

# Stamford Park



Appendix B Stamford Park Primary School- New Build Option

Stage 3 Report

June 2020



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**1.0**

# **Background**

# 1.0 Background

## 1.1 Introduction

Blue Sky Design Services have been commissioned by Kier Construction on behalf of Trafford Borough Council to undertake the design and construction of a new three form entry school for the amalgamation and expansion of Stamford Park Infants School and Stamford Park Junior School. The current schools are both two and half form entry and are oversubscribed as well as requiring significant upgrading and expansion to enable the current facilities to meet modern education standards.

The initial scheme proposed a three-storey modular school on the existing school playing fields, however following evaluation of the constrained site and early discussions with Local Planners it was determined that a traditionally built structure would respond to the site more readily.

The scheme proposed is a three-storey school constructed on the school playing fields with the existing school demolished and the site re-purposed as a sports pitch and car parking for the school.

However, during the design process, the existing schools have been awarded a Grade 2 listing, impacts of which are explored further in the report, but demolition and new sports pitches including car parking are no longer possible.

## 1.2 Site Location

Stamford Park Schools are located on Cedar Road in Hale, Altrincham, South Manchester. The site is close to Stamford Park and a short walk from Hale village. The school buildings were constructed in 1905 and have occupied the site since completion.

The current school playing fields were originally occupied by Bradbury Central Secondary School from 1910 to 1985, following demolition the former school site was given over to the Infants and Junior schools and is now utilised as informal playing fields and the former school playing fields have now being built on to provide a private sheltered housing complex.

The new site is compact with residential properties to the South and East, sheltered housing to the North and accessed via Queens Road to the West.



**2.0**

# **Site Characteristics**

## 2.0 Site Characteristics

### 2.1 Current School

The current schools are effectively a campus consisting of an infant school, junior school and detached nursery together with a caretaker's house. The site caters for over 500 pupils aged between three and eleven.

The school classrooms and associated support areas are significantly undersized against modern standards and the layout does not meet with current educational guidance.

The school playing fields site offers a suitable location for the new three form entry school, located across Queens Road from the existing school it provides for the same catchment area as the current schools and there is existing access to the site off Queens Road. Whilst compact there is sufficient area to accommodate a new school and associated hard play provision.

### 2.2 Site Constraints

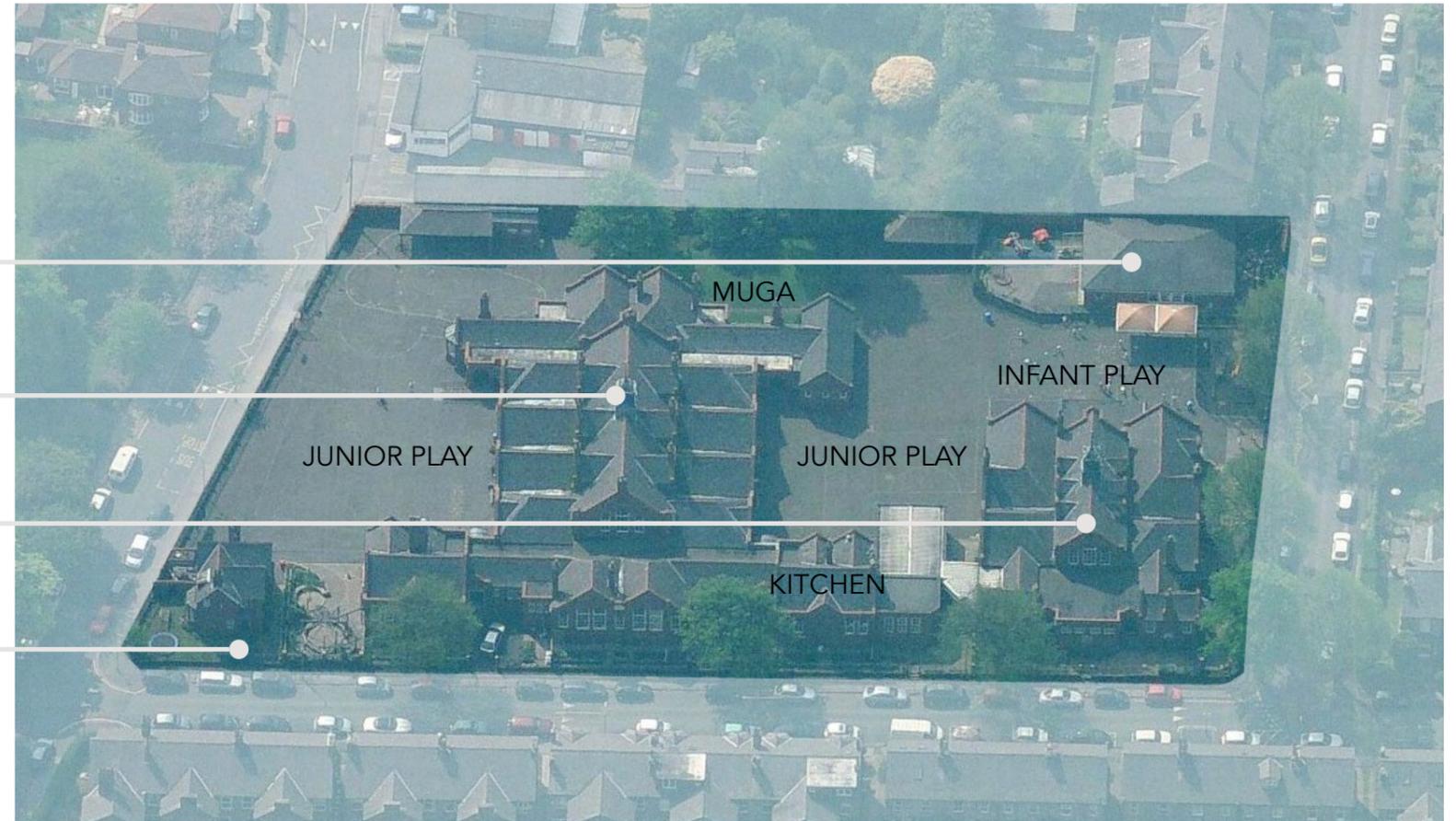
The proposed site for the new Primary school sits on a tight urban site constrained by residential development on Acacia Avenue and Stanway Drive to the East and South and a residential care home to the North.

There are two existing site accesses to the West off Queens Drive passing through the original secondary school railings and brick plinth.

The site is bounded to the east and south by an existing brick retaining wall constructed as part of the original secondary school which also include mesh fencing above. The site slope sharply down from the south retaining wall forming an embankment whilst the site slopes gently from South to North with an embankment down from the site to the residential home grounds. Existing trees and shrubs line the site boundary along Queens Road and there are two trees with protection order to be factored into the final design.

The site building area is further constrained by the requirement to maintain viewing distances from adjacent properties.

NURSERY  
JUNIOR SCHOOL  
INFANT SCHOOL  
CARETAKERS HOUSE



**3.0**

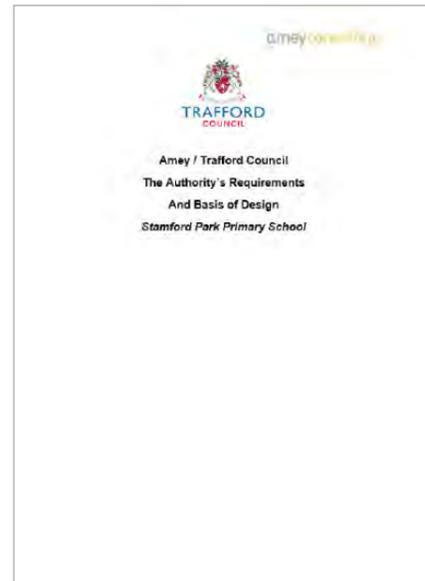
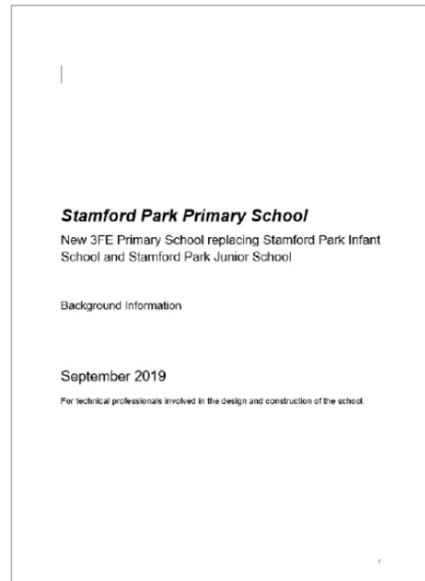
# **The Brief**

## 3.0 The Brief

### 3.1 Information provided

The Brief, summarised below, was provided by Trafford Borough Council at the commencement of the design and includes;

- Trafford Council Authority Requirements
- SPPS Background Information
- SPPS Schedule of accommodation



### 3.2 Brief Overview

Stamford Park Infants and Junior Schools are currently undersize. The schools Published Admissions Number of 70 is to rise to 90.

Currently the infant school operates mixed age classes however the Junior School has single age classes of 30+ children. Trafford Councils strategy is to remove mixed age classes and provide 3-form entry to meet the current demand and amalgamate the nursery into a modern early years collocated provision.

Whilst the current schools operate under different headships, the new Primary school will operated as a typical 3 form entry under a new single leadership

| Primary September 2018/19 | Nursery (FTE)        | R  | Y1 | Y2 | Y3 | Y4 | Y5 | Y6 | Total |
|---------------------------|----------------------|----|----|----|----|----|----|----|-------|
| Number on roll            | 34                   | 68 | 71 | 70 | 70 | 67 | 70 | 71 | 487   |
| Building capacity         |                      |    |    |    |    |    |    |    | 418   |
| 2020 PAN capacity         | 26<br>(52 part-time) | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 630   |

Capacity: Number of Pupils

**4.0**

# **Scheme Progress**

## 4.0 Scheme Progress

The new build scheme design process commenced in January 2020 and by the end of February 2020 had reached the end of RIBA stage 3 in partnership with Trafford Borough Council & had been signed off to progress the formal Planning consultation process with the aim of submitting for Planning by April 2020. The listing of the existing building in February 2020 caused the cessation of the whole process as instructed by Trafford Council given that it would now no longer be possible to demolish the existing school post occupation of the new school and provide the new playing fields and car parking.

### 4.1 Consultation

As part of the design process Blue Sky Design solutions and Kier Construction consulted with the schools and Employer in six formal engagements at which proposals were presented, comments collated and incorporated and the scheme developed to the satisfaction of the Authority and school stakeholders.

These engagements were supplemented by two meetings with Local Planners at which comments were collated and incorporated in the design to the extent that scheme was ready for a formal Planning Application.

Supporting the design and engagement process, additional design team meetings were on-going including design development of structural frame and floors, building services design co-ordination, specialist kitchens advice, fire design standards and building envelope design and initial FF&E layouts

Sport England had also been consulted regarding the interim period of when the existing informal playing field would not be useable due to construction activities and prior to the new playing field becoming useable post demolition of the existing school.. Sport England will be supportive of any proposal which included equivalent temporary soft play facilities nearby which can be managed. Trafford Council are currently reviewing the possibility of using Stamford Park grassed area for school sports activities.

## Stamford Park Primary School Client Engagement Meeting 4 30th January 2020



**5.0**

# **Schedule of Accommodation**

## 5.0 Schedule of Accommodation

The schedule below sets out a 3-form entry with a total gross internal floor area calculated at 3149m<sup>2</sup>. During the design development the space planning as a result of the shape of the available site area resulted in a GIFA of 3270m<sup>2</sup> which includes all SOA provision and some additional multi use teaching and storage spaces. It is expected that some rationalisation will be possible when the scheme is developed towards a full planning submission.

| SCHEDULE OF ACCOMMODATION TOOL FOR ANY MAINSTREAM PRIMARY SCHOOL |                   |                            |      |   |                              |                              |                             |  |                             | Version 6.2 Feb 2015 BW         |                     |
|--|-------------------|----------------------------|------|---|------------------------------|------------------------------|-----------------------------|--|-----------------------------|---------------------------------|---------------------|
| date   | 22/8/19           | age range                  | 3-11 | school name                             | Stamford Park Primary School |                              |                             | as a check:  |                             |                                 |                     |
| 3 FE reception places  | 90                | classes of                 | 3    | net capacity for SoA below =            | 630                          |                              |                             | type of school   | community                   | net capacity for recommended    | 630                 |
| 30 junior places   | 360               | FTE age 3-4 nursery places | 26   | within a potential range of:            | 567 to 630                   |                              |                             | site: area (m <sup>2</sup> )                                 | type light site             | SoA below:                      | 630                 |
| Total Mainstream Places  | 656               | max. group size            | 630  | 4 to 11 places                          |                              |                              |                             | existing buildings: type                                     | none (all new)              | 567 to 630                      |                     |
| Additionally resourced FTE places for:                           |                   | aged 2 to 3 nursery FTE    |      | average area of space (m <sup>2</sup> ) | TOTAL no. of spaces          | TOTAL AREA (m <sup>2</sup> ) | SUPP AREA (m <sup>2</sup> ) | organisation options for:                                    |                             | area of space (m <sup>2</sup> ) | no. of spaces       |
| - SEN  |                   |                            |      |   |                              |                              |                             | infant   | all practical in classrooms |                                 |                     |
|  |                   |                            |      |   |                              |                              |                             | junior   | specialist practical spaces |                                 |                     |
| <b>Basic Teaching Area</b>                                       |                   |                            |      | (22)                                    |                              |                              |                             |  |                             |                                 |                     |
| nursery playroom   | 27                | 55                         | 1    | 55                                      |                              |                              |                             | 54 m <sup>2</sup> or 2.3m <sup>2</sup> per place min recom'd | 55                          | 1                               |                     |
| reception classroom  | 30                | 62                         | 3    | 186                                     |                              |                              |                             | 62 m <sup>2</sup> minimum recommended                        | 62                          | 3                               |                     |
| infant classroom (extensive)                                     | 30                | 62                         | 6    | 372                                     |                              |                              |                             | 62 m <sup>2</sup> minimum recommended                        | 62                          | 6                               |                     |
| junior classroom   | 35                | 62                         | 12   | 744                                     |                              |                              |                             | 55 m <sup>2</sup> minimum recommended                        | 55                          | 12                              |                     |
| <b>specialist practical/ other</b>                               |                   |                            |      |   |                              |                              |                             |  |                             |                                 |                     |
| food/ science/ DT area   | 30                | 62                         | 1    | 62                                      |                              |                              |                             |  | 62                          | 1                               |                     |
| food/ science/ DT area   | 15                | 34                         | 1    | 34                                      |                              |                              |                             |  | 34                          | 1                               |                     |
| <b>TOTAL AREA</b>  | min 1320 max 1482 |                            |      | 1453                                    |                              |                              |                             | OK: area within recommended range                            |                             | 1369                            |                     |
| <b>Large spaces: halls, studios and dining</b>                   |                   |                            |      |   |                              |                              |                             | <b>dining options</b> 60 mins all in main hall               |                             |                                 |                     |
| main hall (primary) assembly max                                 | 350               | 180                        | 1    | 180                                     |                              |                              |                             | 157 m <sup>2</sup> min. recom'd for all pupils dining        | 180                         | 1                               |                     |
| studio   | 30                | 55                         | 1    | 55                                      |                              |                              |                             |  | 55                          | 1                               |                     |
| small hall   | 30                | 80                         | 1    | 80                                      |                              |                              |                             |  | 80                          | 1                               |                     |
| <b>TOTAL AREA</b>  | min 289 max 346   |                            |      | 315                                     |                              |                              |                             | OK: area within recommended range                            |                             | 315                             |                     |
| <b>Learning Resource Areas</b>                                   |                   |                            |      |   |                              |                              |                             |  |                             |                                 |                     |
| library  | 24                | 41                         | 1    | 41                                      |                              |                              |                             | 41 m <sup>2</sup> minimum recommended                        | 41                          | 1                               |                     |
| SEN resource base  | 5                 | 12                         | 1    | 12                                      |                              |                              |                             |  | 12                          | 1                               |                     |
| SEN therapy/ MI room   | 5                 | 12                         | 1    | 12                                      |                              |                              |                             |  | 12                          | 1                               |                     |
| small group room   | 4                 | 9                          | 5    | 45                                      |                              |                              |                             |  | 9                           | 5                               |                     |
| small group room (nursery)                                       | 4                 | 9                          | 1    | 9                                       |                              |                              |                             |  | 9                           | 1                               |                     |
| <b>TOTAL AREA</b>  | min 76 max 161    |                            |      | 119                                     |                              |                              |                             | OK: area within recommended range                            |                             | 119                             |                     |
| <b>Staff and Administration Areas</b>                            |                   |                            |      |   |                              |                              |                             |  |                             |                                 |                     |
| staff room (prep and social)                                     | 34                | 62                         | 1    | 62                                      |                              |                              |                             | 68 m <sup>2</sup> min total staff area recom'd               | 62                          | 1                               |                     |
| staff work room  | 4                 | 13                         | 1    | 13                                      |                              |                              |                             |  | 13                          | 1                               |                     |
| head's office (meeting room)                                     | 6                 | 16                         | 1    | 16                                      |                              |                              |                             |  | 16                          | 1                               |                     |
| office/ meeting room   | 3                 | 9                          | 1    | 9                                       |                              |                              |                             |  | 9                           | 1                               |                     |
| staff work room (with sink)                                      | -                 | 6                          | 1    | 6                                       |                              |                              |                             | 6 m <sup>2</sup> recom'd for nursery incl kitchen            | 6                           | 1                               |                     |
| staff work (specially resourced)                                 | -                 | -                          | -    | -                                       |                              |                              |                             |  | -                           | -                               |                     |
| general office (1 recep desk)                                    | 6                 | 27                         | 1    | 27                                      |                              |                              |                             |  | 27                          | 1                               |                     |
| reprographics room   | -                 | 16                         | 1    | 16                                      |                              |                              |                             |  | 16                          | 1                               |                     |
| entrance/ reception  | -                 | 6                          | 1    | 6                                       |                              |                              |                             | net area of this space only adjacent to entrance/reception   | 6                           | 1                               |                     |
| interview room   | 4                 | 6                          | 1    | 6                                       |                              |                              |                             | semi-open area adjacent to reception                         | 6                           | 1                               |                     |
| sick bay   | 4                 | 6                          | 1    | 6                                       |                              |                              |                             |  | 6                           | 1                               |                     |
| <b>TOTAL AREA</b>  | min 161 max 247   |                            |      | 167                                     |                              |                              |                             | OK: area within recommended range                            |                             | 167                             |                     |
| <b>Storage</b>   |                   |                            |      |   |                              |                              |                             |  |                             |                                 |                     |
| teaching store (off nursery)                                     | 3                 | 4                          | 1    | 4                                       |                              |                              |                             |  | 4                           | 1                               |                     |
| teaching store (off reception)                                   | 3                 | 3                          | 3    | 9                                       |                              |                              |                             |  | 3                           | 3                               |                     |
| teaching store (off infants and juniors)                         | 1.5               | 18                         | 27.0 |   |                              |                              |                             |  | 1.5                         | 18                              |                     |
| specialist store (food, sci, DT)                                 | 5                 | 2                          | 10   |   |                              |                              |                             |  | 5                           | 2                               |                     |
| PE store(s) (off hall)   | 18                | 18                         | 1    | 18                                      |                              |                              |                             | 18 m <sup>2</sup> total recom'd                              | 18                          | 1                               |                     |
| PE store(s) (off small hall)                                     | 8                 | 8                          | 1    | 8                                       |                              |                              |                             | 6 m <sup>2</sup> total recom'd                               | 8                           | 1                               |                     |
| external PE store  | 4                 | 4                          | 1    | 4                                       |                              |                              |                             |  | 4                           | 1                               |                     |
| <b>non-teaching storage</b>                                      |                   |                            |      |   |                              |                              |                             |  |                             |                                 |                     |
| chair/ table store(s) (off hall)                                 | 20                | 20                         | 1    | 20                                      |                              |                              |                             | 20 m <sup>2</sup> needed to store all chairs & tables        | 20                          | 1                               |                     |
| secure/ exam/ archive store                                      | 4                 | 4                          | 1    | 4                                       |                              |                              |                             |  | 4                           | 1                               |                     |
| wheelchair/ appliances bay(s)                                    | 1.5               | 3                          | 4.5  |   |                              |                              |                             | wheelchair/ appliance bay(s) recommended                     | 1.5                         | 3                               |                     |
| personal storage (coat hooks)                                    | 2.5               | 22                         | 55.0 |   |                              |                              |                             | OK   | 2.5                         | 22                              |                     |
| cleaners store   | 1.5               | 4                          | 6    |   |                              |                              |                             |  | 1.5                         | 4                               |                     |
| general store (stock/ maintenance)                               | 6                 | 2                          | 12   |   |                              |                              |                             |  | 6                           | 2                               |                     |
| <b>TOTAL AREA</b>  | min 118 max 204   |                            |      | 170                                     |                              |                              |                             | OK: area within recommended range                            |                             | 169.5                           |                     |
| <b>Float</b>   | min 0 max 178     |                            |      | 0                                       |                              |                              |                             | no float available   |                             | 2.5                             |                     |
| <b>Total Net Area</b>  | min 2142 max 2309 |                            |      | 2223.5                                  |                              |                              |                             | 82 m <sup>2</sup> over minimum net area                      |                             | 2142                            |                     |
| <b>Non-net Area</b>  |                   |                            |      |   |                              |                              |                             | (pupil toilets: 35 recom'd 39 provided)                      |                             |                                 |                     |
| school kitchen prep & servery                                    | 80                | 80                         | 1    | 80                                      |                              |                              |                             | 80 m <sup>2</sup> min recom'd for full service               | 80                          | 1                               |                     |
| foundation toilets (nursery)                                     | 1                 | 4                          | 3    | 12                                      |                              |                              |                             | 3 minimum 1 for every 10 places                              | 4                           | 3                               |                     |
| foundation toilets (reception)                                   | 1                 | 4                          | 9    | 36                                      |                              |                              |                             | 9 if 1 per 10.0 plus 1 per 10 SEN                            | 4                           | 9                               |                     |
| other pupil toilet suite(s)                                      | 9                 | 27                         | 3    | 81                                      |                              |                              |                             | 27 if 1 per 20 KS1 & 2 places                                | 27                          | 3                               |                     |
| hygiene room (2 doors no wc)                                     | 1                 | 9                          | 1    | 9                                       |                              |                              |                             | 9 m <sup>2</sup> minimum including hoist                     | 9                           | 1                               |                     |
| accessible/ staff toilet   | 1                 | 3.5                        | 5    | 17.5                                    |                              |                              |                             | also for visitors and staff                                  | 3.5                         | 5                               |                     |
| <b>plant</b> indicative area, incl ICT hubs and risers           | 2.1%              | 48                         |      | 48                                      |                              |                              |                             |  | 46                          | 2.1%                            |                     |
| server room  | 9                 | 9                          | 1    | 9                                       |                              |                              |                             | 22.5% of net min circulation for 2 storeys                   | 9                           | 1                               |                     |
| <b>circulation</b> %age of net area for new build                | 24.1%             | 536                        |      | 536                                     |                              |                              |                             |  | 516                         | 24.1%                           |                     |
| <b>partitions</b> %age of net area for new build                 | 4.3%              | 96                         |      | 96                                      |                              |                              |                             |  | 92                          | 4.3%                            |                     |
| <b>TOTAL AREA</b>  | min 927 max 1001  |                            |      | 925                                     |                              |                              |                             | ERROR: total area for category is too low                    |                             | 898.5                           |                     |
| <b>Total Gross Area</b>  | min 3040 max 3352 |                            |      | 3148                                    |                              |                              |                             | 108 over minimum gross area                                  |                             | 3040.5                          |                     |
| <b>Total Gross Area</b> (including supplementary area)           |                   |                            |      |   | 3148                         |                              |                             |  | gross area to be built      |                                 | 3148 m <sup>2</sup> |
| Gross area as proportion of net                                  |                   |                            |      |   | 142%                         |                              |                             |  |                             |                                 |                     |

**6.0**

# **Layouts**

## 6.0 Layouts

The plans in Appendix A were derived and agreed during numerous presentations. As noted previously the drawings will be developed into a full planning pack, associated surveys and analysis are still to be undertaken, which may have some influence on the proposed layouts. However the principles should remain unchanged.

### Overview

The building is set to the North of the site due to the site constraints however this results in the active frontage of the building being south facing.

### External areas

The proposal includes a legible pedestrian access of Queens Road to the main entrance and drop off areas. The North side of the site provides secure access to the plant and kitchen and safeguarded informal external dining when permissible and play areas. The east of the site includes a marked out multi use games area which can also be used as junior play. To the south the segregated early years play areas adjoin the infant play area whilst to the west the existing green space is retained as a segregated habitat learning zone for outdoor teaching.

### Ground floor

This level provides the main entrance and reception with access to main and small halls which can be zoned to provide separated out of hour use. The kitchen with external access and plant room occupy the front area of building footprint so as to provide maximum use of the remainder of the external areas for dining or play space whilst also providing safe secure spaces

All early years provision is at ground level, with direct external access to covered segregated play with passive supervision by staff at all times from within the building also.

### First Floor

This floor provides the teaching spaces for Years 1 and 2 clustered together with specialist teaching rooms, SEN, central library and toilet provisions. Access and egress for external play is provided by a separate stair off the playground at the front to the building



## Second Floor

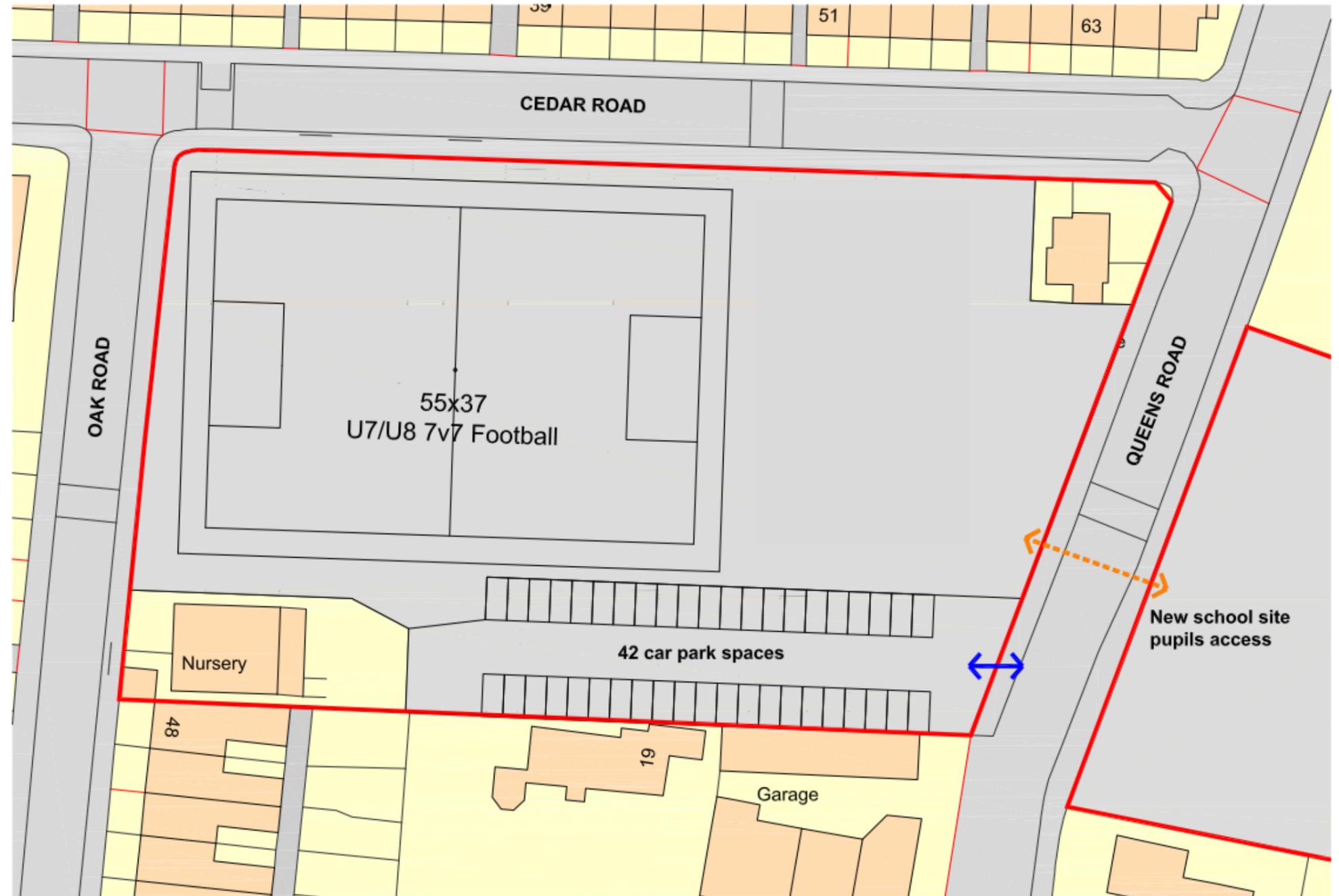
This floor provides teaching spaces for Years 3, 4, 5 and 6 clusters as well as multi use spaces and toilet provisions. Access and egress to external play is provided by a separate stair to the rear of the building.

## Elevations

The proposed external materials comprise red brick in keeping with the surrounding neighbourhood. The elevations have tall recessed panels simulating the existing school tall Edwardian windows and stacked brick panels in reference to the existing schools numerous chimney stacks. As a pitched roof is not practical given height constraints the addition of grey brickwork respects the pitched slate roof tiles in the area.

## External Play

The proposal included design provision for formal structured play on the existing school site, as shown below, which would have satisfied Sport England guidance as it exceeded the area provision of the existing playing fields and is capable of providing for a competitive 7v7 football pitch unlike the existing school field. Although no longer feasible due to the listing this demonstrates the minimum requirements to satisfy Sport England and Local Planning.



**7.0**

# **Cost Plan**

## 7.0 Cost Plan

We attach at Appendix B our current cost plan target for the new build 3FE Stamford Park Primary School based on the BlueSky General Arrangements and elevations. Our target is in the order of £8.1m and has been assembled in partnership with Trafford Borough Council / Amey during the design period and prior to cessation of the works as a result of the listing status.

Whilst the design is still pre planning we have attempted to convey an accurate reflection of the anticipated construction costs to deliver this project, they have been amended post the listing status of the existing school to reflect the fact that we cannot now demolish the existing school and thus cannot construct a new grassed playing field or new car-parking for the new school all of which were to be located on the grounds of the demolished school.

We believe construction from Contract Award will take around 52 weeks leading to a new facility capable of accommodating 3 forms of entry at its conclusion.

We believe that our allowances convey what will be known costs and makes allowance for what we perceive should be allowed against unknown risk. All of these allowances are transparent in the cost plan and can be managed together as the scheme evolves.

### Cost Plan Narrative Executive Summary

- Cost base date March 2020
- Area – New Build c.3270m2 upon completion.
- Anticipated Design Fees included to complete the works
- Cost Plan includes the full PCSA allowances
- Construction Preliminaries included based on a one year onsite build period
- Cost inflation included to mid-point of the proposed construction period
- A design development / construction contingency is included commensurate with the current design stage
- MC Oh&p included

Provisional Abnormal allowances listed separately for new cat A Furniture, new kitchen installation, breaking out obstructions on the new playing field ie old school foundations, new statutory services connections, drainage attenuation and works to the existing boundary walls within the site, Queens road metal fencing and the division fence separating the site and the existing sheltered housing.

## Nett New Build Allowances / Narrative

- Demolition

Not applicable, not included

- Substructures

New Foundations

New below DPC brickwork/blockwork

New Ground floor RC slab

Piling – not included

- Frame

Allowances for new structural steel frame and fire protection

- Upper Floors

New composite metal decking with 150mm RC slabs

- Roofing

Allowance for a new single ply or similar roof installation

Allowance for new rain water installations

An allowance for new entrance canopy and covered play canopies/ structures

- Stairs

New precast concrete stairs with metal balustrading and handrails

An allowance for works to access the new roofs via Bilco or similar roof access hatch

- External Walls/Windows

New facing brick external wall

Inner leaf SFS plasterboard dry lined and insulated

Fully scaffolded working platform

New Aluminium Windows / Curtain Walling and external doors

- Internal Walls

New metal stud plasterboard partitions

An allowance for new glazed screens

New sliding folding partition between the hall/small hall and small hall/ studio

An allowance for new reception hatch/counter

An allowance for new toilet cubicles IPS back panels and vanity units

- Internal Doors

New timber veneered doors with softwood frames and ironmongery

- Wall Finishes

Painted throughout

Wall tiling where required to toilets and wet areas

New Acoustic panelling to suit acoustic requirements

New Skirtings

- Floor Finishes

Carpet or Vinyl as required to classrooms / corridors etc

Enhance finish allowed to the floors in the new halls

- Ceilings

New Suspended ceilings to suit spaces

- Fixed Furniture & Equipment

See allowances made under provisional/abnormals for FF&E & Kitchen installations

- Mechanical and Electrical

New installations throughout

- Lift

New passenger hoist to the main entrance area

- Site Works

Allowances for entrance areas / informal social spaces as extranal plans

New playground surfacing

Allowance for new landscaping planting

An allowance for street furniture i.e. bins / benches

New internal fencing

New Cycle storage allowance

New bin store allowance

- Drainage

An allowance for new drainage / adaptations

**8.0**

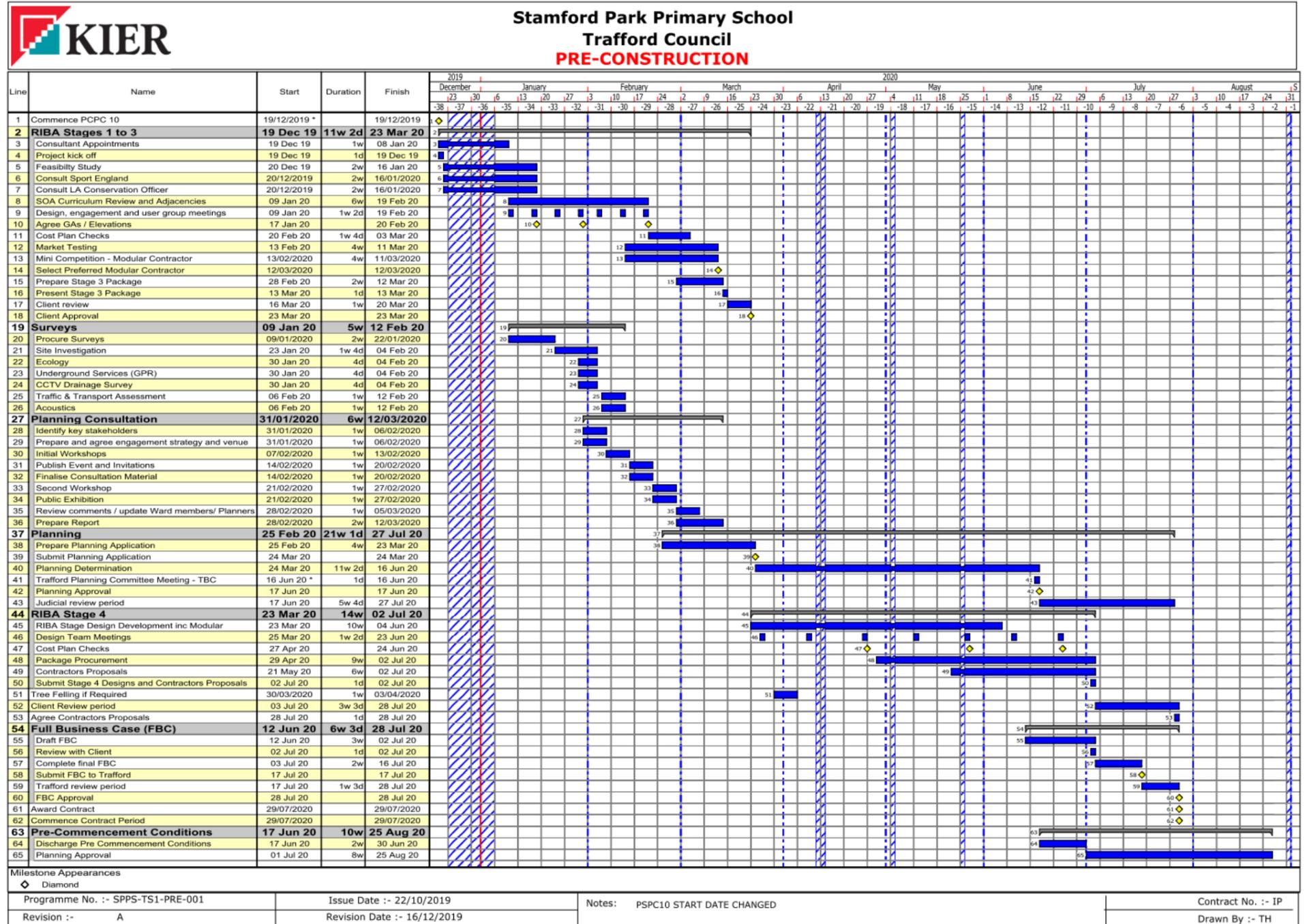
# **Programme**

## 8.0 Programme

The preconstruction programme below identifies the process to commencement on site from which point the new school building is anticipated to take C.54 weeks from Contract Award. The original concept adopted a modular building solution to achieve a completion for occupation and 3 form entry by September 2021. In the change to a traditional design and build solution (which also aided affordability) the programme completion is now targeted as October 2021. As a result of the cessation, mitigation was not resolved in terms of how to provide a 3FE school by September 2021, however the programme does indicate that 3FE is feasible by September 21 by incorporating a number of temporary classrooms on the existing site prior to moving into the new constructed school. .

A separate study is proposed to determine the optimum solution for 3 FE in September 2021.

Once the timescales for the decision making process are finalised and instructed by Trafford Council the programme can be recast to more accurately reflect the timescales.



# Appendix A



**Notes**

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**Residual Risk Register**

Refer to Bluesky Architects hazard identification sheets in addition to the hazards risks normally associated with the type of works indicated on this drawing. Note the following:

1. 77.
2. 77.

- KEY**
- Site Boundary
  - - - Existing Low Brickwall with Metal Railings
  - - - Existing Brickwall with High Level Chain Link Fence
  - - - Existing Chain Link Fence
  - Existing Gate
  - Entrance Plaza
  - Tarmac
  - Soft Landscaping
  - Embankment
  - Existing Trees (indicative subject to survey)
  - Existing Vegetation
  - Existing Trees To Be Removed (indicative subject to survey)
  - ▲ Main Entrance
  - - - 2m High Weld Mesh Fence
  - - - 1.2m High Rolled Top Fence
  - Proposed Access Gate
  - Covered Play Area
  - ↔ Pupil Access To and From Building
  - ↔ Service Access

| Rev | Date | By | Chk | Comments |
|-----|------|----|-----|----------|
|     |      |    |     |          |

**Client**  
Trafford Council

**Project**  
Stamford Park Primary School

**Drawing**  
Proposed Site Plan

| Revision | Purpose     |
|----------|-------------|
|          | Preliminary |

**Drawing Number**  
19045 - BSA - ZZ - ZZ - DR - A - 4650

| BSDS Job No. | Scale      | Date     |
|--------------|------------|----------|
| 19045-04     | 1:250 @ A1 | Feb 2020 |

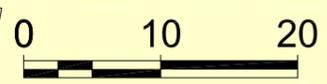
| Suitability | Suitability Description |
|-------------|-------------------------|
| S0          | Work In Progress        |

| Drawn By | Checked By |
|----------|------------|
| TW       | Check      |

**bluesky**  
architects

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West  
1 : 100



East  
1 : 100



South  
1 : 100



North  
1 : 100



| Rev   | Date        | By  | Chk | Comments                   |
|---|-------------|---|-----|----------------------------|
| 0   |             |   |     | Client<br>Trafford Council |
| Project<br>Stamford Park Primary School   |             |   |     |                            |
| Drawing<br>Proposed Elevations  |             |   |     |                            |
| Revision  | Purpose     |   |     |                            |
| A   | Preliminary |   |     |                            |
| Drawing Number<br>Project - register - zone - level - type - file - number<br>19045 - BSA - ZZ - ZZ - DR - A - 4700 |             |   |     |                            |
| BSCS Job No.<br>19045-04  |             | Scale<br>1 : 100 @ A3                       |     | Date<br>Jan 2020           |
| Suitability<br>S0   |             | Suitability Description<br>Work in Progress |     |                            |
| Drawn By<br>TW  |             | Checked By<br>Checker                       |     |                            |

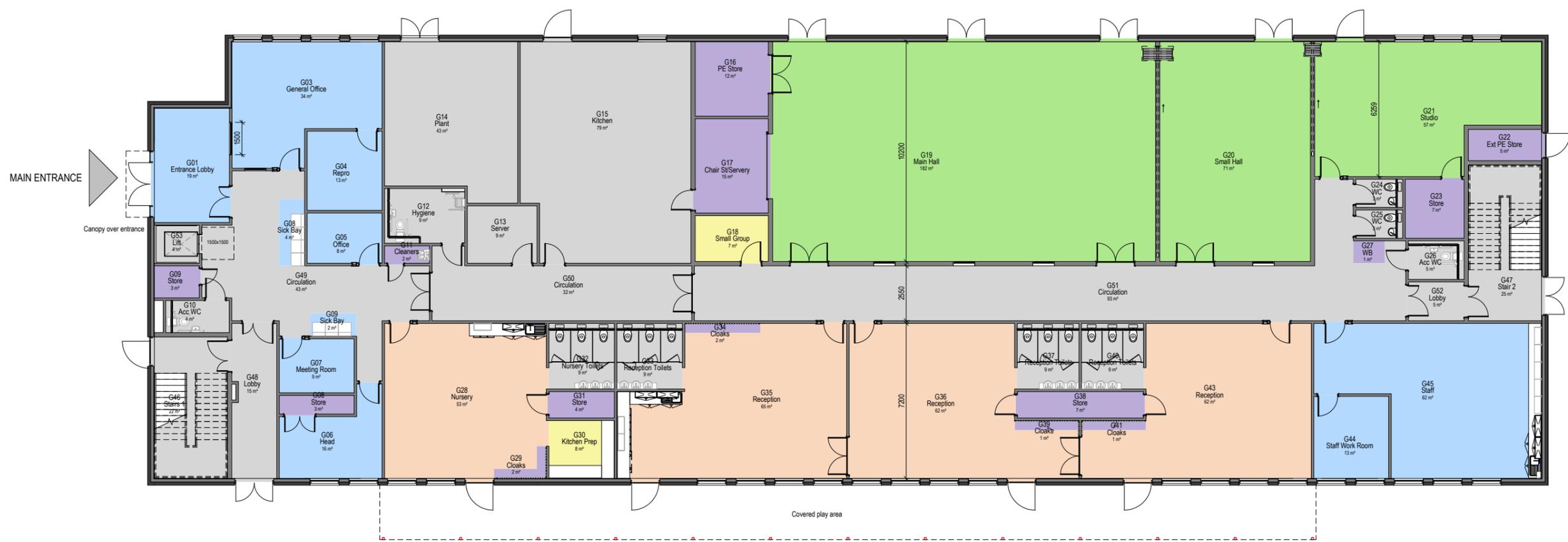
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Ground Floor  
Reception/Nursery/Halls  
1 : 100

| Rev | Date     | By | Chk | Comments                        |
|-----|----------|----|-----|---------------------------------|
| A   | 17.02.20 | TW |     | Revised to suit CEMM4 comments. |

Client  
Trafford Council

Project  
Stamford Park Primary School

Drawing  
Proposed Ground Floor Plan

| Revision | Purpose     |
|----------|-------------|
| A        | Preliminary |

Drawing Number  
project - originator - zone - level - type - role - number  
19045 - BSA - ZZ - GF - DR - A - 4001

| BSDS Job No. | Scale        | Date     |
|--------------|--------------|----------|
| 19045-04     | 1 : 100 @ A1 | Jan 2020 |

| Suitability | Suitability Description |
|-------------|-------------------------|
| S0          | Work in Progress        |

| Drawn By | Checked By |
|----------|------------|
| TW       | Checker    |

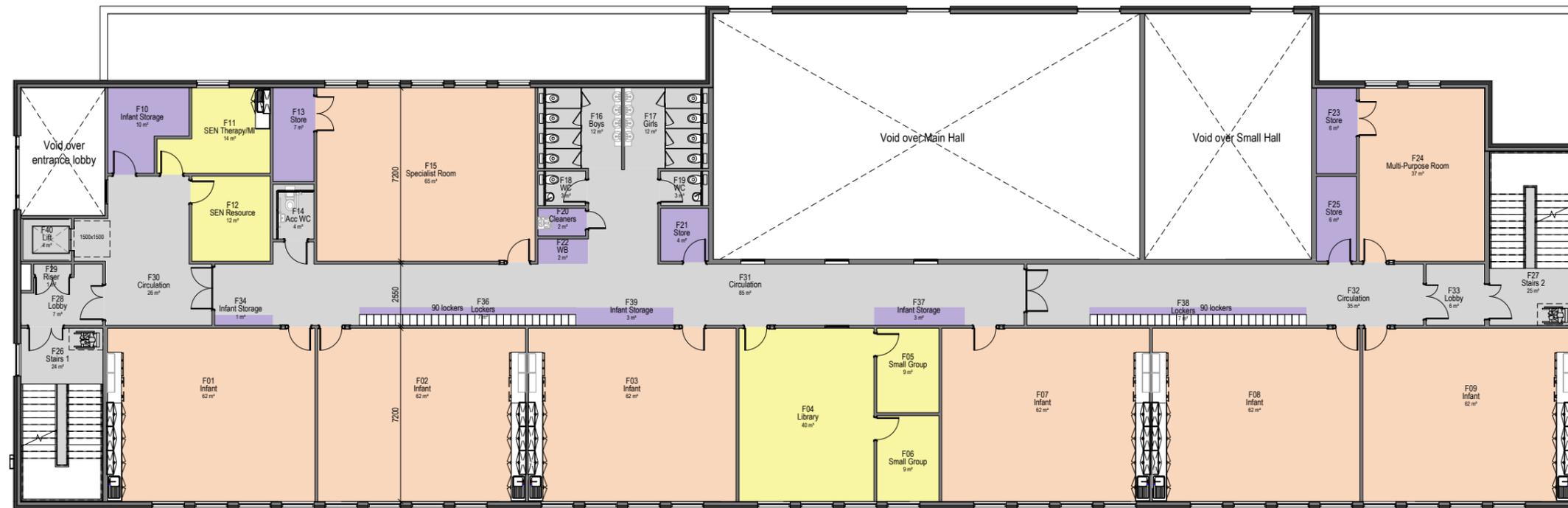
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First Floor Infants  
1 : 100

| Rev | Date     | By | Chk | Comments                       |
|-----|----------|----|-----|--------------------------------|
| A   | 17.02.20 | TW |     | Revised to suit CEM4 comments. |

**Client**  
Trafford Council

**Project**  
Stamford Park Primary School

**Drawing**  
Proposed First Floor Plan

| Revision | Purpose     |
|----------|-------------|
| A        | Preliminary |

**Drawing Number**  
project - originator - zone - level - type - role - number  
19045 - BSA - ZZ - 01 - DR - A - 4101

| BSDS Job No. | Scale        | Date     |
|--------------|--------------|----------|
| 19045-04     | 1 : 100 @ A1 | Jan 2020 |

| Suitability | Suitability Description |
|-------------|-------------------------|
| S0          | Work in Progress        |

| Drawn By | Checked By |
|----------|------------|
| TW       | Checker    |

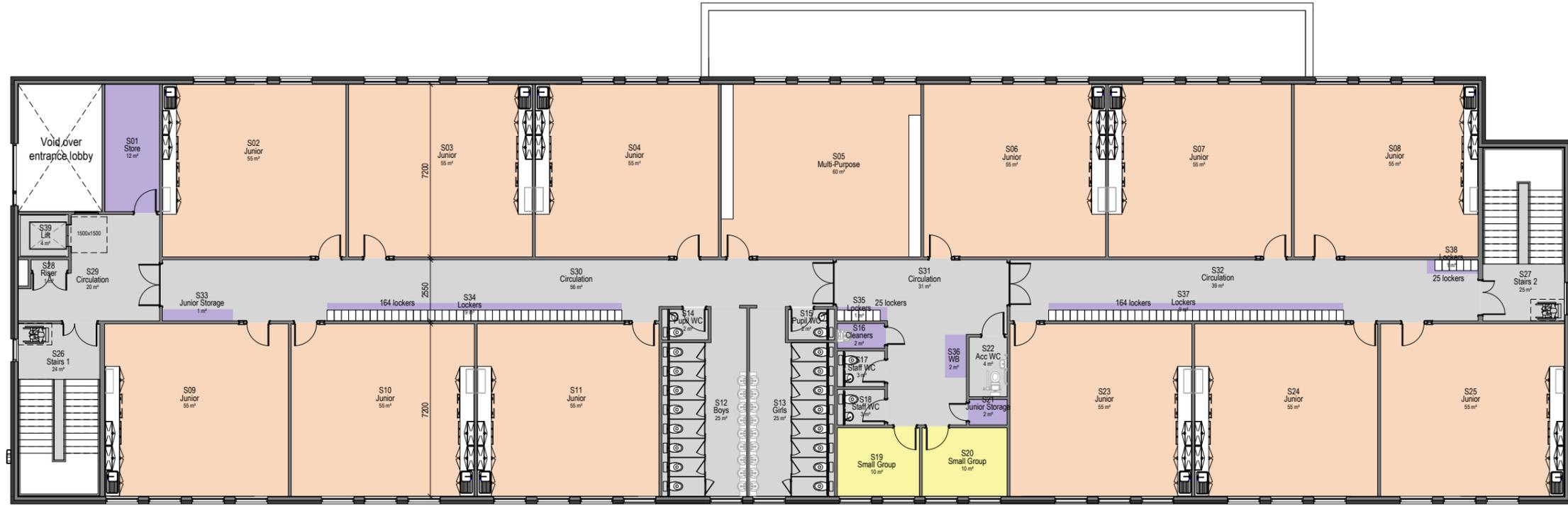
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Second Floor Juniors  
1 : 100

| Rev | Date     | By | Chk | Comments                       |
|-----|----------|----|-----|--------------------------------|
| A   | 17.02.20 | TW |     | Revised to suit CEM4 comments. |

**Client**  
Trafford Council

**Project**  
Stamford Park Primary School

**Drawing**  
Proposed Second Floor Plan

| Revision | Purpose     |
|----------|-------------|
| A        | Preliminary |

**Drawing Number**  
project - originator - zone - level - type - role - number  
19045 - BSA - ZZ - 02 - DR - A - 4201

| BSDS Job No. | Scale        | Date     |
|--------------|--------------|----------|
| 19045-04     | 1 : 100 @ A1 | Jan 2020 |

| Suitability | Suitability Description |
|-------------|-------------------------|
| S0          | Work in Progress        |

| Drawn By | Checked By |
|----------|------------|
| TW       | Checker    |



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Manchester

M50 3XP'