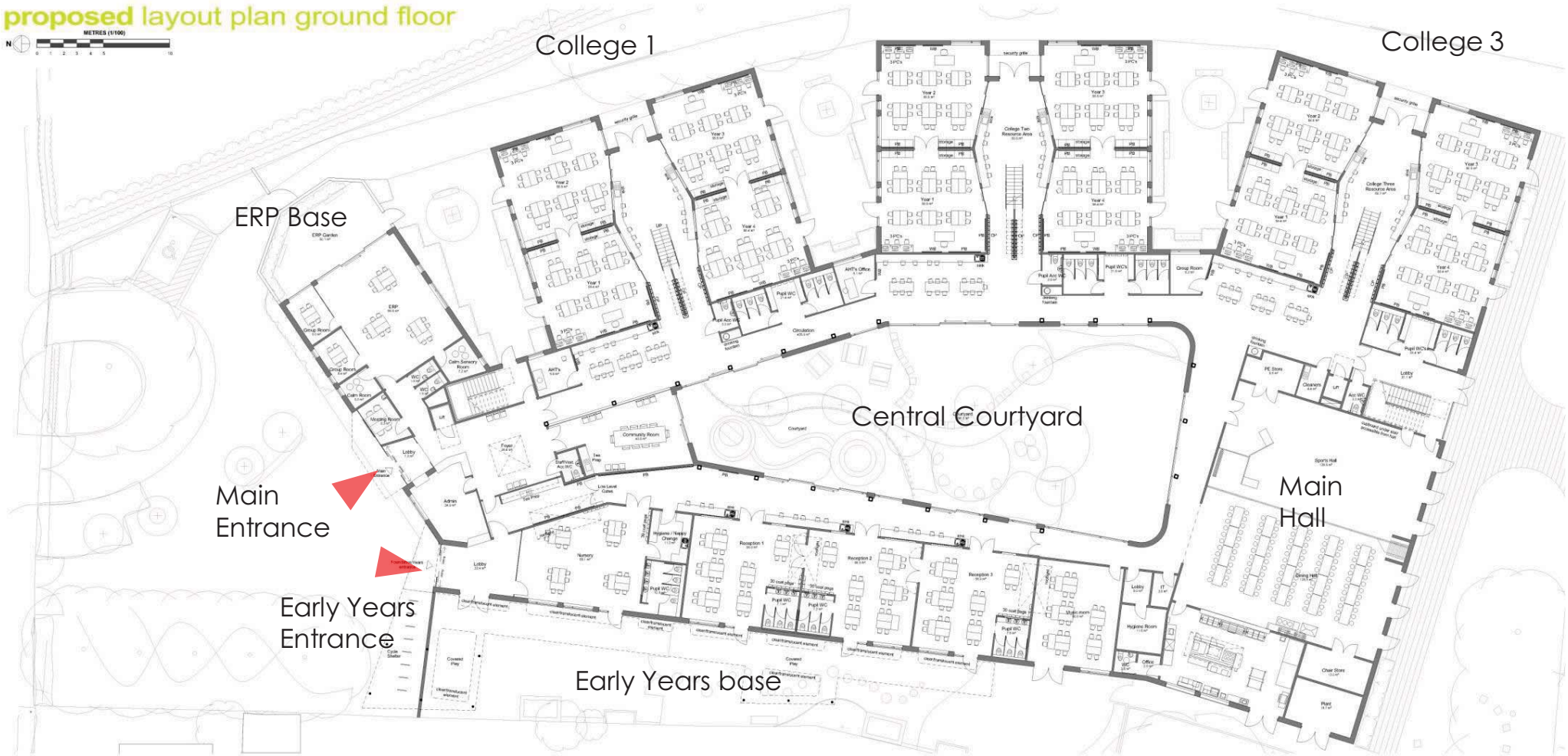
Main Entrance

Early Years Entrance

Early Years base

Central Courtyard

Main Hall







# 3D VIEWS – MAIN ENTRANCE COURT



entrance view



# 3D VIEWS – CENTRAL COURTYARD



courtyard view

ALDERMAN'S GREEN COMMUNITY PRIMARY SCHOOL REDEVELOPMENT

ALDERMAN'S GREEN PRIMARY SCHOOL - SCHEDULE OF ACCOMMODATION - 7th December 2010 Rev B							RD ARCHITECTS
Based on DfES BB99 Primary Area Schedules dated December 2005		3FE JMI (BB99)			Proposed 3FE JMI		Comments
		Primary 5-11			JMI		
	max. group size	630 pupils 3FE JMI	21 classes	area	630 pupils 3FE JMI	21 classes	
<b>Basic Teaching</b>							
<b>Foundation</b>							
Reception classes (exc storage)	30	3	66	198	3	99	177
Class base resource area					3	10	30
Not on BB99 schedule.							
<b>KS1</b>							
Infant classbase yrs 1 & 2 (exc storage)	30	6	60	360	6	68.5	351
Class base resource area					6	10	60
Not on BB99 schedule.							
<b>KS2</b>							
Junior classbase yrs 3-6 (exc storage)	30	12	60	720	12	68.5	702
Class base resource area					12	10	120
Not on BB99 schedule.							
<b>Specialist practical</b>							
Food/ science/ D&T	15	1		38	1		0
Specialist resource base instead (see below).							
ICT suite	no of computers	(30*)		68	1		0
Within classbase resource areas above.							
<b>Halls</b>							
Sports Hall	30	1		200	1		132
Dining Hall	30	1		80	1		142
Studio/Music room	30	1		50	1		50
Halls to be linked with folding screen. Combined area = 274m2.							
<b>Learning resource areas</b>							
Library / Learning Resource Centre	15 to 30	1		54	1		49
To be situated around courtyard at 1st floor level.							
Small group room (SENco)	6	1		12	1		0
SENco has Mentor's room below.							
Small group rooms	6	5	9	45	3	9	27
i.e. 1 per college. Not on BB99 schedule.							
<b>TOTAL TEACHING AREA</b>				1625			1840
Proposals have 15m2 of additional teaching area.							
<b>Staff and Admin.</b>							
Head's office		1		10	1		15
Note: BB99 combines Head's office and meeting room at 20m2.							
Small meeting room		1		10			8
Senior Management Office		1		8	1		9
Allocated to Counsellor.							
Staff Room (work/relax/kitchen)		1		84	1		61
General office		1		18	1		25
Noted as Admin on ground floor plan.							
Sick bay (adjacent)		1		3	1		0
Within Admin area above.							
Entrance/reception		1		7	1		7
Noted as Lobby on ground floor plan.							
Copier/ reprographics		1		12	1		10
SENco/ MI/ group room		1		12	1		0
Currently located within Small Meeting Room.							
Learning Mentors Room		1		8	3	8.5	25.5
i.e. 1 per college.							
<b>Storage</b>							
Class storage (reception)		3	3	9	3	0	0
Within classrooms and resources areas above.							
Class storage (infant and junior)		18	1.5	27	18	0	0
Within classrooms and resources areas above.							
Specialist stores		4	8	32	1		40
Noted as Resource Base on 1st floor plan.							
PE stores (adjacent to hall)		2	8	16	1		10
PE store (external)		1	4	4	1		0
See FY entrance lobby and Energy Centre.							
<b>Non-teaching storage</b>							
Central stock		1	8	8	1		0
Contained within Resource Base above.							
Cloakrooms/ lunch box storage			3	63			0
Within circulation/resources area.							
Chair store (within main hall)		1		20	1		13
Staging/ appliance store (within main hall)		1		8	1		5
Located under adjacent stair.							
Community store		1	4	4	1		0
Located within Community Room area below.							
Caretakers/maintenance store		1		9	1		0
Not located in Main Building. See Energy Centre figures below total.							
Cleaner's store		4	1.5	6	2		7
One per floor. Larger room at ground floor level.							
<b>TOTAL NET AREA</b>				2203			2075.5
<b>Non-net area</b>							
Kitchen (full service)		1		109	1		69
Regeneration kitchen only.							
Servery				10			0
Included within dining hall area above.							
<b>Toilets (and personal care)</b>							
Reception toilets	1 per 10	5		20	3	7.5	22.5
Unisex. Separate to each class.							
Other pupil toilets	1 per 20			90			83
Pupil accessible toilets/ hygiene facilities				20			22
Excluding lobby outside hygiene room							
Staff / accessible shower							7
Staff toilets including accessible	2 per 25 staff			21	6		23
<b>Circulation</b>							
Plant (incl. server)	net x 22.5%			496			687
Equates to net x 33%.							
Partitions	net x 3%			67			26
Additional Plant space within Energy Centre.							
	net x 5%			110			160
Equates to net x 8%.							
<b>TOTAL GROSS AREA</b>				3146			
BB99 FLOAT to Appendix 4 total of 3175				29			
<b>TOTAL GROSS AREA</b>				3175			3175
<b>Community Room</b>							
Community room (wrap-around)		1		60	1		43.5
Enlarged Entrance Foyer					1		25
<b>39 FTE Nursery (SureStart Design Guide)</b>							
Main Activity Space		1		81	1		67
Welcome/Storage Lobby							15
Staff/Tea Prep					1		7.5
Nursery toilets	1			18	1		12
Hygiene Room/Nappy Change				12	1		11
Circulation					1		31
Partitions							3
<b>TOTAL GROSS AREA</b>				150			147
Note: Remaining area within FY resource base.							
<b>Autistic Spectrum Disorder Unit</b>							
Based upon email from Peter McCann dated 29.04.10							
Basic Teaching (main activity space)					1		68
1.5 x Alderbrook Farm room (approx. 50m2)							
Group Room					2		18
Calm Room					1		5
Calm/Sensory Room					1		7
Transition space					1		3.5
Toilets							5
Partitions							3
<b>TOTAL GROSS AREA</b>							110
<b>COMBINED GROSS AREAS</b>							3500
Note: Energy Centre is an additional 88m2 on top of this figure.							

Fence Reference Table

Fence Ref 1	Fence Ref 2	Type	Notes
A	B	Existing Fencing	
B	C	Fencing 2.2m high to match existing	New pedestrian Access - Single Gate 900mm wide
C	D	Fencing 2.2m high to match existing	
D	E	Fencing 2.2m high to match existing	
E	F	Fencing 2.2m high to match existing	New staff access security gate 900mm, with keyfob entry system
F	G	Stained Softwood Picket Fence 1.2m High	
G	H	Stained Softwood Picket Fence 1.2m High	
H	I	Stained Softwood Picket Fence 1.2m High	
I	J	Stained Softwood Picket Fence 1.2m High	New Pedestrian Access to Playing Field - 900mm wide gate
J	K	Stained Softwood Picket Fence 1.2m High	
K	L	Stained Softwood Picket Fence 1.2m High	
L	M	Stained Softwood Picket Fence 1.2m High	
M	N	Stained Softwood Picket Fence 1.2m High	
N	O	Stained Softwood Picket Fence 1.2m High	New Maintenance Access to Playing Field - Twin 1500mm wide Gates
O	P	Stained Softwood Picket Fence 1.2m High	
P	Q	Stained Softwood Picket Fence 1.2m High	
Q	R	Existing Fencing	
R	S	Stained Softwood Picket Fence 1.2m High	
S	T	Stained Softwood Picket Fence 1.2m High	New pedestrian Access - Single Gate 900mm wide
T	U	Stained Softwood Picket Fence 1.2m High	New pedestrian Access - Single Gate 900mm wide
U	V	Stained Softwood Picket Fence 1.2m High	
V	W	Stained Softwood Picket Fence 1.2m High	
W	X	Stained Softwood Picket Fence 1.2m High	
X	Y	Stained Softwood Picket Fence 1.2m High	
Y	Z	Existing Fencing	
Z	AA	Existing Gates	Vehicle Gate retrofitted with intercom and electronic opening mechanism



**Please Note**  
 Areas of Upper Spon Street and Doe Bank Lane are drawn without topographical survey information and are for context only.

Rev	Date	Description	By
C	24/10/2011	Site Plan Updated / Fence areas removed	RVV
B	28/11/2010	Site Plan Updated / Fence Ref Table Added	RVV
A	24/11/2010	Site Plan Updated / Fence Ref Table Added	RVV

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