

AREA REVIEW OPTION APPRAISAL REPORT

Infant and Primary School Amalgamation Feasibility

February 2016

Ref EPN/388/006

Prepared by:

Property and Design Consultancy,
Flintshire County Council,
County Hall, Mold, Flintshire, CH7 6NW

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT & METHODOLOGY

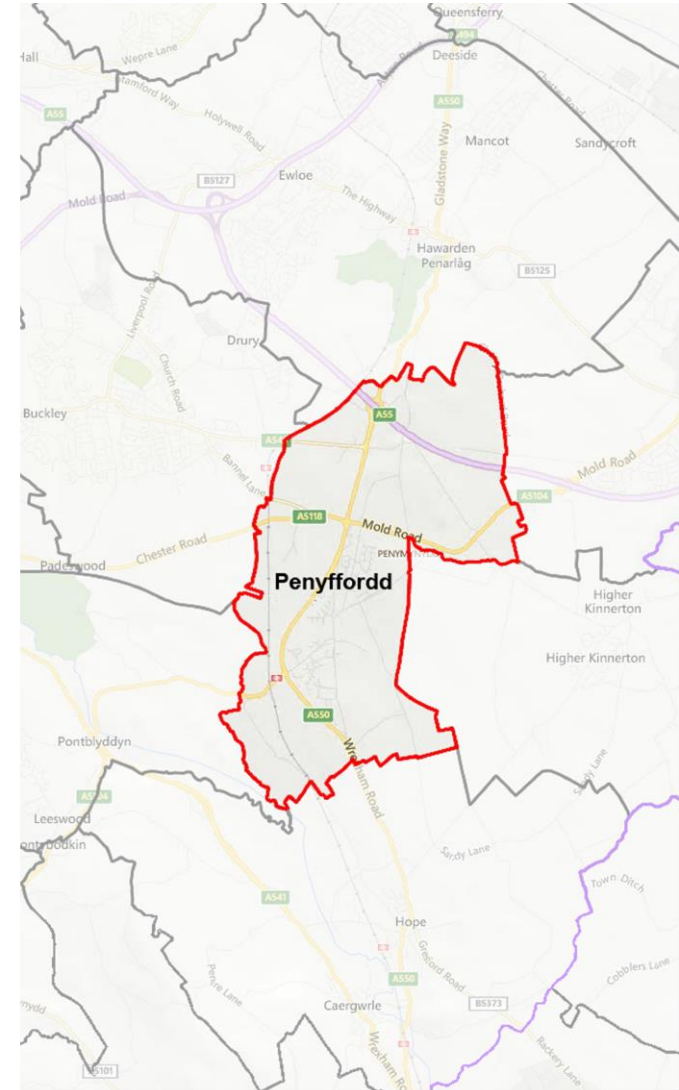
Flintshire County Council, Design Consultancy have been appointed to undertake a Feasibility Study and Appraisal Report to investigate the proposal of amalgamating the Penyffordd Abbott's Lane Infants & Penymynydd Road Junior School. In 2013, the Council proceeded with Statutory amalgamate Infants and Junior School, therefore the infants and Junior school ceased as of 31st August 2013 and as of 1st September 2013, the school operates as a single primary but on two sites, Abbots Lane (Former Infants) and (Former Junior) Penymynydd Road. The appraisal is to review the area and recommend a suitable site for the physical amalgamation of the school.

The report will firstly investigate and identify a long list of sites within the catchment settlement area of Penyffordd, which might be available to accommodate a new all-through school. Once established, the considered long list will be evaluated and it will be determined what plots are suitable to make a final shortlist and to obtain a feasibility study.

The feasibility study will review the successful sites and their existing facilities against current government education guidelines using Building Bulletin 99 (BB99): Briefing Framework for Primary School Projects as a benchmark. Based on a client brief to provide a 1.5-FE School with the scope to extend to 2-FE at a later date, the survey results found within the report will highlight the comparison between the existing facilities and BB99's benchmark guidelines, therefore, establishing if there are any shortfalls or surplus area amounts.

Following from this survey exercise, the feasibility will proceed by exploring and examining a number of design options that may be able to facilitate the new 1.5-FE to 2-FE all through school. The report will identify, compare and seek to evaluate the proposals, so that it can be established which is the most effective solution that fulfils the client's brief and aspirations.

Lastly, the report will close with a conclusions and recommendations with regard to what the preferred option to move forward is. Supported by its analysis, findings, proposals and matrix scoring exercise, the feasibility will also present associated costs, construction programmes and limitations inclusive of the preferred option.



Map of Penyffordd

1.2 CLIENT BRIEF

The Brief is to undertake a feasibility study to ascertain the most efficient & effective solution with regard to providing a new all-through school on one site, for up to 300 full-time pupil places, plus 25 Nursery places (1.5-FE) with a view that the site could be expanded at a future date to accommodate 390 places, plus 25 Nursery places (2-FE) using the Building Bulletin 99 guidance and benchmarks, for building areas and outdoor space areas: Briefing Framework for Primary School Projects.

The current numbers are as follows:

- Current number on roll (excluding Nursery) is 236
- Current capacity (excluding Nursery) 259
- Current surplus places 23
- Percentage of surplus places 8.88%

Projections to 2020 indicate that the numbers on roll are likely to be circa 232, however, this does not include Nursery pupils, nor does it include for potential pupils generated from housing developments in the area.

Current known housing developments are:

- 224 Units at Wood Lane Farm will potentially generate 54 additional pupils
- 12 Units at Lane at Bank Farm will potentially generate 3 pupils
- Pre-application for residential development on land at Chester Road for 220 Units will potentially generate a further 53 primary age pupils.
- A potential further development of up to 50 units at Rhos Road would generate another 12 pupils.

Total so far equates to 122 potential additional pupils, however, this does not take in to account any further developments that may be included within the Flintshire Local Development Plan Candidate Sites Register.

Housing Yield formula are based on data from the 2011 census. These are maximum numbers which do not take into account parental preference for alternative school choices or whether pupils are already in the local education system.

1.3 PROPOSED AREA REQUIREMENTS (1.5-FE & 2-FE)

Proposed Area Requirements (BB99 Benchmarks):

1.5-FE + SEN Proposal: (300 place school, age 5-11 + 25 Nursery)

BB99 Benchmarks

Likely Gross Building Area: Infant, Primary & Nursery (BB99)	1,802.5m ²
Pitches	6,000m ²
Soft Informal	1,612.5m ²
Games Court	1,200m ²
Hard Play Informal	887.5m ²
Habitat	525m ²
Float	1,625m ²

Total – 13,652.5m²

Likely Site Area (BB99) – 13,100m² to 14,700m²

2-FE + SEN Proposal: (390 place school, age 5-11 + 25 Nursery) BB99 Benchmarks

BB99 Benchmarks

Likely Gross Building Area: Infant, Primary & Nursery (BB99)	2,207.5m ²
Pitches	7,800m ²
Soft Informal	1,837.5m ²
Games Court	1,380m ²
Hard Play Informal	1,022.5m ²
Habitat	615m ²
Float	2,075m ²

Total – 16,937.5m²

Likely Site Area (BB99) – 16,340m² to 18,300m²

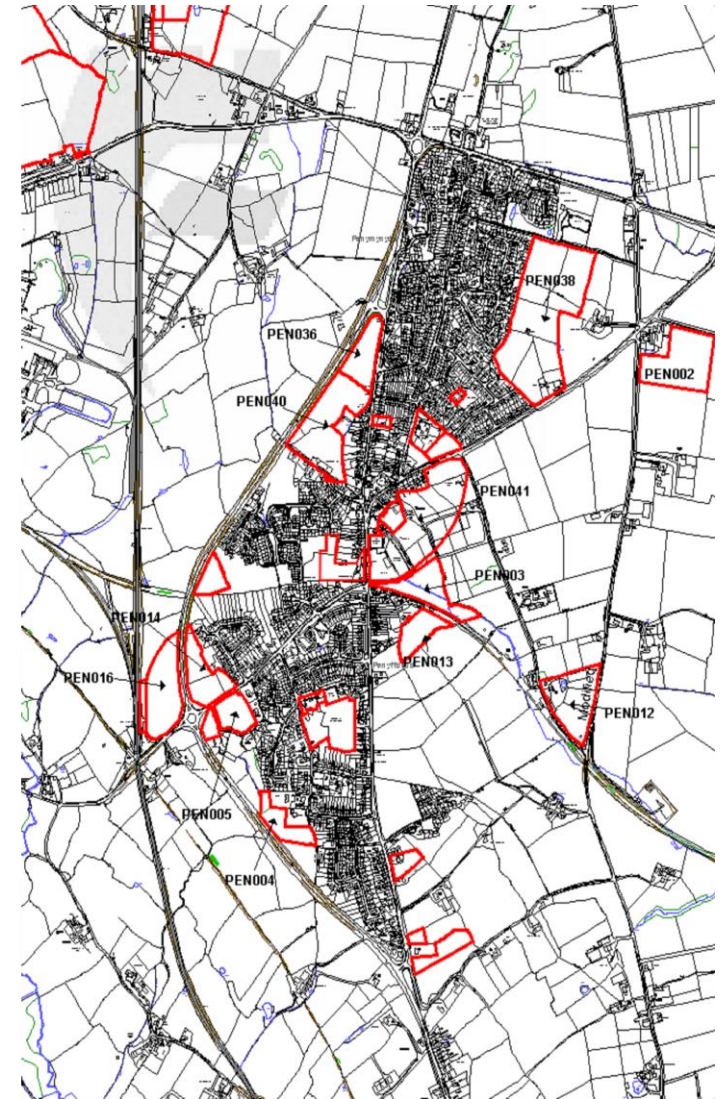
SITE SUITABILITY REVIEW

2.1 LONG LIST SITE OPTIONS

The purpose of this section of the report is to investigate which sites/land within the catchment settlement area of Penyffordd, might be available to accommodate a new all-through school which is detailed in the client brief. As the proposed amalgamation refers to two existing schools on separate sites, these will automatically be included within the shortlist and reviewed during the development of the report. However, to help ensure that all possibilities are explored, it is important that any land that may be suitable is identified and assessed.

Further to a number of consultations with Flintshire County Council's Planning Department, discussions led to the identification of an additional 12 possible sites including the Penyffordd Youth & Community Centre, which could possibly accommodate a new all-through school on one site. There were several parcels of land also identified within the catchment area, however, all of these sites were too small. During the consultation it was confirmed that all of the 12 sites, which are also indicated within the OS map plan, were not owned by Flintshire County Council and therefore, would have to be purchased. The sites to be reviewed as part of the long list are;

- Site A – Penyffordd Abbott's Lane Infant site (Not applicable for long list review)
- Site B – Penymynydd Road Junior site (Not applicable for long list review)
- Site C – Penyffordd Youth & Community Centre
- Site D – PEN041: Land to rear of Millstone ph.
- Site E – PEN003: Station Way (N of) 1.7ha
- Site F – PEN013: Station Way (S of) 1.1ha
- Site G – PEN004: Land adj Offas Dyke, Abbotts Lane 1.0ha
- Site H – PEN005: Land south side of Rhos Rd 0.95ha
- Site I – PEN016: Land between railway station and A550 2.3ha
- Site J – PEN014: Land north side of Ros Rd 1.6ha
- Site K – PEN040/036: Land north of Wood Lane 4.8ha
- Site L – PEN038: Chester Road 7.7ha
- Site M – PEN002: Bank Farm , Lower mountain Road
- Site N – PEN012: Blackbrook House, Terrace Lane



OS map plan: Location, size & area of available land in the Penyffordd area (N.T.S)

Long List Review

Site C (Penyffordd Youth & Community Centre): Turning to the land to the rear of the Penyffordd Youth Centre (UDP SR7), the Valuation & Estates Department have been advised that this is now a Public Open Space provision for the adjoining residential development and allocation (HSG1 37) backed up by a S106 Agreement. Under these circumstances this site could not be used for the development of a new school.

Site D (PEN041 - Land to rear of Millstone ph.): This site is central to the village but the western part of the site comprises open space and allotments whilst the middle part of the site has poor access. This leaves the eastern part of the site where there is a rectangular parcel of land adjoining Chester Road (0.643ha) which might be suitable for school buildings and to the south of this is a larger parcel of land (0.985ha) which might be suitable for playing fields but it is not clear whether there is a workable link between the two parcels. Neither of these two parcels have been promoted for housing.

Site E (PEN003 - Station Way (N of) 1.7ha): This site has a poor 'frontage' or presence in terms of relating to the settlement and Station Way is unlikely to be able to provide a suitable access.

Site F (PEN013 - Station Way (S of) 1.1ha): This site has no frontage or presence in terms of relating to the settlement and Station Way is unlikely to be able to provide a suitable access. Site too small to accommodate an all-through school based on the proposed area requirements.

Site G (PEN004 - Land adj Offas Dyke, Abbotts Lane 1.0ha): This site is at the end of a network of residential roads with Abbotts Lane being narrow in places. There appears to be no existing access without purchasing gardens to existing dwellings. Also part of the site is wooded and likely to have amenity and ecological value. Site too small to accommodate an all-through school based on the proposed area requirements.

Site H (PEN005 - Land south side of Rhos Rd 0.95ha): Possible planning application for housing. Site too small to accommodate an all-through school based on the proposed area requirements.

Site I (PEN016 - Land between railway station and A550 2.3ha): Candidate Site promotes this for employment development. Site is large enough to accommodate a school but not well related to village as on other side of A550 and would not be good in terms of pedestrian linkages for children.

Site J (PEN014 - Land north side of Ros Rd 1.6ha): Planning application recently refused for housing on basis of waste water drainage issues.

Site K (PEN040/036 - Land north of Wood Lane 4.8ha): Well related to village and has a generous site. The northern tip of the site has also come in as a pre-app for housing and likely to be pressure for housing on entire site - Might not be available for a school.

Site L (PEN038 - Chester Road 7.7ha): Well related to settlement, also subject of a recent pre-app for housing - Might not be available for a school.

Site M (PEN002 Bank Farm, Lower mountain Road): Too divorced from the settlement

Site N (PEN012 Blackbrook House, Terrace Lane): Too divorced from the settlement.

2.2 SHORTLIST SITE OPTIONS

Originally indicated as possible sites that might be able to accommodate an all-through school, the parcels of land recognised within the Penyffordd area are considered to be unsuccessful in relation to making the shortlist of sites that are to proceed and acquire a design feasibility. Due to the costs involved in connection to obtaining the land, it was also identified that a number of the sites in their entirety were too small and therefore, this discounted the locations as a feasible options. Further to the review and deliberation of the long list sites, the established final shortlist of sites are;

- Site A: Penyffordd Abbott's Lane Infant site
- Site B: Penymynydd Road Junior site

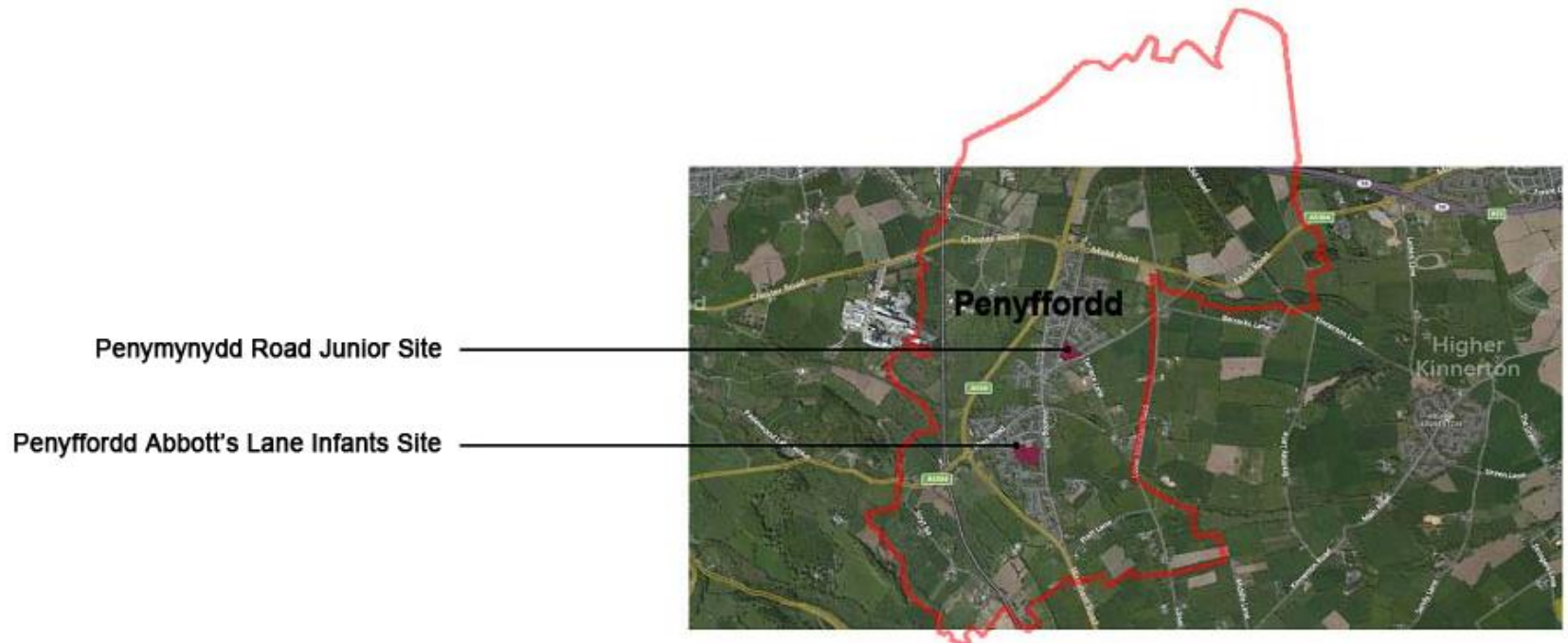
Following the process within this section, the existing sites will now be evaluated and the report will conclude with a preferred option and scheme proposal, including a recommendation.

3.0 ANALYSIS OF EXISTING SITES

The two existing schools from the Penyffordd area chosen for consideration to expand to a 1.5-Form Entry, with the scope to extend to a 2-Form Entry School at a later date are:

- Penyffordd Abbott's Lane Infant site, Abbots Lane, Penyffordd CH4 0HW
- Penymynydd Road Junior site, Penymynydd Road, Penyffordd, CH4 0LQ

This chapter contains some background information about the existing sites, analysis of their current building accommodation provision and use of space. A comparison with the current government education guidelines using Building Bulletin 99 (BB99): Briefing Framework for Primary School Projects will be used as a benchmark throughout, and will allow the report to establish a number of proposals that can provide sufficient accommodation to enable both a 1.5 & 2-Form Entry facility. Initial feasibility costings will also be supplied in Chapter 5, with a summary and recommendation provided at the end of the report.



3.1 SITE (A) – PENYFFORDD ABBOTT’S LANE INFANTS SITE

Site Analysis

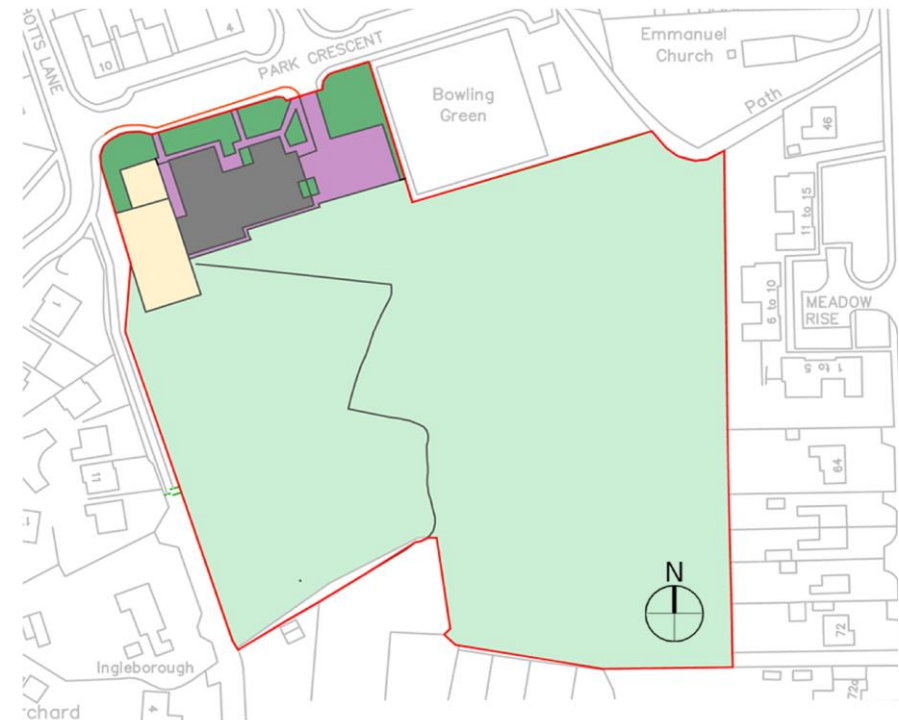
From this exercise we can see when compared to current government guidelines from the Department for Education, the Penyffordd Abbott’s Lane Infants site is very generous and provides a large surplus area amount. However, with regard to the existing building and accommodation facilities, the findings establish that it is quite undersized. Therefore, this section of the report can confirm, that the existing site is able to accommodate both a 1.5-FE & 2-FE new all-through school on one site.



SPACE TYPE	EXISTING AREA	AREA REQUIREMENTS FOR NEW SCHOOL (BB99 AGE 5–11: 300 FT + 25N)	
	m2	m2	m2
SPORT PITCHES	10,910	6,000 (+4,910 m2)	7,800 (+3,110 m2)
SOFT INFORMAL & SOCIAL	8,008	1,612.5 (+6,395.5 m2)	1,837.5 (+6,170.5 m2)
GAMES COURT	0	1,200 (-1,200 m2)	1380 (-1,380 m2)
HARD INFORMAL & SOCIAL	540	887.5 (-347.5 m2)	1022.5 (-482.5 m2)
HABITAT	0	525 (-525 m2)	615 (-615 m2)
FLOAT	0	1,625 (-1,625 m2)	2075 (-2,075 m2)
TOTAL SITE AREA	20,849.3	13,100 – 14,700 (LIKELY SITE AREA)	16,340 – 18,300 (LIKELY SITE AREA)
		(+7,749.3 m2 – +6,149.3 m2)	(+4,509.3 m2 – +2,549.3 m2)

■ Area above BB99 Framework
■ Area below BB99 Framework

SPACE TYPE	EXISTING AREA	AREA REQUIREMENTS FOR NEW SCHOOL (BB99 AGE 5–11: 300 FT + 25N)	
	m2	m2	m2
BASIC TEACHING	258.8	682.5 (-423.7 m2)	871.5 (-612.7 m2)
HALLS	90.5	197.5 (-107 m2)	224.5 (-134 m2)
LEARNING RESOURCES	23.7	63.75 (-40.05 m2)	77.25 (-53.55 m2)
STAFF & ADMIN	71	95 (-24 m2)	113 (-42 m2)
STORAGE	35.7	126.25 (-90.55 m2)	148.75 (-113.05 m2)
DINING & SOCIAL	52.7	- (+52.7 m2)	- (+52.7 m2)
'FLOAT'	0	92.5 (-92.5 m2)	101.5 (-101.5 m2)
TOTAL NET BUILDING AREA	622.8	1,257.5 (-634.7 m2)	1,536.5 (-913.7 m2)
GROSS BUILDING AREA	959.7	1,802.5 (-842.8 m2)	2,207.5 (-1,247.8 m2)



Existing site & building accommodation comparison with BB99

OS map & existing site plan of Penyffordd Abbotts Lane Infants

Building & Condition Analysis

The felt coverings over the flat roof areas are in a satisfactory condition, and whilst isolated stained ceiling tiles were noted during the inspection, no significant water ingress was evident. There are a number of canopies provided, the plastic sheeting to which is also in a good condition, although the poor flashing detail to one of the canopies should be replaced. The brickwork elevations are in a good condition, with no defects apparent, although a section of missing lead up-stand to the rear damp proofing layer along the rear elevation will require replacing. Timber doors still exist to certain elevations, these should be repainted. The door to the external store, however, has deteriorated badly, and should be replaced as soon as possible. In addition to the main building there is a small garage of brick construction, the felt on this building is in a poor condition, and should be replaced. The loose downpipe to the front needs securing.

Existing Accommodation

Site Area – 20,849.3m²

Net Site Area – 19,889.6m²

Gross Building Area – 959.7m²

Total Room Area – 864.4m²

Identified Maintenance Works

The current backlog & list of identified maintenance works equates to a total of

£118,597.23

ELEMENT	CONDITION GRADE			
	A	B	C	D
Roofs		✓		
Floors & Stairs		✓		
Ceilings		✓		
External Walls Windows & Doors		✓		
Internal Walls & Doors		✓		
Sanitary Services		✓		
Mechanical		✓		
Electrical			✓	
Redecorations			✓	
Fixed Furniture & Fittings		✓		
External Areas		✓		
BLOCK OVERALL		✓		

Existing property condition grades



G.F building plan of Penyffordd Abbott's Lane Infants School



Front Elevation



Rear Elevation



Side Elevation (Car Park)



Side Elevation (Hard Play Area)

3.2 SITE (B) – PENYMYNYDD ROAD JUNIOR SITE

Site Analysis

From this exercise we can see when compared to current government guidelines from the Department for Education, the Penymynydd Road Junior site's existing building accommodation and facilities are undersized and include quite a shortfall. The findings of the comparison also confirm that the existing site area/land has a notable lack of space, therefore, establishing that the site is unable to accommodate the proposed amalgamation/new all-through school.



SPACE TYPE	EXISTING AREA	AREA REQUIREMENTS FOR NEW SCHOOL (BB99 AGE 5–11: 300 FT + 25N)	
	m2	m2	m2
SPORT PITCHES	6,010.1	6,000 (+10.1 m2)	7,800 (-1,789.9 m2)
SOFT INFORMAL & SOCIAL	1,794.9	1,612.5 (+182.4 m2)	1,837.5 (-42.6 m2)
GAMES COURT	685.6	1,200 (-514.4 m2)	1380 (-694.4 m2)
HARD INFORMAL & SOCIAL	937.3	887.5 (+49.8 m2)	1022.5 (-85.2 m2)
HABITAT	0	525 (-525 m2)	615 (-615 m2)
FLOAT	0	1,625 (-1,625 m2)	2,075 (-2,075 m2)
TOTAL SITE AREA	11,441.7	13,100 – 14,700 (LIKELY SITE AREA)	16,340 – 18,300 (LIKELY SITE AREA)
		(-1,658.3 m2 – -3,258.3 m2)	(-4,898.3 m2 – -6,858.3 m2)

■ Area above BB99 Framework
■ Area below BB99 Framework

SPACE TYPE	EXISTING AREA	AREA REQUIREMENTS FOR NEW SCHOOL (BB99 AGE 5–11: 300 FT + 25N)	
	m2	m2	m2
BASIC TEACHING	277.2	682.5 (-405.3 m2)	871.5 (-594.3 m2)
HALLS	139.1	197.5 (-58.4 m2)	224.5 (-85.4 m2)
LEARNING RESOURCES	47.8	63.75 (-15.95 m2)	77.25 (-29.45 m2)
STAFF & ADMIN	40.3	95 (-54.7 m2)	113 (-72.7 m2)
STORAGE	28.6	126.25 (-97.65 m2)	148.75 (-120.15 m2)
DINING & SOCIAL	56.3	- (+56.3 m2)	- (+56.3 m2)
'FLOAT'	0	92.5 (-92.5 m2)	101.5 (-101.5 m2)
TOTAL NET BUILDING AREA	742.4	1,257.5 (-515.1 m2)	1,536.5 (-794.1 m2)
GROSS BUILDING AREA	1,163.5	1,802.5 (-639 m2)	2,207.5 (-1,044 m2)

Existing site & building accommodation comparison with BB99



OS map & existing site plan of Penymynydd Junior School

Building & Condition Analysis

The felt coverings over the flat roof areas are in a satisfactory condition, and whilst isolated stained ceiling tiles were noted during the inspection, no significant water ingress was evident. There are a number of canopies provided, the plastic sheeting to which is also in a good condition, although the poor flashing detail to one of the canopies should be replaced. The brickwork elevations are in a good condition, with no defects apparent, although a section of missing lead up-stand to the rear damp proofing layer along the rear elevation will require replacing. Timber doors still exist to certain elevations, these should be repainted. The door to the external store, however, has deteriorated badly, and should be replaced as soon as possible. In addition to the main building there is a small garage of brick construction, the felt on this building is in a poor condition, and should be replaced. The loose downpipe to the front needs securing.

Existing Accommodation

Site Area – 11,441.7m²

Net Site Area – 10,278.2m²

Gross Building Area – 1,163.5m²

Total Room Area – 742.4m²

Identified Maintenance Works

The current backlog and list of identified maintenance works equates to a total of £276,913.80.

ELEMENT	CONDITION GRADE			
	A	B	C	D
Roofs			✓	
Floors & Stairs		✓		
Ceilings		✓		
External Walls Windows & Doors		✓		
Internal Walls & Doors		✓		
Sanitary Services			✓	
Mechanical		✓		
Electrical		✓		
Redecorations		✓		
Fixed Furniture & Fittings		✓		
External Areas		✓		
BLOCK OVERALL		✓		

Existing property condition grades



G.F building plan of Penymynydd Road Junior School



Front Elevation



Rear Elevation



Rear Elevation (Hard Play Area)

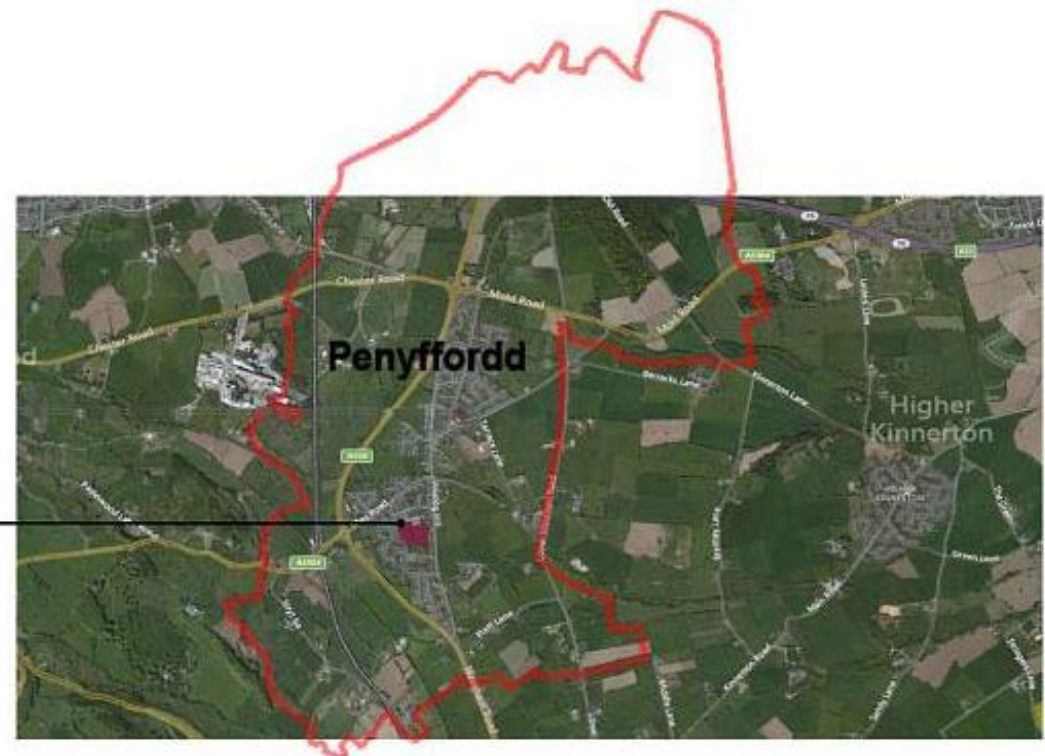


Side Elevation (Adjacent to Car Park)

4.0 OPTION APPRAISAL OF PROPOSED SITE

Following from carrying out an analysis on the two option sites for the new 1.5-FE Amalgamated Infant and Primary School, the findings within the report has established and can confirm that the existing Penymynydd Road Junior site is unable to accommodate an all-through school, due to a high number of failings when compared against BB99's benchmark guidelines, including site area requirements. Therefore, the report will continue its feasibility by considering the proposals positioned on the remaining option site:

Penyffordd Abbott's Lane Infants Site



4.1 SITE (A) – PENYFFORDD ABBOTT’S LANE INFANTS SITE



OS map & photograph key of Penyffordd Abbott's Lane Infants site



Site photographs

4.1.1 (A1) EXTENSION OPTION

The Penyffordd Abbott's Lane Infants site has the potential to accommodate an all-through school, however, this section within the report will investigate whether it is more efficient and acceptable to propose, construct and accommodate the amalgamation/new school via an extension or a new build development.

The proposed amalgamation will drastically increase the current pupil intake of the school, therefore, the existing premises and curriculum provision are in need of improvement to comply with BB99, Equality Act 2010 and The Education (School Premises) Act 1999. With these deficiencies, many issues do not comply with current Building Regulations. The majority of the added building accommodation and facilities will be located within the new extension connected at the rear of the existing school. The site area is generous and has good external area provisions. As previously indicated within the existing site analysis, some existing provisions are over prescribed i.e. soft play and social areas, however, car parking, hard play area and games court are underprovided. A careful and considered feasibility design solution would address and rebalance this issue.

The following internal spaces are an example of the types of building accommodation and facilities that are required to be provided as part of the proposal to meet the standards referred to above;

- Six additional classrooms (60m² p/classroom): 360m²
- Main Hall (double height space): 107m²
- Small group SEN: 15m²
- Kitchen: 25m²
- ICT suite for 15 computers: 38m²
- Staff Room: 30m²
- Library Resource Centre: 33m²
- Food/Science, Design Technology: 24m²
- Cloakrooms: 31.5m²
- Pupil Toilets: 45m²
- Food/Science, design technology: 24m²
- MI Room: 12m²

Total Extension Required for Option – 1,179.7m²

(Please refer to site & floor plan drawings which indicate size and location of extension(s))



Site photographs

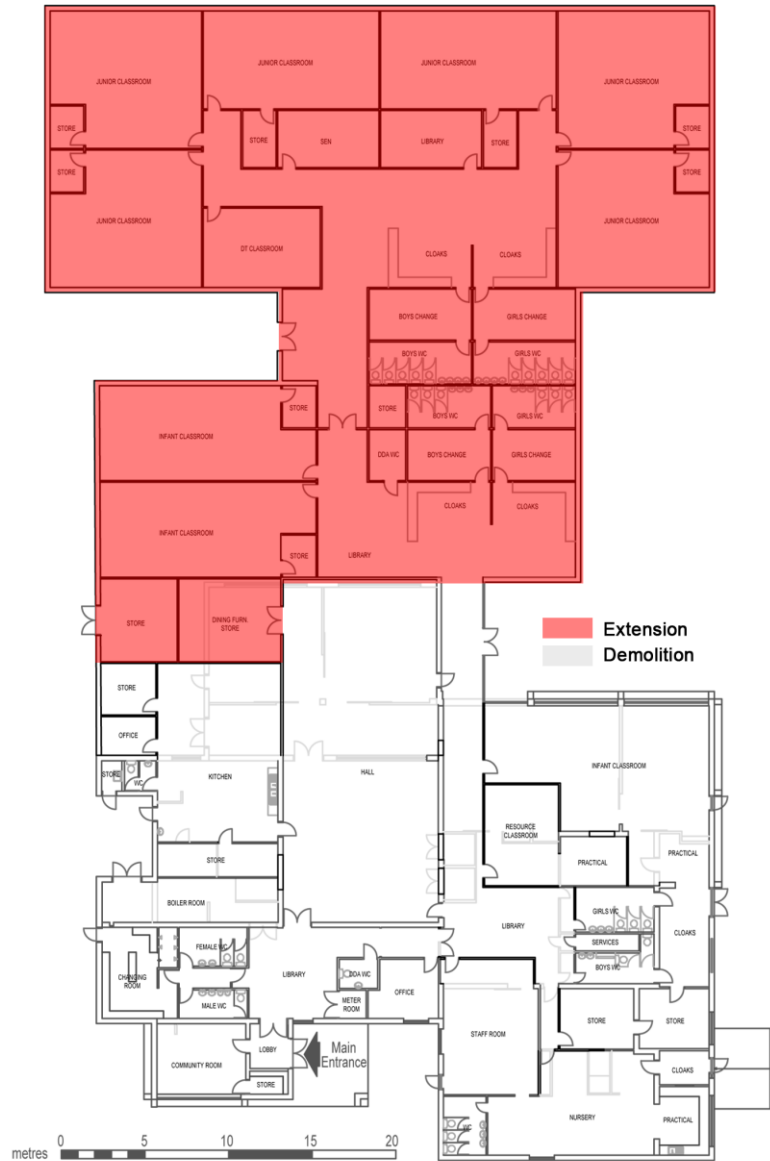
Proposed Building Extension (Option A1)

The existing Penyffordd Abbott's Lane Infants site has been considered suitable to accommodate a new all-through school on one site. With a site area of 20,849.3m², a new 300 full time pupil place + 25 nursery school requires a minimum site area of 13,100m² (Net site area - 11,297.5m² + Gross Building area - 1,802.5m²).

The existing school will require a large building extension to enable the new Area School/ internal building accommodation to be compliant in accordance with BB99's benchmarks. Based on the proposed pupil & nursery places for this option, the total extension required to bring it up to standard will be **1,179.7m²**



Proposed extension sketch scheme



Proposed G.F plan sketch scheme

Issues with Adaptability

- Parking requirements will not be addressed
- Positioning of Suds drainage system on site would prove difficult.
- Progress and sequencing of works would need to be heavily considered on a live school site, therefore, would increase health & safety risks during part demolition of the school.
- Phasing would cause safe guarding issues.
- Logistics and implications attached to extending the existing two storey hall would prove extremely difficult. (107m² extension required to comply with BB99 minimum benchmarks).
- Standardisation and link to new build would need careful design consideration.
- The project would incur extra costs and the construction programme would increase to cover the following:
 - Temporary classroom accommodation
 - Temporary toilet accommodation
 - Boiler plant (to run temporary acc.)
 - Structural alterations to existing school
 - Electrical & mechanical adaptation
 - Fire strategy
 - Capacity/adapting onto the existing utility infrastructure would be phased during the operation of the Infant school.
 - Future expansion would be problematic

4.1.2 (A2) NEW BUILD OPTION

Proposed New Build (Option A2)

The provision of a new amalgamated school is very fitting due to the generous area available behind the existing school building. Retaining access off Park Crescent via Abbotts Lane, the front of the site offers the opportunity to improve both vehicular access and circulation, including the added possibility of addressing and increasing existing car parking provisions.

With the site previously being developed, the plot offers an existing infrastructure and services, which are ready to be extended to support and retain an education use of this plot. The site includes an established and well maintained sport pitch, which is also used outside school hours on weekends by the public & sport clubs.

As the existing site exceeds BB99's area requirements for the proposal, the plot would allow the operation of the existing school to stay active during the construction phases. The plot is highly acceptable for a 1.5-FE school and also provides a clear indication that it could easily expand to a 2-FE school in the future.

Total Build Required for Option – 1,802.5 m²



Concept diagram of new build proposal

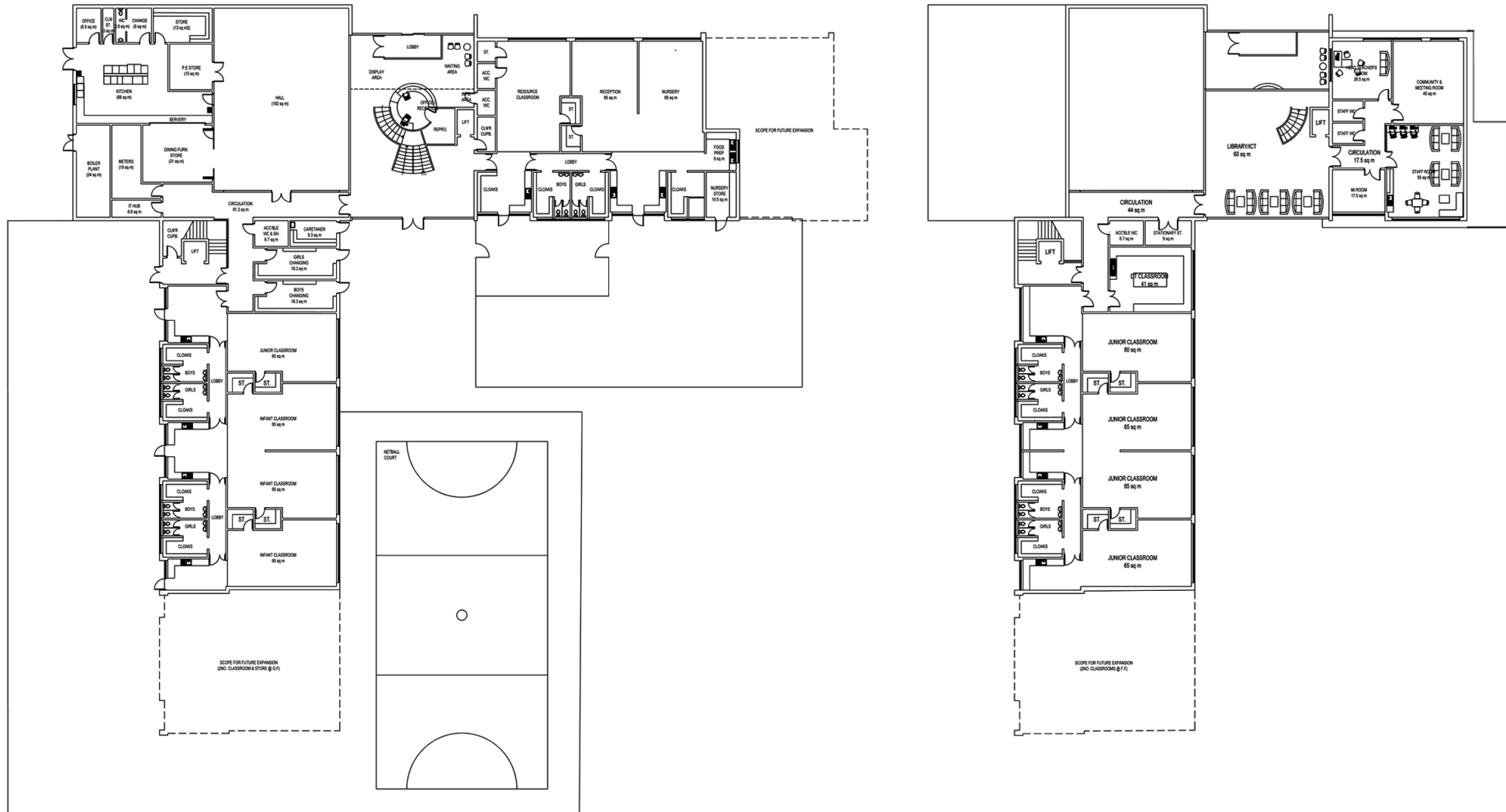
1.5-FE Feasibility Sketches



Concept sketch: New build development including two storey element (1.5-FE)



Concept sketch: New build development if two storey throughout (1.5-FE)

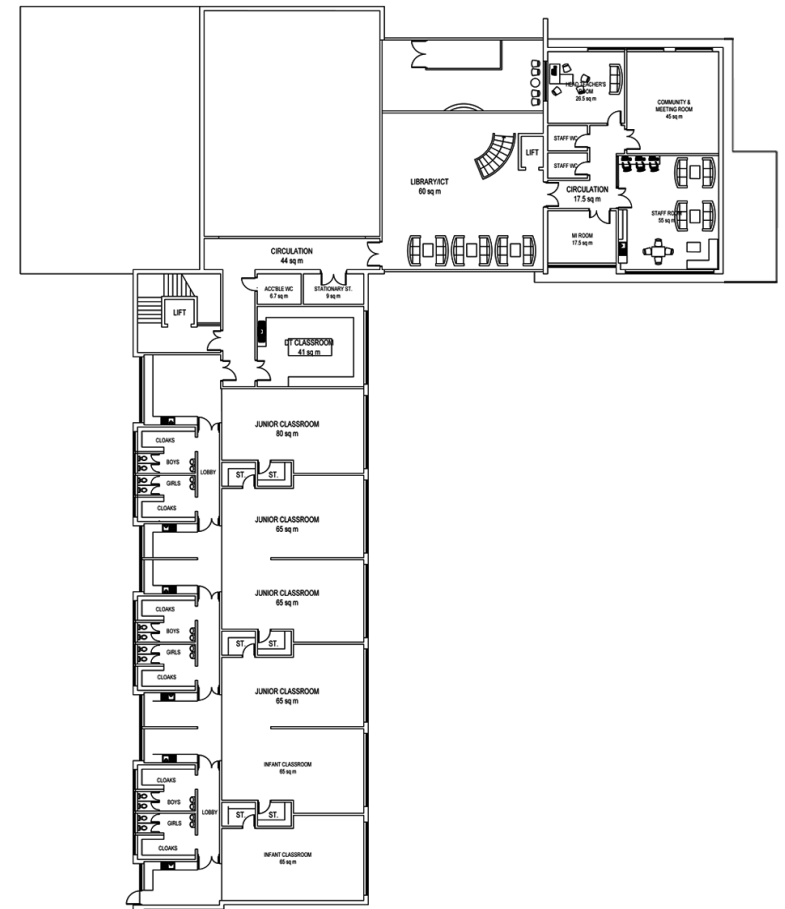
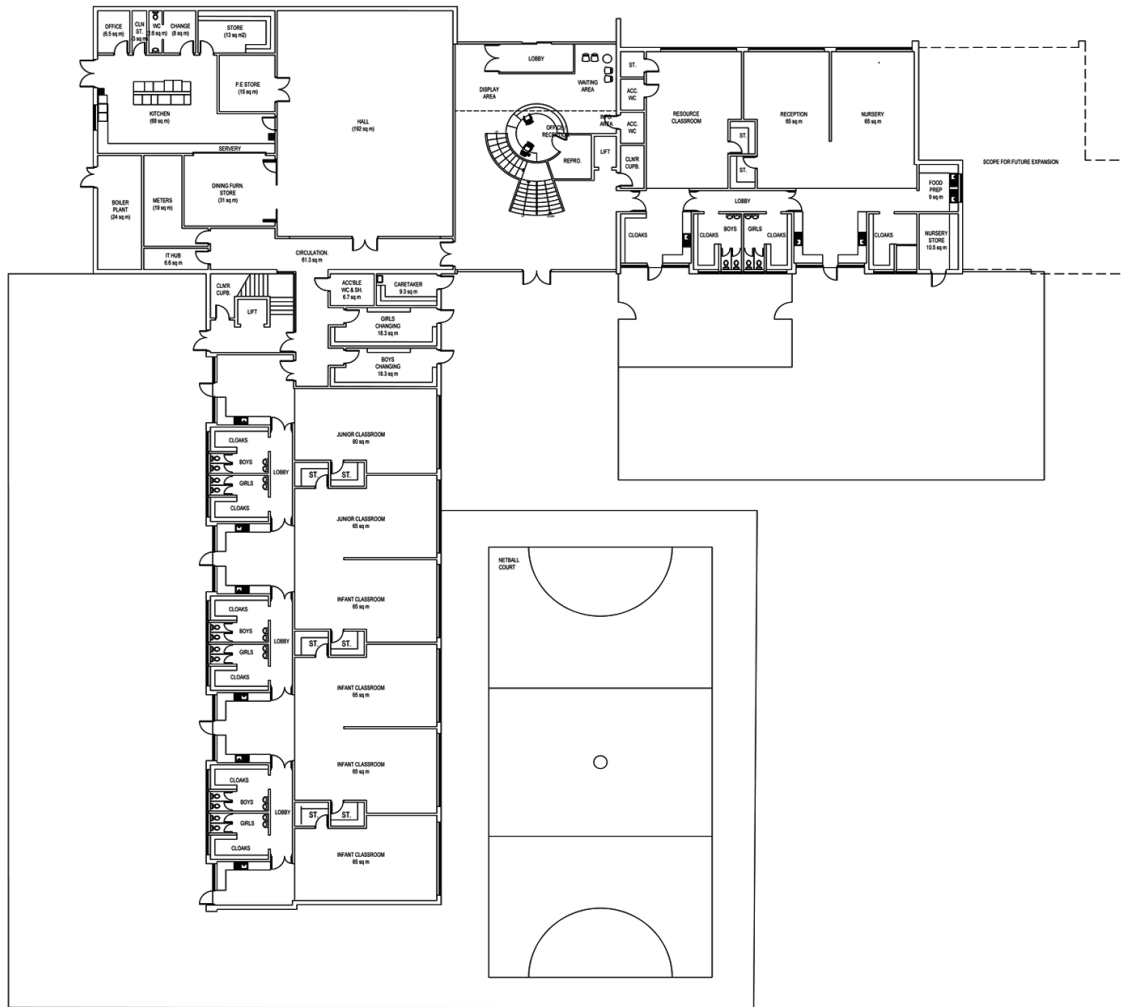


Proposal developed from concept sketch: New build development if two storey throughout (1.5-FE)

2-FE Feasibility Sketches



Concept sketch: New build development if two storey throughout (2-FE)



Proposal developed from concept sketch: New build development if two storey throughout (2-FE)

5.0 ESTIMATED RUNNING & BUILD COST

5.1 EXISTING & PROPOSED BUILDING COMPARISON

Current consumption for Abbots Lane and Penyffordd Juniors (combined)

		Average 2012-2015						Average benchmarks									
		Electricity			Gas			Water		Electricity		Gas		Electricity		Gas	
	Pupils	Floor area	kWh	£	kWh	£	m3	£	kWh/m2	£/m2	kWh/m2	£/m2	kWh/pupil	£/pupil	kWh/pupil	£/pupil	
Total	270	1996	61,735	£7,408.16	255,670	£5,113.40	465	0	31	£3.71	128	£2.56	229	£27.44	947	£18.94	

Unit prices used: Electricity: 12p/kWh Gas: 2p/kWh

CIBSE BENCHMARKS	kWh/m2		Cost/m2	
	Electricity	Fossil Fuel	Electricity	Fossil Fuel
Good Practice	22	113	£2.64	£2.26

The attached information and data has been obtained from the Flintshire County Council's Energy Conservation Unit. For the purposes of this report, the consumption & floor areas of the existing schools have been combined. The results show both a radical decrease in relation to the utilities/running costs of the new amalgamated school, as well as a clear indication of the energy efficiency improvement. The data provided for the new school has been calculated on the basis, that it will be built to CIBSE (Chartered Institution of Building Services Engineers) good practice benchmarks. The CIBSE TM46 Energy Benchmarks publication includes a comprehensive outline of building energy benchmarks; what they are, how they were developed and how it is used.

New School consumption and costs (based on above benchmarks)

Good Practice					
		Electricity		Gas	
Floor areas (m2)	kWh	£	kWh	£	
1180	25,960	£3,115.20	133,340	£2,666.80	
1459	32,098	£3,851.76	164,867	£3,297.34	

ASSUMING GOOD PRACTICE

	Current schools	1180 m2 and 300 pupils	1459 m2 and 390 pupils	% reduction 1180 m2 and 300 pupils	% reduction 1459 m2 and 390 pupils
Electricity					
kWh/pupil	229	87	82	-62	-64
£/pupil	£27.44	£10.38	£9.98	-62	-64
Gas					
kWh/pupil	947	444	423	-53	-55
£/pupil	£18.94	£8.89	£8.45	-53	-55

	Current schools	CIBSE benchmarks	% reduction
Electricity			
kWh/m2	31	22	-29
£/m2	£3.71	£2.64	-29
Gas			
kWh/m2	128	113	-12
£/m2	£2.56	£2.26	-12

5.2 PROJECT & BUILD COSTS

CONSTRUCTION BUDGET

CLIENT: Children's Services, Education and Recreation

PROJECT: New Primary School - Penyffordd
270 Pupils - 1.5 FE plus 30 plus 25 Nursery

Price base date: 2nd Quarter 2016

Construction Works Remodel and Extend

New Build Extensions	1180 m2	1,770,000
Remodel and Refurbish	623 m2	560,700
Installation of Sprinkler System	1803 m2	144,240

2,474,940

BREEAM / Sustainability 2% 49,499

External Works:

Generally	550,000
Drainage	225,000
Sprinkler Tank	80,000
Builders work in connection with services	40,000
CCTV including builders work	65,000
Site Security during Construction	40,000
Demolition of Existing buildings	-
Mobile Classrooms	120,000
Asbestos survey and remediation (risk item)	20,000
Preliminaries on external works	91,200

1,231,200

Contingency 375,564

CONSTRUCTION COSTS (2nd Qtr 2016) £ 4,131,203

Estimated inflation to probable tender date and allowance during construction period (1st qtr 2018 mid point). 9.70% 400,727

Furniture & IT; Telephones 10% 290,000

Contractor Design Build Fees 7% 337,535

CONSTRUCTION COSTS AT COMPLETION 5,159,465

BREEAM Assessor Fees	15,000
Thermal/Environmental Modelling Consultant	20,000
Land Survey and Ground Investigation	5,000
Other Specialist Consultants: Arboiculture, Sound, Wildlife	20,000
Planning and Building Regulation Approval	20,000

Professional fees 3.00% 176,010

TOTAL BUDGET OF CONSTRUCTION AND FEES (at completion) £ 5,416,475

Other Items:

Client Completion Costs/Additional Items 50,000

£ 5,465,475

Exclusions
Does not target BREEAM Excellent
Contaminated Ground

22nd February 2016



CONSTRUCTION BUDGET

CLIENT: Children's Services, Education and Recreation

PROJECT: New Primary School - Penyffordd
270 Pupils - 1.5 FE plus 30 plus 25 Nursery

Price base date: 2nd Quarter 2016

Construction Works: New Build Primary School

New Build Single Storey Primary School	1803 m2	2,524,200
Installation of Sprinkler System		131,395
Telephones		-

2,655,595

BREEAM / Sustainability 2% 53,112

External Works:

Generally	950,000
Drainage	280,000
Sprinkler Tank	80,000
Builders work in connection with services	40,000
CCTV including builders work	65,000
Site Security during Construction	40,000
Demolition of Existing buildings	60,000
Asbestos survey and remediation (risk item)	20,000
Preliminaries on external works	122,800

1,657,800

Contingency 436,651

CONSTRUCTION COSTS (1st Qtr 2016) £ 4,803,158

Estimated inflation to probable tender date and allowance during construction period (1st qtr 2018 mid point). 9.70% 465,906

Furniture & IT; Telephones 10% 314,536

Contractor Design Build Fees 7% 390,852

CONSTRUCTION COSTS AT COMPLETION 5,974,452

BREEAM Assessor Fees	15,000
Thermal/Environmental Modelling Consultant	20,000
Land Survey and Ground Investigation	5,000
Other Specialist Consultants: Arboiculture, Sound, Wildlife	20,000
Planning and Building Regulation Approval	20,000

Professional fees 3.00% 202,795

TOTAL BUDGET OF CONSTRUCTION AND FEES (at completion) £ 6,257,247

Other Items:

Client Completion Costs/Additional Items 50,000

£ 6,307,247

Exclusions
Does not target BREEAM Excellent
Contaminated Ground

New Primary School, Penyffordd



Cost Summary

(A1) Extension option - **£5,485,475**

(A2) New build option - **£6,307,247**

(A1) Extension option costs

(A2) New build option costs

AREA REVIEW OPTION APPRAISAL REPORT

INFANT & PRIMARY SCHOOL AMALGAMATION FEASIBILITY

5.3 CAPITAL RECEIPT / SURPLUS LAND VALUE

Penymynydd Road Junior Site

On the 15.09.2015, Flintshire County Council's Property, Valuation & Estates Department carried out a valuation for various school sites. From this exercise, it was confirmed that the Penyffordd C.P. School site (1.14 ha), with the benefit of Planning Consent for residential development to include an "Affordable" element of 30% (HSG 10) was valued in the sum of £1,852,500. However, it was disclosed that this figure was subject a number of caveats detailed in the report plus the then unknown "SHARP" programme effect.

The SHARP programme is now in place by way of a Formal Agreement which gives the Council's development partner, Wates Group Construction Company, priority on the take up of any of the Council's surplus assets with residential potential. Wates recently submitted a "Residual Valuation" on the Council's land at Maes Gwern in Mold which resulted in a significant diminution in value from that we would have expected a achieve by way of an "Arm's Length" Market transaction. A significant amount of the diminution in the value has arisen from the fact that the "Affordable" element on the Maes Gwern site would be gifted to the Council for their Housing Estate Portfolio.

Negotiations have not, as yet, taken place with Wates in terms of agreeing a value for the Maes Gwern land but the circumstances do indicate that the Council's Capital receipt in cash terms on the Penyffordd C.P. School site could be significantly diminished by the existence of the SHARP programme. At this point in time I am unable to assess the effect on my valuations as each site would now have to be considered on its own merits. For example that Council could require the whole of any given site to be developed for 100% "Affordable Housing" in which case there would have to be a form of transfer of the Capital receipt to the HRA account. I'm not sure, however, that there is a mechanism in place for this at this moment in time.

If I had, at this stage, have to provide a figure for the Penyffordd C.P. School site based upon Planning Consent with an affordable element of 30% and taking in account the foregoing, it would be in the region of £1.100,000.'

(Flintshire County Council Property, Valuation & Estates Department)



6.0 CONSTRUCTION PHASING & GENERAL LOGISTICS

Option A1 – Extension Option:

Phase 1



- Contractor site cabin & fencing set up
- School fencing set up
- Temporary classroom, school facilities & plant accommodation
- First phase of extension to commence



Phase 2

- Revise school fencing/area
- Form improvements to existing vehicular access
- First phase extension build complete
- Second phase extension to commence



Phase 3

- Contractor to relocate & carry out site cabin & fencing set up
- Revise school fencing/area
- Form new car park & adapt onto existing vehicular access point
- Complete external works and landscape works

Option A2 – New Build Option:



Phase 1

- Contractor site cabin & fencing set up
- School fencing set up
- Form temporary route for playing fields adjacent to neighbouring bowling green ready for phase 2 process
- Form new vehicular access/temporary staff parking off Park Crescent



Phase 2

- Construct new school including hard play areas
- Revise school fencing/area
- Amend temporary route for playing fields adjacent to neighbouring bowling green
- Form improvements to existing vehicular access



Phase 3

- Contractor to relocate & carry out site cabin & fencing set up
- Revise school fencing/area
- Demolish existing school/decant pupils & staff into new school building
- Form new car park & adapt onto existing and proposed vehicular access points
- Complete external works and landscape works

7.0 OPTION EVALUATION

7.1 OPTION SUMMARY

Option A1 – Extension Option:

The Penyffordd Abbott's Lane Infants site has established that it can accommodate an all-through school within the existing parameters and area of this one site. In terms of the amalgamation and a new school being proposed via a building extension, the evaluation process of the option appraisal has recognised that there are a number of issues that would have to be carefully reviewed and investigated if pursued further. Careful design consideration would also be required so that Planning Consent could be obtained. In summary, the school site has the capacity to improve its existing facilities to meet BB99's minimum benchmark standards, however, this would be in the form of extensive internal remodelling and an extremely large building extension.

Option A2 – New Build Option:

The option of proposing a new all-through school on one site via a new build development, would be considered extremely achievable due to the generous area of the Penyffordd Abbott's Lane Infants site. It has been established that the existing school could be retained and carry on operating during the construction of the new build. With little disturbance to the existing external facilities, including the football pitch, due to the positioning and size of the proposal, Planning Consent would be obtainable. The ability to future-proof the new all-through school is also highly feasible.

7.2 EVALUATION PROCESS

To allow a comparison of the proposed options, an appraisal matrix was developed by Flintshire County Council, Design Consultancy. This matrix defined a wide range of evaluation criteria in order to score the options on a comparable basis.

Each option was scored against all of the criteria using values between 1 and 5 to provide a thorough site, design and technical analysis. The Matrix included sections covering evaluation criteria on the following:

- **Compliance with School Regulations:** Health, safety & welfare / Teaching facilities / Lighting / Acoustics / Fire Safety
- **Energy Efficiency & Utilities Availability:** Existing services available / Renewable technologies
- **DDA Requirements:** Access & circulation / Building accommodation / Parking / Site accommodation
- **Affordability:** Site value & costs / Displacement costs / Site preparation / Build Costs / Capital revenue / Capital receipt & surplus land value.
- **Site Location:** Accessibility / Traffic circulation & good road infrastructure / Position to serve catchment area
- **Relationship to Wider Area / Community:** Community setting / Social impact on local residents
- **Building Bulletin Compliance:** Does it meet area guidelines & accommodation set within BB99 / Site capacity?
- **Development Potential & Planning Constraints:** Likelihood of securing planning consent / Restrictions on development / Restrictions imposed by presence of mature trees, protected species or archaeology
- **Welsh Government Business Case Criteria:** Aspiration of 21st Century School requirements
- **Flood Risk & Ground Contamination:** Proximity to Water Courses / Risk of Contamination
- **Site Characteristics & Ground Conditions:** Ecology / Topography / Level of site / Crossing of services /
- **Site restraints Implementation of Design Standardisation:** Classroom layout / Design fluidity / Adaptability to expand
- **Phasing & Construction Complexity:** Programme / Access / Site capacity & circulation during construction / Health & safety / Impact on local area, residents & schools
- **Sustainability:** Environmental impact / Design & construction approach
- **Future Flexibility & Expansion:** Ability to expand / Site Capacity

7.3 APPRAISAL MATRIX SUMMARY

5 – Strongly Agree / Improvement
 4 – Agree / Slight Improvement
 3 – Neither Agree nor Disagree / No change
 2 – Disagree / Slightly Worse
 1 – Strongly Disagree / Worse

Scoring Method for Appraisal Matrix

		OPTION A1 PROPOSED EXTENSION	OPTION A2 PROPOSED NEW BUILD
1	COMPLIANCE WITH SCHOOL REGULATIONS	4	5
2	ENERGY EFFICIENCY & UTILITIES AVAILABILITY	4	5
3	DDA REQUIREMENTS	4	5
4	AFFORDABILITY	2	5
5	SITE LOCATION	4	4
6	RELATIONSHIP TO WIDER AREA / COMMUNITY	4	4
7	BUILDING BULLETIN COMPLIANCE	4	5
8	DEVELOPMENT POTENTIAL & PLANNING CONSTRAINTS	3	4
9	WELSH GOVERNMENT BUSINESS CASE CRITERIA	4	5
10	FLOOD RISK & GROUND CONTAMINATION	3	3
11	SITE CHARACTERISTICS & GROUND CONDITIONS	3	4
12	IMPLEMENTATION OF DESIGN STANDARDISATION	2	5
13	PHASING & CONSTRUCTION COMPLEXITY	2	4
14	SUSTAINABILITY	3	4
15	FUTURE FLEXIBILITY & EXPANSION	2	5
TOTAL OPTION SCORE (MAXIMUM AVAILABLE 75)		48	67

7.4 STRENGTHS, WEAKNESSES & EVALUATION SUMMARY

Further to carrying out the appraisal matrix for the two options on the Penyffordd Abbott's Lane Infants site, we can see from this exercise the strengths, weaknesses, risks and opportunities involved. The findings clearly indicate that the two options considered are notably very different in relation to their attributes. After reflecting on the results and attached justification points below, one presents itself to be extremely achievable with the scope to easily expand at a later date, however, the other includes a number of high risks items and does not appear to be a feasible option to pursue.

Option A1 – Extension Option: Score 48

With the option proposing to retain the existing school building, as well as providing some form of an extension to improve the school's compliance in accordance with BB99, due to the percentage of what is being left as existing/inherited as part of the overall scheme (existing layouts & room sizes etc), this would mean that an element of the school building would still not be entirely compliant and would need an extensive internal remodel to resolve the majority of the items. Therefore, this scored the option quite low in connection to the compliance of school regulations, building bulletin, energy efficiency, parking, DDA requirements & implementation of design standardisation. As the construction of the new development would be running during a live school site and temporary accommodation would need to be considered, a low score was also issued for phasing & construction complexity due to the risks involved and the extents of the accommodation that would need to be provided to safeguard both the pupils and staff during the construction phases. With a total cost of £5.46m, this seemed quite high when compared against the new build option.

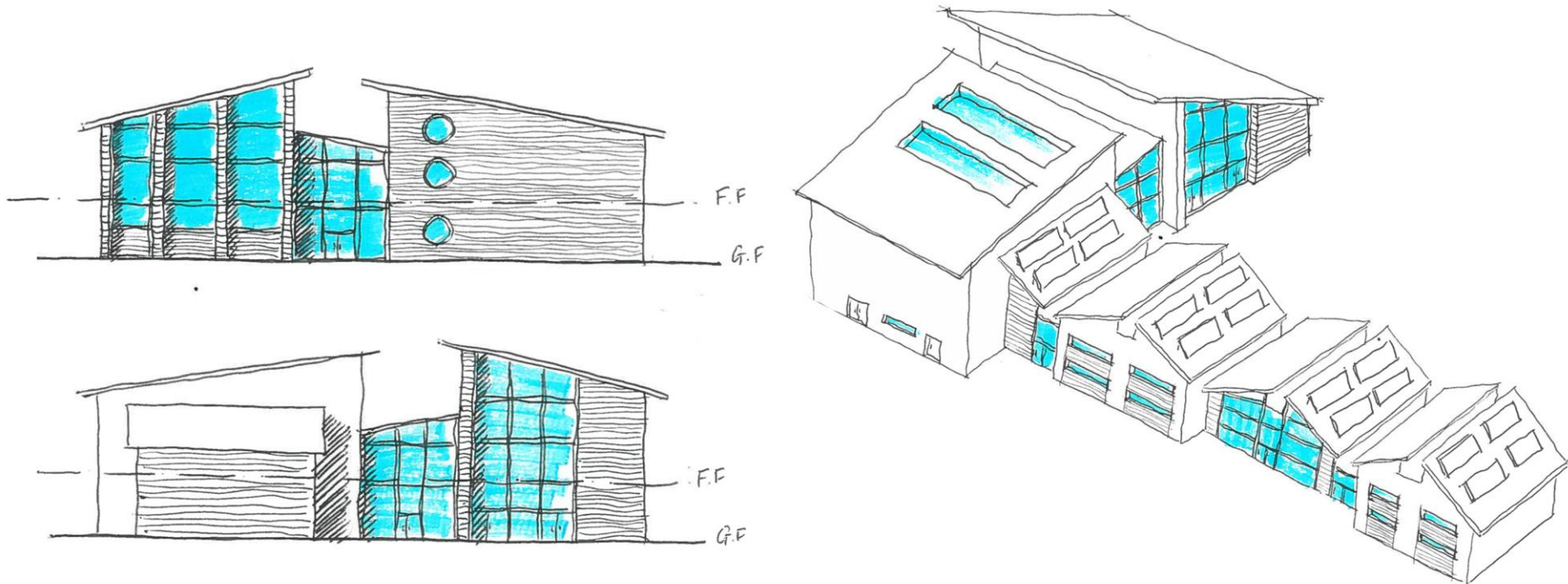
Option A2 – New Build Option: Score 67

The option scored well with the majority of the matrix categories, which was primarily due to the overall feasibility of proposing a new all-through school via a new build development. With the end product being designed to BB99's benchmarks as a minimum standard, the option encompassed a blank canvas approach, i.e it had no limitations and therefore, it had the ability to score full marks with the Welsh Government business case criteria, building bulletin compliance, school and DDA regulations. In terms of affordability, both options included a capital receipt on the existing Penymynydd Road Junior site, however, the proposal of a new build development proved very reasonable in comparison. Generally, a lot of high/middle scores were issued in the remaining matrix categories due to the number of 'slight improvements' and 'neither agree nor disagree' marks with the proposal of a new Area School (i.e Sustainability and relationship to a wider area/community). It was not awarded full marks for development potential and planning constraints because the proposal would still need to be carefully designed to obtain Planning Consent.

8.0 CONCLUSION

8.1 PREFERRED OPTION

Further to considering the two options for a new 1.5-FE Amalgamated all-through school in the Penyffordd area, the report has confirmed that a satisfactory school of the correct size to comply with current government guidelines is possible to be accommodated on the existing Penyffordd Abbott's Lane Infants site. The study has also established that a new build development is the most favourable option to pursue. After achieving a very high score within the matrix appraisal, the information and justification presented in the chapter, highlights that the plot and feasibility scheme benefitted from the spacious grounds already being owned by Flintshire County Council. With the option also including excellent ground conditions and site characteristics, the proposal proved an efficient and effective proposal with the ability to be very easily expanded and adapted to a 2.0-FE school in the future.



Concept/feasibility sketches: Front, rear and isometric perspectives

8.2 LIMITATIONS & RECOMMENDATIONS

The design of the new school focuses very heavily on the descriptions that appear within the context of the DfE publication: Building Bulletin 99 (BB99) Briefing Framework for Primary School Projects. Although, these guidelines include recommended floor areas (and ranges of floor areas) for various types of use, it is important to highlight that depending on the size of the school (ie. form entry), this can become an influential factor with regard to the size, number and type of facilities required.

For the purpose of the report, this chapter will document a number of limitations and differences between a 1.5-FE and a 2.0-FE school. This exercise will indicate the facilities and floor areas that will need to be increased and considered within the initial designing of the smaller form entry school, so when transitioning to a 2.0-FE school, the impact will be reduced, the cost risks will be lower and the ability to adapt will be easier.

- Group Room: 20m² (<8 classes), 40m² (8-14 classes) - 20m²
- Hall: 140m² (<9 classes), 180m² (10-14 classes) - 40m²
- Studio / Small Hall: 80m² (>10 classes / 2.0FE) - 80m²
- Foundation Year R Play Equipment Store: 10m² (<8 classes), 15m² (8-14 classes) - 5m²
- Stationery Store: 12m² (<11 classes), 24m² (11-14 classes) - 12m²
- Chair Store: 15m² (<11 classes), 30m² (11-14 classes) - 15m²
- School Office: 15m² (1.0FE), 20m² (2.0FE) - 5m²
- Staff Room: 40m² (<8 classes), 55m² (8-10 classes), 60m² (11-14 classes) - 20m²

Total area – 197m²

It is important to highlight that a 'studio / small hall' is required when a school accommodates more than 10 classes. If this is not considered within the early design stages of the project, this may cause problems in the future. Therefore, it is the report's recommendation that the above items/facilities should be factored in as part of the 1.5-FE scheme design, as the cost implications during the expansion phase could be extremely problematic, thus, creating a number of risks.

CONSTRUCTION BUDGET

CLIENT: Children's Services, Education and Recreation

PROJECT: New Primary School - Penyffordd
270 Pupils - 1.5 FE plus 30 plus 25 Nursery

Price base date: 2nd Quarter 2016



Construction Works: New Build Primary School

New Build Single Storey Primary School	2000 m2	2,800,000	
Installation of Sprinkler System		131,395	
Telephones		-	
			2,931,395
BREEAM / Sustainability	2%		58,628
External Works:			
Generally		950,000	
Drainage		280,000	
Sprinkler Tank		80,000	
Builders work in connection with services		40,000	
CCTV including builders work		65,000	
Site Security during Construction		40,000	
Demolition of Existing buildings		60,000	
Asbestos survey and remediation (risk item)		20,000	
Preliminaries on external works		122,800	
			1,657,800
Contingency			464,782
CONSTRUCTION COSTS (1st Qtr 2016)			£ 5,112,605
Estimated inflation to probable tender date and allowance during construction period (1st qtr 2018 mid point).		9.70%	495,923
Furniture & IT; Telephones		10%	345,481
Contractor Design Build Fees		7%	416,781
CONSTRUCTION COSTS AT COMPLETION			6,370,789
BREEAM Assessor Fees			15,000
Thermal/Environmental Modelling Consultant			20,000
Land Survey and Ground Investigation			5,000
Other Specialist Consultants: Arboculture, Sound, Wildlife			20,000
Planning and Building Regulation Approval			20,000
Professional fees		3.00%	216,392
TOTAL BUDGET OF CONSTRUCTION AND FEES (at completion)			£ 6,667,181
Other Items:			
Client Completion Costs/Additional Items			50,000
			£ 6,717,181
Exclusions			
Does not target BREEAM Excellent			
Contaminated Ground			

New Primary School, Penyffordd

8th January 2016

1.5-FE Scheme Cost Including Recommendations

The minimum requirements for a new 300 full time pupil place + 25 nursery school requires a minimum site area of 13,100m² and a Gross Building area of 1,802.5m². The report has already established that the existing Penyffordd Abbott's Lane Infants site can accommodate any future growth & expansion. Therefore, the purpose of this section is to indicate what the cost relevance/impact is, if the 1.5-FE scheme was to incorporate the areas and facility requirements included within the recommendation statement. The total Gross Building area that will need to be considered to reduce/omit any design and cost risk at a later date will be **2,000m²**

Cost Summary

(A2) New build option: 1,803m² - **£6,307,247**

(A2) New build option: 2,000m² - **£6,717,181**

(A2) New build option cost including extra facility requirements

AREA REVIEW OPTION APPRAISAL REPORT

INFANT & PRIMARY SCHOOL AMALGAMATION FEASIBILITY

8.3 PROJECT PROGRAMMES

Option 1:

PROJECT	PROJECT REF	DATE	REVIEW NO	BY
New Primary School, Penyffordd	EPN388/006	08/01/2016	1	Ian Edwards

Week Ending	YEAR 1												YEAR 2											
	3 10 17	1 8 15	5 12 19	3 10 17	31	7 14 21	4 11 18	4 11 18	1 8 15	6 13	3 10 17	1 8 15	5 12 19	2 9 16	7 14 21	4 11 18	2 9 16	6 13	3 10 17	2 9 16	6 13	4 11 18	1 8 15	
Stage	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
GROUND CONDITION SURVEY																								
GAS MONITORING																								
BUILDING REGS CONSULTATION/APPROVALS																								
OJEU NOTICE																								
PREP OF TENDER DOCUMENTS																								
EVALUATE PPQS																								
COMPILE TENDER LIST																								
TENDER PERIOD																								
TENDER EVALUATION																								
10 DAYS STAND STILL/CONTRACT AWARD																								
DESIGN DEVELOPMENT / CONTRACTOR LEAD IN / PRICING																								
PRE PLANNING APPLICATION ADVICE																								
PLANNING APPLICATION																								
CONSULTATION WITH GPS																								
STAT NOTICE PERIOD/VAG APPROVAL																								
WORKING DRAWINGS																								
CONSTRUCTION PHASE																								

Stage	YEAR 1												YEAR 2												YEAR 3									
	6 13	3 10 17	31	7 14 21	5 12 19	2 9 16	7 14 21	4 11 18	1 8 15	1 8 15	5 12 19	3 10 17	31	7 14 21	5 12 19	2 9 16	23 30	6 13 20	27	4 11 18	25	1 8 15	22 29	6 13 20	27	3 10 17	24 31	7 14 21	28	7 14 21	28	4 11 18	25	
Stage	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr												
CONSTRUCTION PHASE																																		

Stage	YEAR 3							
	2 9 16	6 13	4 11 18	1 8 15	5 12 19	3 10 17	31	7 14 21
Stage	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
CONSTRUCTION PHASE								

Option 2:

PROJECT	PROJECT REF	DATE	REVIEW NO	BY
New Primary School, Penyffordd	EPN388/006	08/01/2016	1	Ian Edwards

Week Ending	YEAR 1												YEAR 2											
	3 10 17	1 8 15	5 12 19	3 10 17	31 7 14 21	4 11 18	4 11 18	1 8 15	6 13 20	3 10 17	1 8 15	5 12 19	2 9 16	7 14 21	4 11 18	2 9 16	6 13 20	3 10 17	2 9 16	6 13 20	4 11 18	1 8 15		
Stage	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
GROUND CONDITION SURVEY																								
GAS MONITORING																								
BUILDING REGS CONSULTATION/APPROVALS																								
QUEU NOTICE																								
PREP OF TENDER DOCUMENTS																								
EVALUATE PPQS																								
COMPILE TENDER LIST																								
TENDER PERIOD																								
TENDER EVALUATION																								
10 DAYS STAND STILL/CONTRACT AWARD																								
DESIGN DEVELOPMENT / CONTRACTOR LEAD IN / PRICING																								
PRE PLANNING APPLICATION ADVICE																								
PLANNING APPLICATION																								
CONSULTATION WITH GPS																								
STAT NOTICE PERIOD/VAG APPROVAL																								
WORKING DRAWINGS																								
CONSTRUCTION PHASE																								

Stage	YEAR 1												YEAR 2												YEAR 3			
	6 13	3 10 17	31 7 14 21	5 12 19	2 9 16	7 14 21	4 11 18	1 8 15	1 8 15	5 12 19	3 10 17	31 7 14 21	5 12 19	2 9 16	6 13 20	4 11 18	2 9 16	1 8 15	6 13 20	27 3 10 17 24 31	7 14 21 28	7 14 21 28	4 11 18 25					
Stage	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr						
CONSTRUCTION PHASE																												

Stage	YEAR 3							
	2 9 16	6 13 20	4 11 18	1 8 15	5 12 19	3 10 17	31 7 14 21	5 12 19
Stage	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
CONSTRUCTION PHASE								