

WIRRAL COUNCIL

CABINET – 5 FEBRUARY 2009

REPORT OF THE DIRECTOR OF CHILDREN'S SERVICES

**RAEBURN PRIMARY SCHOOL – FOUNDATION FACILITY EXTENSION AND  
INTERNAL ALTERATIONS  
SCHEME AND ESTIMATE REPORT**

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**EXECUTIVE SUMMARY**

This report proposes a scheme and estimate for alterations and an extension at Raeburn Primary School, Eastham, including improved teaching facilities for the Foundation Year, toilet accommodation to meet current requirements, and improved circulation within the existing school. This scheme is being brought forward ahead of the main 2009/10 programme, which will be submitted to Cabinet at a future date, in order to allow works to be completed for September 2009 and maximize use of the summer closure. The scheme is a priority in an oversubscribed and full school and will form part of the 2009/10 programme. Delaying the scheme will introduce significant decant costs. It is recommended that the scheme and estimate be approved and that officers be instructed accordingly.

**1.0 Background**

- 1.1 Raeburn Primary School was built in the 1960s, but has been extended since opening on 3 separate occasions. The Foundation classrooms were constructed in 2001.
- 1.2 The buildings are of single-storey construction, with brick walls and a mixture of flat and pitched roofs. They are generally in good condition, with windows being replaced on a progressive schedule. Heating to the main body of the school is oil-fired, but the Foundation classrooms and two adjacent KS1 classrooms have a separate gas-fired LPHW central heating system.
- 1.3 The proposed alterations and extension are necessary due to the current shortfall of the existing building in the following ways:
  - The Foundation Unit currently shares toilet accommodation with Key Stage 1. This is under-sized for shared use, and is also inappropriate. The Foundation Unit therefore requires its own toilet accommodation, on a ratio of one cubicle per 10 pupils.
  - The two F2 Classrooms are each only 50 sq.m., which is below the current Building Bulletin 99 recommended size for Foundation classrooms.
  - There are no areas within the existing Foundation Unit appropriate for education on food hygiene and preparation.
  - Storage for large items is extremely restricted.
  - Access to Foundation from reception and the rest of the school is currently through a KS2 teaching area. This can be overcome by a relatively simple diversion of the corridor through a non-teaching area.

## **2.0 Proposals**

2.1 The scheme addresses each of the above concerns, and it is proposed that the following steps are undertaken:

The two F2 Classrooms are made open-plan by breaking through between the two rooms, and a new dedicated toilet and cloakroom extension is constructed with direct access from the open-plan teaching area.

1. The teaching and internal activity area is increased by the construction of a 62 sq.m. conservatory, with direct access from the F2 teaching areas.
2. The conservatory shall include a teaching kitchen / food preparation area suitable for children of Foundation age.
3. The scheme includes the enlargement of an existing storage facility and the creation of a new large object store off the conservatory.
4. The corridor through the KS1 area is diverted, and a draught-lobby created on the main pupil-access to the playground, improving access, reducing disturbance, and improving heat-retention within the building.

2.2 Subject to acceptance of this Scheme and Estimate report, it is anticipated that tenders be sought in April 09 and the works commence on site in early June 09, with completion by 31 August 09.

2.3 The current Building Regulations (Part L2B), which came into effect on 06 April 2006, require that, when carrying out an extension or major works to building services on an existing building with a total useful floor area of over 1000 sq.m., 'consequential improvements' to the energy performance of the overall building shall be required where it is technically, functionally and economically feasible. The current overall useful floor area of the school is 1,742 sq.m.

2.4 The value of these consequential improvements shall generally be deemed under Requirement 17D to be not less than 10% of the value of the principal works. New double-glazed replacement windows have recently been installed at the school, and these may be attributed to this area, together with the creation of the draught-lobby, above, and the installation of double-glazed sliding doors between the Foundation Classrooms

## **3.0 Financial implications**

3.1 All Professional Services for the scheme are being provided by staff within the Technical Services Department.

3.2 The Corporate Procurement Support Unit has been consulted and are satisfied with the procurement process implemented for this project.

3.3 The estimate for the proposed work is set out below:

New Toilet / Cloaks / Kitchen extension	£ 151,450
New Conservatory	£ 70,500
Internal alterations to the two F2 classrooms	£ 2,300
Corridor diversion and new draught lobby	£ 5,300

Contingency £ 19,750

**SUB TOTAL** **£ 249,300**

Departmental Charges at 16% including: - £ 39,888  
Professional Fees, Clerk Of Works Salary,  
CDM Coordinator, Building Regulation Fees  
and Planning Fees

**TOTAL** **£ 289,188**

- 3.4 The above figures are based on the following assumptions:
1. That services can be fed off the existing systems,
  2. That the existing fire alarm can be extended to the new accommodation,
  3. That kitchen and sanitary fixtures are included in the new accommodation, together with coat hooks, but that all loose and fixed teaching equipment is supplied separately.

- 3.5 Funding for the proposed scheme is as follows:

DCSF Modernisation 2009/10 (subject to Cabinet approval)	£ 200,000
Devolved Formula Capital	£ 60,000
School Access Initiative	£ 30,000

**TOTAL** **£ 290,000.00**

#### **4.0 Staffing implications**

- 4.1 There are no staffing implications for the school within the proposals during or following completion.

#### **5.0 Equal opportunities implications**

- 5.1 Access will be provided for children and adults with disabilities to all areas of the proposed works. The new toilet accommodation shall include an accessible adult toilet, and the proposed draught lobby shall be to DDA standards.
- 5.2 There are no implications in this report for equal opportunities specifically in relation to women, ethnic minorities, or the elderly.

#### **6.0 Community safety implications**

- 6.1 The design of this project will take into account best practice to reduce the risk of crime and the local crime reduction officer will be consulted.
- 6.2 There is an existing CCTV system in place. The scheme includes for an additional pole-mounted camera overlooking the new extension and conservatory.

6.3 It is intended that this project be registered under the government-backed 'Considerate Constructor' scheme, and that these guidelines be followed during the construction stages.

## **7.0 Local Agenda 21 implications**

7.1 The new extension will incorporate the latest technology features for sustainable building and the use of materials which will provide a large degree of deconstruction and recycling ability.

7.2 Thermal insulation is to be provided to meet the standards and guidelines recommended by the DCSF in the school premises regulations 1996 and part L2 of the Building Regulations. The design will also follow the DETR/DCSF guidelines for "Energy efficient design of new buildings and extensions for schools and colleges."

7.3 Low energy electrical fittings together with an intelligent lighting system, solar water heating, solar glass to prevent heat gain, heating controls and water saving devices will be used as far as possible to help reduce the consumption of natural resources.

7.4 All timber used will be from sustainable sources as regulated by the FSC (Forestry Stewardship Council) or equivalent.

7.5 The successful contractor will be requested to employ 60% local labour and source materials from local suppliers once construction commences, this will be monitored by officers involved in the contract.

7.6 A "Site Waste Management Plan" will be incorporated in line with recent statutory requirements.

## **8.0 Planning implications**

8.1 Planning permission and building regulations approval will be required for this scheme, and applications will be submitted by the Technical Services Department. Raeburn School is partly within a Primarily Residential Area and partly within a School Playing Field in the Council's adopted Unitary Development Plan. Policy HS15 provides for small-scale non-residential uses within Primarily Residential Areas. National planning policy in Planning Policy Guidance Note 17 requires consultation with Sport England on proposals to develop on school playing fields.

## **9.0 Anti-poverty implications**

9.1 There are none arising directly from this report.

## **10.0 Social inclusion implications**

10.1 The scheme will provide full accessibility for pupils, staff and visitors in a safe and inclusive environment.

## **11.0 Local Member Support implications**

11.1 Raeburn Primary School is in the Eastham ward, but also caters for a large proportion of pupils from the Bromborough ward.

## **12.0 Background papers**

12.1 A sketch plan is attached, outlining the proposed scheme layout.

## **13.0 RECOMMENDATIONS**

**That:**

- (1) the Scheme and Estimate as presented be accepted;
- (2) approval be given for Director of Technical Services to obtain tenders for the scheme and the Director of Children's Services use his delegated powers, if appropriate, to accept the lowest bona fide tender and report back to Cabinet; and
- (3) the Director of Technical Services be authorised to obtain all necessary statutory approvals for the scheme.

**Howard Cooper**  
**Director of Children's Services**