

## Eastfield Infant & Nursery and Westfield Junior Schools

Appendix 1

Resource implications for the capital project options.

Option	Description	Key points	Cost
1	To expand both infant and junior schools, providing: a 3FE infant school with maintained nursery class, pre-school and out of school club (both operated by Club4U) and a 3FE junior school plus wrap around care (through existing out of school provision)	Status quo with separate infant and junior schools. All mobile accommodation would be replaced with permanent	Total cost £10,816,000. Includes £3,146,000 for a 10 year condition maintenance programme/property plan to maintain both schools.
2	Early Years/Foundation stage (Reception) provision on Eastfield site plus wrap around care through the existing out-of school provision. An expanded/altered Westfield site would offer 3FE primary provision for Key Stage 1 (KS1) and KS2 classes.	All through primary school but operating across two sites. Provision currently made in mobile accommodation would move into areas of Eastfield vacated by KS1 classes. All mobile accommodation would be replaced with permanent. No condition issues on the Eastfield site would be addressed.	Total cost £9,715,000. Includes £3,146,000 for a 10 year condition maintenance programme/property plan to maintain both schools.
3	To build a new 3FE primary school with early years provision, located on the combined site of the current infant and junior schools.	Achieves amalgamation. Purpose built all through primary, and early years and wrap around childcare facilities	Total cost £14,200,000. Includes demolition costs of £640,000

More detailed breakdown of the 3 Options

Option	(a) Description	(b) Advantages	(c) Disadvantages	Cost
1 – Eastfield	To extend the southern side of the school by 5 new classrooms and ancillary areas for early years/add in a new entrance/additional	The final scheme will replace all temporary mobile accommodation, including out of school accommodation which will become part of the school building.	Other than the kitchen facilities no other enhancement of facilities for pupils/staff are included. The existing hall will be used by an increased	£5,704,000

	toilets/general office and extend kitchens to the northern side of the building.	Reasonably minimal disruption to existing classrooms. Building footprint is compact and economical, minimising corridor and circulation space.	number of pupils including at lunch times.  Not supported by the schools.	
1- Westfield	A two storey block comprised on the ground floor of a 4 new permanent classroom extension to the eastern side of the existing two storey teaching block/an ICT suite/break out rooms/new library/extension to staff room/conversion of existing classroom to new studio hall/existing music hall conversion to food tech room/additional toilet facilities. The first floor will accommodate 2 new build classrooms, breakout spaces, toilets and facilities in order to meet BB103 standards. Some heavy refurbishment (structural changes to the fabric of the building) and remodelling are required on the existing building to meet current standards.	<ul style="list-style-type: none"> <li>- the layout is organised in zones reflective of age groups</li> <li>- offers increased opportunities for small group break out</li> <li>- building orientated to maximise utilisation of north light which is ideal for learning spaces</li> <li>- building footprint minimises corridor and circulation space</li> <li>- reasonably minimal disruption to existing classrooms</li> </ul>	Temporary classrooms will need to be relocated during construction works.  Not supported by the schools.	£5,112,000
2 - Eastfield	Extension to eastern side of the school creating a new entrance. The existing accommodation will be re-configured to provide for	Out of school club will be able to use Infant school hall which has kitchenette facilities.	Although technically an all-through primary it will be on a split site and there will be a transition point between Reception Year and KS1 with Eastfield	£1,735,000

	the maintained nursery class, pre-school and out of school club facilities (all currently in mobile accommodation). In addition there will be 3 Reception classes to meet the requirements to expand to 3FE.	The new build extensions are reduced to a minimum.	remaining a standalone site offering provision for early years, Reception children and out of school club. No condition issues would be addressed on the Eastfield site.  Not supported by the schools.	
2- Westfield	Provision for KS1 and KS2 with two storey extension, admin facilities retained and extended. The new two storey block releases the existing school to be remodelled to accommodate KS1. This offers 10 new KS1 and KS2 classrooms, new studio hall, food tech, toilets, storage areas, extended kitchen, remodelled entrances and admin areas. Some heavy refurbishment works required to existing school to bring accommodation up to new standards.	<ul style="list-style-type: none"> <li>- School can be used during construction works</li> <li>- Offers minimal disruption to pupils</li> <li>- Library/ICT space designed as a central double height space to improve circulation</li> <li>- Layout enables zones reflective of age groups</li> </ul>	Mobile classrooms will need to be relocated for the duration of the build to enable the school to function. Six classrooms will not benefit from north-south orientation. Steps will need to be taken to control solar gain.  Not supported by the schools.	£7,980,000
3	New build all-through 3FE Primary School serving 4-11 age range with nursery class, pre-school/wrap around care, all on one site.	<ul style="list-style-type: none"> <li>- All classes have direct access to external play</li> <li>- Building footprint is compact</li> <li>- Large hall can accommodate all children</li> <li>- Existing separate schools to be demolished avoiding maintenance costs</li> </ul>	Cost Existing playing field site will be used for new proposed building and existing Westfield school site will be used for external sports/play areas.  Supported by both schools.	£ 14,200,000 new build including £640,000 demolition costs