

HALTWHISTLE SCHOOLS – FEASIBILITY STUDY

14th February 2019

HALTWHISTLE SCHOOLS - PROJECT OVERVIEW





Haltwhistle First and Middle School

NORR were invited by Wise Academies to initiate a feasibility study for the potential conversion of Haltwhistle Schools into a two tier system. This would involve increasing the existing First School into a Primary School by adding additional years 5 & 6 from the existing Middle School. The remaining years 7 & 8 of the Middle School would be transferred to the existing catchment High School.

NORR were invited to walk around both of the schools on the 08/02/2019, not all areas were accessible and time was limited. Much more survey work, brief development and more time to develop and test options is required if a detailed option appraisal is required, including input from other consultants (SE/M+E, access consultants and the like)

The study has been carried out based upon the instruction for the new school to accommodate circa 300 pupils in a 1 ½ form entry system (ie. circa 40 + per year).

This study has been undertaken from a single site walk around only and further study and information is required.

NOTE: THIS INITIAL CONSIDERATIONS DOCUMENT HAS BEEN PRODUCED FOR ILLUSTRATIVE PURPOSES TO ILLUSTRATE A POTENTIAL ARCHITECTURAL APPROACH. THE EXTENT OF LAND OWNERSHIP IS TO BE CONFIRMED BY ASSOCIATED LEGAL REPRESENTATIVES AND THIS INITIAL DOCUMENT IS SUBJECT TO FULL CONSULTATION WITH STATUTORY BODIES AND ASSOCIATED CONSENTS. THE EXACT OWNERSHIP, PARTY WALL ISSUES, RED LINE LOCATIONS, RIGHTS OF LIGHT, EASEMENTS, RESTRICTIVE COVENANTS AND PHYSICAL CONSTRAINTS ARE NOT KNOWN AT THIS TIME AND ALL MATERIAL IS SUBJECT TO THESE ITEMS BEING ESTABLISHED. THERE IS DESIGN DEVELOPMENT YET TO TAKE PLACE THAT MAY AFFECT REPORTED AREAS AND DRAWINGS, AND THE DRAWINGS SHOULD BE TREATED AS APPROXIMATE, THEREFORE ANY DECISION TO BE MADE ON THE BASIS OF THESE PREDICTIONS, WHETHER AS TO PROJECT VIABILITY, PRELETTING, LEASE ARRANGEMENTS OR THE LIKE SHOULD INCLUDE DUE ALLOWANCE FOR THE POSSIBLE INCREASE OR DECREASE INHERENT IN THE DESIGN DEVELOPMENT AND BUILDING PROCESSES.

HALTWHISTLE SCHOOLS - SITE ANALYSIS





Site Observations

The First school portion of the site is an extremely well used and busy site. The school carpark and entrance is to the North from Woodhead Park Road. The actual site boundary is hard to define as the adjacent usages include:

- a neighboring private nursery accessed from the carpark to the north
- a sure start centre (modular construction) that sits on the school fields is accessed via a footpath from the northern carpark but also the leisure centre car park to the south.

The First school in particular is characterised by significant change in levels across the site, you come into the main entrance from the North Woodhead Park road into the upper level of the school with a storey of accommodation below built into the hillside exiting onto the lower external play areas to the south of the site.

Note: there are many different change in levels across the building and there is no lift provision or platform lift in the school. Universal access and DDA provision is significantly lacking in the school, and there appears to be no simple way of overcoming this due to the multiple change in levels internally and externally.

The lower level play areas are bounded by a security fence that separates it from the adjacent Leisure Centre and its car park.

There are footpaths passing through the site that are presumably, in part at least, public right of ways / rights of access.

The Middle school portion of the site is nestled into the north eastern corner of the site. It is well screened by trees to the neighbouring properties in the North and accessed via a long vehicle access road from the south. It is generously provided with soft play/ pitch provision.

HALTWHISTLE SCHOOLS - FIRST SCHOOL PHOTOS





South Elevation



Typical Toilet Block



Main Hall



Refurbished first floor corridor



Ground Floor Refurbished Classroom

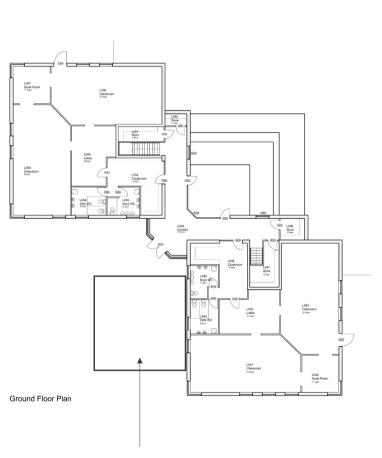


Rubber play area

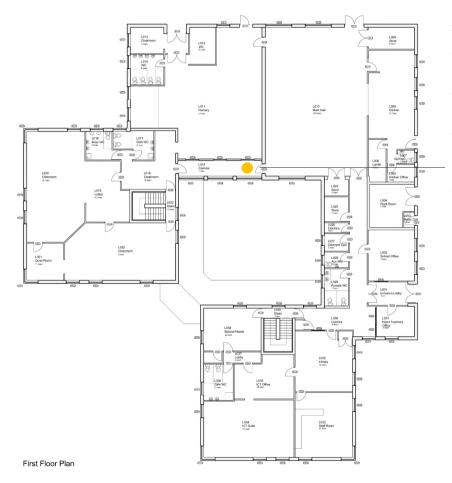
HALTWHISTLE SCHOOLS - EXISTING FIRST SCHOOL



These drawings have been used to illustrate sketch options. Please note these are subject to full verification



Location of recent single storey extension not shown on survey drawing issued



The internal spaces are extremely busy wherever you go in the school. Circulation is often through other teaching spaces and it is clear the teachers have to work hard to ensure disruption is kept to a minimum.

There are several pinch points through the school most notably the route to and from the dining hall.

The Nursery enjoys good convenient access to outside space under the shelter of a canopy. However the reception pupils, who are on the upper floor, can only access outside spaces by coming downstairs, through the nursery and their outside space into the early years external teaching spaces.

HALTWHISTLE SCHOOLS - EXISTING MIDDLE SCHOOL



These drawings have been used to illustrate sketch options. Please note these are subject to full verification



The building is tired and of its time, the south and north facing elevations are old glazed systems that presumably make the spaces hot in the summer and very cold in the winter making the building very thermally inefficient.

HALTWHISTLE SCHOOLS - MIDDLE SCHOOL PHOTOS





Main block South Elevation



Main Hall and Gym West Elevation







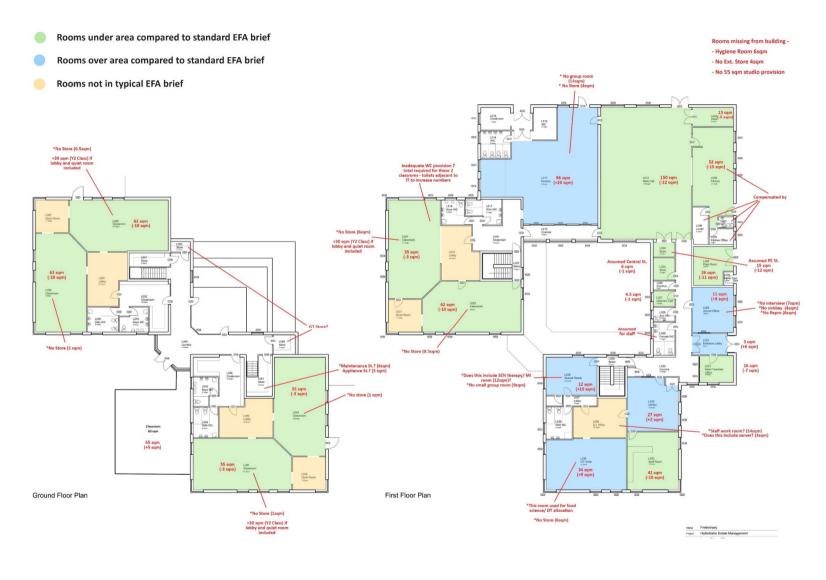
Gym



Typical Toilet Block Main Hall Typical classroom

HALTWHISTLE SCHOOLS -EXISTING FIRST SCHOOL ANALYSIS





The adjacent image shows analysis of the existing First School. We have compared the areas of existing rooms within the school with a new build primary school of equivalent pupil numbers/entry.

All numbers shown in red are taken from a standard ESFA 1.5 form entry primary school.

For example-

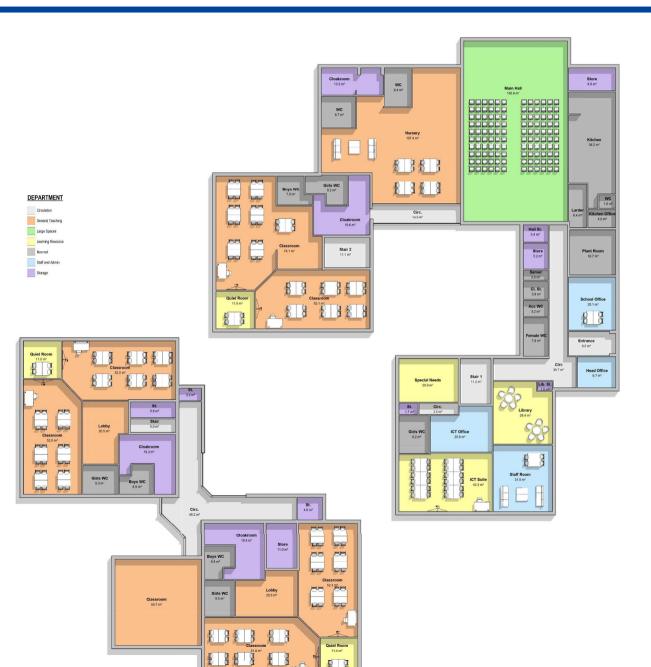
L010 150 sqm Main Hall (-22 sqm) The top number in red shows the area this room is on a new 1.5 form entry primary school

The bottom number shows the difference between the ESFA new build area and the existing building area.

On the above example, the Main Hall is 150sqm on a new build 1.5 form entry primary school, but the existing hall is only 128 sqm so is 22sqm too small.

HALTWHISTLE SCHOOLS - OPTION 1 FLOOR PLANS





Option 1 (First school is increased to become the new Primary school):

- Extend by 4 classrooms within current hard play area this would accommodate years 5 and 6.
- Extend hall to accommodate circa 80 more pupils within the school
- Bring reception downstairs and years 3 / 4 upstairs doing this would require small children toilets to be moved accordingly
- Try to rationalise route out for current reception class so they don't need to go through nursery

*Note presumably the increase in pupil numbers will have an increase in staff numbers which could require increase in admin, staff and WC areas – this hasn't been taken into account in any sketch feasibility studies.

To compensate for the loss of hard play it would be necessary to extend the play
area into field beyond (i.e. where the existing small football hard standing area is)
and re-route the current pedestrian access route to the sure start around new
school yard.

Pros:

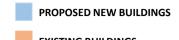
- Maximizes use of first school site and existing infrastructure thus releasing the middle school portion for re-purpose or re-development.
- Opportunity to rationalize circulation with remodel.
- Makes continued use of site. This portion of the site would be difficult to develop.
- Relatively economical in terms of the options/ remedial works.
- All school remains in one building under one roof.
- Remains close to private nursery (probably a pro for the nursery)

Cons:

- DDA / accessibility issues will not be overcome
- Potential right of way to sure start requires altering.
- External play area separate from school
- Pick up not really improved and would need to cater for larger numbers.
- External landscaping and provision of external teaching and play areas required.
- Hall is difficult to extend and roof shape makes it difficult to maintain height with any extension. Valley gutters will have maintenance issues associated with them.
- Disruption to school function during works / possible temp. accommodation or dual site use whilst works are undertaken.
- Loss of external space during works. May have to consider providing the external space in an early phase to facilitate current playground being taken as a contractors compound.

HALTWHISTLE SCHOOLS - OPTION 1 SITE PLAN







Option 1 (First school is increased to become the new Primary school):

- Extend by 4 classrooms within current hard play area this would accommodate years 5 and 6.
- Extend hall to accommodate circa 80 more pupils within the school
- Bring reception downstairs and years 3 / 4 upstairs doing this would require small children toilets to be moved accordingly

*Note presumably the increase in pupil numbers will have an increase in staff numbers which could require increase in admin, staff and WC areas – this hasn't been taken into account in any sketch feasibility studies.

• Where the existing small football hard standing area is – extend play area into field area and re-route access to sure start around new school yard.

Pros:

- Maximizes use of first school site releasing middle school site for re-purpose or re-development.
- Opportunity to rationalize circulation with remodel.
- Makes continued use of site in what is a difficult site to otherwise develop.
- Relatively economical in terms of the options.
- All school remains in one building under one roof.
- Remains close to private nursery (probably a pro for the nursery)

Cons:

- DDA / accessibility issues will not be overcome
- Potential right of way to Sure Start requires altering.
- External play area separate from school
- Pick up not really improved.
- External landscaping and provision of external teaching and play areas required.
- Hall is difficult to extend and roof shape makes it difficult to maintain height with any extension and valley gutters will have maintenance issues associated with them.
- Disruption during works / possible temp accommodation or dual site use whilst works are undertaken.
- Loss of external space during works. May have to consider providing the external space in an early phase to facilitate current playground being taken as a contractors compound.

HALTWHISTLE SCHOOLS - OPTION 2 SITE PLAN









Option 1 (First school is increased to become the new Primary school):

- Extend by 4 classrooms on existing play fields to the West of the school as separate building
- Extend hall to accommodate circa 80 more pupils within the school
- Bring reception downstairs and years 3 / 4 upstairs doing this would require small children toilets to be moved accordingly

*Note presumably the increase in pupil numbers will have an increase in staff numbers which could require increase in admin, staff and WC areas – this hasn't been taken into account in any sketch feasibility studies.

Pros:

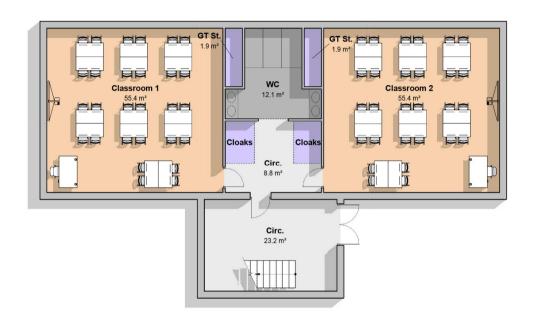
- Maximizes use of first school site releasing middle school site for re-purpose or re-development.
- Opportunity to rationalize circulation with remodel.
- Makes continued use of site in what is a difficult site to otherwise develop.
- Relatively economical in terms of the options.
- Remains close to private nursery (probably a pro for the nursery)
- No Loss of external space during works.

Cons:

- DDA / accessibility issues will not be overcome
- Potential right of way to Sure Start requires altering.
- External landscaping and provision of external teaching and play areas required.
- Hall is difficult to extend and roof shape makes it difficult to maintain height with any extension. Valley gutters will have maintenance issues associated with them.
- Disruption during works / possible temp accommodation or dual site use whilst works are undertaken.

HALTWHISTLE SCHOOLS - OPTION 1 4 CLASSROOM EXTENSION

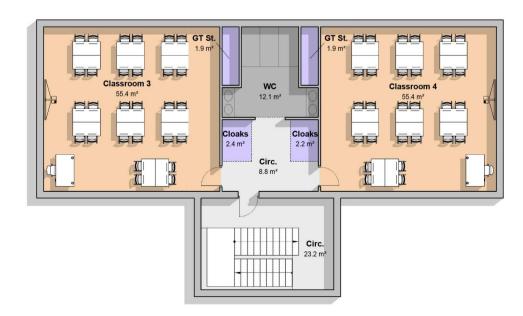




Option 1 and 2 Extension

The diagram opposite shows the proposed plans for the classroom extension for Option One and Option Two. This option shows 4 classrooms and supporting accommodation which will provide each additional year group with 2 classrooms.

This will allow for greater flexibility in teaching spaces but also has the possibility of one classroom being used as a specialist teaching area, for example Art or Food Technology.



HALTWHISTLE SCHOOLS - MIDDLE SCHOOL ANALYSIS

Ground Floor



The building is tired and of its time. It utilizes a concrete frame with south and north facing elevations with old glazed systems that presumably make the spaces hot in the This area can be used as independent plant room for sports facility if separate entity. If not then can be maintained as plant for whole school summer and very cold in the winter making the building very thermally inefficient. Rooms under area compared to standard EFA brief Rooms over area compared to standard EFA brief Rooms not in typical EFA brief Potential out of hours use for football clubs, scouts etc. Potential new plant room if sports facilities sold as separate entity. If not, can be maintained as oversized kitchen Main Hall set Sect 150 sqm (+90sqm) 34 sqm (+3 sqm)

HALTWHISTLE SCHOOLS - MIDDLE SCHOOL ANALYSIS



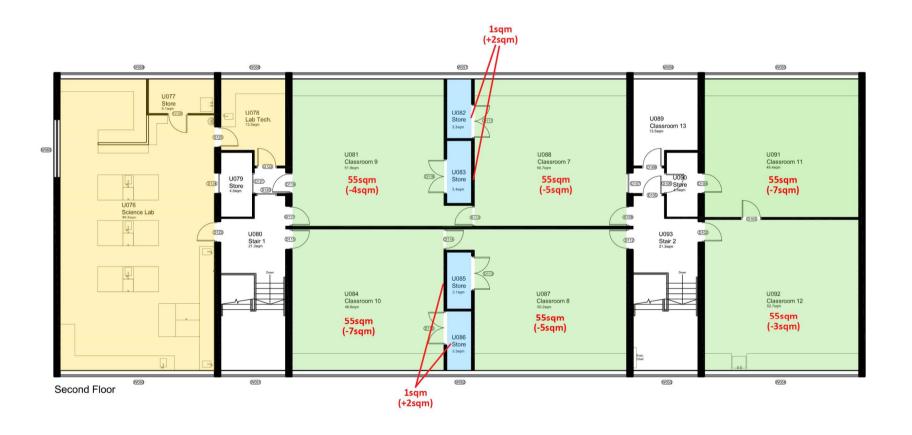
- Rooms under area compared to standard EFA brief
- Rooms over area compared to standard EFA brief
- Rooms not in typical EFA brief



HALTWHISTLE SCHOOLS - MIDDLE SCHOOL ANALYSIS



- Rooms under area compared to standard EFA brief
- Rooms over area compared to standard EFA brief
- Rooms not in typical EFA brief



HALTWHISTLE SCHOOLS - OPTION 3





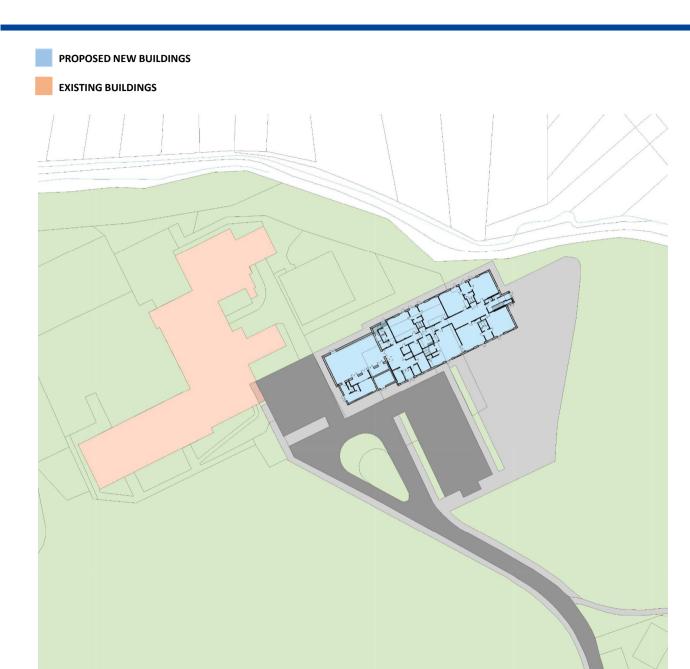
Option 3 (Middle school is converted to become the new Primary school):

This would require more internal remodelling but there would be no need for extensions, as all classrooms can be accommodated within existing building footprint, all be it with internal alterations.

- No need for new build extensions
- All classrooms within close proximity
- Additional studio provision not in First School
- Community use possible out of hours
- · Existing stage area
- Independent access from neighbouring properties/facilities
- DDA / accessibility issues will not be overcome
- Greater amount of internal refurbishment/alteration

HALTWHISTLE SCHOOLS - OPTION 4a





Option 4a (New build primary on the middle school site):

Pros

- Maintain existing middle school access road, relieving stress on entrance areas around first school, leisure centre and Sure Start Centre
- Removes need to potentially re route access to Sure Start Centre
- Utilise existing middle school external areas
- Less disruption to external play areas during construction

Cons -

- New space standards for hall's, classrooms etc. may sometimes be smaller than what the staff are currently accustomed to.
- This might prove simplest build however it would not necessarily release the whole site which may be a key consideration.

We would suggest the school/ Academy visit a 1 ½ form entry school that's been recently built to see what current space standards are like, please see next pages for Barnard Grove, which is a 1.5 form entry school completed within the last 5 years by NORR Newcastle.

HALTWHISTLE SCHOOLS - OPTION 4b









Option 4b (New build primary on the first school site):

This option is to build the new school adjacent to the existing first school.

Pros:

- Utilise existing pick up and drop off
- Majority of site available for release

Cons

- Access to Sure Start Centre would need reconfiguring subject to legal agreements
- External play would be a little disjointed from the school
- Creates narrow corridor between leisure centre and new building that may be prone to unsociable activity
- Limited school frontage/ visibility

We would suggest the school/ Academy visit a 1 ½ form entry school that's been recently built to see what current space standards are like, please see next pages for Barnard Grove, which is a 1.5 form entry school completed within the last 5 years by NORR Newcastle.

HALTWHISTLE SCHOOLS - OPTION 4 PRECEDENT





CLIENT Education Funding Agency

SCALE 300

1580 m²

VALUE £2.5 million £1580/ sqm

PROGRAMME

Batch Position – Follow on School CEM November – December 2013 SPM June 2014 – August 2014 Contract – September 2014 Construction – September 2014 – April 2015

Project Completion - Summer 2015



BARNARD GROVE PRIMARY

HARTLEPOOL

NORR was lead designer for Kier Education and Construction in the realisation of £65m of Education projects in the North East under the EFA Priority Schools Programme. This included works spanning three years on 4 secondary schools and 3 primaries, with a mixture of new builds and refurbishments.

The challenge of this school design was reconciling the 'School specific Brief' with the agreed accommodation schedule. The School functioned as a 1 ½ form entry system and effectively required a greater number of Key Stage 1 and 2 classrooms than the standard EFA model identified. Through close consultation with the Contractor, the EFA and School we developed a scheme that was extremely efficient, minimised circulation and redistributed accommodation from communal areas to allow the teaching accommodation to be maximised whilst still providing attractive break out spaces and LRC hubs rather than long corridors.

We maintained GIFA but developed a design that allowed for increased numbers of classroom provision and maintained the cost plan of the project. Our approach dramatically improved on the control option by:

- -Adopting a new orientation to assist in the environmental approach.
- —An alternative location on the site that maintained the Sports England requirements but placed the school closer to the incoming services to reduce the length they needed to travel and therefore the costs and disruption to the school.
- –By changing the orientation we maximised the use of existing mature landscape features to create a sense of arrival to the school without adding costs to the school.





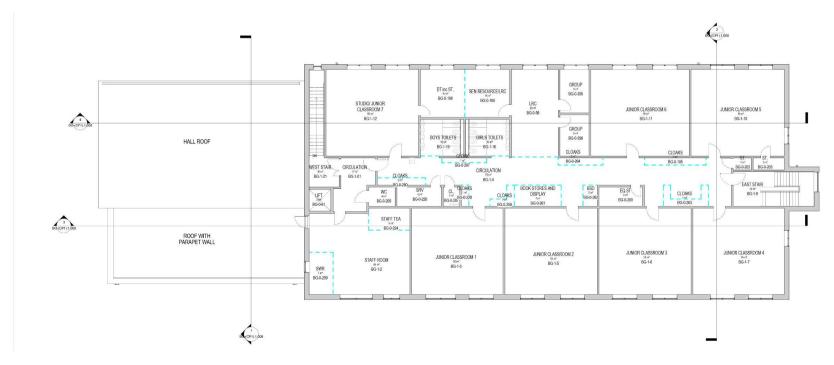








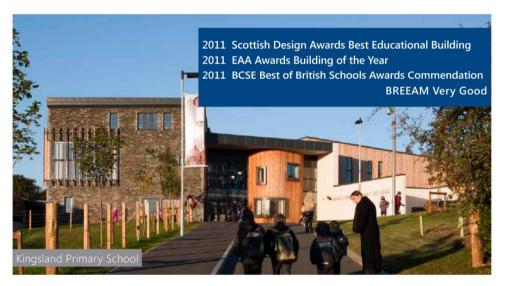






Education Experience

Nursery, Primary & Secondary 1995-2017









HALTWHISTLE SCHOOLS - NORR SCHOOL PRECEDENTS





















HALTWHISTLE SCHOOLS - NORR SCHOOL PRECEDENTS











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