



4FE PROVISION AT WESTMINSTER CITY SCHOOLS

24/04/2015

CONTENTS

St. George's Roman Catholic School

Westminster City School

King Solomon Academy

Pimlico Academy

Cost Estimate

Project Programme

Beachcroft AP Academy

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



BRIEF DEVELOPMENT

ST. GEORGE'S ROMAN CATHOLIC SCHOOL

The original brief from Westminster City Council to deliver 1FE expansion

St Georges School management requested that the following elements are considered within any proposals:

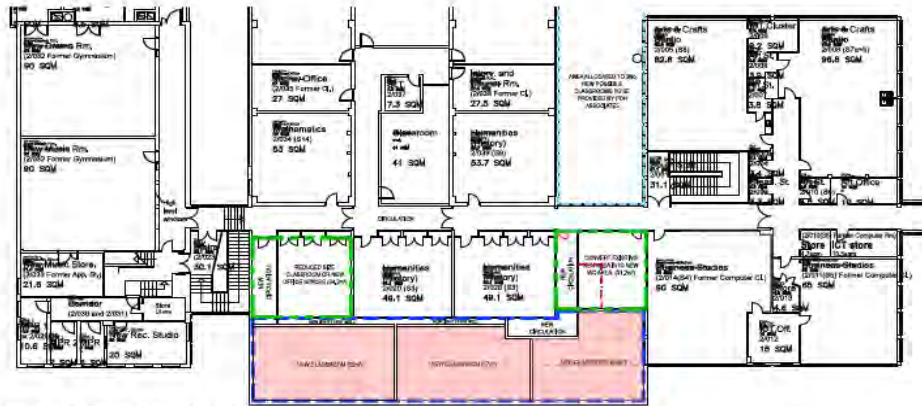
- Expansion of playground space (potential for inclusion at roof level);
- Consideration of covering playground space;
- 5 additional rooms for the 15 additional 11-16 places (25 capacity) – covered by the WCC Expansion brief.
- Expansion of Catering / Dining facilities.

NOTE

The school require 5 additional rooms for Sixth Form Provision by September 2015 (20 capacity and currently housed in the Lanark Rd annex) – these are to be provided by their own professional advisors (PCH Associates) and is outside of 3BM's current work remit.

FEASIBILITY STUDY – OPTION 1

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



SECOND FLOOR PLAN - OPTION 1



FIRST FLOOR PLAN - OPTION 1



GROUND FLOOR PLAN - OPTION 1



KEY PLAN

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY



Option 1 proposes the following:

- Demolition of single storey low grade building along front elevation (south-west).
- Replace with a multiple-storey new build extension to the front of the school.
- Ground floor of new extension to be re-planned to create an improved school entrance, reception and administration area.
- First floor of new extension to provide 3No new classrooms. 2No existing classrooms to be altered to form new circulation space leading to new classrooms.
- Opportunity to extend existing mezzanine in hall to create 1No additional classroom.
- Second floor of new extension to provide 3No new classrooms. 2No existing classrooms to be altered to form new circulation space leading to new classrooms.
- Total of 7No new classrooms can be provided within option 1 as shown.

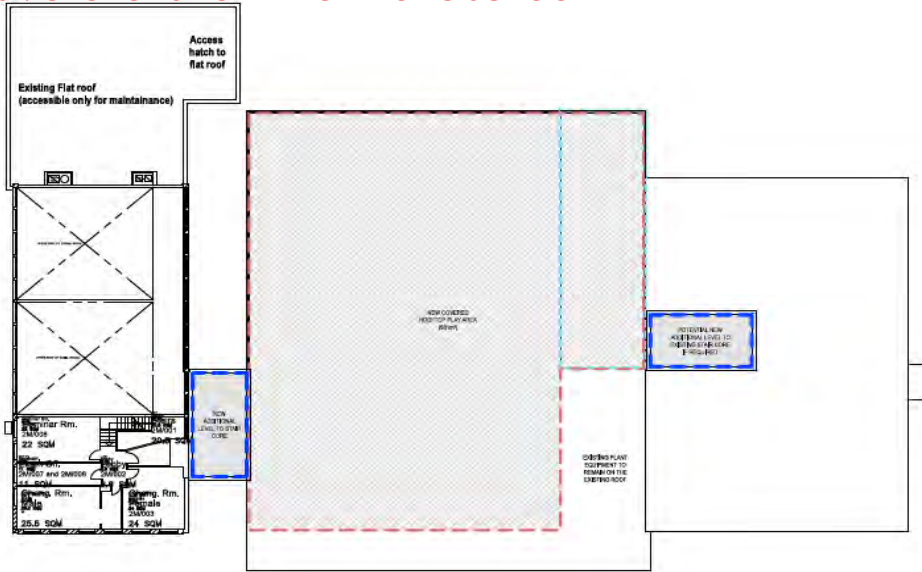
FEASIBILITY STUDY – OPTION 1 (continued)

ST. GEORGE'S ROMAN CATHOLIC SCHOOL

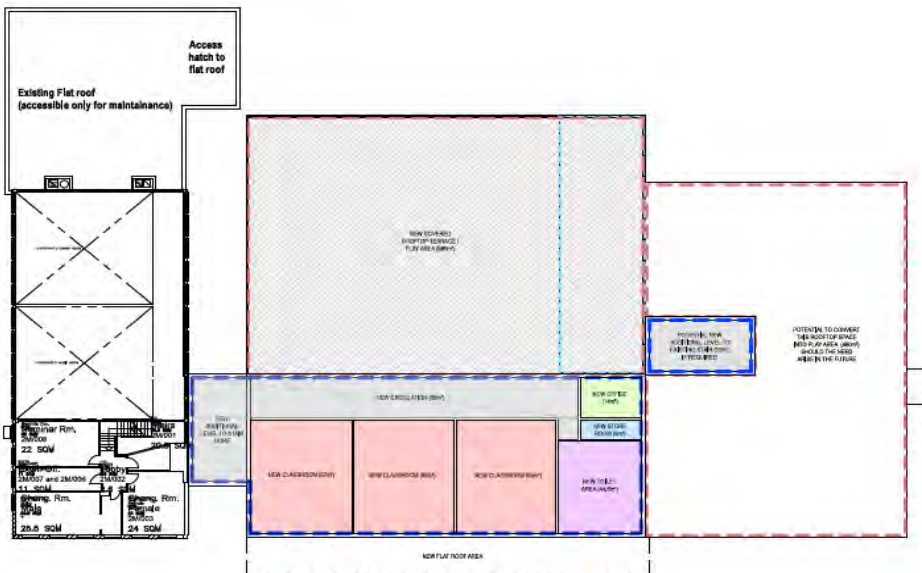


KEY PLAN

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY



ROOF / THIRD FLOOR PLAN - OPTION 1A



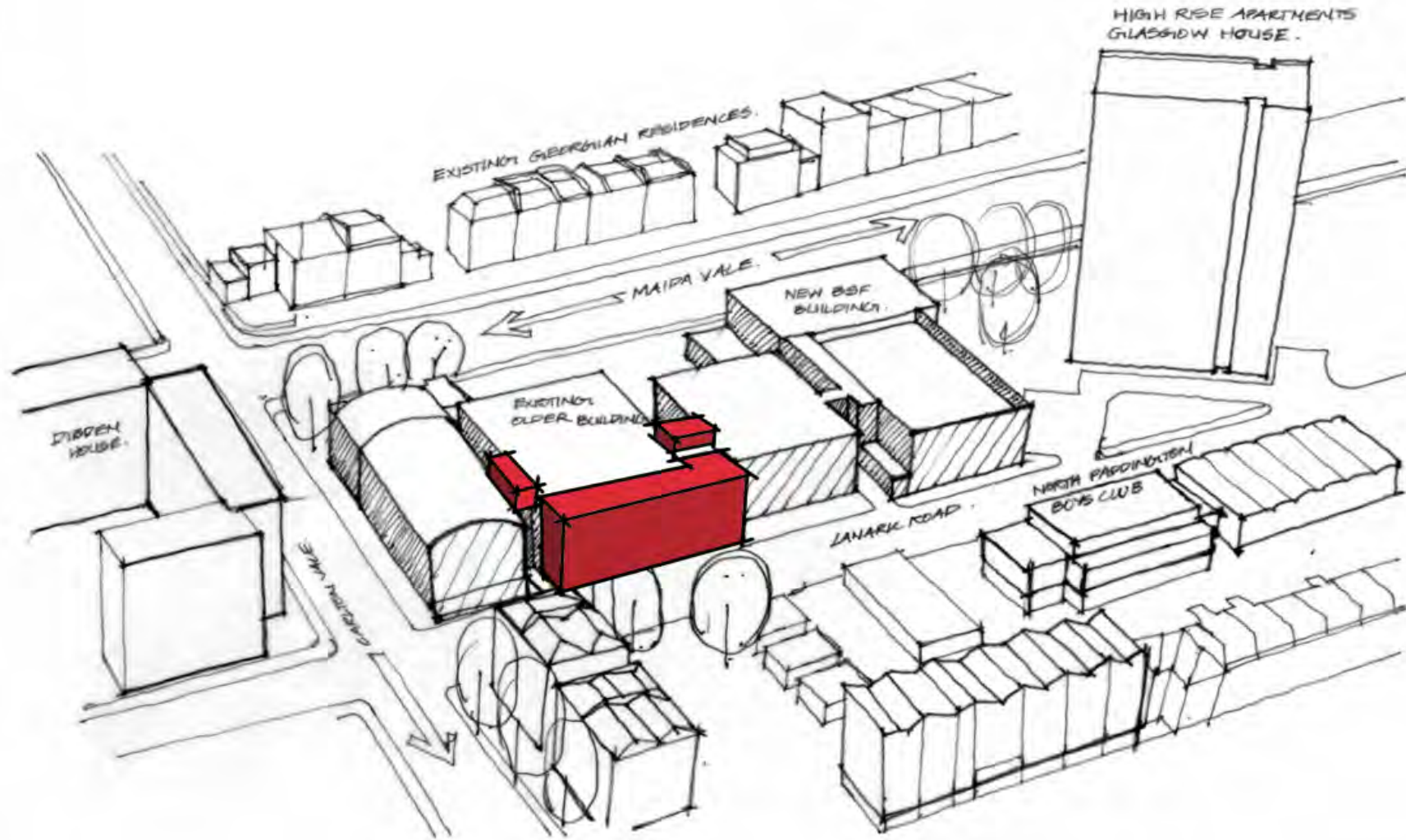
ROOF / THIRD FLOOR PLAN - OPTION 1B

There are two alternative options for the existing roof level within option 1:

- The 1FE expansion brief calls for 5No additional classrooms and this is exceeded by the proposals for the lower levels.
- Option 1A proposes to convert the existing roof area into a play area (the school would prefer rooftop play areas to be covered).
- Option 1A will meet the WCC brief and address the school need for additional play area.
- Option 1B creates additional floor area on the existing roof to create a Third Floor. This will house a further 3No classrooms, toilets and an office.
- Option 1B will provide some rooftop play. There is potential to use another section of existing roof for more play area if necessary.
- Both variants will require an additional storey added to the existing stairwells.
- Option 1A can retain a majority of the existing plant located on the roof, option 1B cannot.

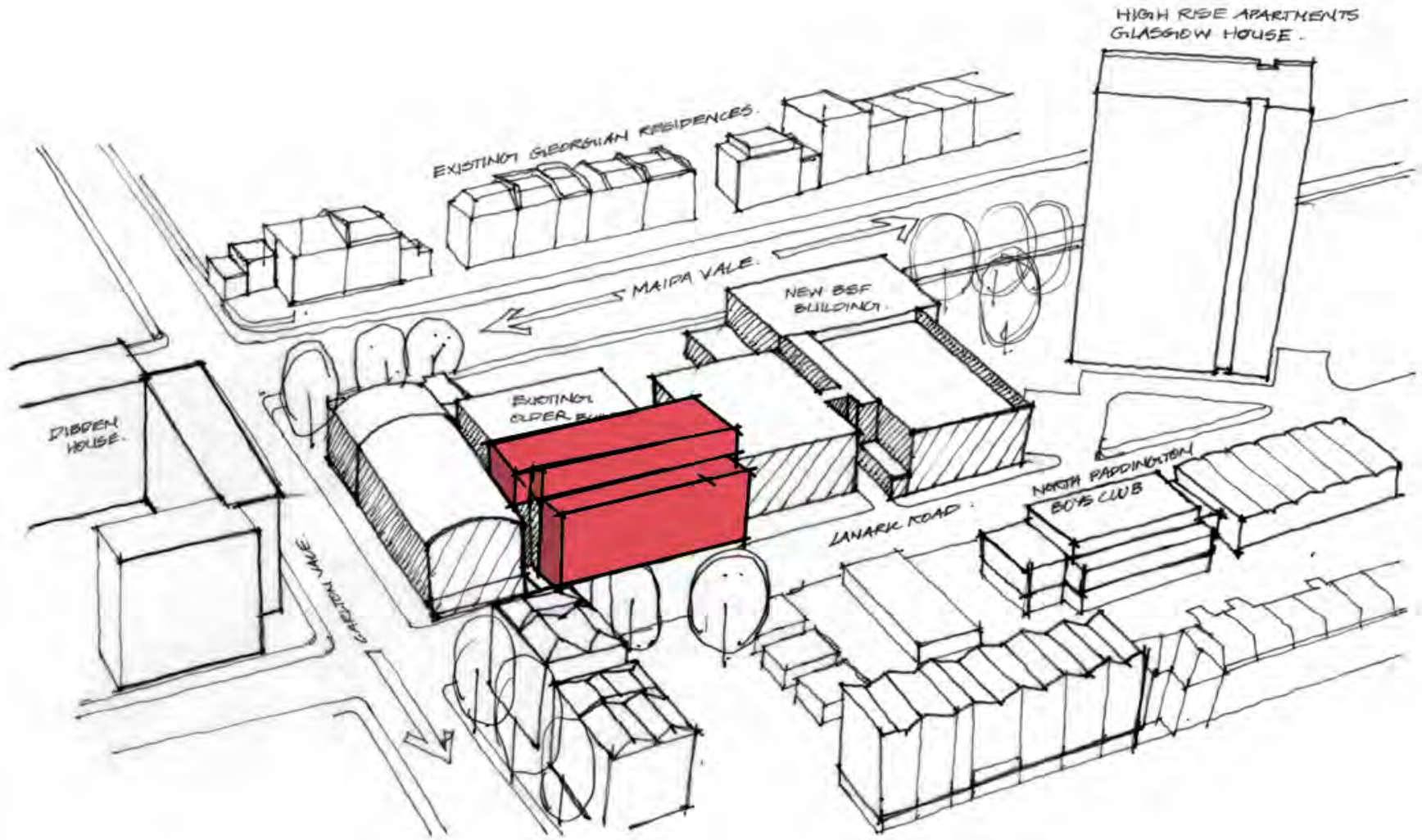
FEASIBILITY STUDY – MASSING OPTION 1A

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



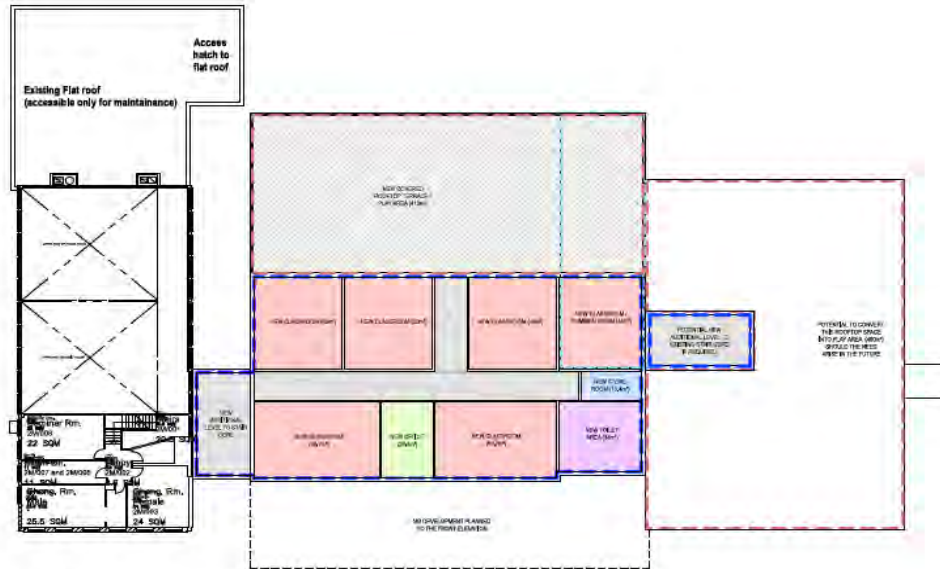
FEASIBILITY STUDY – MASSING OPTION 1B

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



FEASIBILITY STUDY – OPTION 2

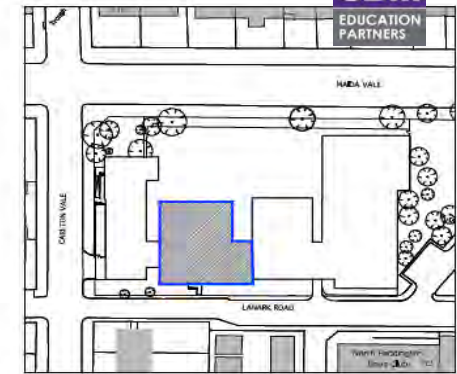
ST. GEORGE'S ROMAN CATHOLIC SCHOOL



ROOF / THIRD FLOOR PLAN – OPTION 2



FIRST FLOOR PLAN – OPTION 2



KEY PLAN

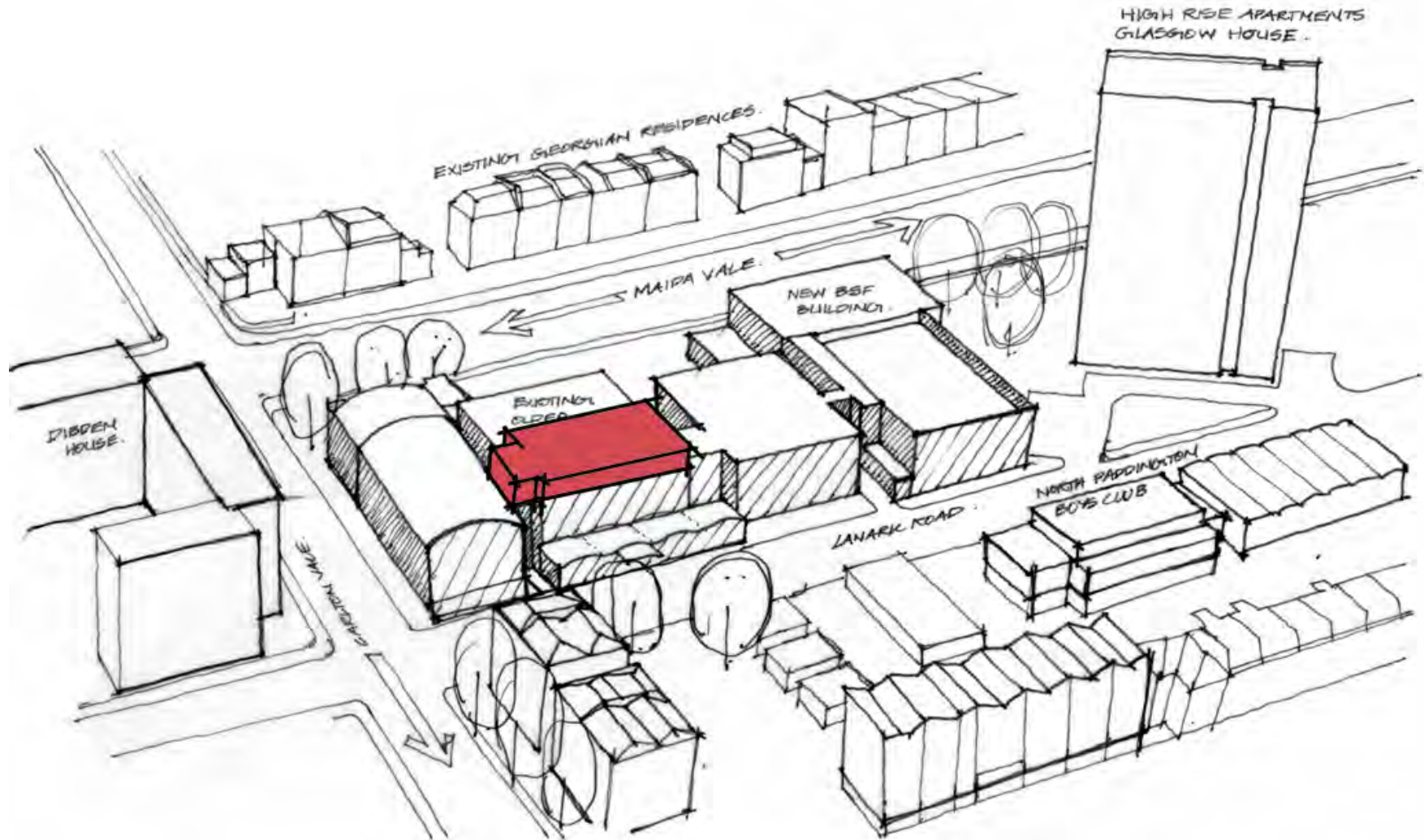
ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

Option 2 proposes the following:

- No works required on the ground and second floors.
- Opportunity to extend existing mezzanine in hall to create 1 No additional classroom.
- Build a new third floor on the existing roof level to provide 6 No new classrooms, office, toilets and store.
- The remaining area of the existing roof converted to provide some rooftop play. There is potential to use another section of existing roof for more play area if necessary.
- An additional storey added to the existing stairwells.
- Total of 7 No new classrooms can be provided within option 2 as shown.

FEASIBILITY STUDY – MASSING OPTION 2

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



FEASIBILITY STUDY – OPTION CONCLUSION

ST. GEORGE'S ROMAN CATHOLIC SCHOOL



Each of the options have been presented to the management of St Georges School and were all well received. Here follows a short summary relating to the strengths and weaknesses relating to each option:

Option 1A:

- + This option provides the school with 1 FE Expansion.
- + It will also provide a significant amount of rooftop play area.

Option 1B:

- + This option provides the school with 10No new classrooms which exceeds the WCC brief.
- + This would enable the school to remove the temporary accommodation from site.

Option 2:

- + This option provides the school with 7No new classrooms which exceeds the WCC brief.
- + The existing school entrance and reception can operate during the construction period.
- + This option may be less disruptive to the school operations if off site construction methods were adopted.

(St Georges Preferred Option due to lack of disruption although this does not reduce all of the temporary works.)

WESTMINSTER CITY SCHOOL



BRIEF DEVELOPMENT – FOLLOWING DISCUSSIONS WITH SCHOOL

WESTMINSTER CITY SCHOOL

Client Brief sections:

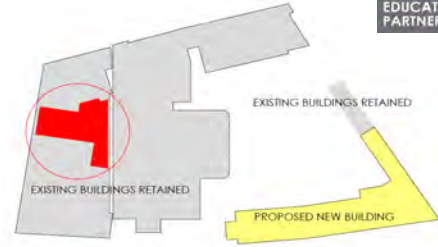
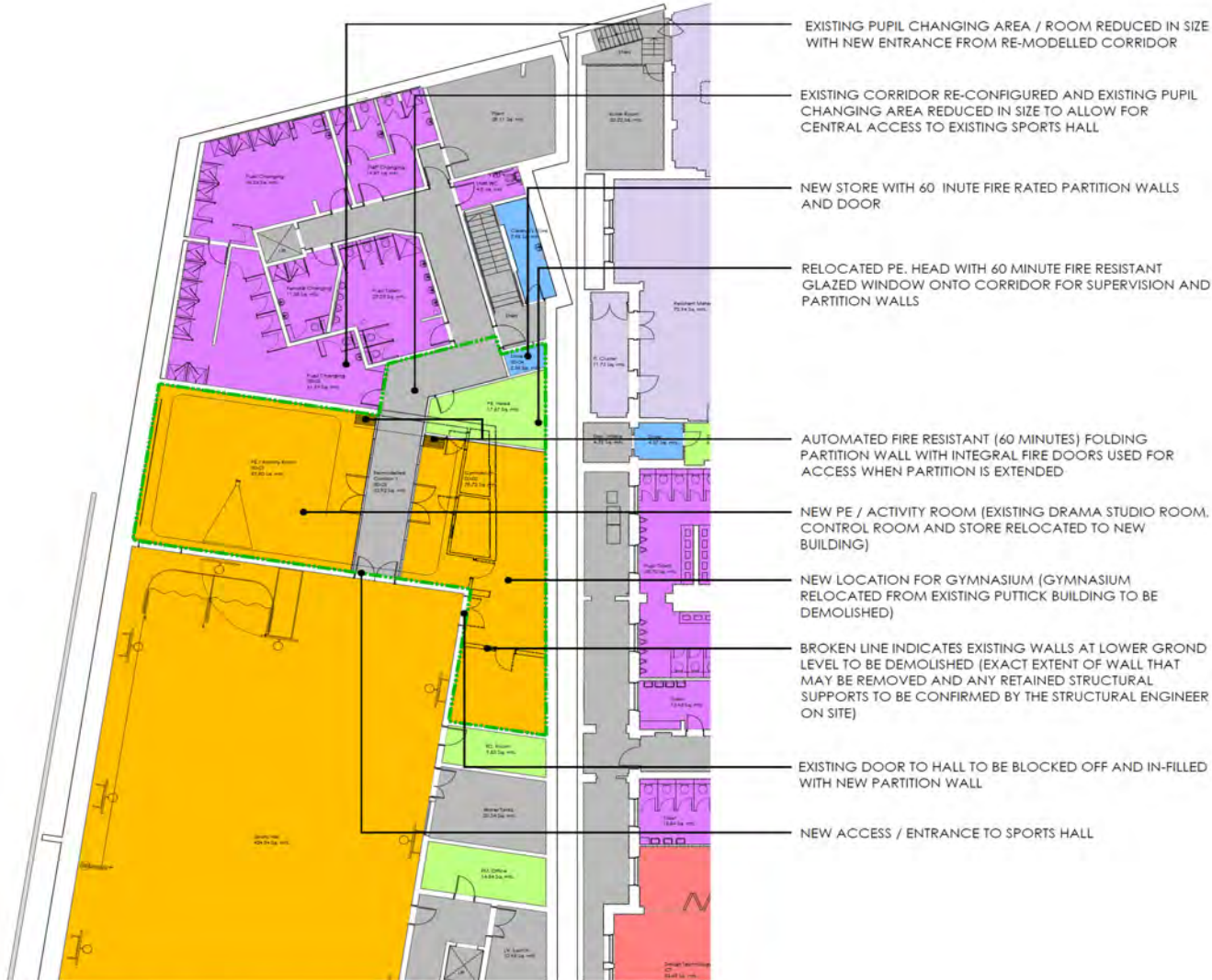
- The new development would possibly need to contain its own common rooms such as dining spaces, halls and supporting teaching spaces to avoid redirecting additional pupils through already congested circulatory routes at existing building.
- The School has an existing Secondary accommodation of 130 students (PAN) per year with an aimed capacity for 140 students. A 1 FE expansion would with approximately 30 students per year increasing the current capacity to 160 students per year would be the maximum capacity that the school could accommodate.
- Investigate and develop feasibility proposals for relocating / providing additional or new SEN provisions at refurbished areas within existing building. (Existing SEN facilities are spread over school and this would ideally need to be centralised through a dedicated SEN space).
- Investigate and develop feasibility proposals for a dedicated sixth form facility at the new building with dedicated dining and social spaces.
- Relocate and group together or centralise art facilities which are currently distributed / scattered over the school.
- Investigate options for reducing congestion within existing building circulation spaces through internal reconfigurations and re-distributing adjacencies of spaces at new building.

Note:

It was noted at the meeting, that there may be potential to include other funding streams to address the inherent issues listed above, within the current school premises. The capital allocated under the 4FE expansion program is solely for the basic need provision.

FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



KEY PLAN

ACCOMMODATION LEGEND	
[Red Box]	BASIC TEACHING
[Orange Box]	HALLS, DINING & PE
[Green Box]	LEARNING RESOURCE AREAS
[Light Green Box]	STAFF AND ADMIN
[Blue Box]	STORAGE
[Purple Box]	TOILETS
[Yellow Box]	KITCHEN
[Grey Box]	NON-NET
[Red Outline Box]	AREA OF DEMOLITION
[Blue Dotted Box]	AREA OF NEW BUILD
[Green Dotted Box]	AREA OF REFURBISHMENT



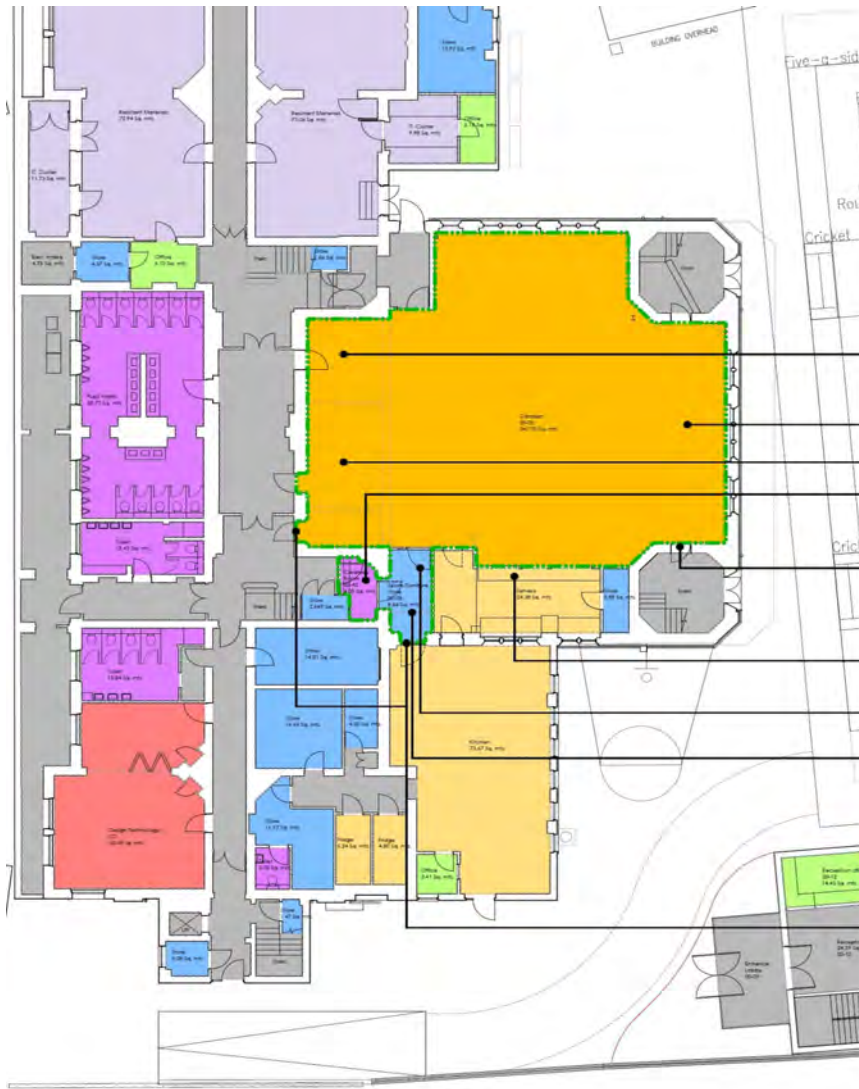
LEVEL 00 PART PLAN AT EXISTING BUILDING



REFURBISHMENT WORKS AT EXISTING BUILDINGS - WESTMINSTER CITY SCHOOL

FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



- EXISTING CADETS ROOM RELOCATED TO PROPOSED NEW BUILDING AND EXISTING AREA INCORPORATED INTO DINING AREA
- EXISTING CANTEEN AREA / DINING ROOM EXTENDED
- EXISTING CLEANER'S ROOM RELOCATED
- NEW LOCATION FOR CLEANER'S ROOM AND SINK WITH NEW PARTITION WALLS AND RAISED ACCESS FLOOR TO MAINTAIN FLOOR LEVELS WITH CORRIDOR
- NEW FIRE EXIT TO BE FORMED THROUGH TO EXISTING STAIR WELL
- EXISTING SERVERY ROOM REDUCED IN SIZE AND AREA INCORPORATED INTO DINING HALL
- NEW STORE WITH 60 MINUTE FIRE RATED DOOR AND PARTITION WALLS TO STORE TABLE TENNIS EQUIPMENT
- BROKEN LINES INDICATE EXTENT OF EXISTING WALLS TO BE REMOVED (EXACT EXTENT OF EXISTING WALLS TO BE REMOVED AND ANY STRUCTURAL SUPPORTS TO BE RETAINED TO BE CONFIRMED BY STRUCTURAL ENGINEER)
- EXISTING DOORS TO BE BLOCKED OFF WITH PLASTERBOARD PARTITION WALLS



KEY PLAN

ACCOMMODATION LEGEND	
■	BASIC TEACHING
■	HALLS, DINING & PE
■	LEARNING RESOURCE AREAS
■	STAFF AND ADMIN
■	STORAGE
■	TOILETS
■	KITCHEN
■	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT

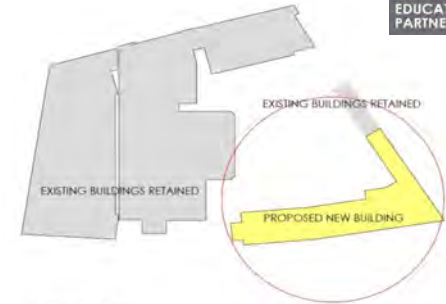


LEVEL 00 GROUND FLOOR PART PLAN AT EXISTING BUILDING

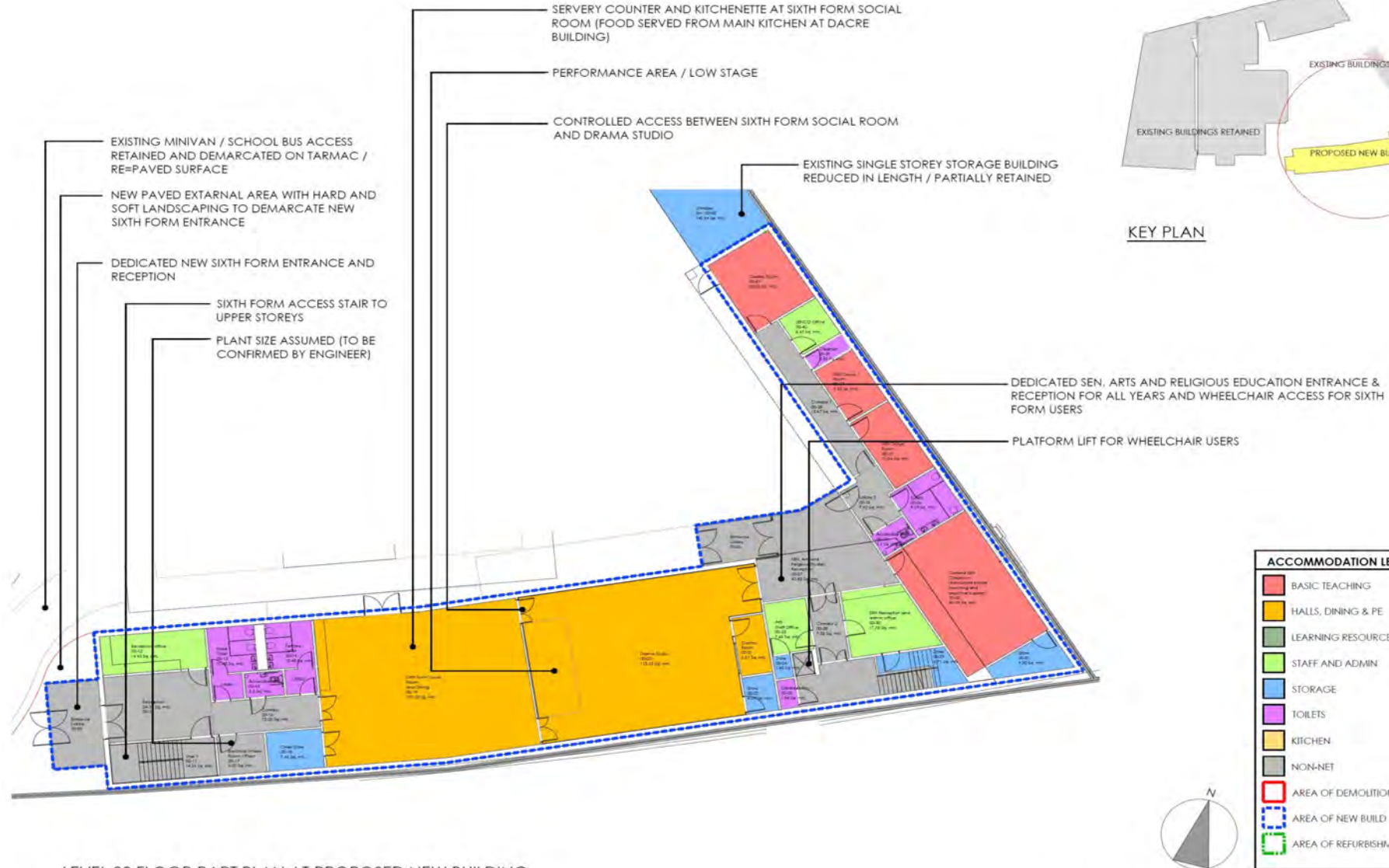


FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



KEY PLAN



ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFRUBISHMENT



LEVEL 00 FLOOR PART PLAN AT PROPOSED NEW BUILDING



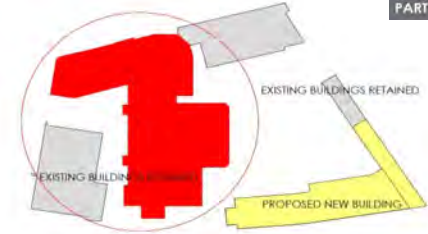
FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



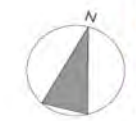
NEW FIXED PLASTERBOARD PARTITION WALL

EXISTING STAFF ROOM RETAINED AND SPLIT IN TO NEW DEDICATED CONFERENCE ROOM AND REDUCED STAFF ROOM WITH NEW FIXED PLASTERBOARD PARTITION WALL



KEY PLAN

ACCOMMODATION LEGEND	
■	BASIC TEACHING
■	HALLS, DINING & PE
■	LEARNING RESOURCE AREAS
■	STAFF AND ADMIN
■	STORAGE
■	TOILETS
■	KITCHEN
■	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT

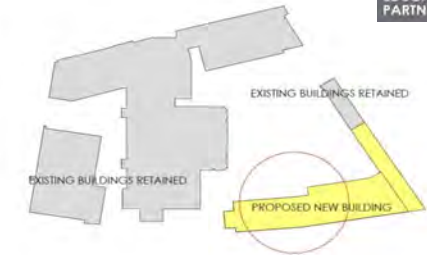


LEVEL 01 PART PLAN AT EXISTING BUILDING

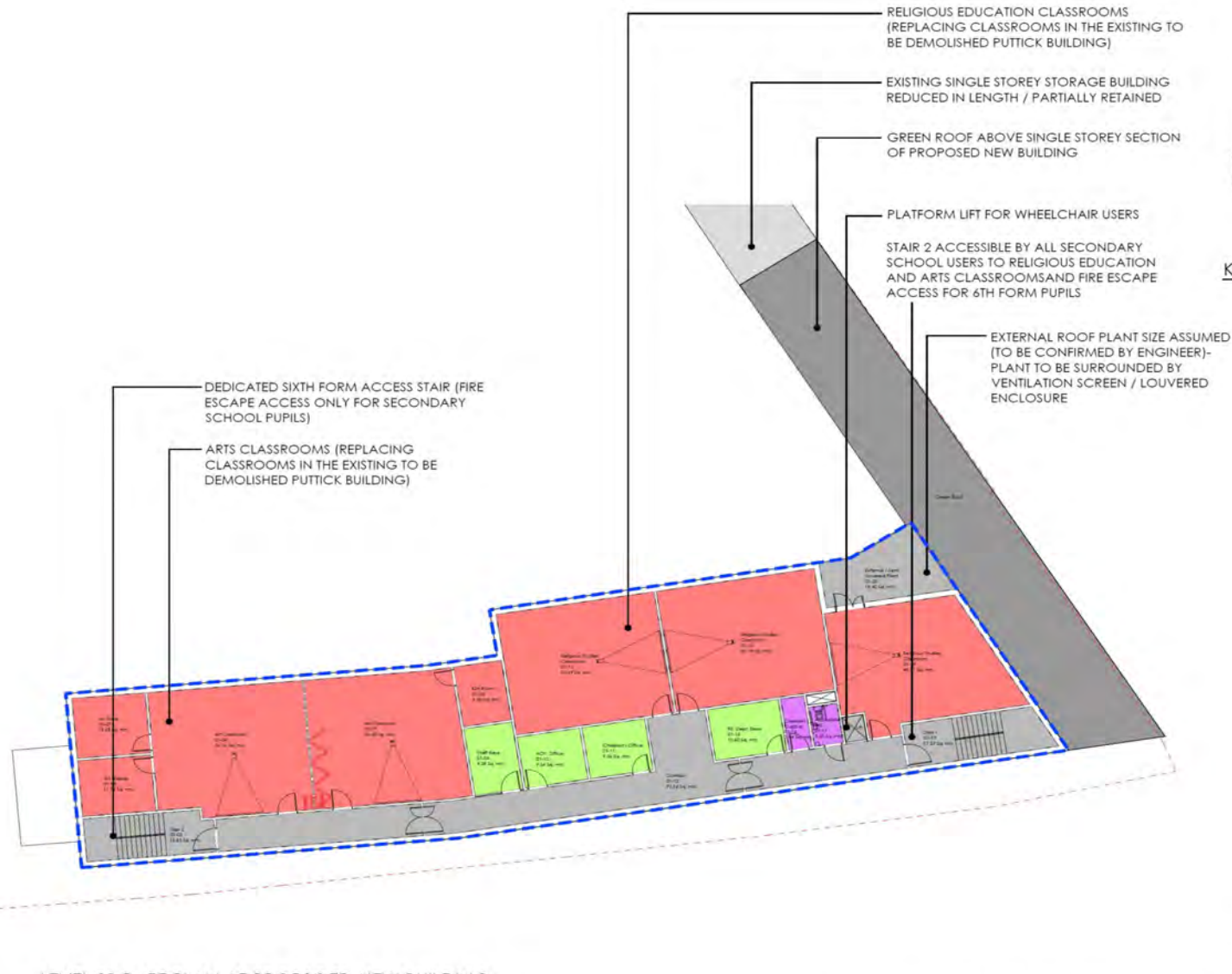


FEASIBILITY STUDY – PREFERRED OPTION

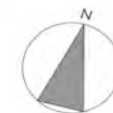
WESTMINSTER CITY SCHOOL



KEY PLAN



ACCOMMODATION LEGEND	
[Red Box]	BASIC TEACHING
[Yellow Box]	HALLS, DINING & PE
[Green Box]	LEARNING RESOURCE AREAS
[Light Green Box]	STAFF AND ADMIN
[Blue Box]	STORAGE
[Purple Box]	TOILETS
[Orange Box]	KITCHEN
[Grey Box]	NON-NET
[Red Dashed Box]	AREA OF DEMOLITION
[Blue Dashed Box]	AREA OF NEW BUILD
[Green Dashed Box]	AREA OF REFURBISHMENT



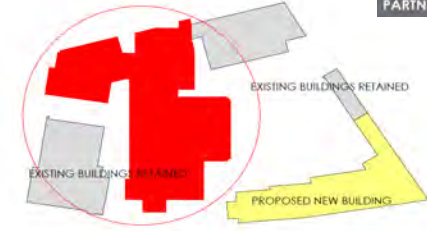
LEVEL 01 PART PLAN AT PROPOSED NEW BUILDING



REFURBISHMENT WORKS AT EXISTING BUILDINGS - WESTMINSTER CITY SCHOOL

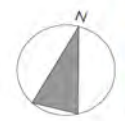
FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



KEY PLAN

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT



LEVEL 02 PART PLAN AT EXISTING BUILDING



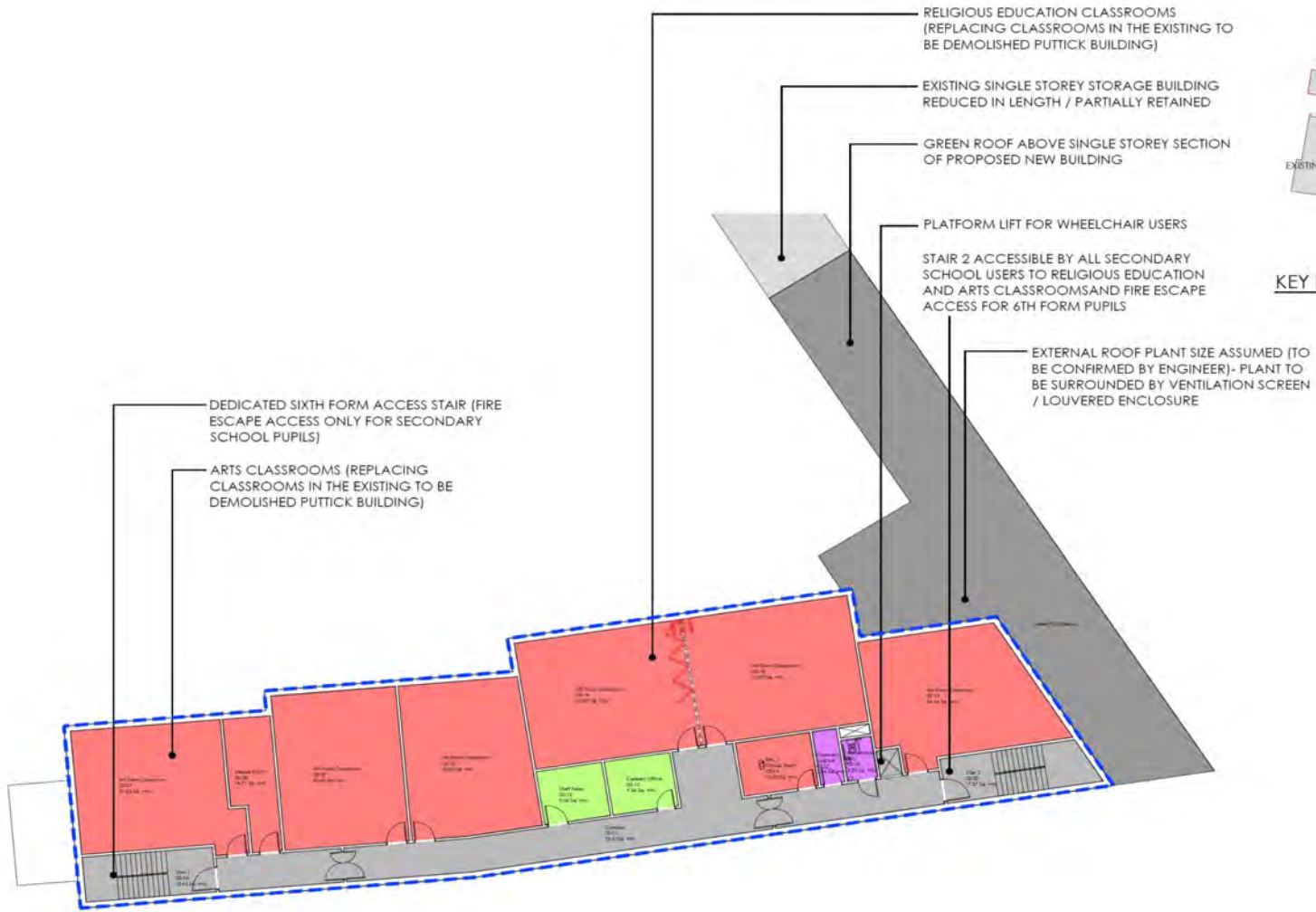
REFURBISHMENT WORKS AT EXISTING BUILDINGS - WESTMINSTER CITY SCHOOL

FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



KEY PLAN



ACCOMMODATION LEGEND	
[Red Box]	BASIC TEACHING
[Yellow Box]	HALLS, DINING & PE
[Green Box]	LEARNING RESOURCE AREAS
[Light Green Box]	STAFF AND ADMIN
[Blue Box]	STORAGE
[Purple Box]	TOILETS
[Orange Box]	KITCHEN
[Grey Box]	NON-NET
[Red Dashed Box]	AREA OF DEMOLITION
[Blue Dashed Box]	AREA OF NEW BUILD
[Green Dashed Box]	AREA OF REFURBISHMENT

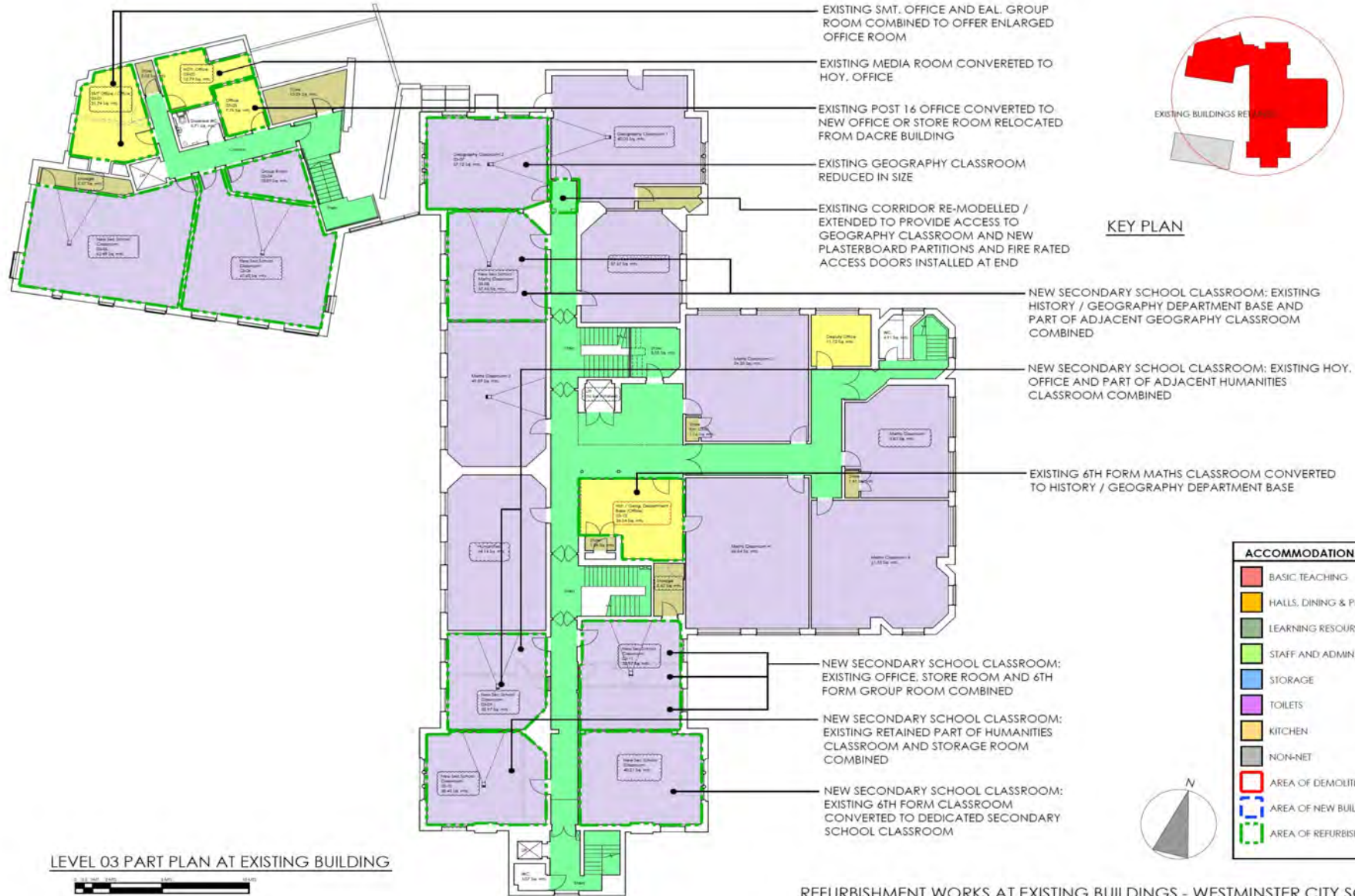


LEVEL 02 PART PLAN AT PROPOSED NEW BUILDING

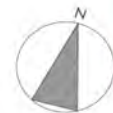


FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL

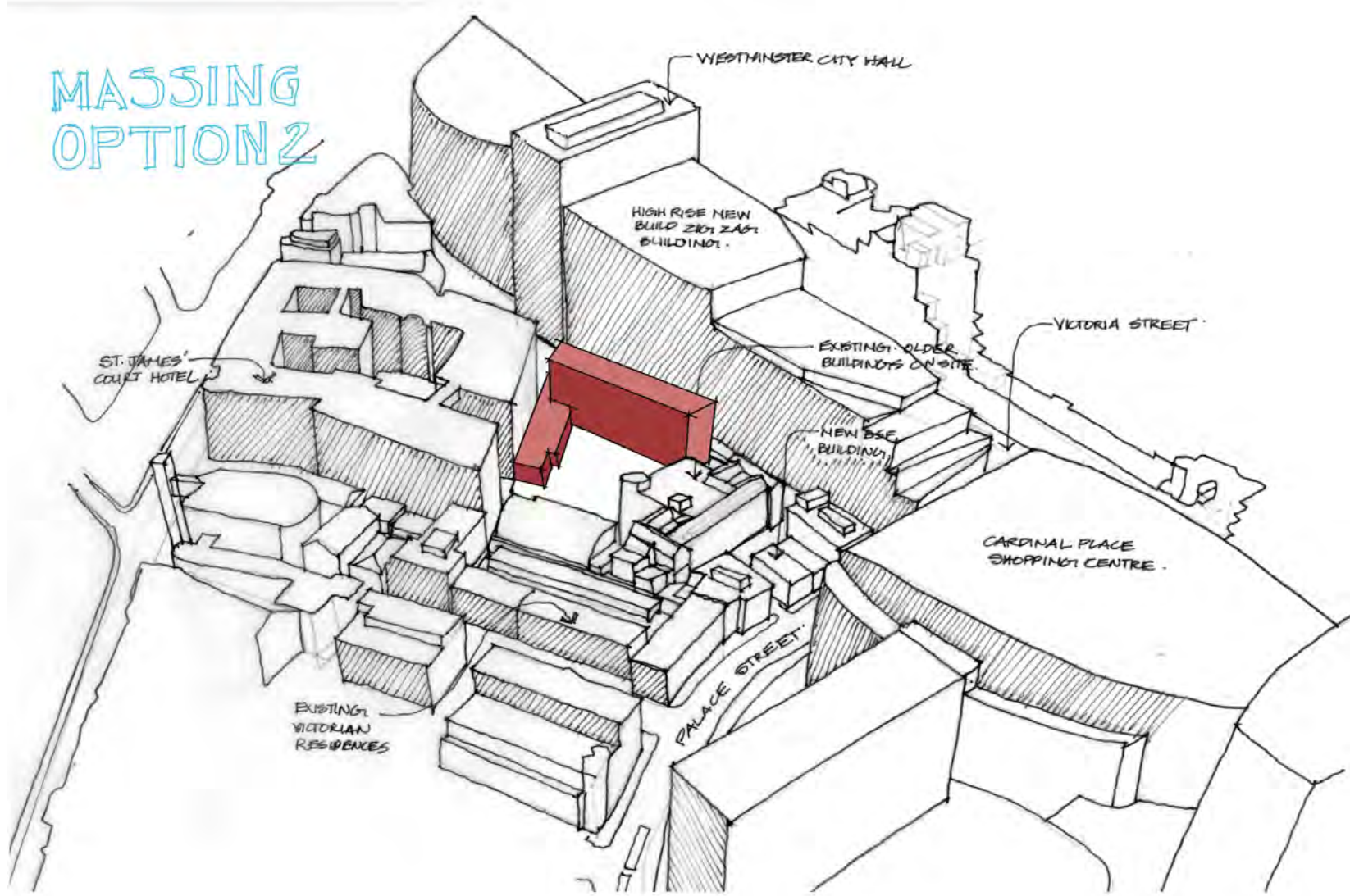


ACCOMMODATION LEGEND	
[Red Box]	BASIC TEACHING
[Yellow Box]	HALLS, DINING & PE
[Green Box]	LEARNING RESOURCE AREAS
[Light Green Box]	STAFF AND ADMIN
[Blue Box]	STORAGE
[Purple Box]	TOILETS
[Orange Box]	KITCHEN
[Grey Box]	NON-NET
[Red Outline Box]	AREA OF DEMOLITION
[Blue Outline Box]	AREA OF NEW BUILD
[Green Outline Box]	AREA OF REFURBISHMENT



FEASIBILITY STUDY – PREFERRED OPTION

WESTMINSTER CITY SCHOOL



PREFERRED OPTION SUMMARY

WESTMINSTER CITY SCHOOL



Option Summary:

The preferred Option at Westminster City School for the new 1 FE provision comprises of the following key features:

- Demolishing the existing Religious education, Arts Block, part of the existing single storey external store room and Gymnasium at the rear of the school site.
- Providing a new three storey building accommodating the new religious education and arts classrooms along with new and dedicated SEN provisions at ground and first floor. The new building will also accommodate sixth form classrooms at the second floor with a dedicated reception and social space at the ground floor.
- The new 1FE secondary accommodation will be incorporated within the existing school buildings by remodelling existing rooms and combining spaces to allow for the additional 150 students
- The preferred option also optimises the adjacencies within the school by relocating the gymnasium next to the existing sports hall and the Drama studio to the new building thereby allowing the school to re-use the existing activity room as originally intended.
- The new layout enables the optimisation of internal circulation to prevent congestion within the corridors of the existing buildings.



KING SOLOMON ACADEMY



BRIEF DEVELOPMENT

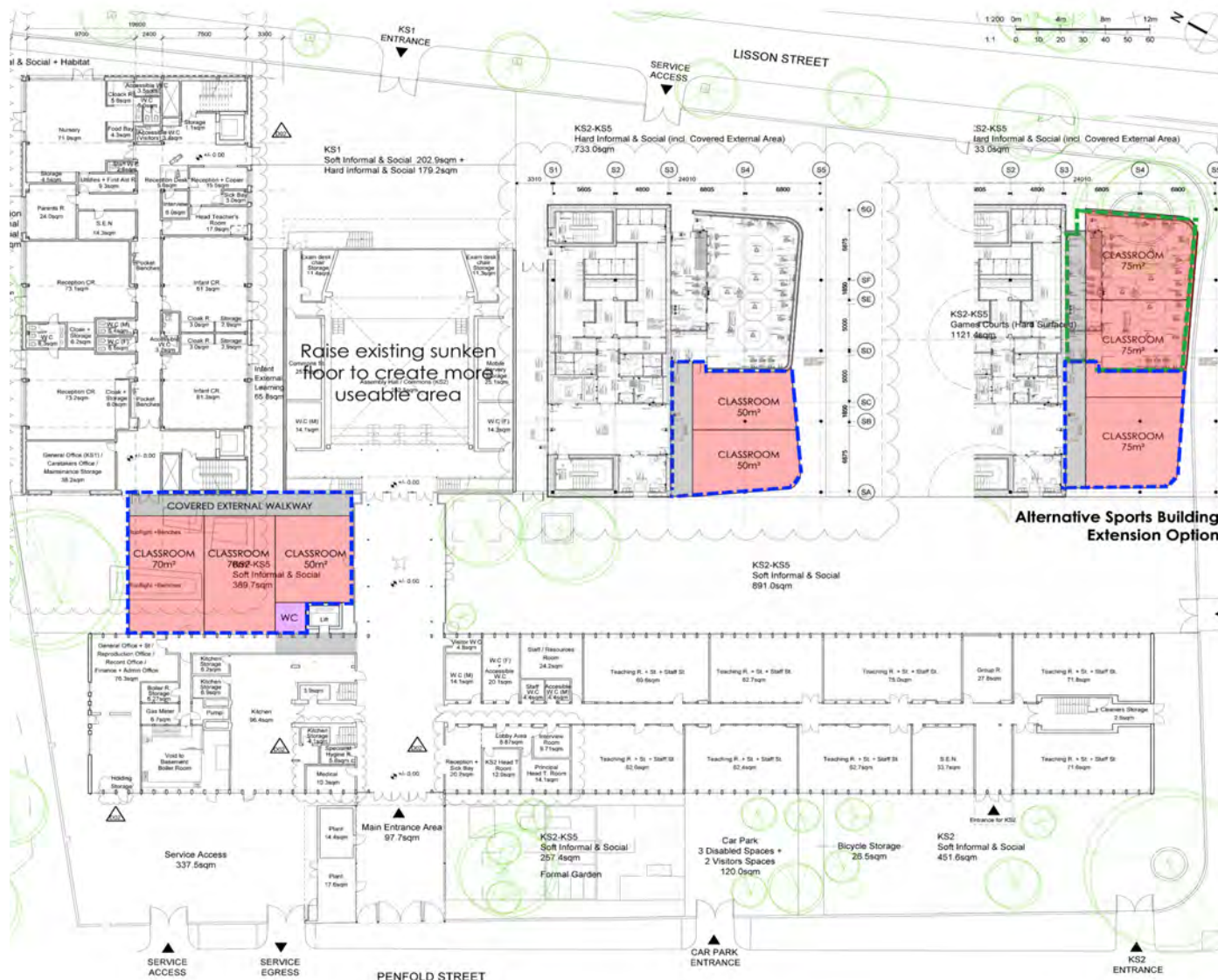
KING SOLOMON ACADEMY

The original brief from Westminster City Council to deliver the 1FE expansion for Secondary places on the site is retained.

- Following two meetings with the Academy management team they have confirmed their ambition is to expand the whole Academy to a 3FE all-through provision. Therefore on top of the WCC brief, KSA would like the provision of an additional 1FE for Primary pupils investigated within the proposals where possible.
- No other specific requirements over and above the typical requirements for 1FE provision were expressed.

FEASIBILITY STUDY – OPTION 1

KING SOLOMON ACADEMY



Single Storey Ground Floor Expansion - 1FE Secondary

This design is a variation of option 1 that includes the possibility of extending the existing tech classroom on the ground floor of the sports building to create two additional classrooms.

Design Opportunities

- Improved connection between main building and north building.
- Provides a covered walkway to north building meaning easy access to additional classrooms and minimal additional circulation space for the new WC (optional). No need for additional corridors to be formed for new classrooms (accessed from external walkway).
- No change to existing ground floor classroom extension to sports building.
- Development located away from existing classrooms so daylight levels retained.
- Less intrusive single storey extension, no need for vertical circulation.

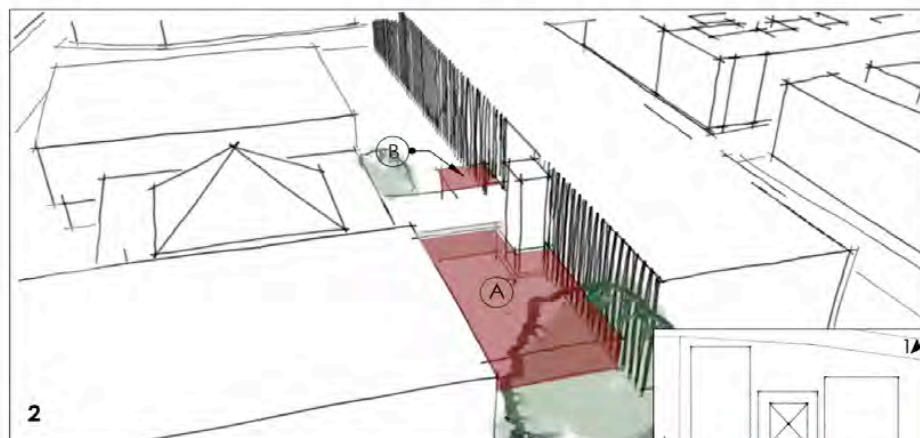
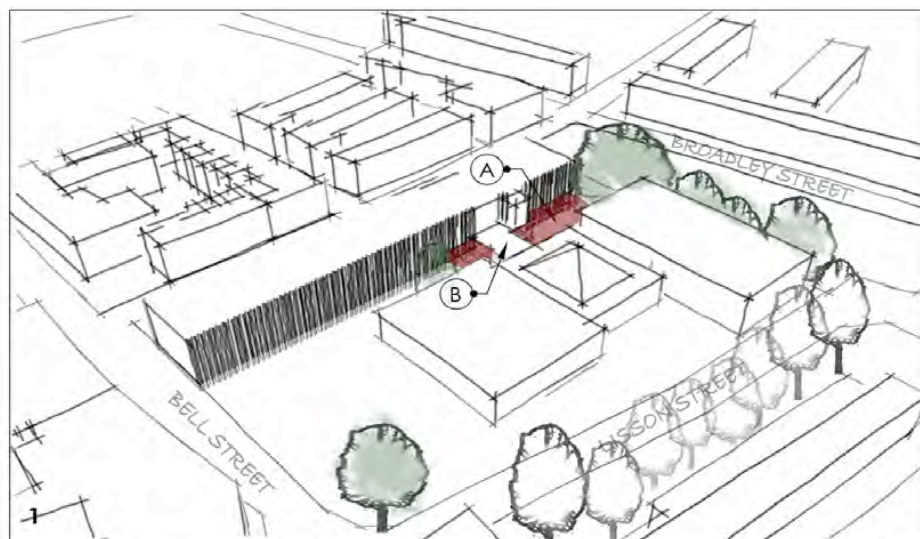
Design Constraints

- Reduced daylighting in service zones (Kitchen).
- Proposed ground floor development replaces a large proportion of the KS2 and KS5 soft informal and social area.

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

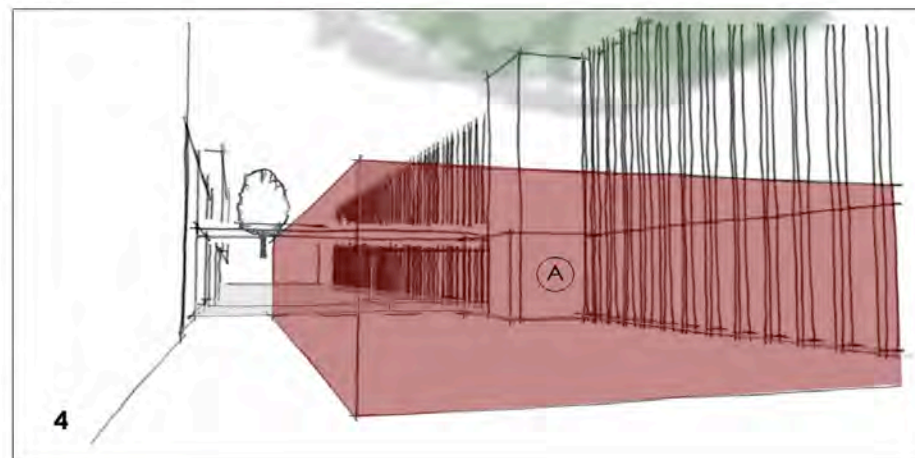
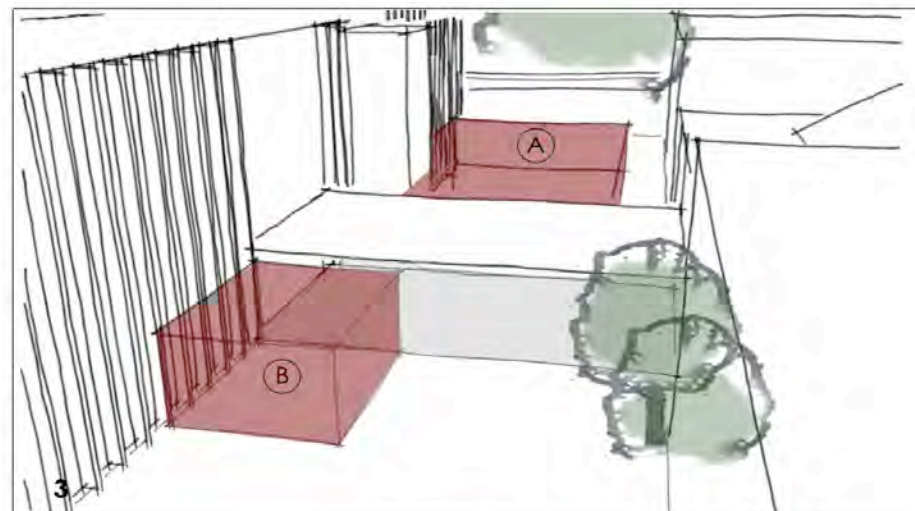
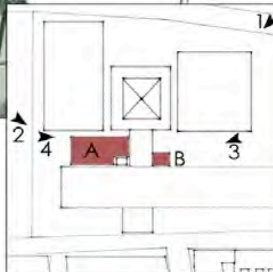
FEASIBILITY STUDY – OPTION 1/2 MASSING

KING SOLOMON ACADEMY



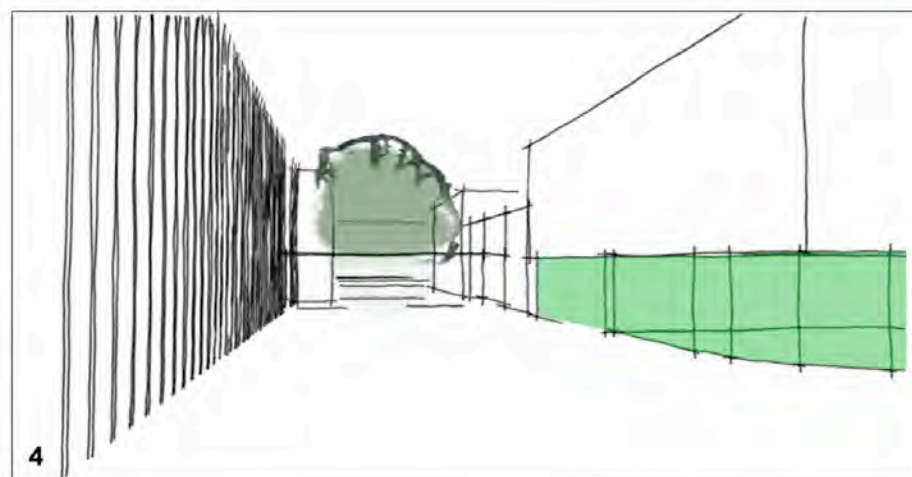
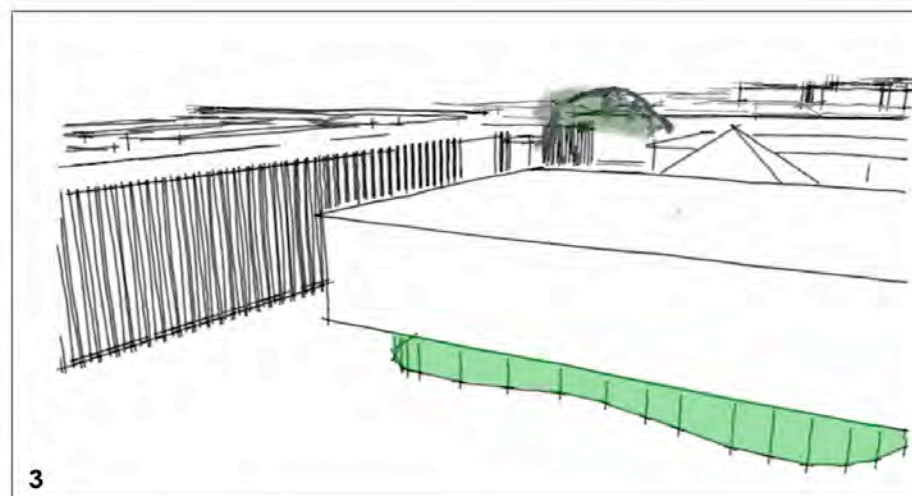
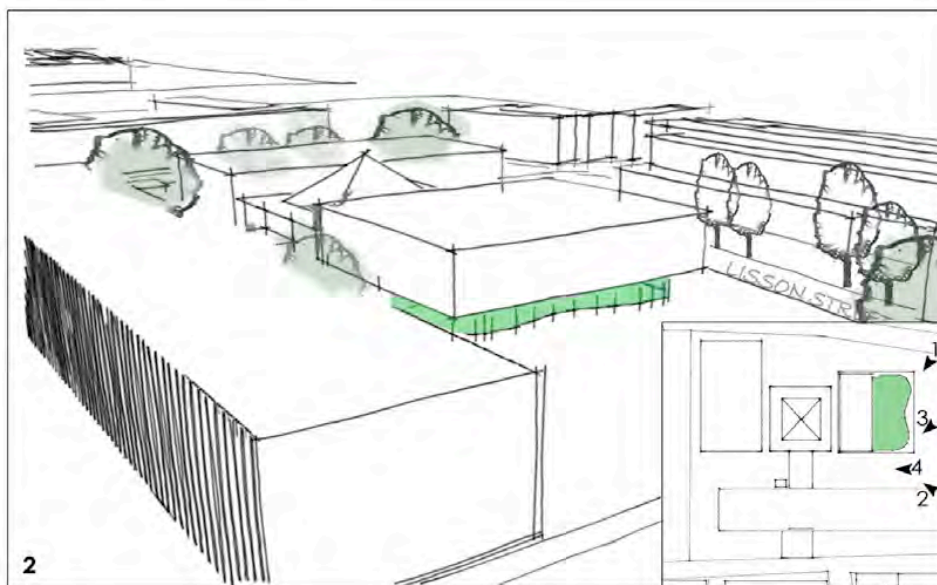
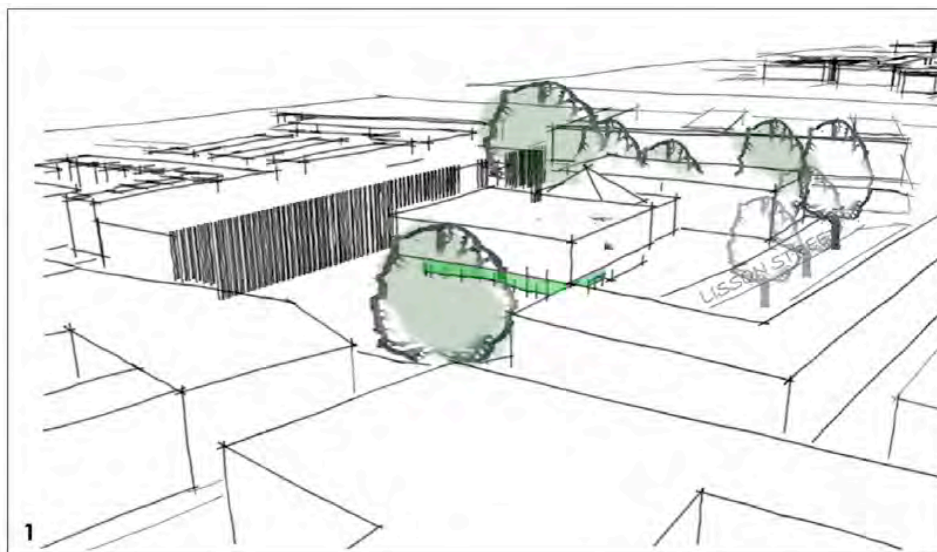
Legend:

- (A) Classroom extension
- (B) WC Extension



FEASIBILITY STUDY – OPTION 2 MASSING

KING SOLOMON ACADEMY



FEASIBILITY STUDY – OPTION 3

KING SOLOMON ACADEMY



Single Storey Ground Floor Expansion - 1FE Secondary

This design explores an option where the proposed development will be added to the existing boundary to join up to the existing building to create a new street frontage.

Design Opportunities

- Opportunity to create a street frontage to reduce anti-social behavior that may ensue from pedestrianizing Lisson Street by creating an active façade, meaning indirect surveillance of the area and enhanced security.
- Development located away from existing classrooms so daylight levels retained.
- Less intrusive single storey extension, no need for vertical circulation.
- Extends existing WC's to allow for additional pupils and provide a block facility that can be easily be controlled and maintained.
- Provides additional male and female WC's in sports building to allow for additional pupils.
- Located away from classrooms that are regularly used so minimal disruption when constructed.

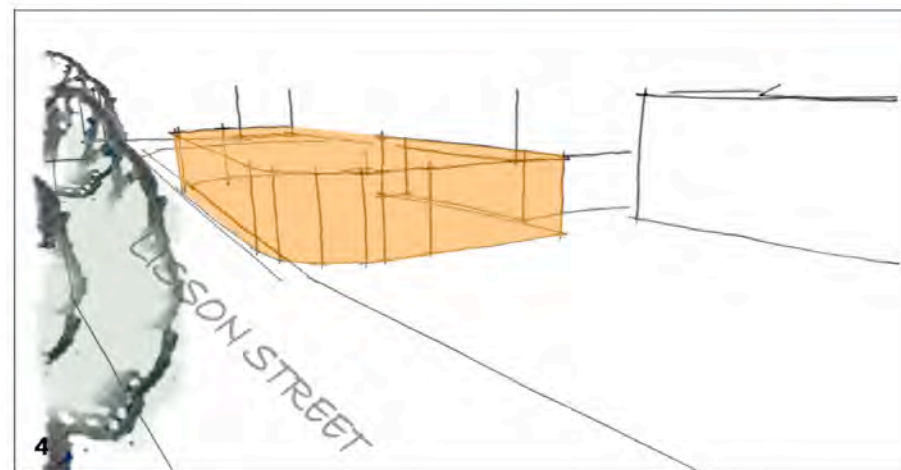
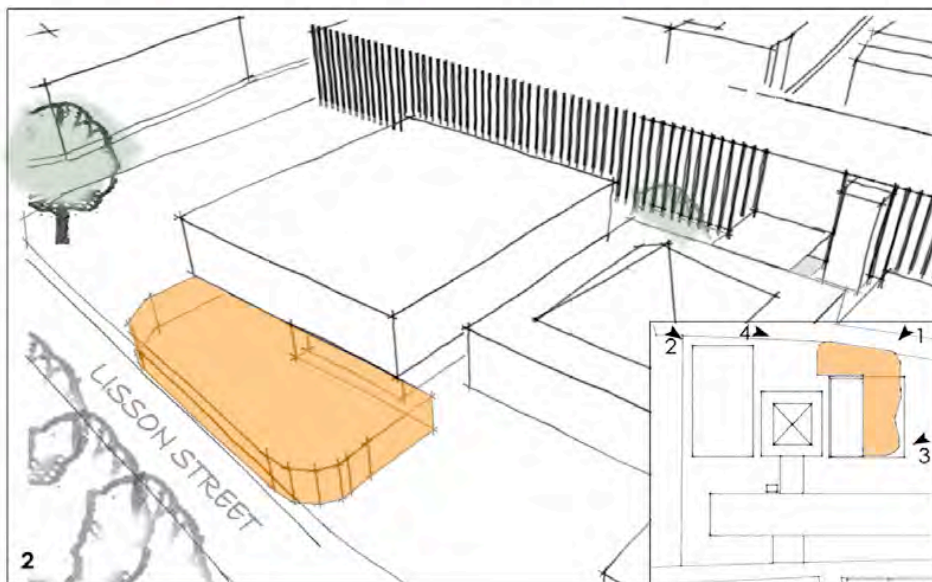
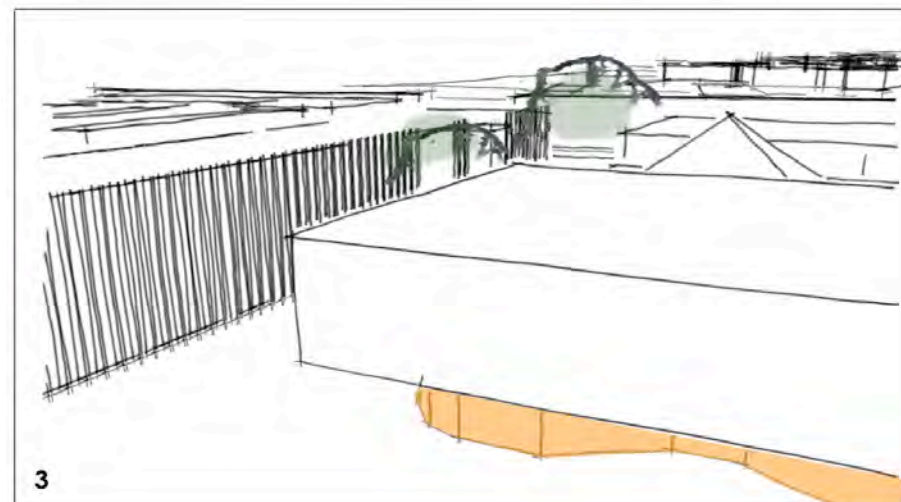
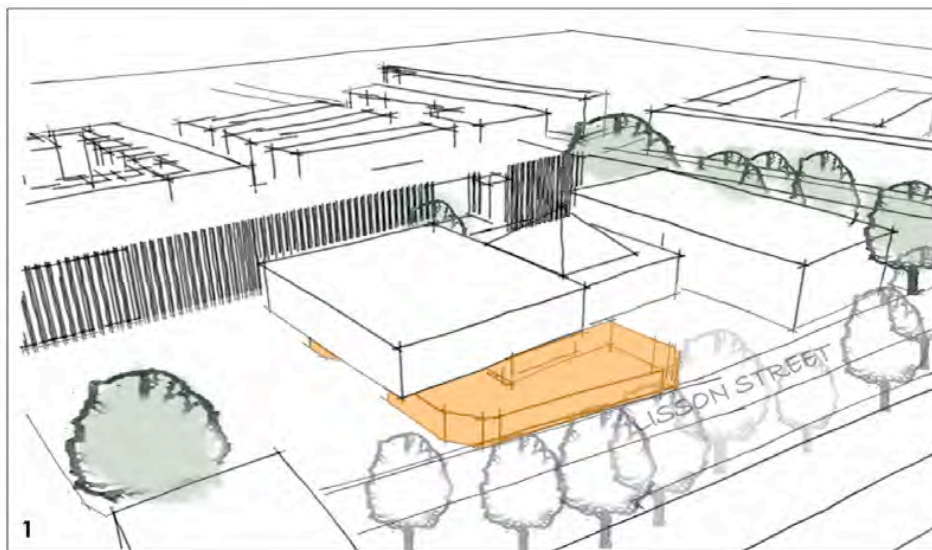
Design Constraints

- Proposal replaces the recent ground floor extension to sports building.
- Proposed development infills the area under the existing overhang of the sports building.
- Proposed development extends beyond the footprint of the existing building.

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

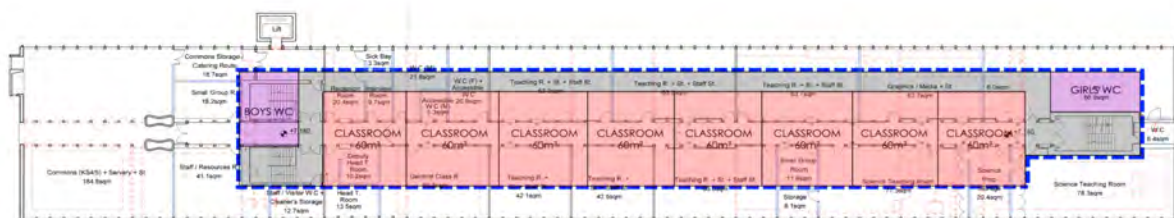
FEASIBILITY STUDY – OPTION 3 MASSING

KING SOLOMON ACADEMY



FEASIBILITY STUDY - OPTION 4

KING SOLOMON ACADEMY



PROPOSED THIRD FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Ground Floor and Roof Expansion - 1FE Secondary & 1FE Primary

This design is based on option 4 and explores the possibility of creating an additional storey on the roof of the existing main building. This option would provide 1FE Secondary and 1FE Primary.

Design Opportunities

- Improved connection between main building and north building.
- Provides a covered walkway to north building meaning easy access to additional classrooms and minimal additional circulation space for the new WC (optional). No need for additional corridors to be formed for new classrooms (accessed from external walkway).
- No change to existing ground floor classroom extension to sports building. Option to extend further to create two smaller classrooms.
- Development located away from existing classrooms so daylight levels retained.
- Less intrusive single storey extension, no need for vertical circulation.

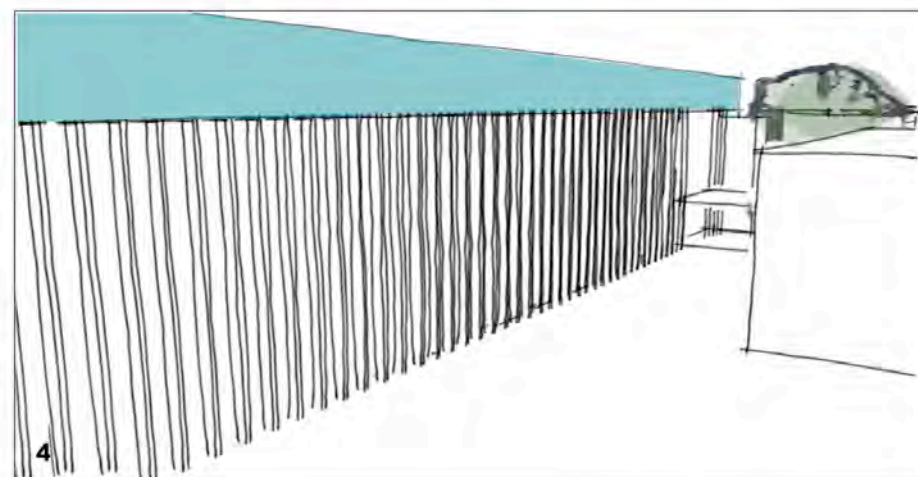
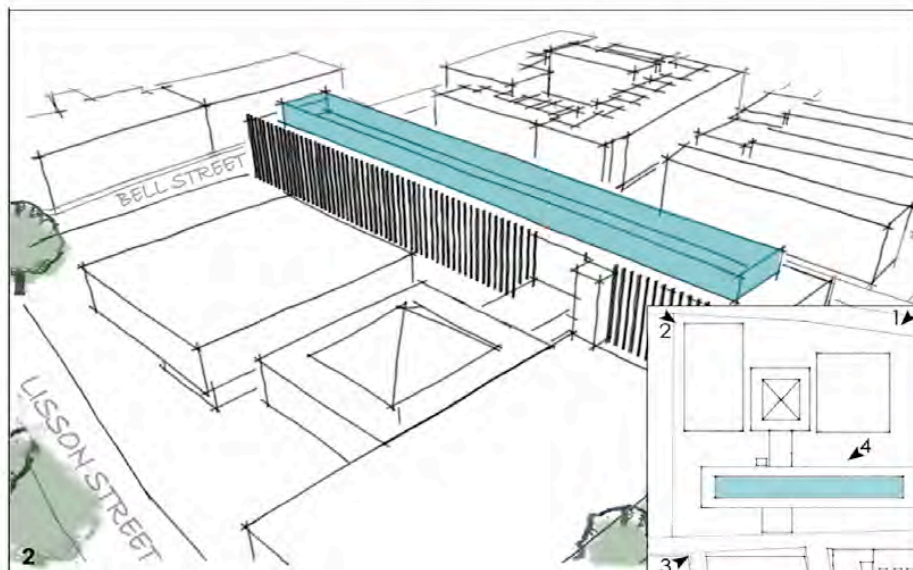
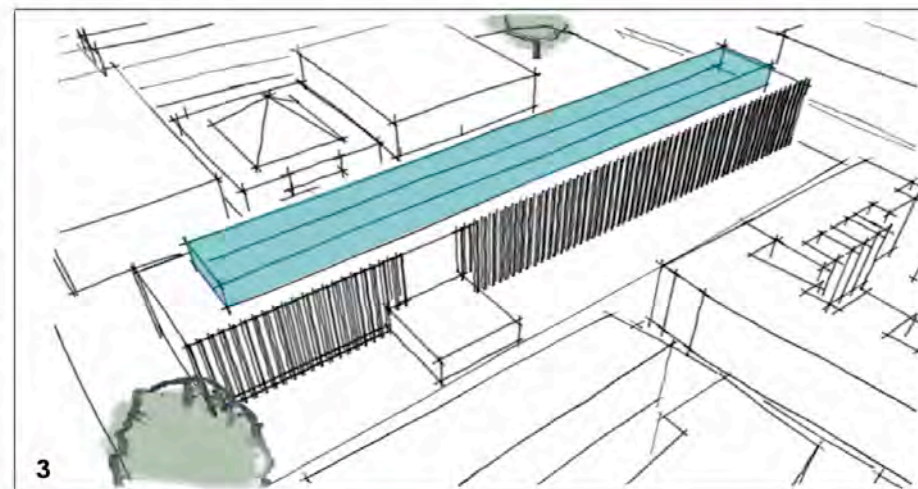
Design Constraints

- The structure of the main building is listed so an additional floor should be carefully considered. There is also a large amount of plant on the roof. It is possible to relocate this but may not be cost effective to do so.
- The current vertical circulation routes will need to be extended upwards to accommodate access to an additional storey.
- Reduced day-lighting in service zones (Kitchen).
- Proposed ground floor development replaces a large proportion of the KS2 and KS5 soft informal and social area.

ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

FEASIBILITY STUDY – OPTION 4 MASSING

KING SOLOMON ACADEMY



FEASIBILITY STUDY – OPTION CONCLUSION

KING SOLOMON ACADEMY



In terms of delivering the WCC brief – 1FE expansion for Secondary places – 3BM would recommend that option 1(a) be progressed. The main reasons for this are:

- The option provides 5No classrooms as required
- There is minimal impact on the existing buildings in terms of structure and visibility
- The developed areas were identified as suitable by the planning officer and therefore likely to be approved
- The school could continue to operate during construction

Note:

Option 4 would enable the school to expand both their primary and secondary provision on site as per their ultimate ambition. The option comprises the works as per option 1a but with the addition of an extra storey built on the existing roof of the main building. Whilst the planning officer suggested this location as a potential developable area, 3BM have reservations due to concerns over the location of existing plant equipment and the potential need to strengthen the existing Grade II* listed structure.



PIMLICO ACADEMY

PIMLICO
ACADEMY

BRIEF DEVELOPMENT – FOLLOWING DISCUSSIONS WITH SCHOOL

PIMLICO ACADEMY

Client Brief:

- Review the possibility of relocating the existing public access and adult education centre elsewhere as School would prefer its own library. This item was requested for review as the current provisions allow for unrestricted access to students using the Library space which is also access by the public and gives rise to safeguarding issues.
- The school are interested in expanding their current 11-16 accommodation. A new 1FE provision through an extension would be more appropriate in view of existing accommodation being used at full capacity.
- The school would be interested in identifying and developing a separate 6th form base for expanding the 6th form pupil numbers in the future. Existing student capacity is 200 pupils.
- The school would ideally prefer to relocate the existing WES outside the school campus.
- Any new accommodation would need to allow for a teacher training facility as the school works on a SKIT model, that includes training its own teachers inhouse.



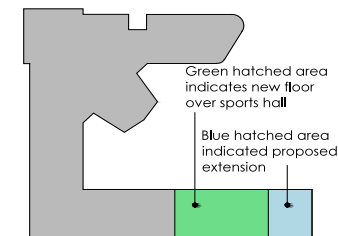
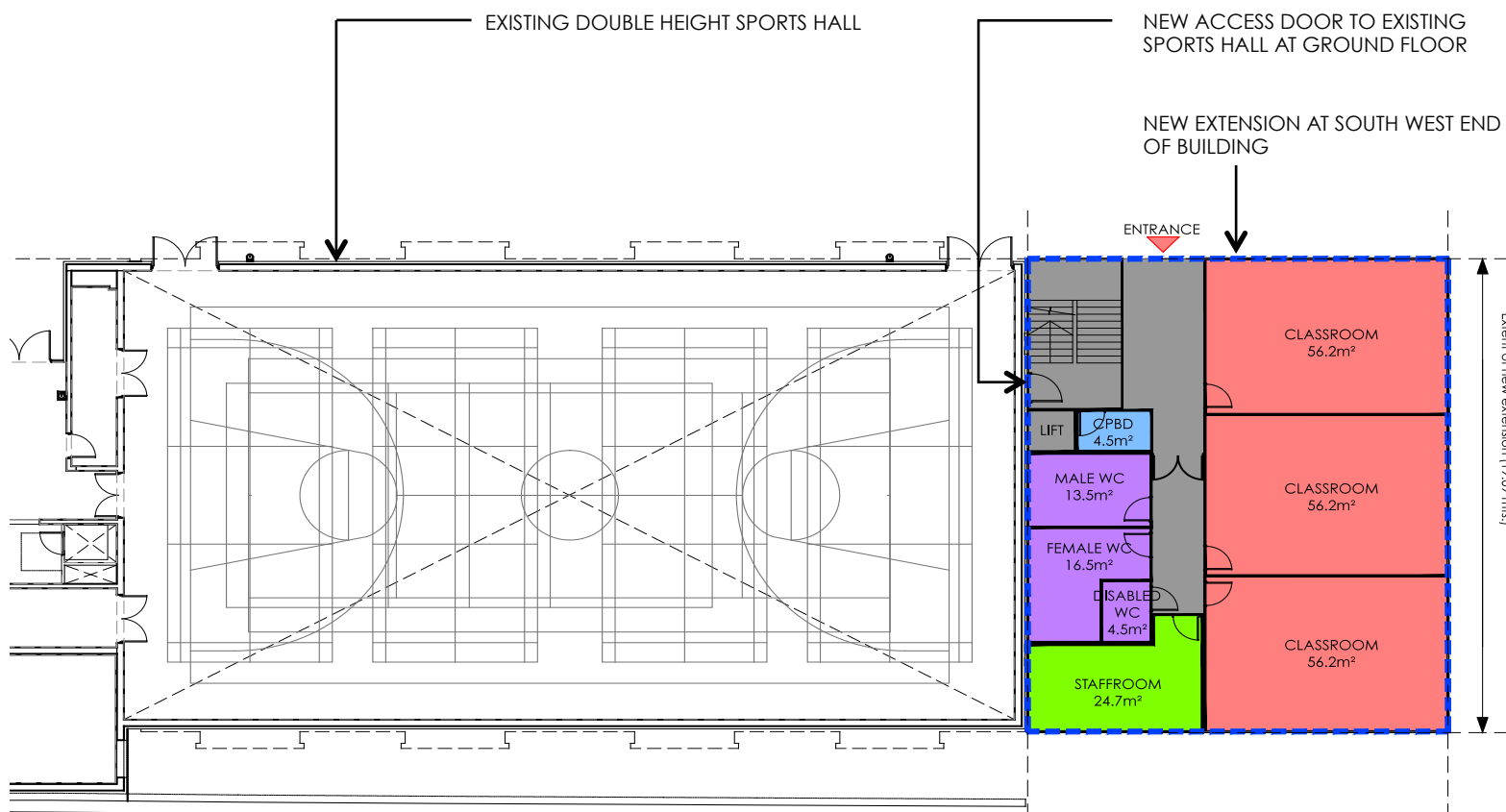
BRIEF DEVELOPMENT – OPPORTUNITIES AND CONSTRAINTS

PIMLICO ACADEMY

- 3BM have identified an opportunity for expansion along the South West end of the existing building. However this section of the site is closest to Dolphin house and an extension to the school along **this side may be subject to objections from its residents.**
- Option 3 would allow for a new Library facility above the existing sports hall along with a new extension accommodating the new IFE accommodation.
- The school may be able to use the existing Adult education centre for teacher training facilities. However there are specific requirements for teacher training across all secondary and sixth form years.
- 3BM investigated the feasibility of relocating the basic 6th form teaching spaces to the first floor of 33 Tachbrook street (a commercial premises owned by the Westminster City council). A preliminary scheme was prepared and tabled to the school on the 10th of March 2015. This scheme was however felt to be inappropriate for the school's requirements due to access and noise issues caused to the residents and management issues for the school. It was felt following discussions with the school that any new development was best retained within the school boundaries.
- The school has a current capacity of 220 students in their sixth form programme with 110 students per year. The teaching spaces accommodate a maximum of 18-20 students per class.

FEASIBILITY STUDY – PREFERRED OPTION

PIMLICO ACADEMY



KEY PLAN

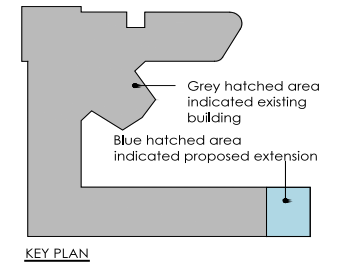
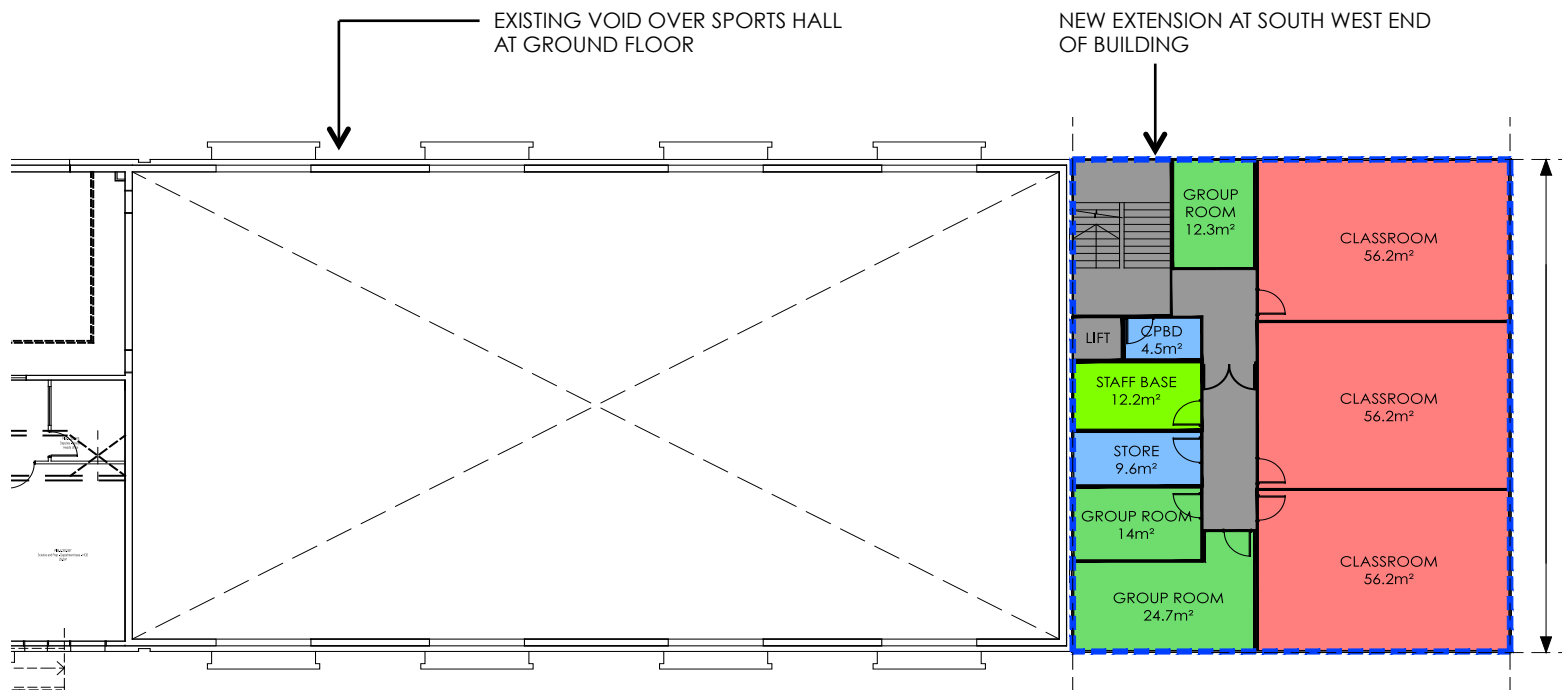
ACCOMMODATION LEGEND

	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

LEVEL 00 PART PLAN AT PROPOSED EXTENSION

FEASIBILITY STUDY – PREFERRED OPTION FIRST FLOOR

PIMLICO ACADEMY

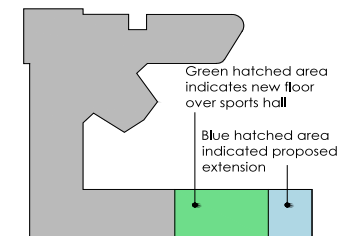
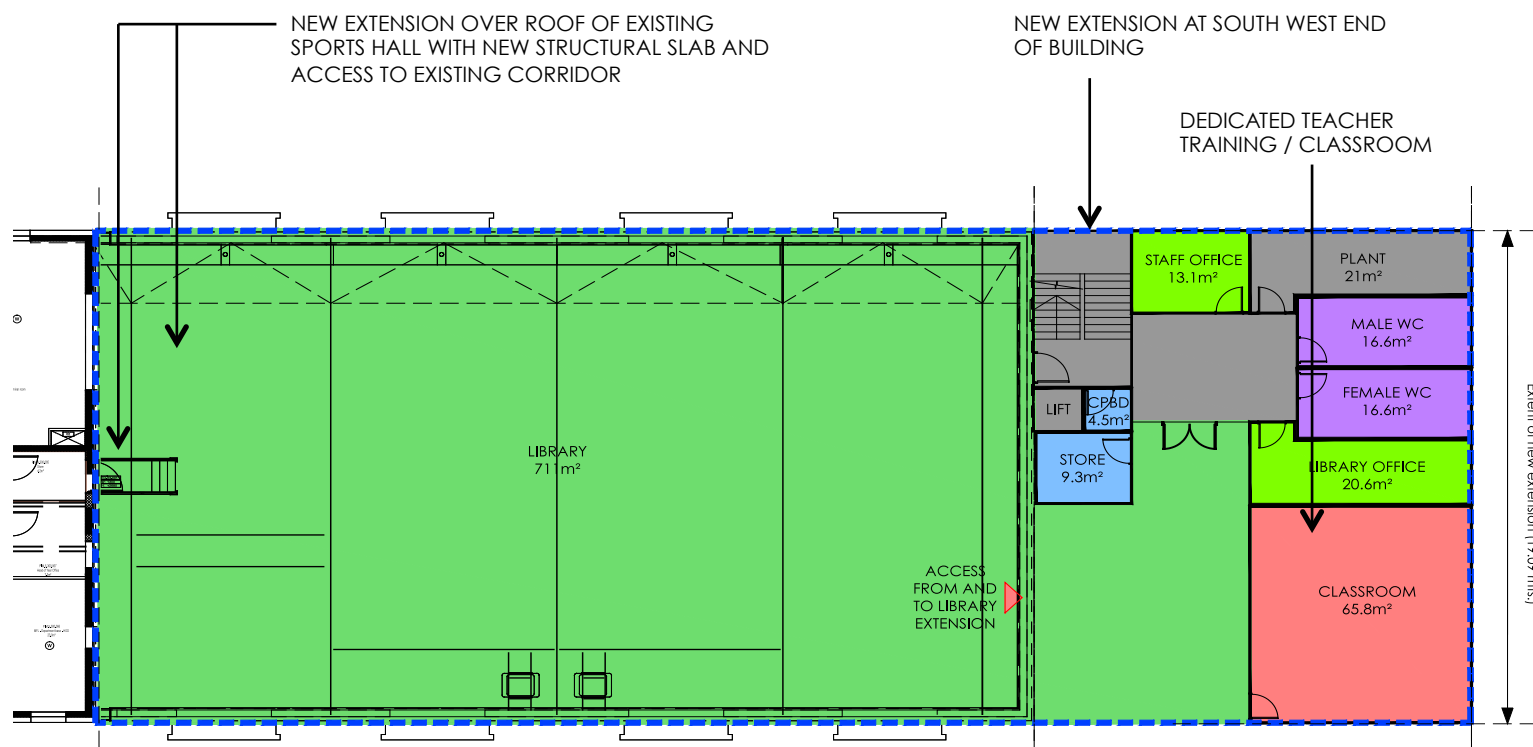


ACCOMMODATION LEGEND	
[Red Box]	BASIC TEACHING
[Yellow Box]	HALLS, DINING & PE
[Green Box]	LEARNING RESOURCE AREAS
[Light Green Box]	STAFF AND ADMIN
[Blue Box]	STORAGE
[Purple Box]	TOILETS
[Orange Box]	KITCHEN
[Grey Box]	NON-NET
[Red Hatched Box]	AREA OF DEMOLITION
[Blue Hatched Box]	AREA OF NEW BUILD
[Green Hatched Box]	AREA OF REFURBISHMENT
[Red Hatched Box]	AREA OF ROOFTOP PLAY

LEVEL 01 PART PLAN AT PROPOSED EXTENSION

FEASIBILITY STUDY – PREFERRED OPTION SECOND FLOOR

PIMLICO ACADEMY



KEY PLAN

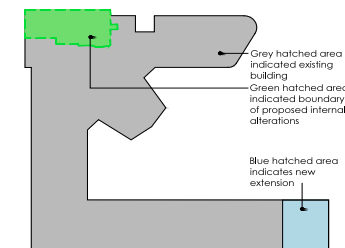
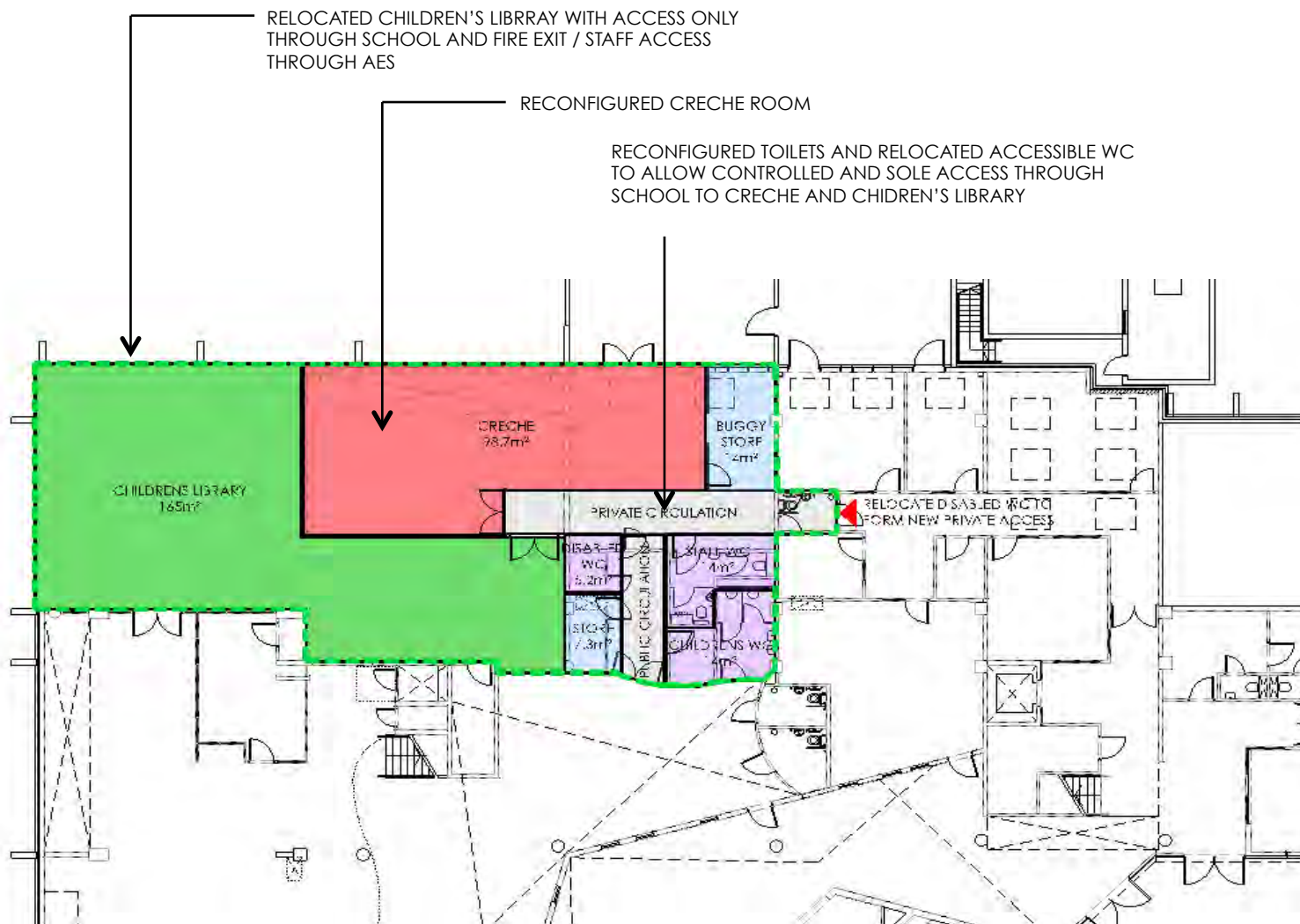
ACCOMMODATION LEGEND

	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY

LEVEL 02 PART PLAN AT PROPOSED EXTENSION

FEASIBILITY STUDY – PREFERRED OPTION INTERNAL ALTERATIONS

PIMLICO ACADEMY

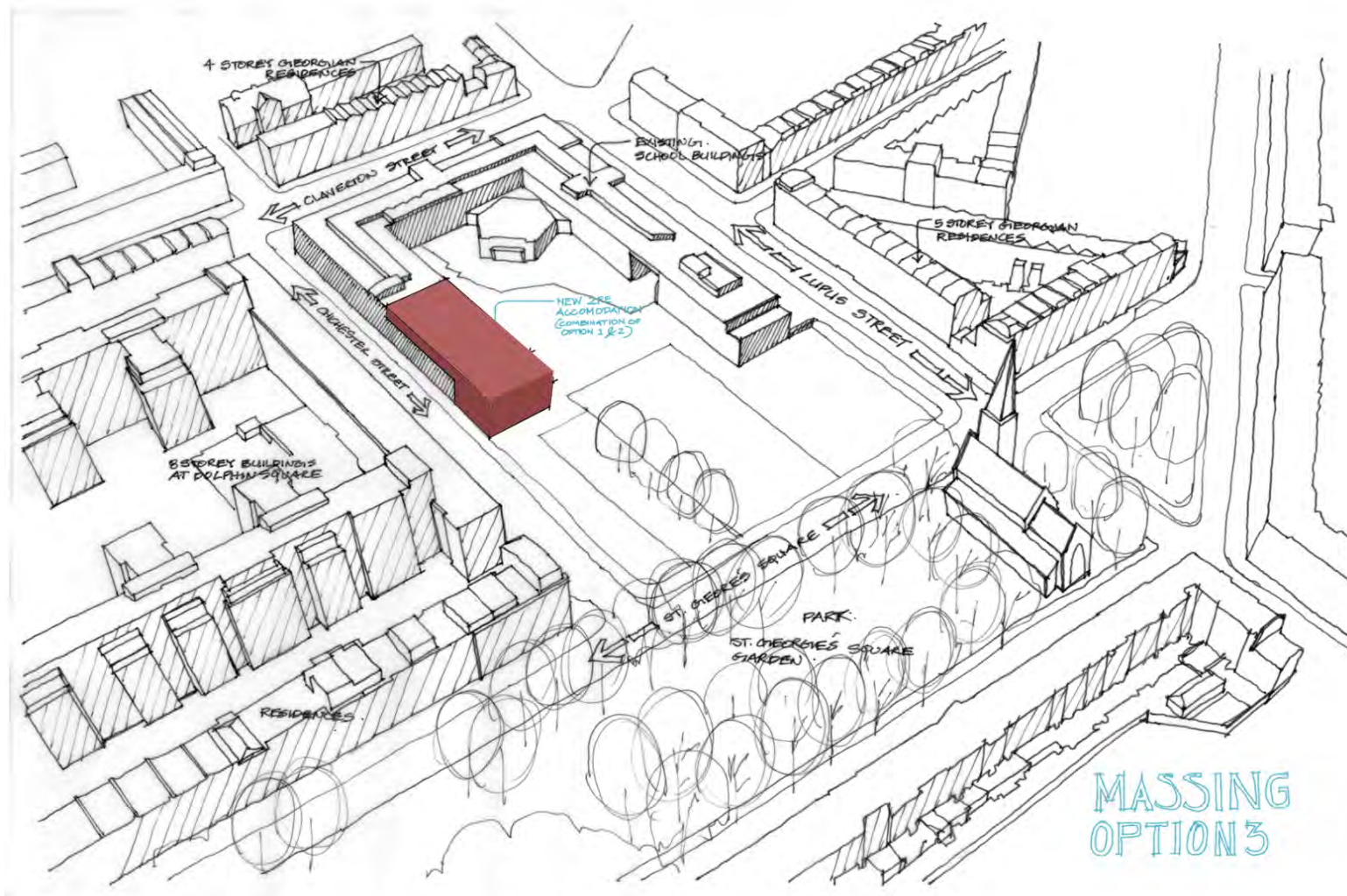


ACCOMMODATION LEGEND	
[Red box]	BASIC TEACHING
[Yellow box]	HALLS, DINING & PE
[Green box]	LEARNING RESOURCE AREAS
[Light Green box]	STAFF AND ADMIN
[Blue box]	STORAGE
[Purple box]	TOILETS
[Orange box]	KITCHEN
[Grey box]	NON-NET
[Red dashed box]	AREA OF DEMOLITION
[Blue dashed box]	AREA OF NEW BUILD
[Green dashed box]	AREA OF REFURBISHMENT
[Red dashed box]	AREA OF ROOFTOP PLAY

LEVEL 00 PART PLAN AT EXISTING BUILDING

PREFERRED OPTION MASSING

PIMLICO ACADEMY (MASSING STUDY)



PREFERRED OPTION SUMMARY

PIMLICO ACADEMY



A brief summary:

- Extending a storey above the existing sports hall to provide for a new dedicated Library for the school. This new library would be used solely by the pupils and would remove any need for children accessing the existing library.
- The new scheme offers some remodelling of the lower ground floor which would allow the school direct and sole access to the children's library and crèche. The school is to confirm if this remodelling would be required.
- The new 1FE accommodation for 150 secondary school pupils will be provided through the addition of basic teaching spaces, staff offices, toilets and store rooms at the new extension to the South West wing of the existing building. The classrooms are intended to be multi subject capable with interactive white boards and are designed to accommodate a capacity of up to 25 students per room.
- The upper most floor also includes a dedicated teaching space / room within the Library that may be used for specialised teacher training or for pupils requiring access to the library.
- The new extension may be accessed from the central courtyard or through the Sports hall at the Ground floor and through the upper floor corridor at the existing building.

COST & FUNDING SUMMARY



Project	Proposed Option Cost
St George's Roman Catholic School	£4.377M
Westminster City School	£5.747M
King Solomon Academy	£1.656M
Pimlico Academy	£5.174M
Beachcroft AP Academy	£0.576M
<u>TOTAL</u>	<u>£17.53M</u>

Notes:

Values exclude VAT

7.5% Contingency included

Fees at 13%

Inflation allowed to midpoint of 3Q16

COST & FUNDING SUMMARY



Funding	Amount
Basic Need	£17.705
Uncommitted S106	£2.0M
<u>TOTAL</u>	<u>£19.705M</u>
Secondary Expansion Projects	<u>£17.53M</u>
Difference	£2.175M

PROGRAMME

ST GEORGE'S CATHOLIC SCHOOL & PIMLICO ACADEMY



Activity	Target Dates
Project Progression	July 2015
Completion of RIBA Stage 2	September 2015
OJEU PQQ Process completes	September 2015
1 st Stage Tender concludes	November 2015
Completion of RIBA Stage 3	January 2016
Planning Submission	January 2016
Contractor Pricing completes	March 2016
Planning Approval	April 2016
Contractor Appointment	May 2016
Works commence on site	July 2016
Completion of works	June 2017
Operational	September 2017

Activity	Target Dates
Project Progression	July 2015
Completion of RIBA Stage 2	September 2015
OJEU PQQ Process completes	September 2015
1 st Stage Tender concludes	November 2015
Completion of RIBA Stage 3	February 2016
Planning Submission	February 2016
Contractor Pricing completes	April 2016
Planning Approval	May 2016
Contractor Appointment	June 2016
Works commence on site	August 2016
Completion of works	August 2017
Operational	September 2017

Activity	Target Dates
Project Progression	July 2015
Completion of RIBA Stage 2	September 2015
Completion of RIBA Stage 3	December 2015
Planning Submission	December 2015
Contractor Pricing completes	February 2016
Planning Approval	March 2016
Contractor Appointment	March 2016
Works commence on site	May 2016
Completion of works	January 2017
Operational	February 2017



BEACHCROFT AP ACADEMY

BRIEF DEVELOPMENT

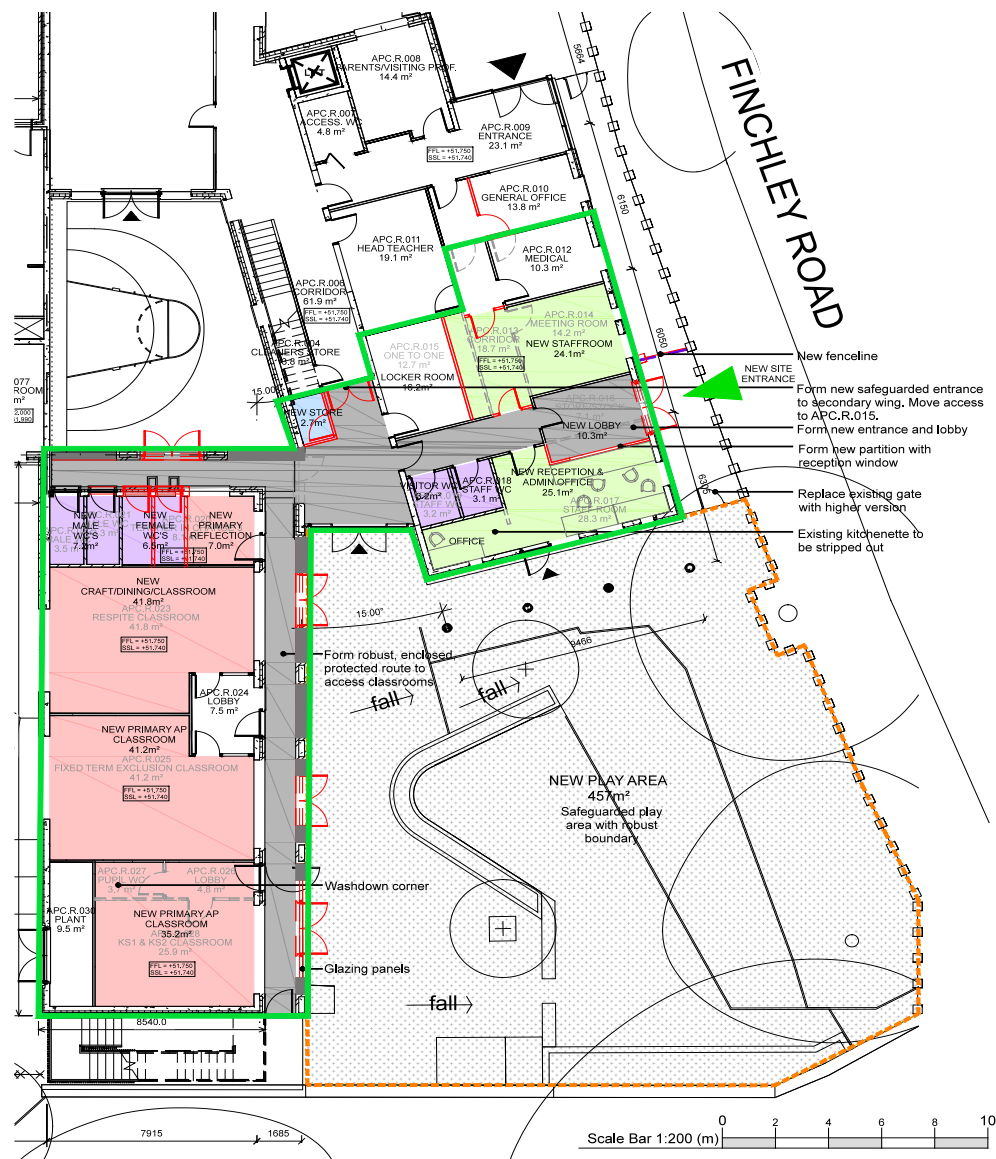
BEACHCROFT AP ACADEMY

The main objective of the project at Beachcroft AP Academy is to form a standalone Primary AP provision on the existing Secondary AP site. The primary facility should comprise of the following elements:

- Independent site access and building entrance.
- New primary reception area and school office.
- 3No teaching spaces.
- Space for dining.
- Primary area to be safeguarded from the secondary areas.
- Controlled access to play space.
- Create a new play area for primary students.
- Provide adequate staff spaces to support primary provision.

FEASIBILITY STUDY - PREFERRED OPTION

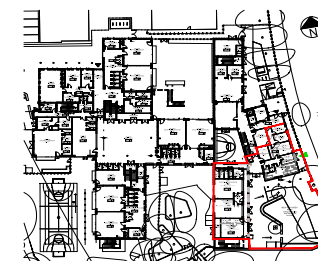
BEACHCROFT AP ACADEMY



GROUND FLOOR PLAN

Single Storey Ground Floor Expansion - 1FE Secondary

- This design proposes the option of undertaking internal alterations to provide 3 Primary AP classrooms, a new staffroom and reception area, a new primary reflection space and additional WC facilities.
- A new site and building entrance dedicated to the Primary AP Academy will be created
- It is proposed that the existing school ground is leveled and re-surfaced to perform as the primary school playground and drop off and collection area.
- The new provision for primary pupils will be separate from the secondary accommodation and safeguarded by means of an enclosed and secure circulation route.
- The extension of the staffroom through the existing corridor provides safeguarding whilst allowing staff access from both secondary and primary areas of the school.
- The classrooms will have access to the playground via the new corridor that is being formed within the undercroft of the first floor.



ACCOMMODATION LEGEND	
	BASIC TEACHING
	HALLS, DINING & PE
	LEARNING RESOURCE AREAS
	STAFF AND ADMIN
	STORAGE
	TOILETS
	KITCHEN
	NON-NET
	AREA OF DEMOLITION
	AREA OF NEW BUILD
	AREA OF REFURBISHMENT
	AREA OF ROOFTOP PLAY



THANK YOU