

## Malvern Vale Site

Northleigh C of E Primary 2 / 3 F E On Split Site

## Level 2 Feasibility Study

15<sup>th</sup> May 2015

Project BW10120L / 30102622



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**Project:** Malvern Vale Site, Northleigh C of E Primary 2 or 3 FE Split Site  
**Client:** Worcestershire County Council **Project No:** BW10120L  
**Document title:** Feasibility Report  
**Ref. No:** Client Ref. 30102622

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				<i>Duncan Bicknell</i>
DATE	<b>22/05/15</b>	<b>Document status Issue to Client</b>		

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<b>Approved by</b>	NAME	As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I <b>approve them for issue</b>		INITIALS
DATE		<b>Document status</b>		

<b>REVISION</b>		NAME	NAME	NAME
<b>Approved by</b>	NAME	As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I <b>approve them for issue</b>		INITIALS
DATE		<b>Document status</b>		

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## Contents

Feasibility Text

Introduction

The Existing Northleigh C of E Primary School & Site

The Malvern Vale Site

The Malvern Vale Centre & Pitches

Proposed KS1 School Site

Site Investigation

The Brief and Accommodation Schedules

- 2FE Split Site School
- 3FE Split Site School

Fire Risk / Asbestos

Drainage

Ecology

Highways

Planning Consent

Costings

Appendices

## Feasibility Report

### Introduction

Jacobs have been commissioned by Worcestershire County Council Property Services to carry out a level 2 feasibility study examining the options for expanding the existing Northleigh C of E Primary to either a 2FE or 3FE Primary School on a split site basis. This would be achieved by utilising the Malvern Vale site at Swinyard Road Malvern. The proposed site is the subject of a 106 Agreement between Worcestershire County Council, the developer of the surrounding housing (Persimmon Homes) and Malvern Hills District Council (MHDC).

For the purposes of this study it has been assumed that there will be a KS1/KS2 split across the sites with KS2 being located within the existing buildings.

### The Existing Northleigh C of E Primary & Site

The existing site straddles St Peters Road Malvern close to its junction with Cowleigh Bank.

The School buildings themselves are situated to the southwest of the road, (site area 0.5 ha). Dating from the 1990s they are arranged on two levels and are built into the steep back slopes of a former quarry.

External space around the buildings is tightly bound by the constraints imposed by the site levels. The lower level hardplay has an overall area of 1360m<sup>2</sup> and is capable of accommodating a standard court. The upper level (south facing) external areas are small scale, sheltered and resource rich and represent 'hard social space' that the site offers. A further upper level contains the staff car park.

The soft PE space is provided by a separate playing field on the opposite side of St Peters Road. The field site is ostensibly 0.7 ha in area, however when the actual useable levelled area is taken into account this drops to 0.32 ha. The pitch size, including run-offs is approximately 70m x 40m. The area to the west of the playing field access drive has been assessed by a previous feasibility study as capable of accommodating 6no additional car spaces by levelling and installing a porous surface.

The sites as a whole have a total area of 12,100m<sup>2</sup> set against a bulletin minimum of 12,500m<sup>2</sup> for a 315 pupil capacity. The bulletin allowance for float would be approximately 2000m<sup>2</sup>, however the presence of 4000m<sup>2</sup> of unusable ground on the playing field site alone highlights the idiosyncrasies of this particular site.

The school building is arranged on two main levels with intermediate levels ramped out within its' central 'street' or concourse. The lower level, relating to the north facing playground contains the main hall and related storage, plant room and ITC area, with a total floor area of 422m<sup>2</sup>.

The upper level, relating to the southern playground and visitor entrance contains all the remaining accommodation. The total floor gross floor area is 1,550m<sup>2</sup> this compared with 1,642m<sup>2</sup> anticipated for the current 315 pupil school in the bulletin. The class-bases are typically 49m<sup>2</sup> with external practical areas within a central 'street'. The street also contains ramps designed to create an intermediate level between the 'street' and the hall.

The design makes extensive use of roof lighting within the central 'street' with glazing to the high back walls of the classrooms adding to the sense of light and space.

### **The Malvern Vale Site**

The site is situated on the suburban fringe of the greater Malvern settlement to the north and west of the Leigh Sinton Road. The site forms part of a larger brownfield development in an area formerly dominated by a military establishment and associated staff housing. The development plan for this area has resulted in predominately housing together with some light industrial. The area has also been provided with a site set aside for community facilities of which the proposed school site forms part. The rest of the site has already been developed with community sports pitches and the Malvern Vale Community Centre. A public right of way follows the western boundary to the site

### **The Malvern Vale Centre and Pitches**

The centre and pitches are in the ownership Malvern Hills District Council. The running of the centre has transferred, (initially for three years) to Worcestershire YMCA on a leasehold nil cost basis. The community centre features two multi-function halls, changing rooms for sport, a bar/café area, kitchen and a 50 space car park.

For a detailed layout of the community centre, indicative plans are included in the appendices.

The site is surrounded on 3 sides by recently developed residential properties and is bounded to the west by agricultural land leading westwards to Mill Coppice. The site generally slopes down towards the northeast. In addition to the site set aside for the school and the existing community centre building, there are two levelled grass pitches 1no 100m x 63m and 1no 50m x 78m (including runoffs).

The existing Malvern Vale Centre features a 50 space carpark, which includes 3no minibus and 3no disabled accessible spaces.

### **Proposed KS1 School Site**

The site area as a whole, including the area of junior pitch dedicated for school use is 1.028 ha including approximately 0.10 ha of un-levelled ground at the western end of the junior pitch, designated as 'habitat' on the proposed plan.

The gross site area is positioned in the middle of the 0.9-1.1 Ha range suggested in Building Bulletin 103 for a 240 pupil capacity. (The unusual shape generated by the presence of the Vale Centre, essentially dividing the site into two distinct areas, creates a challenge in the detailed landscape design in relating the proposed building to the field.) A public footpath runs along the western site boundary.

The proposed soft PE area (represented by the dedicated junior pitch) at 0.39 ha is slightly below the bulletin standard of 0.42 ha. The terms of the 106 agreement require the client to enter into a joint use agreement with MHDC as a condition of transfer of the junior pitch to WCC.

If a degree of access to the neighbouring senior pitch could be included in any joint use agreement, the play potential of the site would be greatly enhanced, particularly for KS2. The site area available for the building, hardplay and hard/soft social spaces is 0.38 ha (3840 m<sup>2</sup>).

**Site Investigation**

This report and proposals is prepared using Ordnance Survey and BGS data only.

Malvern Vale: Given the limited space available for development a limited topographical survey has been undertaken to help underpin the assumptions about space and levels. (see appendix)

Visual inspection of the site has revealed boggy ground within the likely footprint of the building which may indicate either a spring/issue or a leak from an un-marked service (possibly related to previous uses as a contractors compound). There is also evidence of service trenches having been dug through the current grassed surface.

Ordnance survey information pre-dating the existing development suggests that the site itself did not form part of the base buildings themselves, however other features from that era may be unrecorded

It is known that the whole of the site was in use for some time by the housing developer as compound/storage area and soft landscaped upon completion.

It is recommended that a detailed site investigation is undertaken to highlight any issues with imported fill or contamination from the storage or transit of materials during that period.

Northleigh: Given the previous use of the school site as a quarry it is not unreasonable to expect that rock, natural or deposited, could be encountered close to the surface. The site occupied by the playing fields was also a former quarry and was, more recently used for landfill. It is not anticipated that any of the landscaping operations on this area of site would result in disturbance to contaminated ground, but this needs confirmation from a specific site investigation.

## The Brief and Accommodation Schedule

### Accommodation Schedule for 2.0 Form Entry Primary on a split site

A schedule for the proposed accommodation is appended. This schedule has been prepared using the generic template provided within the Schedule of Accommodation tool version 6.2 referred to in DFE Bulletin 103, it is not intended that it reflect a detailed user brief.

It should be noted that for the purposes of the accompanying analysis, parking and access space has been discounted (assumed to be accommodated on the neighbouring site) but is included/calculated in the schedule. Similarly 'float' appears in the schedule but has not entered into the analysis on account of the site having been essentially predetermined. This will be a factor limiting the number of layouts that will be possible without impacting on the external spaces.

#### KS1 Malvern Vale (180 pupils)

##### The Building

- single storey building 1165m<sup>2</sup> gross floor area
- Included within the above: Hall of 180m<sup>2</sup>
- 2no Reception Classrooms of 62m<sup>2</sup>
- 4no Classrooms of 55m<sup>2</sup> including light practical (excluding storage)
- Full kitchen facilities

##### The Site

- Soft PE space 0.397 ha, (not shown in the schedule but a widely accepted minimum is 0.25 ha)
- Suggested 30m x 22m hardplay (standard court) 660m<sup>2</sup> (670m<sup>2</sup> minimum required)
- 380m<sup>2</sup> hard paved social space
- 960m<sup>2</sup> soft informal social space
- Minimum site area 4130m<sup>2</sup> (9530m<sup>2</sup> available but does not take into account site shape and inaccessible areas)

#### KS2 Northleigh (240 pupils)

##### The Building

- Existing building on 2 levels single building total of 1,550m<sup>2</sup> , 1278m<sup>2</sup> actually required
- Hall of 175m<sup>2</sup>
- 8no classrooms required, 10no Classrooms available. Assuming 2no surplus classroom spaces, former reception classrooms, one of which is to be converted for use as a studio space 61m<sup>2</sup>. Conversion to include strip out refurbish and install improved lighting and power
- Pupil Wcs - accommodation matched exactly to existing toilet provision – no change required
- Existing Kitchenette retained
- All spaces meet or exceed bulletin.

#### The Site

- Soft PE space 0.2670 ha available. assume balance of requirement to be 0.59 ha (this type of space would be significantly underprovided and would require timetabled use of Vale site to meet standard)
- hardplay 760m<sup>2</sup> (met by existing), soft informal 1080m<sup>2</sup> hard informal 440m<sup>2</sup> total of 2280m<sup>2</sup> (minimum bb 103 requirement)
- although current distribution of space between these categories is unusual (with a greater emphasis on hard landscaping) overall availability of space at 2650m<sup>2</sup> is deemed adequate
- Expected minimum site area 14150m<sup>2</sup> ( 12100m<sup>2</sup> available but does not reflect unusable area )

#### **Accommodation Schedule for 3.0 Form Entry Primary on a split site**

##### **KS1 Malvern Vale (270 pupils)**

###### The Building

- Two storey building 1514m<sup>2</sup> gross floor area
- Hall of 180m<sup>2</sup>
- 3no Reception Classrooms of 62m<sup>2</sup>
- 6no Classrooms of 55m<sup>2</sup> including light practical (excluding storage)
- Full kitchen facilities

###### The Site

- Soft PE space 0.397 ha, (not shown in the schedule but a widely accepted minimum is 0.25 ha)
- Suggested 30m x 22m+margin hard outdoor PE (standard court) (805m<sup>2</sup> minimum required)
- 470m<sup>2</sup> hard informal social space required
- 1140m<sup>2</sup> soft informal social space required
- To retain sufficient space to accommodate these areas the footprint of the building will need to be no more than approximately 1000m<sup>2</sup>. It is therefore proposed that the balance of the area, including at least 4no classrooms, together with ancillary accommodation be located at first floor level.

##### **KS2 Northleigh (360 pupils)**

###### The Building

- Existing building on 2 levels single building total of 1,550m<sup>2</sup> , bulletin 103 anticipates 1731m<sup>2</sup>
- Hall of 175m<sup>2</sup>
- Additional small hall of 55m<sup>2</sup> to be provided by extension
- 12no classrooms required, 10no Classrooms available
- 2no Classrooms of 62m<sup>2</sup> each, with integral practical areas to be provided by extension
- Heads office removed to construct link to extension and replaced
- Pupil Wcs – Existing provision number 21 fittings, however of these; 3 are only externally accessible, 4no fittings are within the pupil changing areas on the lower level. Two fittings are low height and located at the extreme end of the building in reception but will lose their context if this is relocated. The proposals include for new toilets in the lower ground floor of the proposed extension.



Alternatively, the proposed toilets might be reduced in scale and the space given over to practise / group rooms, or storage associated with the studio

- Total floor area of proposed extension 291m<sup>2</sup>
- Existing Kitchenette retained.

#### The Site

- Soft PE, 0.2670 ha of useable space is available. assume balance of requirement to be 0.59 ha ( this is significantly underprovided and would require timetabled use of Vale site to meet standard)
- hardplay 760m<sup>2</sup>, soft informal 1080m<sup>2</sup> hard informal 440m<sup>2</sup> total of 2280m<sup>2</sup> (minimum bb 103 requirement)
- although current distribution of external space between these categories is unusual (with an emphasis on hard landscaping) overall availability of space at 2650m<sup>2</sup> is nominally adequate, (if float is disregarded).
- 

#### Fire Risk / Asbestos

Malvern Vale: The detailed design of the link/relationship with the community building will need to take account of the arrangements within the fire risk assessment for the existing building.

The existing buildings on the site were constructed post 2000 and no asbestos survey work is anticipated.

Northleigh : The existing buildings were constructed in 1990-1 and a survey of the areas affected by alterations is still recommended.

Any work to either building will require a review of the respective building fire risk assessments.

#### Drainage

Malvern Vale: Foul / Stormwater sewers are available in the main road fronting the site Stormwater; A site investigation including infiltration tests will be required to establish an approach to site stormwater drainage. The characteristic geology of the area is superficial deposits of mixed silts clays sands and gravels over Sidmouth Mudstone. SUDS measures will be required to attenuate run-off. Given the restricted space it is assumed that attenuation will be achieved with a sub-base replacement system such as PermaVoid with zero infiltration. For the purposes of this exercise a total volume of 95m<sup>3</sup> in 2no locations on opposite sides of the building should be assumed.

Northleigh: The Severn Trent record drawing is appended indicating a 150 dia public sewer in St Peter's Road. For the purposes of this study, 30m of new foul drain run and a backdrop connection to the road should be assumed.

#### Ecology / Tree Protection

Malvern Vale: none noted, the grassed areas onsite appear to be in proper management and it is recommended that this continue. The adjacent buildings are new and would be assumed to offer little by way of habitat to protected species

Northleigh: none noted, there are no significant trees or areas of unmanaged site affected by the proposals

**Highways**

Malvern Vale: The terms of the 106 agreement allocate 21 ordinary spaces 1 disabled space and 1-2 minibus spaces depending upon the detailed arrangement of the motorcycle parking within the existing MHDC carpark.

There is also a working assumption that there will be a requirement for cycle storage provision on the school site itself.

It is noted on drawings showing the road infrastructure of the estate that traffic calming measures are included in the scheme for the roads and that some of these have already been implemented.

Northleigh: It is proposed that 4no spaces be created by levelling and porous paving to the western end of the existing playing field off St Peters Road. This is reflective of earlier discussions with the Highways Partnership forming part of the previous feasibility study

**Planning Consent**

A consultation to Sport England will form part of the planning approval process.

Malvern Vale: The conditions for transfer of the junior pitch from MHDC to WCC are set out in the 106 agreement. It is important that any conditions applied over the site at planning stage are coordinated with and reflect the conditions in the agreement.

Northleigh: The lack of space at the existing site may well trigger an objection by Sport England unless it is placed in the context of joint-use of the KS1 facilities. If space at Malvern Vale is being used to offset this shortfall the relationship between and the timing of the applications will be significant.

**Costings 2FE Option**



Worcestershire County Council  
Property Services - Finance & Project Management Group

*Estimate Summary*

Site: **Malvern Vale Site**  
Description: **Northleigh Primary 2 FE on Split Site**  
Project No: **30102622**  
Site Ref:

Issued: **15 May 2015**  
Lead Officer: **D Bicknell**  
Estimating Officer: **Russ State-Davey**  
Est Index:

Estimate Information:

Estimate Base Date:	<b>May 15</b>	New build area:	<b>1,165 m<sup>2</sup></b>
Anticipated Start Date:	<b>May 15</b>	Alterations:	<b>124 m<sup>2</sup></b>
Anticipated Completion Date:	<b>May 16</b>	Costs up-lifted to:	<b>2Q15</b>

Summary

Estimated Total Costs: (Including Preliminaries & Contingencies)

	Total Costs £
<b>Construction Costs:</b>	
<i>Malvern Vale</i>	3,354,528
<i>Northleigh C of E Primary</i>	70,420
<b>Building Work sub-total:</b>	<b>3,424,948</b>
<b>Direct Payments:</b>	
<i>Asbestos:</i>	-
<i>Other (please specify)</i>	-
<b>Building Work sub-total (including Direct Payments):</b>	<b>3,424,948</b>
<b>Fees &amp; Statutory Charges:</b>	
<i>Professional fees</i> (Fee Category: 2)	439,972
<i>Building Regs.</i>	6,920
<i>Planning</i>	6,160
<b>Total Project Cost (excluding VAT)</b>	<b>3,878,000</b>
<b>VAT (see notes on preparation/costs of estimate on next page)</b>	<b>Excluded</b>
<b>Total Project Cost (including VAT)</b>	<b>3,878,000</b>

### Information supplied by Feasibility Team

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The estimate is based on the information provided on the following drawings:

**Malvern Vale Site, Northleigh C of E Primary 2 / 3 FE On Split Site, Level 2 Feasibility Study. 5th May 2015**

No specification information was provided for this scheme. Levels of specification have been assumed.

No structural information was provided.

No mechanical/electrical services information was provided so allowances have been made

Additional work associated with the development of a detailed brief and room data sheets have been excluded.

### Estimate Methodology

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The estimated costs are exclusive of VAT.

Cost associated with the purchase of any land or cost of any leases has been excluded

### Site Abnormals

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Costs in connection with unknown abnormals are excluded.

No allowance has been included for unknown ground conditions.

Costs in connection with pollution, and/or contamination of site are excluded.

### Services and Infrastructure

---

Indicative allowances for Statutory connection charges are included, individual quotations will be needed for this development

### Logistics and Health & Safety

---

The method of construction and logistical operation of the site were not outlined so these have been assumed

No costs have been included arising from such method statements i.e. disruption of third parties, road closures

The estimate is based on the builder having an onsite compound and unrestricted access to site.

### Planning, Building Regulation and Environmental Issues

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Costs of conditions imposed by the Planning Authority e.g. s.106 Agreements, Archaeology Survey etc have been excluded

The cost of consequential improvement works to the existing building required by the Building Regulations which are not directly referred to either on the feasibility drawing or specification have been excluded.

Costs imposed by the local Environmental Agency have been excluded.

It is recommended that a Ecologist is contacted to prepare an Ecology Survey

No costs have been included arising from any such Ecology Survey

### Risk Management Issues

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### Furniture and Equipment

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No schedules for fixed / loose F&E were available during the preparation of this estimate, these costs have been assumed

### Inflation

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BCIS All-in Tender Price Index used for calculation of inflation.

### Fees

---

The fees involved in this estimate are limited to construction professionals only

**Costings 3FE Option**



Worcestershire County Council  
Property Services - Finance & Project Management Group

*Estimate Summary*

Site: **Malvern Vale Site**  
 Description: **Northleigh Primary 3 FE on Split Site**  
 Project No: **30102622**  
 Site Ref:

Issued: **15 May 2015**  
 Lead Officer: **D Bicknell**  
 Estimating Officer: **Russ State-Davey**  
 Est Index:

Estimate Information:

Estimate Base Date:	<b>May 15</b>	New build area:	<b>1,805 m<sup>2</sup></b>
Anticipated Start Date:	<b>May 15</b>	Alterations:	<b>57 m<sup>2</sup></b>
Anticipated Completion Date:	<b>Jul 16</b>	Costs up-lifted to:	<b>2Q15</b>

Summary

Estimated Total Costs: (Including Preliminaries & Contingencies)

	Total Costs £
<b>Construction Costs:</b>	
<i>Malvern Vale</i>	4,248,941
<i>Northleigh C of E Primary</i>	787,808
<b>Building Work sub-total:</b>	<b>5,036,749</b>
<b>Direct Payments:</b>	
<i>Asbestos:</i>	-
<i>Other (please specify)</i>	-
<b>Building Work sub-total (including Direct Payments):</b>	<b>5,036,749</b>
<b>Fees &amp; Statutory Charges:</b>	
<i>Professional fees</i> (Fee Category: 2)	623,143
<i>Building Regs.</i>	9,483
<i>Planning</i>	9,625
<b>Total Project Cost (excluding VAT)</b>	<b>5,679,000</b>
<b>VAT (see notes on preparation/costs of estimate on next page)</b>	<b>Excluded</b>
<b>Total Project Cost (including VAT)</b>	<b>5,679,000</b>

### Information supplied by Feasibility Team

---

The estimate is based on the information provided on the following drawings:

**Malvern Vale Site, Northleigh C of E Primary 2 / 3 FE On Split Site, Level 2 Feasibility Study. 5th May 2015**

No specification information was provided for this scheme. Levels of specification have been assumed.

No structural information was provided.

No mechanical/electrical services information was provided so allowances have been made

Additional work associated with the development of a detailed brief and room data sheets have been excluded.

### Estimate Methodology

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The estimated costs are exclusive of VAT.

Cost associated with the purchase of any land or cost of any leases has been excluded

### Site Abnormals

---

Costs in connection with unknown abnormals are excluded.

No allowance has been included for unknown ground conditions.

Costs in connection with pollution, and/or contamination of site are excluded.

### Services and Infrastructure

---

Indicative allowances for Statutory connection charges are included, individual quotations will be needed for this development

### Logistics and Health & Safety

---

The method of construction and logistical operation of the site were not outlined so these have been assumed

No costs have been included arising from such method statements i.e. disruption of third parties, road closures

The estimate is based on the builder having an onsite compound and unrestricted access to site.

### Planning, Building Regulation and Environmental Issues

---

Costs of conditions imposed by the Planning Authority e.g. s.106 Agreements, Archaeology Survey etc have been excluded

The cost of consequential improvement works to the existing building required by the Building Regulations which are not directly referred to either on the feasibility drawing or specification have been excluded.

Costs imposed by the local Environmental Agency have been excluded.

It is recommended that a Ecologist is contacted to prepare an Ecology Survey

No costs have been included arising from any such Ecology Survey

### Risk Management Issues

---

### Furniture and Equipment

---

No schedules for fixed / loose F&E were available during the preparation of this estimate, these costs have been assumed

### Inflation

---

BCIS All-in Tender Price Index used for calculation of inflation.

### Fees

---

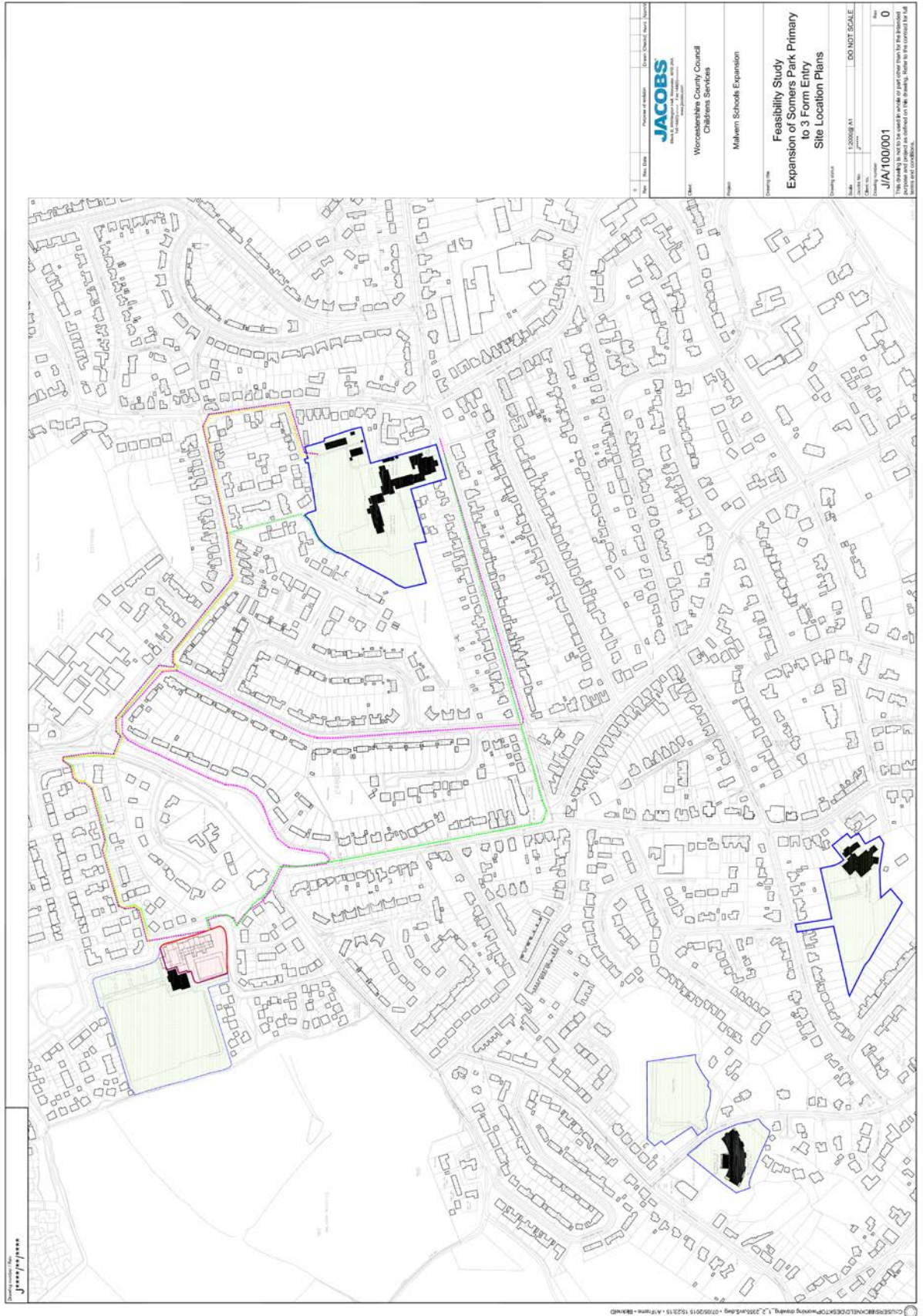
The fees involved in this estimate are limited to construction professionals only



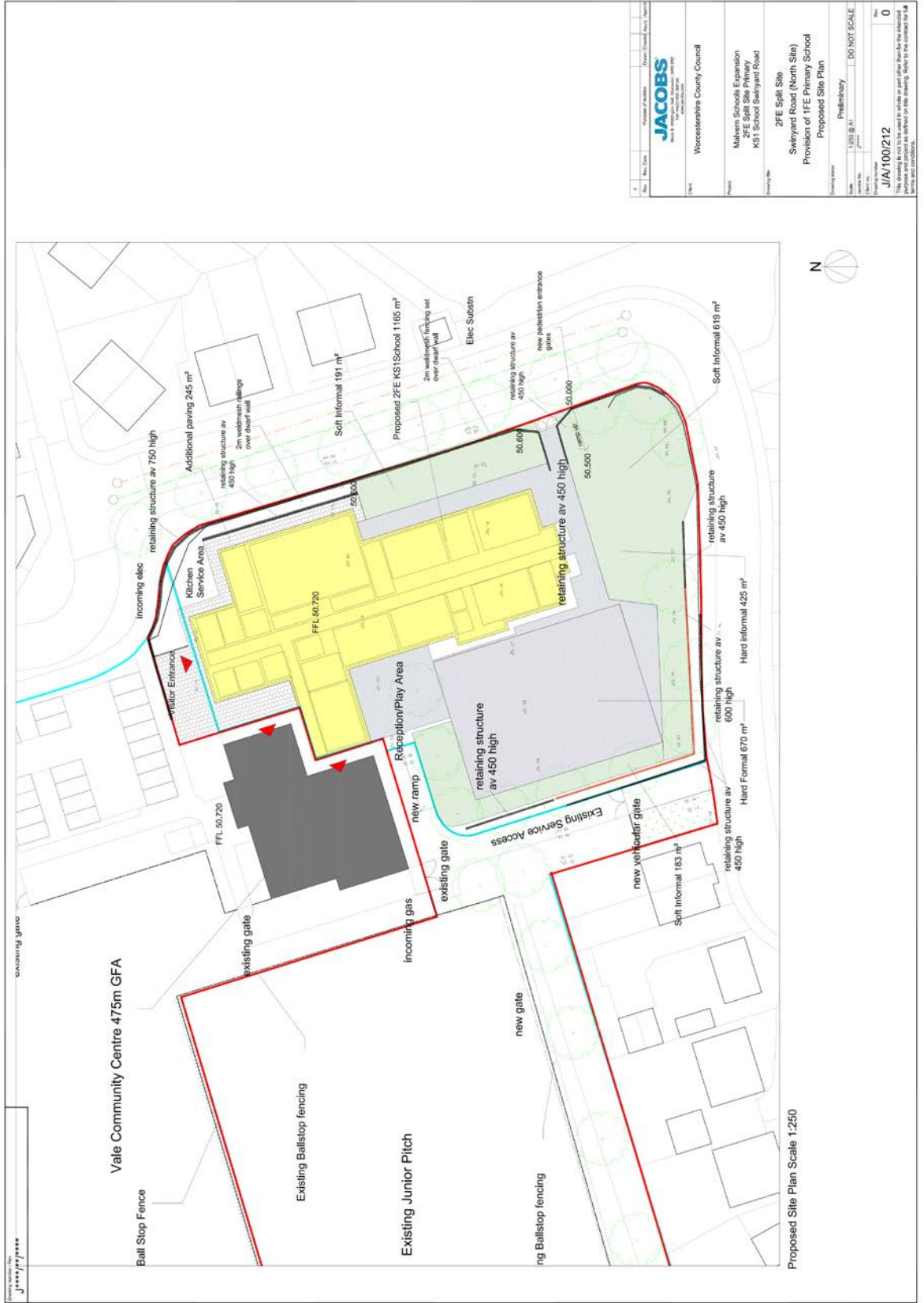
## Appendix A Documents included with this report

- 1.0 Location Plan with neighbouring schools highlighted
- 2.0 Proposed 2.0 FE KS1 Malvern Vale Site
- 3.0 Proposed 3.0 FE KS1 Malvern Vale Site
- 4.0 Proposed 3.0 FE KS2 Northleigh
- 5.0 Proposed Accommodation Schedules 2FE/3FE
- 6.0 Design Drawing Malvern Vale Centre
- 7.0 Landscape Drawing Malvern Vale Centre (RPS)
- 8.0 Topographical Survey Proposed School Site
- 9.0 Utilities

1.0 Location Drawing with neighbouring schools highlighted



2.0 Proposed 2.0 FE KS1 Malvern Vale Site



Rev	Rev. Date	Rev. Description	Drawn	Checked	App'd
 Jacobs Group Limited Malvern, Worcestershire					
Client: Worcestershire County Council					
Project: Malvern Schools Extension 2FE KS1 Site Primary KS1 School Swivyard Road					
Drawing title: 2FE KS1 Site Swivyard Road (North Site) Provision of 1FE Primary School Proposed Site Plan					
Drawing status: Preliminary					
Scale:	1:250 @ A1	DO NOT SCALE			
Client Ref:	JJA/100/212	Revision: 0			
This drawing is to be used in accordance with the conditions of use set out in the Jacobs Group Limited Terms and Conditions. Refer to the contract for full terms and conditions.					

3.0 Proposed 3.0 FE KS1 Malvern Vale Site



Client	Worcestershire County Council Children Services
Project	Malvern Schools Expansion 3FE Split Site Primary Feasibility Study
Drawing Title	3FE Split Site Primary School KS1 Unit Swinyard Road (North Site) Proposed Site Plan
Drawing No.	JJA/100/012
Scale	1:250 @ A1
Revision	0
Author	
Check	
Drawn	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	
Project Sign-off	
Project Date	
Project Status	Preliminary
Project Reference	DO NOT SCALE

4.0 Proposed 3.0 FE KS2 Northleigh



5.0 Proposed Accommodation Schedules 2FE/3FE

Accommodation Schedule															
Date	Apr-15														
School	Malvern Vale Primary School														
Project Number	BWT10100L														
Project Description	2 and 3FE Primary School on Vale Site/ Split														
Pupils	Number of Classes	FE	2FE areas extrapolated from BB103			3FE areas extrapolated from BB103			Number of Rooms Required	Comments	Northleigh Site (lower school)		Northleigh Site (upper school)		Comments
			Av Area (m2)	Total Area (m2)	No of rooms	Av Area (m2)	Total Area (m2)	No of rooms			Av Area (m2)	Total Area (m2)	No of rooms	Total area	
Accommodation	Max Group Size														
420 at 2FE 630 at 3FE	7	2													
<b>Basic Teaching Area</b>															
Reception Class	30	2	62	124	2	124	0	0	3	186	0	0	0		
KS1 Classbase	30	4	62	248	4	248	0	0	6	372	0	0	0		
KS2 Classbase	30	8	55	440	8	440	0	0	12	660	0	12	660		
Food/Science/D&T	15	0	34	0	1	34	0	0	1	34	0	0	0		
Large Food / Sci/ DT	30	1	62	62	1	62	0	0	1	62	0	1	62		
ICT Suite (no. of pc's)	30	0	0	0	0	0	0	0	0	0	0	0	0	not in BB103	
Learning Resource/Library	15-30	1	34	34	1	15	19	0	1	41	18	1	23		
SEN Resource Base	5	1	12	12	1	12	12	0	1	12	12	1	12		
SEN Therapy / MI	5	1	12	12	1	12	12	0	1	12	12	1	12		
Small Group Rooms	6	3	9	27	1	9	2	18	4	36	2	18	2	18	
Large Group Rooms	10		0	0	0	0	0	0		0	0	0	0		
<b>TOTAL BASIC TEACHING AREA</b>			<b>959</b>	<b>454</b>	<b>959</b>	<b>454</b>	<b>563</b>	<b>1017</b>		<b>1415</b>	<b>652</b>	<b>787</b>	<b>1439</b>	Combined sites	
	Basic Teaching		<b>Target min</b>	<b>840</b>						<b>Target min</b>	<b>1260</b>				
	Basic Teaching		<b>Target max</b>	<b>954</b>						<b>Target max</b>	<b>1416</b>				
Main Hall (used for dining)	30	1	180	180	1	180	180	0	1	180	180	1	180		
Small Hall	30	0	80	0	0	0	0	0	0	80	80	0	0		
Studio	30	1	55	55	0	0	0	0	1	55	55	0	0	Combined sites	
<b>TOTAL TEACHING AREA</b>			<b>1194</b>	<b>634</b>	<b>1194</b>	<b>634</b>	<b>743</b>	<b>1377</b>		<b>1730</b>	<b>832</b>	<b>1022</b>	<b>1854</b>	Combined sites	
<b>Staff &amp; Admin</b>															
Head's Office/Meeting room		1	16	16	0	0	16	0	1	16	0	0	16		
Senior Management Office		1	9	9	1	9	9	2	1	9	1	9	9		
Staffroom (prep and social)		1	41	41	1	27	34	1	2	62	0	41	48	No sep work room	
Staff work room		1	13	13	0	0	0	0	1	13	13	0	0	Combined sites greater in total	
General Office		1	20	20	1	13	13	1	1	27	27	1	20	Combined sites greater in total	
Sick Room/bay		1	4	4	1	4	4	1	1	6	6	1	4	no allowance	
Nurture Room					0	0	0	0	0	0	0	0	0		
Secure Entrance Lobby		1	8	8	1	5	5	1	1	8	8	1	5		
Copier/Repro Area		1	11	11	1	5	6	1	1	16	16	1	7		
Interview/Social Services		1	6	6	1	6	6	1	1	6	6	1	6		

I Range 20-25%  
 II Range 24-4%  
 III Range 4-7%

5.0 Proposed Accommodation Schedules 2FE/3FE (continued)



Pupils	Number of Classes	FE	2FE areas extrapolated from BB103		3FE areas extrapolated from BB103		FE	Av Area (m2)	Total Area (m2)	Malvern Vale Site (lower school)		Northleigh Site (upper school)		Comments
			Av Area (m2)	Total Area (m2)	No. of rooms	Total area				No. of rooms	Total area			
420 at 2FE 630 at 3FE	7	2	3	6	3	9	3	9	3	6	0	0		
Accommodation	Max Group Size	Number of Rooms Required	Av Area (m2)	Total Area (m2)	No. of rooms	Total area	Number of Rooms Required	Av Area (m2)	Total Area (m2)	No. of rooms	Total area	No. of rooms	Total area	Comments
Class Storage (Reception)		2	3	6	2	6	3	9	9	3	9	0	0	
Class Storage (KS1&2)		12	1.5	18	4	6	18	1.5	27	6	9	12	18	
Specialist Stores		2	5	10	1	5	2	5	10	1	5	1	5	







6.0 Design Drawing Malvern Vale Centre



A1

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Rev E: Facade Redigned July 08

Scale: 1:100

Client: PERSIMMON SOUTH MIDLANDS

Project: MALVERN NORTH SITE

Title: PHASE 1: COMMUNITY FACILITIES OPTION 1

Drawn: J.C. Date: JULY 08 Scale: 1:100

Job No: 33389 Day No: 50 Rev: E

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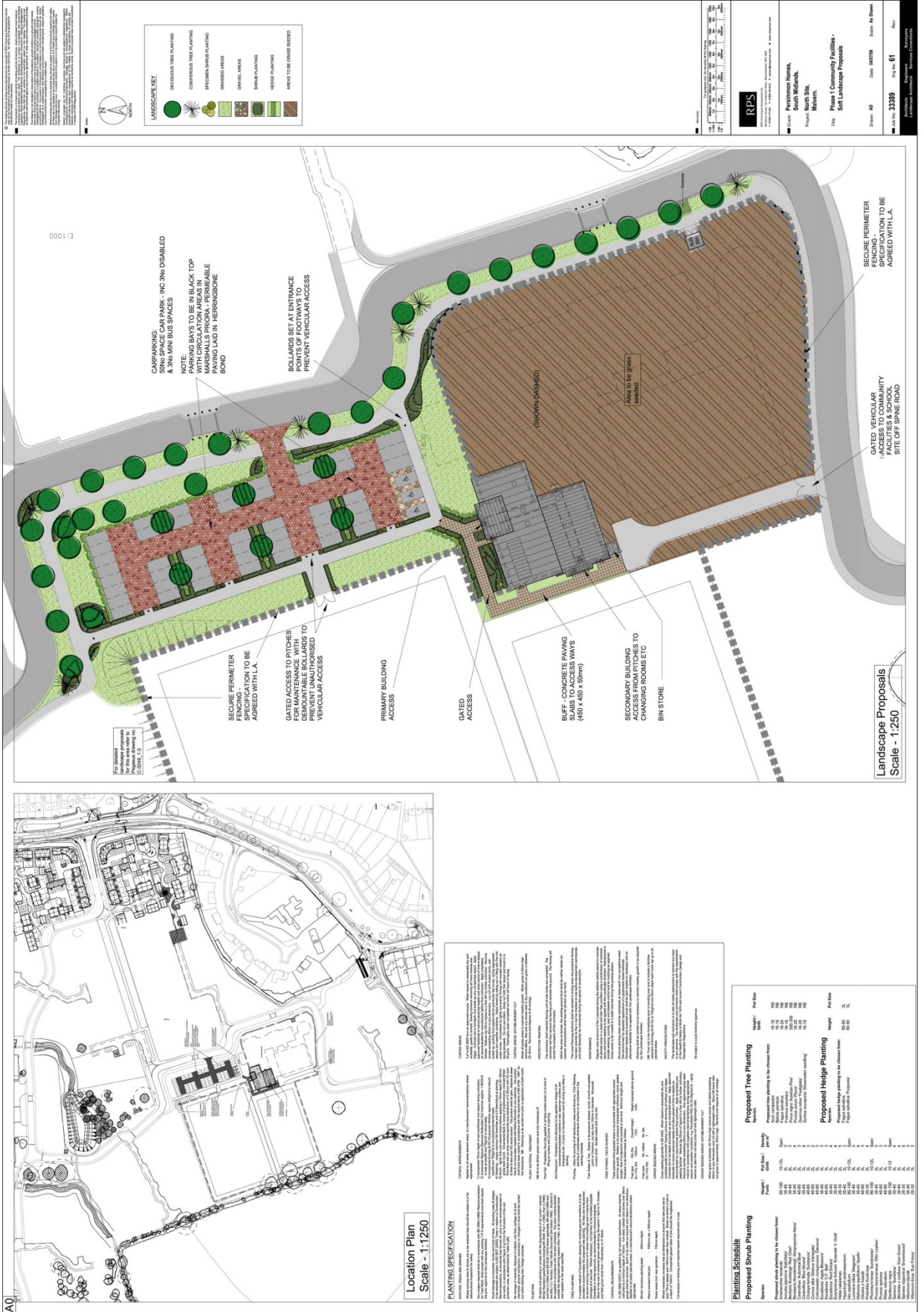
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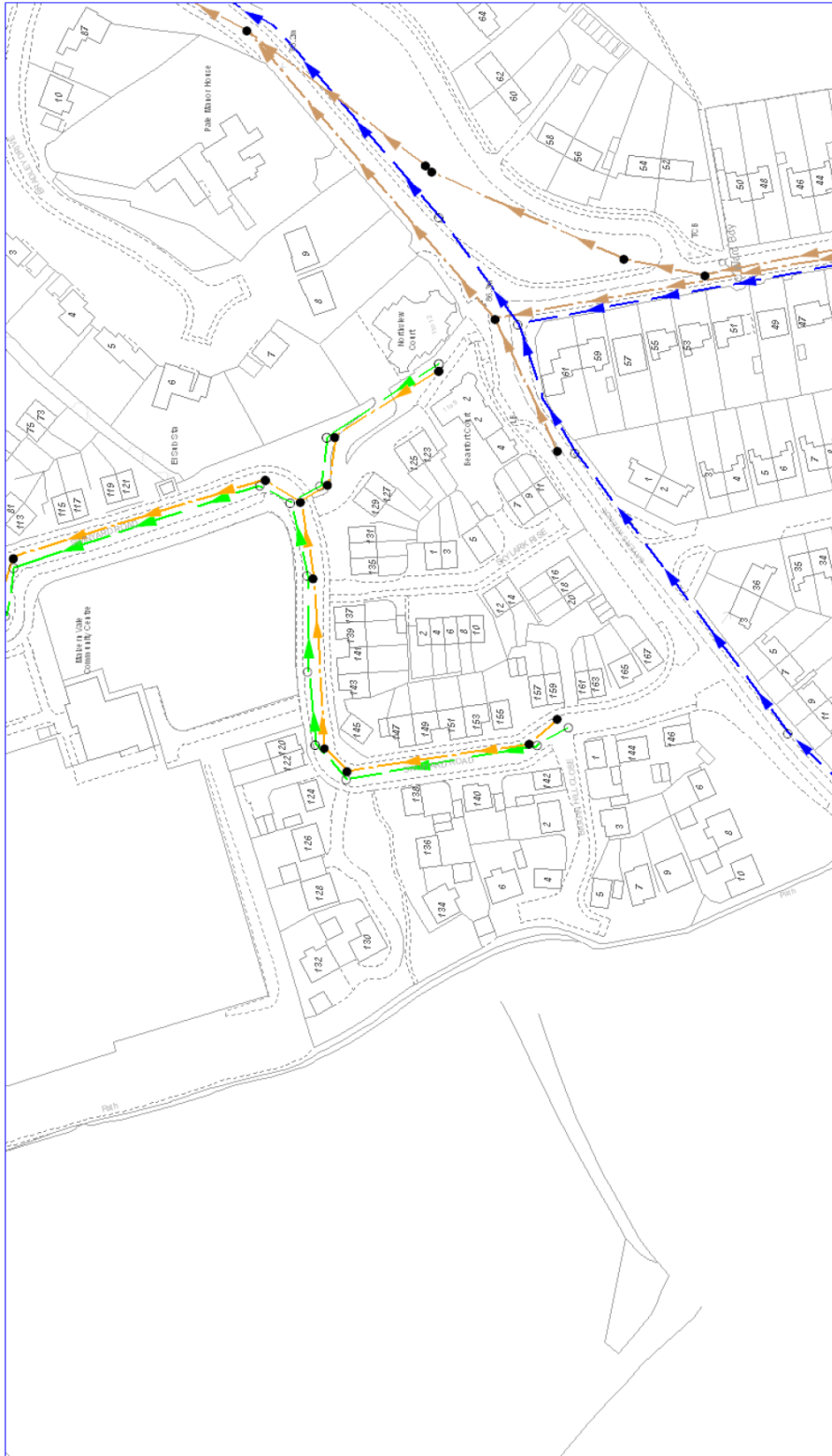
7.0 Landscape Drawing Malvern Vale Centre (RPS)



8.0 Topographical Survey Proposed School Site



9.0 Utilities Malvern Vale; Drainage



Severn Trent Water Limited  
 Environmental Management  
 PO Box 5344  
 Coventry  
 CV3 9PT  
 Telephone: 0845 801 6616

**SEVERN**  
**TRENT**  
**WATER**

**Sewer Record**

This map is referenced as OS Grid Ref:  
 X: 372061Y: 2089610

OS Map scale: Approx. 1:1250  
 Date of issue: 05.05.2015

Do not scale off this drawing

- This plan and any information supplied with it is intended as a general guide, it only valid at the date of issue and is not to be relied upon in the event of any development or works (including but not limited to excavation) in the vicinity of the sewer. It is the responsibility of the user to determine the suitability of the sewer for connection to the sewerage or distribution system.
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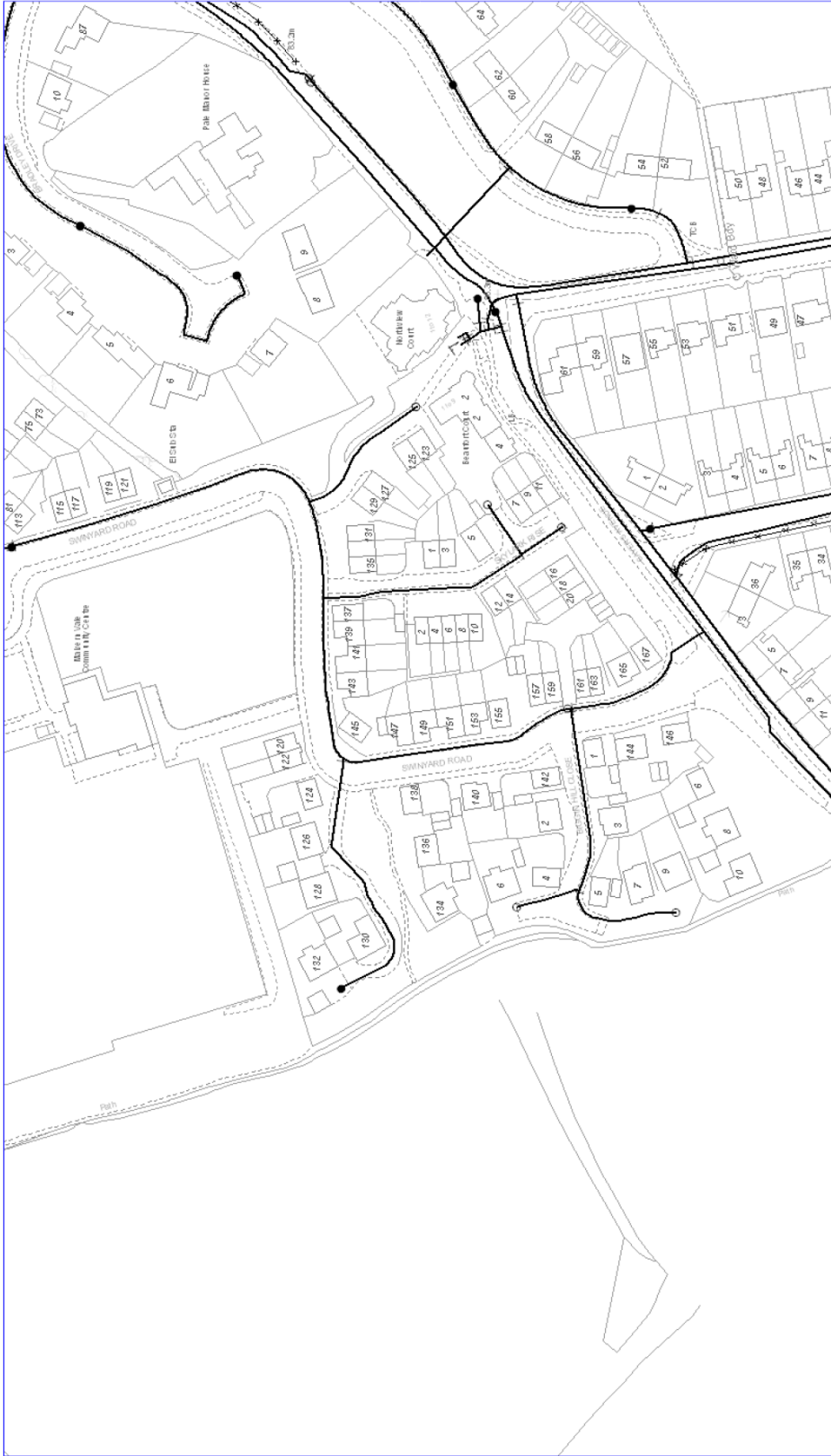
Public foul gravity	Public surface water gravity
Pressurised foul	Pressurised surface water
Open (DI) sewer as shown in plan	Open (DI) surface water as shown in plan
Open (DI) sewer as shown in plan	Open (DI) surface water as shown in plan
Overhead sewer	Overhead surface water
Overhead water	Overhead surface water
Lampole	Lampole
Overflow	Overflow
Combined Lateral Drain (CS)	Combined Lateral Drain (CS)
Foul Lateral Drain (FS)	Foul Lateral Drain (FS)
Surface Water Lateral Drain (SS)	Surface Water Lateral Drain (SS)
Highway/drain	Highway/drain
Duct	Duct
Head node	Head node
Low voltage cable	Low voltage cable
Instrumentation	Instrumentation

9.0 Utilities Malvern Vale; Gas



9.0 Utilities Malvern Vale; Electricity

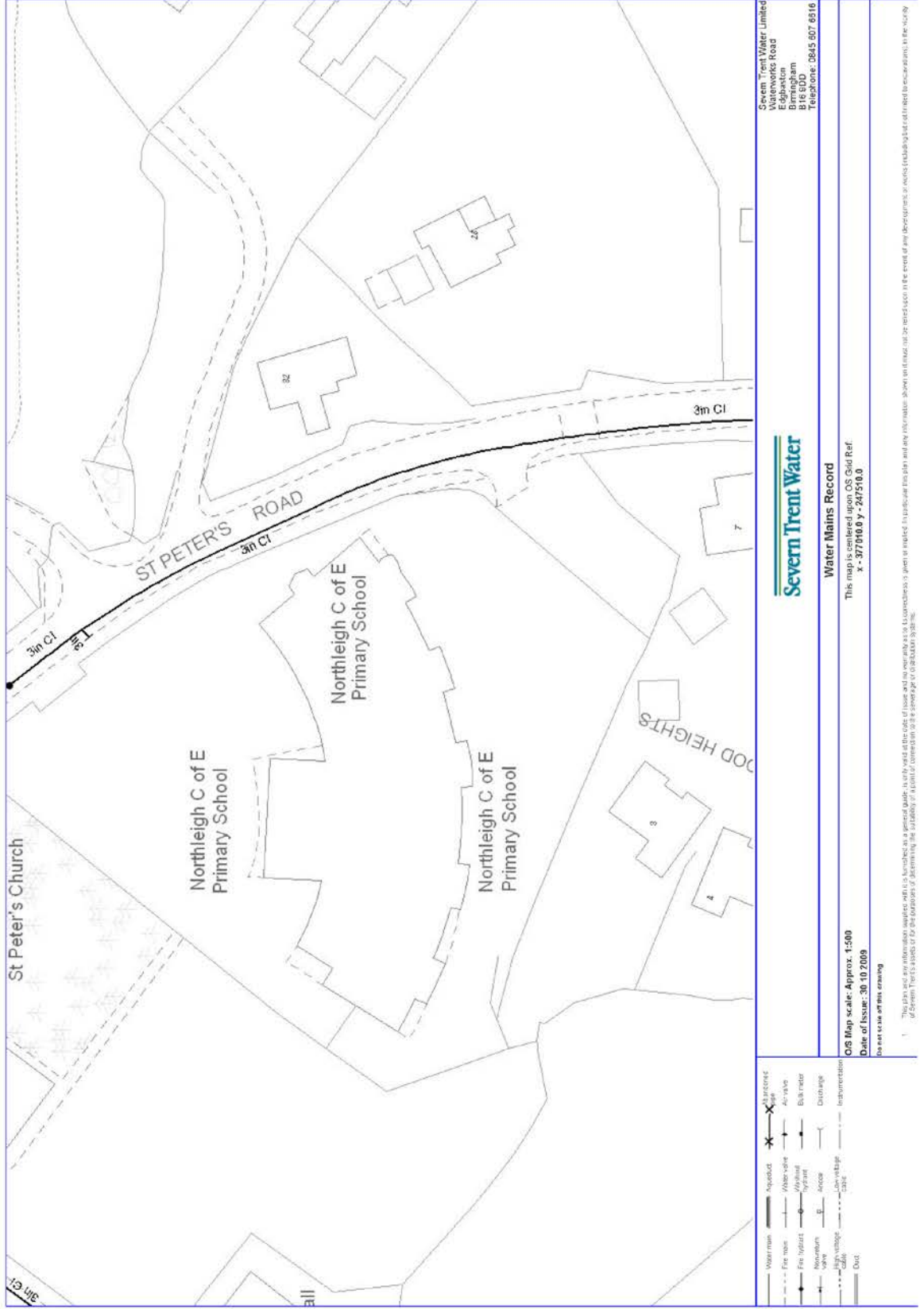
9.0 Utilities Malvern Vale; Water



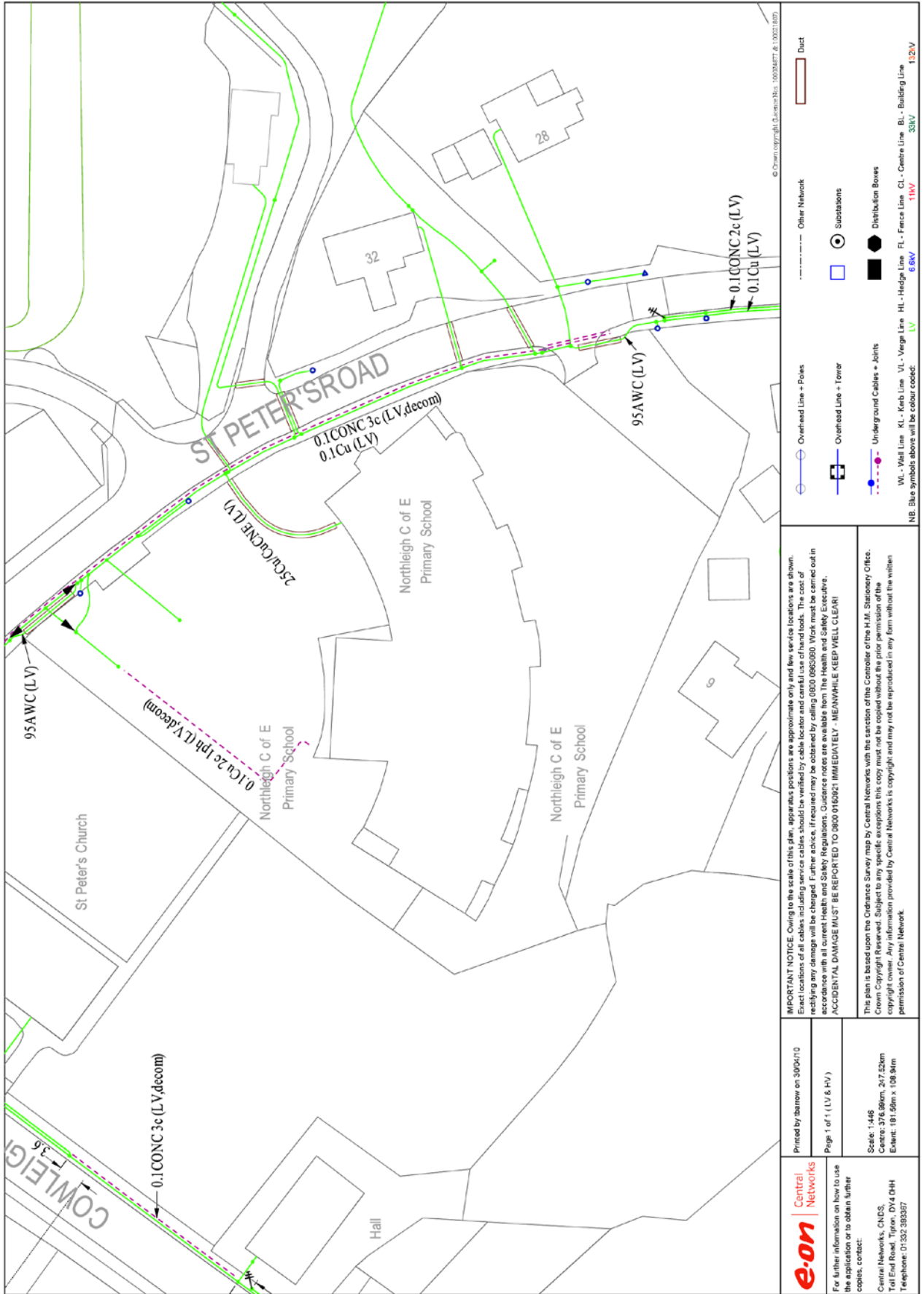
<p>Water main Fire main Fire hydrant Non-return valve High voltage cable Dust</p>	<p>Appoint Water valve Fire hydrant Non-return valve High voltage cable Dust</p>	<p>Abandoned pipe Air valve Bulk meter Discharge Instrumentation</p>	<p><b>SEVERN</b> <b>TRENT</b> <b>WATER</b></p> <p><b>Water Mains Record</b></p> <p>O/S Map scale: Approx. 1:1250 Date of Issue: 05/05/2015 Do not scale off this drawing.</p> <p>This plan and any information supplied with it, furnished as a general guide, is only valid at the date of issue and no warranty is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity.</p> <p>1. The material contained in this drawing has been based upon the Ordnance Survey Map by SEVERN TRENT WATER Ltd. by permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office. © Crown Copyright. SEVERN TRENT WATER Ltd. 867 10/01/12/02. 2. Document users other than SEVERN TRENT WATER customers users are advised that this document is provided for reference purposes only and no further copies should be made.</p>
<p>Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV4 9JH Telephone: 0845 601 6616</p>			<p>This map is compiled upon OS Grid Ref: X: 37280.0 y: 248095.0</p>



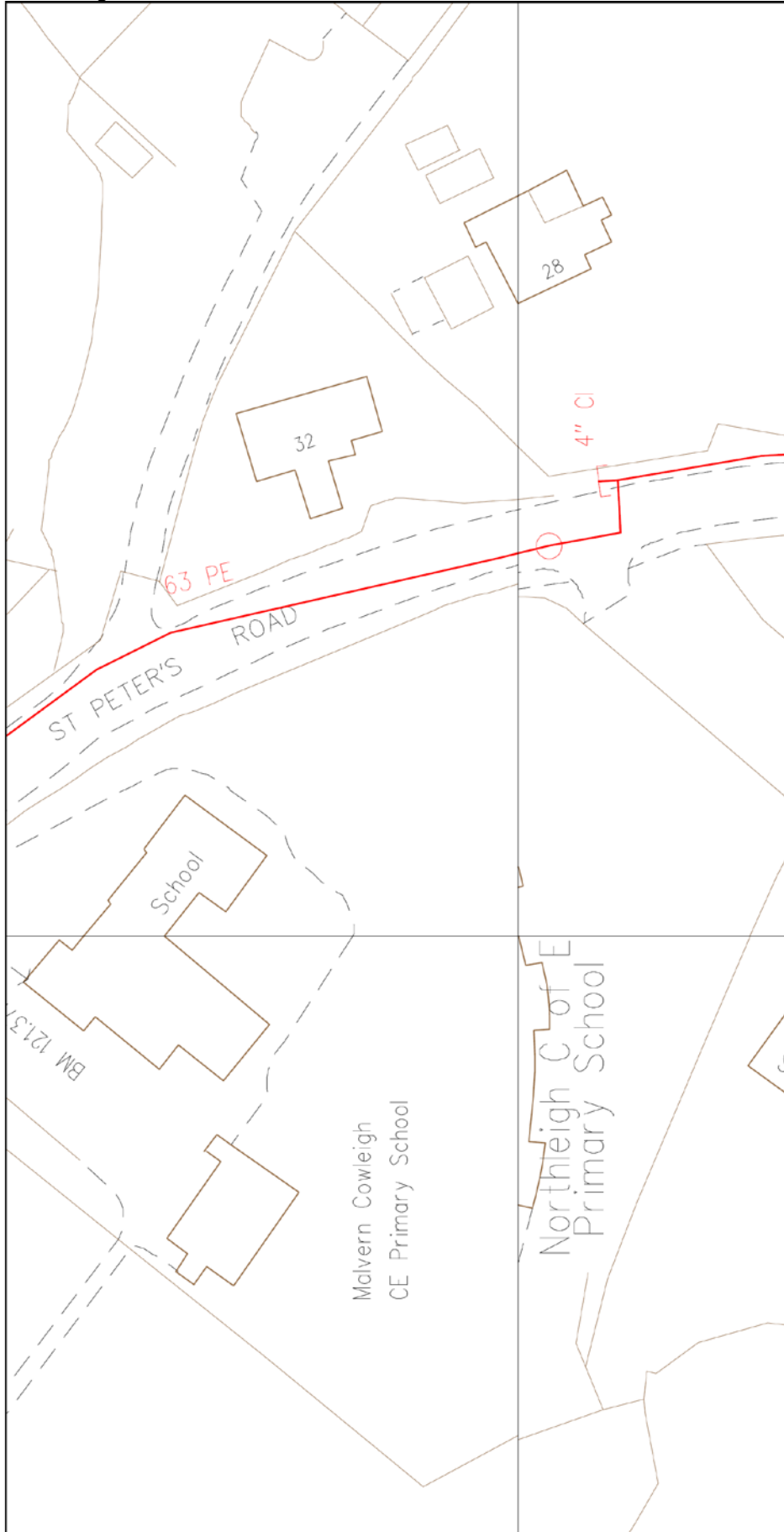
9.0 Utilities Northleigh; Water



9.0 Utilities Northleigh; Electricity



9.0 Utilities Northleigh; Gas



<p>SCALE: Not to scale</p> <p>USER ID: TBARTOW</p> <p>DATE: 30/10/2009</p> <p>EXTRACT DATE: 11/09/2009</p> <p>MAP REF: S07747</p> <p>CENTRE: 377016, 247512</p> <p>From example of plan type:</p>		<p>UPDATES</p> <p>AS SHOWN</p> <p>PLANNED</p> <p>DATE WORKING</p> <p>PER WORKS</p>		<p>Legend</p> <ul style="list-style-type: none"> <li>--- System</li> <li>--- Change</li> <li>--- Model</li> <li>--- Create</li> </ul>	
<p>This plan shows those pipes owned by National Gas plc in their role as Licensed Gas Transporter (LGT). Gas pipes owned by other LGTs or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any one whatsoever is accepted by omission. Safe digging practices, in accordance with HSE/G47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (other than direct labour or contractors) working for you on or near gas pipes. Further information on all DRGs can be determined by calling the DRG hotline on 01455 893226 (8am-5pm) A DRG is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.</p>					
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9.0 Utilities Northleigh; Drainage

