

OPTIONS APPRAISAL

TO PROVIDE ACCOMMODATION FOR BOTH

SECONDARY AND PRIMARY SCHOOLS IN ONE

BUILDING IN ALSTON

FOR

CUMBRIA COUNTY COUNCIL



OPTIONS STUDY REPORT

SEPTEMBER 2014

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1. INTRODUCTION

1.1 The consultant team of Johnston and Wright and Baker Mallett was appointed by Cumbria County Council to undertake an options appraisal study into accommodating Alston Primary School, Nenthead Primary School and Samuel King's School on one of the sites.

1.2 A location plan for each school is shown on the following pages.

1.3 As existing and outline proposal drawings for each site are include in the separate appendix to this report.



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Project Alston Schools Options Appraisal

Drawing Alston Primary School – Location Plan

Scale 1:1250

Date 25:06:14 Drawn rt

Number 11640-01

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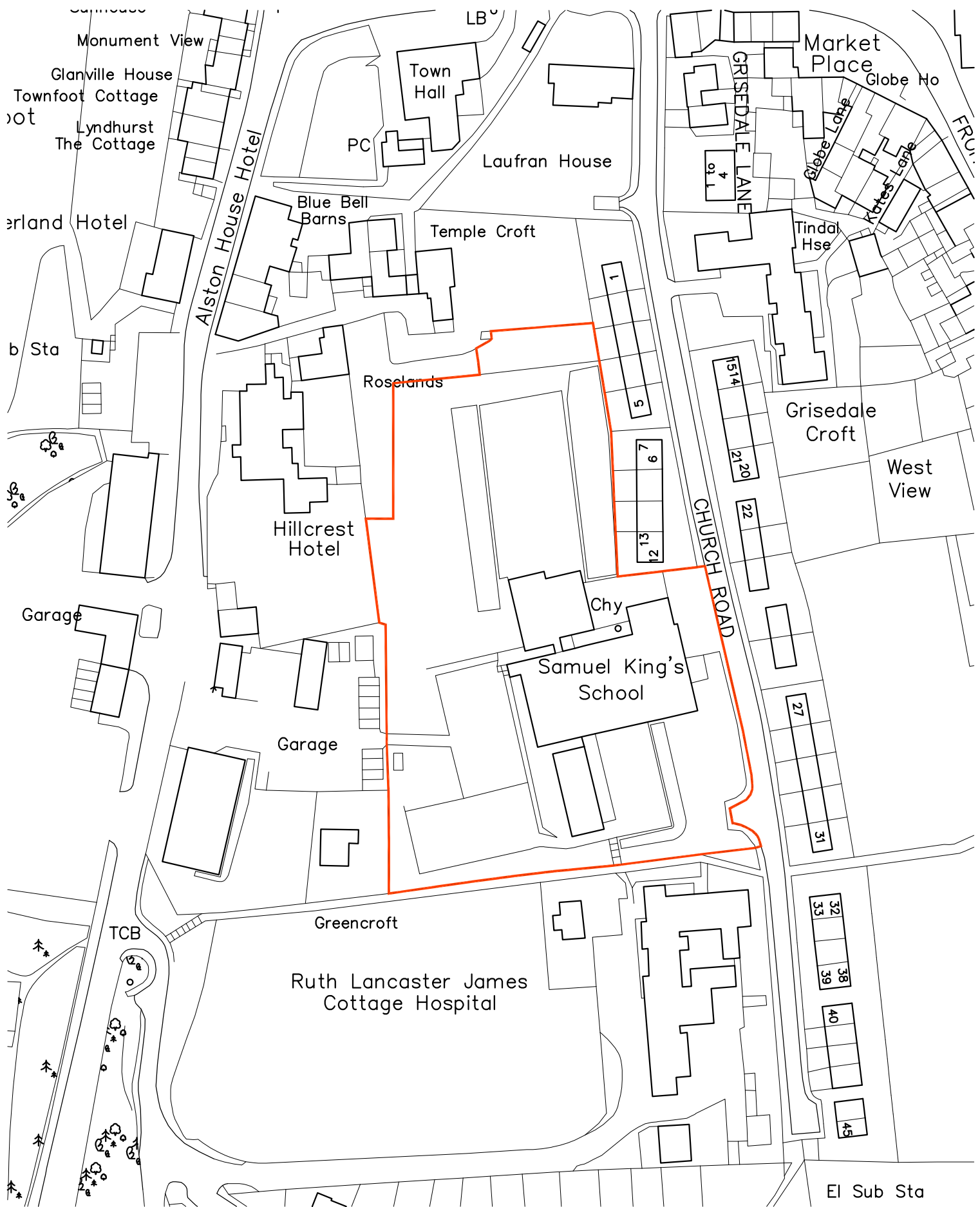
Drawing Nenthead Primary School – Location Plan

Scale 1:1250

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Project Alston Schools Options Appraisal

Drawing Samuel Kings School – Location Plan

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2. OBJECTIVES OF THE STUDY

2.1 The objectives of the study have been to prepare outline proposal drawings for a range of options to provide 'All Age' school accommodation on one site arising from the background of falling school numbers, concerns for standards, budget deficits and the cost of continuing to occupy all three school sites in Alston.

2.2 Budget cost estimates have been prepared for each option as set out in section 4.

2.3 An appraisal of each option is described in section 5.

2.4 The options and outline proposals have been discussed with the Headteacher of Samuel Kings School and the Headteacher of Alston Primary School/Nenthead Primary School.

2.5 The following options have been explored:

- | | |
|-------------|--|
| OPTION A1 | Proposed alteration and extension to Samuel Kings School to accommodate Alston Moor Federation Primary School as a separate school at the Lower Ground Floor of the existing building. |
| OPTION A2.1 | Proposed alterations to Samuel Kings School to provide All Age School facilities.
This option is based on the diagrams issued with the Options Brief and retains existing specialist rooms at Lower Ground Floor. |
| OPTION A2.2 | Proposed alterations to Samuel Kings School to provide All Age School facilities.
This option provides Early Years and Middle Years facilities at Lower Ground Floor Level relocating specialist rooms to First Floor Level. Upper Years facilities are provided at Ground Floor Level. |
| OPTION B1.1 | Proposed alteration and extension of Alston Primary School to provide facilities for an All Age School within the existing school grounds. |
| OPTION B1.2 | Proposed alteration and extension of Alston Primary School to provide facilities for an All Age School with the site expanded to include the adjacent higher field in Cumbria County Council ownership. |
| OPTION C1 | Proposed new school building at Nenthead School to provide facilities for an All Age School. |

2.6 Other options which have been considered for each site and discounted, without the preparation of outline proposal drawings, are as follows:

- SAMUEL KING'S SCHOOL – Demolish existing school and build new 'All Age' school.
- ALSTON PRIMARY SCHOOL - Demolish existing school and build new 'All Age' school.
- NENTHEAD SCHOOL – Alter and extend the existing school to provide an 'All Age' school.

We believe that it would be unrealistic and more expensive to completely clear either Samuel King's Site or Alston Primary School to build a new school when there are existing building and services installations capable of adaptation and extension.

The existing Nenthead School site does not have the capacity for expansion.

3. DESCRIPTION OF OPTIONS PROPOSALS

3.1 OPTION A1 – SAMUEL KING'S SCHOOL

Drawing No. 11640-A1-04.

Proposed alteration and extension to Samuel King's School to accommodate Alston Moor Federation Primary School as a separate school at the Lower Ground Floor of the existing building with the Secondary School operating separately on the Ground and First Floors.

- (1) Relocate the following accommodation from Lower Ground Floor:
 - CDT Workshop
 - CAD/CAM Room
 - Art and Ceramics Studio
 - Computer/Science Laboratory
 - Laboratory/Laboratory Prep
 - Food Room
- (2) Demolish the existing single story south wing.
- (3) Erect new three story south wing to accommodate:
 - LOWER GROUND FLOOR
Primary School Entrance, Reception Class and Year Group 1 and 2.
 - GROUND FLOOR
Key Stage 3 Classrooms
 - FIRST FLOOR
Food Room and Prep
Computer/Science
- (4) LOWER GROUND FLOOR OF EXISTING BUILDING
Carry out alterations to provide facilities for:
 - Nursery
 - Children's Centre
 - Key Stage 2
 - Primary School Hall.
- (5) EXISTING GROUND FLOOR
Carry out alterations to provide facilities for:
 - Key Stage 4 classrooms
 - Library/Resource
 - Retain Performing Arts
 - Retain Entrance/Reception/Office
- (6) EXISTING FIRST FLOOR
Carry out alterations to provide facilities for:
 - Key Stage 3 classrooms
 - Art and Ceramics
 - CDT Workshop
 - New toilets
- (7) EXTERNAL
Construct new ramp from south Laning to form separate Primary School Entrance. Re-landscape existing tennis courts to provide minibuss access from Henderson's Garage, allotments and adventure play area.
Resurface enclosed playground to form secure primary school play area.
Resurface and enclose outdoor teaching area along west facing lower ground floor with direct access from classrooms.
Upgrade existing games area with new surface and enclosure to form Secondary School Multi Use Games Area.

3.2 OPTION A2.1 – SAMUEL KING’S SCHOOL Drawing No. 11640-A2.1-04.

Proposed alterations to Samuel King’s School to provide All Age School facilities.
This option is based on the diagrams issued with the Options Brief and retains existing specialist rooms at Lower Ground Floor.

(1) EXISTING LOWER GROUND FLOOR NORTH WING

Carry out alterations to convert the north wing to provide facilities for:

- New separate entrance area
- Nursery
- Reception class
- Early Years classrooms

(2) REMAINDER OF EXISTING LOWER GROUND FLOOR

Refurbish existing laboratories to provide specialist rooms for:

- Design and Technology
- Art and Ceramics
- Science
- Food

Refurbish existing toilets/changing rooms to provide separate toilets for early years and for upper years.

Convert the existing fitness room into a lecture theatre.

(3) EXISTING GROUND FLOOR

Retain Entrance area and offices.

Convert Meeting Room and Staff Room into an open plan library/resource area.

Refurbish classrooms for Upper Years.

Convert Hall PE Store to changing rooms.

(4) EXISTING FIRST FLOOR

Refurbish Library and classrooms to provide Middle Years Classrooms.

Retain specialist ICT Teaching Room.

(5) EXTERNAL

Construct new approach to Early Years entrance at North Wing.

Re-landscape existing games area to provide minibuss access from lane at north end of site, allotments and adventure play area.

Note – Land ownership of grounds adjacent to gates from the lane at north end of site to be verified.

Upgrade existing tennis courts with new surface and enclosure to form Secondary School Multi Use Games Area

3.3 OPTION A2.2 – SAMUEL KING’S SCHOOL

Drawing Nos. 11640-A2.2-04 and overall site plan No. 11640-A2.2.

Proposed alterations to Samuel King’s School to provide All Age School facilities. This option provides Early Years and Middle Years facilities at Lower Ground Floor Level relocating specialist rooms to First Floor Level. Upper Years facilities are provided at Ground Floor Level.

- (1) LOWER GROUND FLOOR
Remove specialist facilities:
- CDT Workshop
 - CAD/CAM Room
 - Art and Ceramics Studio
 - Computer/Science Laboratory
 - Laboratory/Laboratory Prep
 - Food Room

Convert or rebuild South Wing to accommodate new Early Years Entrance with Reception Class, Early Years Classroom and Toilets.

Alter the remainder of this level to provide Entrance / Resource Hub, Office, Middle Years Classrooms, Nursery, Children’s Centre, Early Years Hall.

Refurbish toilets.

Convert Fitness Room to Performance / Meeting Space.

- (2) GROUND FLOOR
Retain Entrance area and offices.
Convert Meeting Room and Staff Room into an open plan Library/Resource Area.
Refurbish classrooms for Upper Years.
Convert Hall PE Store to Changing Rooms.
Move Performing Arts / Music to new extension above North Wing and form new stair / entrance from games areas.
Install lift to all access all levels from main entrance.

- (3) FIRST FLOOR
Convert classrooms to provide specialist rooms for:
- Design and Technology
 - Art and Ceramics
 - Science
 - Food

- (4) EXTERNAL
Construct new ramp from Church Road turning area and south Lonning to provide separate Lower Years Entrance. Re-landscape existing tennis courts to provide minibus access from Henderson’s Garage, wild garden, allotments and adventure play area.
Resurface enclosed playground to form secure primary school play area.
Resurface and enclose outdoor teaching area along west facing lower ground floor with direct access from each classroom.
Upgrade existing games area with new surface and enclosure to form Upper School Multi Use Games Area

3.4 OPTION B1.1 – ALSTON PRIMARY SCHOOL

Drawing Nos. 11640-B1.1-03 and overall site plan 11640-B1.1

Proposed alteration and extension of Alston Primary School to provide facilities for an All Age School within the existing school grounds.

- (1) Demolish two existing classroom extensions at the west end of the existing building.
- (2) Erect new two storey Middle Years Pavilion with classrooms and toilets at both Ground Floor and First Floor Level.
- (3) Refurbish existing classrooms to provide Reception Class and Early Years classroom.
- (4) Retain existing Dining Hall, Kitchen, Children's Centre and Meeting/Conference Room.
- (5) Erect new two storey pavilion with Upper Years facilities as follows:-

GROUND FLOOR

Upper Years classrooms, multi-purpose hall, changing rooms, toilets, resource centre, Performing Arts, Music, entrance area, offices and staff area.

FIRST FLOOR

Specialist facilities for:

- Design and Technology
- Art and Ceramics
- Science
- Food

- (6) EXTERNAL
Form new vehicular site access and extend parking provision; provide new landscaping /surfacing to Early Years entrance and Middle/Upper Years entrance.
Convert existing site access to pedestrian use.
Retain adventure playground and allotments.
Playing fields to be resourced off-site.

3.5 OPTION B1.2 – ALSTON PRIMARY SCHOOL

Drawing Nos. 11640-B1.2-03 and overall site plan 11640-B1.2

Proposed alteration and extension of Alston Primary School to provide facilities for an All Age School with the site expanded to include the adjacent higher field in Cumbria County Council ownership.

(1) Demolish two existing classroom extensions at the south west end of the existing building.

(2) Erect new two storey Middle Years Pavilion to provide:

GROUND FLOOR

Middle Years Classrooms and toilets

FIRST FLOOR

Middle Years Classrooms, Upper Year Classroom and toilets

(3) Refurbish existing classrooms to provide Reception Class and Early Years Classrooms.

(4) Retain existing Dining Hall, Kitchen, Children's Centre and Meeting/Conference Room.

(5) Carry out earth moving external works to adjacent sloping field to form terraces and erect new two storey pavilion in the adjacent higher field to provide:

UPPER GROUND FLOOR AT SAME LEVEL AS MIDDLE YEARS WING FIRST FLOOR

Upper Years Classroom, Hall, Changing Rooms, Toilets, Resource Centre, Performing Arts, Music, Entrance Area, Offices and Staff Area, Link Bridge to Middle Years Wing first floor

UPPER FIRST FLOOR

Specialist facilities for:

- Design and Technology
- Art and Ceramics
- Science
- Food

(6) EXTERNAL

Form new vehicular and pedestrian entrance to terraced higher field with new parking area and Middle / Upper Years Entrance; create new landscaped play area.

Extend existing car park and provide new landscaping /surfacing to Early / Years entrance; form outdoor teaching area with direct access from ground floor classrooms of existing building and Middle Years Wing; retain existing playing fields.

3.6 OPTION C1 – NENTHEAD SCHOOL

Drawing Nos. 11640-C1-03 and overall site plan 11640-C1.

Proposed new school building on open field site owned by Cumbria County Council adjacent to Nenthead School to provide facilities for an All Age School.

- (1) Carry out a geo-environmental assessment of site conditions of the adjacent field, there being no space on the existing Nenthead School site for future expansion of school facilities.
- (2) Erect new two storey All Age school comprising:
 - Single storey North Wing with separate entrance, Nursery, Reception Class and Early Years classrooms.
 - Two storey central block with main entrance, Middle Years classrooms and ancillary spaces.
 - Two storey South Wing with Upper Years classrooms, Hall, ancillary spaces and specialist facilities for:
 - Design and Technology
 - Art and Ceramics
 - Science
 - Food
 - Drama
 - Music
 - ICT
- (3) Lay out external landscaped spaces including:
 - Outdoor teaching areas to Early Years and Middle Years classrooms.
 - Wild garden and allotments
 - Playing field.
 - Two separate secure play areas.
 - Car park.
 - Service yard.
- (4) Refurbish existing Nenthead School as a children's centre and community centre.

4. INDICATIVE COSTS

4.1 Baker Mallett have carried out a cost estimate analysis of the options proposals, based on the following drawings:

11640-01	Alston Primary School - Location Plan
11640-02	Alston Primary School – Ground and Lower Ground Floor Plan
11640-03	Nenthead Primary School - Location Plan
11640-04	Nenthead Primary School – as Existing Ground and Lower Ground Floor Plan
11640-05	Samuel Kings School - Location Plan
11640-06	Samuel Kings School – as Existing Lower Ground, Ground and First Floor Plan
11640-A1-01	Samuel Kings School – Lower Ground Floor – Option A1
11640-A1-02	Samuel Kings School – Ground Floor – Option A1
11640-A1-03	Samuel Kings School – First Floor – Option A1
11640-A2.1-01	Samuel Kings School – Lower Ground Floor – Option A2.1
11640-A2.1-02	Samuel Kings School – Ground Floor – Option A2.1
11640-A2.1-03	Samuel Kings School – First Floor – Option A2.1
11640-A2.2	Samuel Kings School – Proposed Site Plan
11640-A2.2-01	Samuel Kings School – Lower Ground Floor – Option A2.2
11640-A2.2-02	Samuel Kings School – Ground Floor – Option A2.2
11640-A2.2-03	Samuel Kings School – First Floor – Option A2.2
11640-B1.1	Alston Primary School – Proposed Site Plan Option B1.1
11640-B1.1-01	Alston Primary School – Ground Floor – Option B1.1
11640-B1.1-02	Alston Primary School – First Floor – Option B1.1
11640-B1.2	Alston Primary School – Proposed Site Plan Option B1.2
11640-B1.2-01	Alston Primary School – Ground Floor – Option B1.2
11640-B1.2-02	Alston Primary School – First Floor – Option B1.2
11640-C1	Nenthead Primary School – Proposed Site Plan Option
11640-C1-01	Nenthead Primary School – Ground Floor – Option C1
11640-C1 -02	Nenthead Primary School – First Floor – Option C1

4.2 OVERALL SUMMARY OF ESTIMATED COST FOR EACH OPTION

	Cost
OPTION A1.1	£2,027,079
OPTION A2.1	£430,785
OPTION A2.2	£1,099,070
OPTION B1.1	£2,253,064
OPTION B1.2	£2,211,768
OPTION C1	£4,947,014

4.3 ESTIMATED COST BREAKDOWN FOR EACH OPTION

OPTION A1

1.0	Samuel Kings School site	Cost	Notes	
1.1	Demolition Works	£55,000	858m ² at £1,401.00	
1.2	Alterations			
1.2.1	Lower Ground Floor	£134,200		
1.2.2	Ground Floor	£39,500		
1.2.3	First Floor	£74,500		
1.3	External Areas	£149,500		
1.4	New Build South Extension	£1,202,058		
	Sub total	£1,654,758		
1.5	Preliminaries	£206,845		12.5%
1.6	Contingency	£165,476		10%
	Sub total	£372,321		
	Total	£2,027,079		

OPTION A2.1

1.0	Samuel Kings School site	Cost	Notes	
1.1	Demolition Works	-		
1.2	Alterations			
1.2.1	Lower Ground Floor	£130,800		
1.2.2	Ground Floor	£46,000		
1.2.3	First Floor	£38,300		
1.3	External Areas	£104,000		
1.4	New Build South Extension	£1,202,058		
	Sub total	£319,100		
1.5	Preliminaries	£63,820		20%
1.6	Contingency	£47,865		15%
	Sub total	£111,685		
	Total	£430,785		

OPTION A2.2

1.0	Samuel Kings School site	Cost	Notes	
1.1	Demolition Works	-		
1.2	Alterations			
1.2.1	Lower Ground Floor	£405,200		
1.2.2	Ground Floor	£220,000		
1.2.3	First Floor	£122,500		
1.3	External Areas	£149,500		
1.4	New Build South Extension	-		
	Sub total	£897,200		
1.5	Preliminaries	£112,150		12.5%
1.6	Contingency	£89,720		10%
	Sub total	£201,870		
	Total	£1,099,070		

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OPTION B1.1

2.0	Alston Primary School	Cost	Notes	
2.1	Demolition Works	£50,000	858m ² at £1,401.00	
2.2	Alterations			
2.2.1	Lower Ground Floor	-		
2.2.2	Ground Floor	-		
2.2.3	First Floor	-		
2.3	External Areas	£57,600		
2.4	New Build South Extension	£1,731,636		
	Sub total	£1,839,236		
2.5	Preliminaries	£229,905		12.5%
2.6	Contingency	£183,924		10%
	Sub total	£413,828		
	Total	2,253,064		

OPTION B1.2

2.0	Alston Primary School	Cost	Notes	
2.1	Demolition Works	£50,000	1175m ² at £1,401.00	
2.2	Alterations			
2.2.1	Lower Ground Floor	-		
2.2.2	Ground Floor	-		
2.2.3	First Floor	-		
2.3	External Areas	£109,350		
2.4	New Build South Extension	£1,646,175		
	Sub total	£1,805,525		
2.5	Preliminaries	£225,691		12.5%
2.6	Contingency	£180,553		10%
	Sub total	£406,243		
	Total	2,211,768		

OPTION C1

3.0	Nenthead Primary School	Cost	Notes	
3.1	Demolition Works	-	2779m ² at £1,401.00	
3.2	Alterations			
3.2.1	Lower Ground Floor	-		
3.2.2	Ground Floor	-		
3.2.3	First Floor	-		
3.3	External Areas	£145,000		
3.4	New Build South Extension	£3,893,379		
	Sub total	£4,038,379		
3.5	Preliminaries	£504,797		12.5%
3.6	Contingency	£403,838		10%
	Sub total	£9,8,635		
	Total	4,947,014		

4.4 BASIS OF ESTIMATE & COSTS

- Costs based at Quarter 2/2014
- Costs exclude Value Added Tax
- Works will be openly tendered using medium sized local contractors
- All drainage and other services connections, available immediately adjacent to the site
- Assumed no major electrical or water upgrade required
- Generally good ground conditions, on a gently sloping sites. No ground remediation of other measures required
- Loose Fixtures and fittings excluded
- Professional and other fees excluded
- The following has been assumed in respect of the building:
 - Floor to ceiling height of 4m
 - Airy well lit classrooms with abundant natural light

The estimated costs have been prepared for a 50-year-life building with the following outline specification.

- Substructure: Pad foundations with in-situ concrete floor slab. Substructure masonry cavity wall. Clay subsoil
- Roof: Timber joist sloping roof with single ply membrane including insulation. Marine ply fascias. Upvc rainwater goods
- External Walls: Cavity walls with facings to external skin and Blockwork inner skin walls. Insulated cavity.
- External Windows and Doors: Upvc double glazed
- Internal Walls and Partitions: 140 blockwork and 100mm stud walls
- Internal Doors: Plywood faced painted flush doors
- Wall Finishes: Plasterboard and skim, painted. Plasterboard surround to columns
- Floor Finishes: Screed, Carpet tiles, linoleum, non-slip vinyl, barrier matting, skirting
- Ceiling finishes: Plasterboard and skim, painted
- Fittings: Worktops, floor and wall cupboards, vanity units, pin boards, signs
- Sanitary Appliances: Toilets, Wash hand basins, stainless steel sinks
- Disposal Installations: Plastic soil and vent
- Space heating: Air Source Heat Pump, Boiler
- Electrical: Power, lights
- Fire and Communications: Fire and Intruder alarm. Data trunking

- Site Works: Play area including crumb finish, access road and car parking, fencing, paths
- External Services: Water, Gas, and Electric. Telephone

5. OPTIONS APPRAISALS

5.1 OPTIONS APPRAISAL

SAMUEL KING'S SCHOOL OPTION NUMBER: A1

1.	AREA	<p>Lower Ground Floor: 1,147m² Ground Floor: 1,225m² First Floor: 786m²</p> <p>The overall accommodation space is increased by the building of a new wing to accommodate two separate schools.</p>
2.	COST	£2,027,079
3.	SPACE ORGANISATION	<p>Separate primary school at Lower Ground Floor levels of existing building and new south wing comprising six Classrooms for Key Stages 1 and 2, Hall, Reception Class, Nursery, and Children's Centre. Secondary School on Ground floor and First Floor of existing building and new south wing comprising six general Classrooms, six Specialist Teaching rooms, Resource Centre, Hall, Kitchen, Administration and Ancillary spaces</p>
4.	ACCESSIBILITY	<p>New Entrance to Primary School in new South Wing with new external access ramp from adjacent Lonning. Existing main stair exits into Primary School area. No external access to Secondary School from the grounds at Lower Ground Floor.</p>
5.	EXTERNAL SPACES	<p>Outdoor teaching to all primary classrooms. Secure primary outdoor play area.</p>
6.	SUSTAINABILITY	<p>Apart from new South Wing, the rest of the concrete framed building retained and altered, fabric and insulation upgraded; M&E services upgraded and zoned.</p>

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7.	FLEXIBILITY	Maintaining two separate schools within one building would reduce flexibility of use and shared use of facilities.
8.	COMMUNITY USABILITY	Central location. Primary School hall and Secondary School hall and classrooms could be available for community use. Lift installation should be included in new three storey wing.
9.	ENVIRONMENTAL CONDITIONS	Upgrade external glazed walls to combat heat loss/gain. New heating, ventilation and electrical installations provided separately to Primary School and Secondary School accommodation. New roof to existing building.
10.	SITE USE	Re-planning of existing redundant spaces at First Floor and with new wing would bring the whole building back into full use but increased floor area may not be justifiable with falling numbers.
11.	BUILDABILITY / PHASING	Phase 1 – alter and fit-out existing First Floor including temporary relocation of craft and technology workshops. Phase 2 – Demolish existing South Wing and build new three storey South wing fitting out Ground and First Floor levels; alterations to existing Ground Floor. Phase 3 –Strip out Lower Ground Floor and fit out Lower Ground Floor of existing building and new South Wing.
12.	EXISTING SITES REDUNDANCY	Samuel King's School site in full use with Alston Primary School and Nenthead School sites available for re-use or redevelopment.

5.2 OPTIONS APPRAISAL

SAMUEL KING'S SCHOOL OPTION NUMBER: A2.1

1.	AREA	<p>Lower Ground Floor: 1,164m² Ground Floor: 943m² First Floor: 507m²</p> <p>Floor area virtually unchanged from existing</p>
2.	COST	£430,785
3.	SPACE ORGANISATION	<p>ALL AGE SCHOOL Lower Ground Floor – strip out laboratory and convert single story North Wing to provide Nursery/Reception class, 2no. Early Years Classrooms. Retain other specialist rooms for shared use. Ground Floor – allocate 2 classrooms to Upper Years. Convert staff/meeting to Library Resource Area First floor – convert to provide 5no. Middle Years classrooms.</p>
4.	ACCESSIBILITY	<p>New Early Years entrance at Lower Ground Floor to north wing but restricted by steep slope down from Service Yard. Existing main stair exits into Early Years area. No external access to Upper School from the grounds at Lower Ground Floor.</p>
5.	EXTERNAL SPACES	Existing external spaces largely unchanged: upper years outdoor areas mix with early years outdoor areas
6.	SUSTAINABILITY	<p>Retain, convert and upgrade existing fabric and services. No new build elements.</p>

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7.	FLEXIBILITY	Possibly restricted by retained elements of existing building at Lower Ground floor separating Early Years accommodation from Middle Years.
8.	COMMUNITY USABILITY	No provision for Children's Centre. Existing school hall could be available for school use. No lift – building not DDA compliant.
9.	ENVIRONMENTAL CONDITIONS	Renew existing roofs and upgrade insulation. Renew glazed external walls to combat heat loss/gain. Install new heating boilers and zoned controls: upgrade mechanical and electrical installations with zoned controls.
10.	SITE USE	Re-planning of existing redundant spaces at First Floor would bring the whole building back into full use.
11.	BUILDABILITY / PHASING	Phase 1 – Refurbish First Floor rooms while Secondary School continues to occupy Ground and Lower Ground floors. Phase 2 – Refurbish Ground Floor rooms over summer break. Phase 3 – Refurbish Lower Ground Floor while Secondary School occupies refurbished Ground and First floors.
12.	EXISTING SITES REDUNDANCY	Samuel King's School site in full use with Alston Primary School and Nenthead School sites available for re-use or redevelopment.

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5.3 OPTIONS APPRAISAL

SAMUEL KING'S SCHOOL OPTION NUMBER: A2.2

1.	AREA	<p>Lower Ground Floor: 1,147m² Ground Floor: 943m² First Floor: 507m²</p> <p>Floor area generally as existing</p>
2.	COST	<p>£1,099,070</p> <p>We believe that this cost indicates that this option would represent the best value for money in upgrading the existing building and its resources to serve school and adult education needs in the Alston area.</p>
3.	SPACE ORGANISATION	<p>ALL AGE SCHOOL</p> <p>Strip out Lower Ground Floor specialist teaching classrooms and re-provide at First Floor.</p> <p>Convert Lower Ground Floor for five classrooms for Early Years and Middle years, Reception Class, Nursery and Childrens' Centre, Early Years Hall; new entrance area from secure outdoor play space adjacent to the existing South Wing.</p> <p>Convert Ground Floor for two Upper Years classrooms, Library Resource Area and build extension on top of existing North wing for Performing Arts and Music with corridor to new external stair.</p>
4.	ACCESSIBILITY	<p>Provide new ramped access from turning area on Church Road to new Early Years entrance also linked to South Lonning. Provide new stair at end of North Wing for Upper years access from school grounds. Install lift.</p>
5.	EXTERNAL SPACES	<p>Outdoor teaching spaces to all Lower Ground Floor classrooms.</p> <p>Secure Early Years outdoor play area.</p> <p>New landscaped layout to south half of site for Early Years with adventure playground, wild garden and allotments separated by new driveway from Henderson's Garage for mini bus access.</p> <p>Provide new multi-use games arena for Upper Years</p>
6.	SUSTAINABILITY	<p>Retain existing concrete frame altering partitions to suit new layout; upgrade fabric and services.</p>

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7.	FLEXIBILITY	Seven large general classrooms could have sliding folding partitions for dividing into smaller spaces and would allow re-allocation according to numbers of pupils in Early Years, Middle Years and Upper Years. Specialist teaching spaces on First Floor could be programmed for use throughout the school.
8.	COMMUNITY USABILITY	Lower multi use hall and upper hall would be available for community use as would specialist areas on the first floor which could be accessed without going through teaching areas.
9.	ENVIRONMENTAL CONDITIONS	Renew existing roofs and upgrade insulation. Renew external glazed walls to combat heat loss/gain. New mechanical ventilation installations to specialist spaces on top floor. New zoned controls of heating and electrical installations.
10.	SITE USE	Re-planning of existing redundant spaces at First Floor would bring the whole building back into full use. Separate Early Years Entrance with new access. External spaces retained and re-landscaped for all ages in defined spaces.
11.	BUILDABILITY / PHASING	Phase 1 – alter and fit out First Floor while Secondary School continues to occupy Ground and Lower Ground floors. Phase 2 – alter Ground Floor rooms over summer break and continue with extension on top of North Wing. Phase 3 – alter Lower Ground Floor while Secondary School occupies refurbished Ground and First floors.
12.	EXISTING SITES REDUNDANCY	Samuel King's School site in full use with Alston Primary School and Nenthead School sites available for re-use or redevelopment.

5.4 OPTIONS APPRAISAL

ALSTON PRIMARY SCHOOL OPTION NUMBER: B1.1

1.	AREA	Ground Floor: 1,795m ² First Floor: 850m ²
2.	COST	£2,253,064
3.	SPACE ORGANISATION	ALL AGE SCHOOL Early Years accommodated in re-planned existing classrooms in existing single storey building with Middle Years in new two storey pavilion at south west end where earlier extensions to the existing school building would be demolished. Upper Years and specialist teaching spaces with upper school hall provided in another new two story linked pavilion.
4.	ACCESSIBILITY	Existing entrance retained for Early years, Reception Class and Children's Centre all at ground floor. Middle Years pavilion connected to existing building with stair and lift access to First Floor classrooms. Upper Years Pavilion to have separate entrance and internal links to Middle Years pavilion. New vehicle site access with extended car parking to be formed to segregate pedestrian access.
5.	EXTERNAL SPACES	Existing area of external grass games areas much reduced by siting of Upper Years pavilion and extended car park. No scope for Upper Years outdoor games areas if existing adventure playground and allotments retained
6.	SUSTAINABILITY	Existing school buildings largely retained but traditional masonry walls and slated roof construction would be difficult to insulate and improve energy efficiency.

7.	FLEXIBILITY	Two new pavilions provide adaptable spaces but existing building layout likely to be less flexible. Existing kitchen at east end of existing building adjacent to Early Years hall
8.	COMMUNITY USABILITY	Upper Years hall and Early Years Hall would be available for community use as would classrooms in new pavilions. Improved access from the main road to Garrigill and more space for parking
9.	ENVIRONMENTAL CONDITIONS	Two new Pavilions would be highly insulated with separately controlled heating, ventilation and electrical installations to modern standards. Existing heating, and electrical installations would be upgraded and separately controlled.
10.	SITE USE	Additional new school buildings would be required to accommodate all age education on this site. This option retains most of the existing building but reduces substantially the external games areas. The new vehicle access and new buildings would require planning consent and increased services infrastructure and drainage capacities would need to be investigated.
11.	BUILDABILITY / PHASING	Phase 1: Demolitions and new site entrance formed over summer break to serve as access to the existing Primary School which would continue in use while the new Middle Years pavilion is built. Possible temporary need for a portable classroom. Phase 2: Middle Years pavilion to be occupied and Upper Years pavilion built.
12.	EXISTING SITES REDUNDANCY	Samuel King's School site and Nenthead School site available for re-use or redevelopment.

5.5 OPTIONS APPRAISAL

ALSTON PRIMARY SCHOOL OPTION NUMBER: B1.2

1.	AREA	Ground Floor: 1,795m ² First Floor: 850m ²
2.	COST	£2,211,768
3.	SPACE ORGANISATION	ALL AGE SCHOOL Early Years accommodated in re-planned existing classrooms in existing single storey building with Middle Years in new two storey pavilion at south west end where earlier extensions to the existing school building would be demolished. Upper Years and specialist teaching spaces with upper school hall provided in another new two story linked pavilion to be built on adjacent County Council owned land.
4.	ACCESSIBILITY	Existing entrance retained for Early years, Reception Class and Children's Centre all at ground floor. Middle Years pavilion connected to existing building with stair and lift access to First Floor classrooms. Upper Years Pavilion to have separate entrance and internal links to Middle Years pavilion. New vehicle site access to be formed at adjacent site with car parking and separate pedestrian access.
5.	EXTERNAL SPACES	Existing external grass games areas, adventure playground and allotments retained. Adjacent site is steeply sloped and would require to be formed into terraces with retaining walls to provide outdoor games areas.
6.	SUSTAINABILITY	Existing school buildings largely retained but traditional masonry walls and slated roof construction would be difficult to insulate and improve energy efficiency.

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7.	FLEXIBILITY	Two new pavilions provide adaptable spaces but existing building layout likely to be less flexible. Existing kitchen at east end of existing building adjacent to early Years hall	
8.	COMMUNITY USABILITY	Upper Years hall and Early Years Hall would be available for community use as would classrooms in new pavilions. Improved access from the main Garrigill road and more space for parking	
9.	ENVIRONMENTAL CONDITIONS	Two new Pavilions would be highly insulated with separately controlled heating, ventilation and electrical installations to modern standards. Existing heating, and electrical installations would be upgraded and separately controlled.	
10.	SITE USE	New school buildings would be required to accommodate all age education on this site. This option retains most of the existing building and retains the external games areas. The new vehicle access to the adjacent site and new buildings would require planning consent and increased services infrastructure and drainage capacities would need to be investigated.	
11.	BUILDABILITY / PHASING	Phase 1: Demolitions and new site entrance formed over summer break to serve as access to the existing primary school which would continue in use while the new Middle Years pavilion is built. Possible temporary need for a portable classroom. Phase 2: Middle years pavilion to be occupied and Upper Years pavilion built	
12.	EXISTING SITES REDUNDANCY	Samuel Kings School site and Nenthead School site available for re-use or redevelopment.	

5.6 OPTIONS APPRAISAL

NENTHEAD SCHOOL OPTION NUMBER: C1

1.	AREA	Ground Floor: 1,751m ² First Floor: 1,028m ²
2.	COST	£4,947,014
3.	SPACE ORGANISATION	ALL AGE SCHOOL The existing steeply sloping school site is restricted in space with no capacity for further expansion. There is insufficient space to accommodate an All Age school. The adjacent County Council Owned land has been identified as a site and would be capable of accommodating the all age requirements in modern flexible accommodation with adequate external space for games areas external teaching spaces, gardens, allotments and car parking.
4.	ACCESSIBILITY	A new site layout and school would be designed to meet all DDA requirements. Separate vehicle, pedestrian and service entrances would be possible from the adjacent road. However Nenthead is some five miles from Alston and this may be a disadvantage.
5.	EXTERNAL SPACES	The site is large enough to provide extensive outdoor teaching spaces, outdoor play areas, garden areas and playing fields, together with car park and service yard.
6.	SUSTAINABILITY	There may be increased transport and servicing costs to operate an all age school in Nenthead.

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7.	FLEXIBILITY	The new school building would be designed to be fully adaptable and meet current educational standards.
8.	COMMUNITY USABILITY	The school facilities would be designed to be a community centre with full use by the community
9.	ENVIRONMENTAL CONDITIONS	The new school building and external spaces would be design to be energy efficient
10.	SITE USE	Although the adjacent site would be large enough to accommodate all age school requirements, no site investigations have been carried out. The suitability of the site in terms of ground conditions, underground workings, mains services infrastructure would need to be assessed to confirm if the site would be viable for development. A planning application would be required.
11.	BUILDABILITY / PHASING	The development and construction of the new school would proceed while the existing school site remained in occupation prior to transferring to the new school on completion. This would be a long term project in view of the development planning, site infrastructure works and major construction stages involved in making progress.
12.	EXISTING SITES REDUNDANCY	Samuel King's School site, Alston Primary School site and Nenthead School site available for re-use or redevelopment.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 This study has considered in outline design terms the capability of each of the three sites in turn to accommodate an 'all age' school building or buildings to meet education requirement for a total of 200 students in the Alston area.

6.2 In this section, we offer our recommendations as to which of the options we have considered, would be suitable for further technical development within the wider context of community involvement, the continuing provision of education in Alston and the implications for economic prospects of the local area and its inhabitants.

6.3 Samuel King's School, the existing secondary school, is the largest existing building with an overall floor area of 2,614m² and associated services infrastructure. With declining numbers currently around 120, the top floor is now surplus to requirements and not in use.

Alston Primary School has a floor area of 901m² and Nenthead School a floor area of 356m².

6.4 The existing concrete framed building and facilities at Samuel King's School have the capacity to be adapted with a small extent of new building to accommodate the requirements for the local area's all through education. Both Alston Primary School and Nenthead School sites would require substantial new building provision to meet the requirement.

6.5 If the existing Alston Primary School building is retained, we believe that 1,840m² of new building would be required and if accommodated on the existing site, would reduce the external grounds by approximately 50%. The alternative might be to explore development of the adjacent land. However, this site is steeply sloped, and a new access from the highway would be required. A traffic survey would be required to inform the setting out of a new access and whether speed restrictions would need to be installed to achieve adequate highway safety for an access to be approved by the highway authority. The feasibility of terracing the site and installing new site services infrastructure would need to be confirmed before progressing with the development of planning applications for extending the school onto the higher site.

6.6 Nenthead School site has no capacity, nor site area to accommodate further development. The site assessment studies required to verify the suitability of the adjacent site are likely to show that the building of an all age school in Nenthead is not a viable proposition.

6.7 In view of the development planning risks described above, the adaptation of the Samuel King's School building is the most viable option and one which could be progressed in the shortest timescale. Planning considerations are largely confined to building alterations rather than site development issues. The top floor of the building is now empty so that a project programme could be put in place to start Phase 1 alteration by the summer of 2015.

6.8 Although Samuel King's School has the capacity for economical refurbishment, the site, being centrally located on Alston's hillside, is constrained by access difficulties. Access to the main entrance is from Church Road, a narrow residential cul-de-sac, along which there are severe parking restrictions. There is no parking provision on the site. School buses drop and collect students on the lower road, the main road into Alston, and students walk through Henderson's Garage to enter the school grounds, although the Lonning to the south of the site also provides access from the lower road.

6.9 Access to the school for emergency vehicles would only seem possible through Henderson's Garage. It would be preferable if considering further development of Samuel King's School if the access route through Henderson's Garage could be put on a more formal basis as this would also enable mini bus, service vehicles and possibly car access to the site.

6.10 It is desirable to separate younger age groups and older groups when arriving at and leaving the site. This is most difficult to achieve at Samuel King's School, but would be possible by creating an early years entrance at the south end and an upper years entrance at the north end of the building.

6.11 A traffic survey would be beneficial so that a solution to the access problems of Samuel King's School could be included in any development proposal.

6.12 The separation of younger years and older years also applies to the use of external areas. Samuel King's School has the largest existing site area extending to 10,146m²; Alston Primary School site area is 7,519m² and Nenthead School site is 1,926m². The development options for Samuel King's School are contained within the existing building footprint, which would enable the external areas to be landscaped to provide early years adventure playground, wild garden and allotments to the same standard of provision as already exists at Alston Primary School. The remainder of the site would be large enough to provide external games areas for upper years and also replace the existing below standard games surface with a resurfaced and enclosed multi-use games area.

6.13 On the basis of the above comments, our overall conclusion is that the Samuel King's School site would be the preferred option for further development, provided a satisfactory solution to the access difficulties could be agreed. It is also likely to incur the lowest capital cost and be achievable within shortest timescale.