



# Les Quennevais School replacement

Public consultation on site options  
Autumn 2015



School days are precious. They are the foundations on which our future lives are built, a time when opinions are formed, passions awakened, friendships made and characters shaped.

You only get one chance at secondary education. It has to matter. We want to make a difference to every child who comes to us and we need a building that will help us do our job, not one that creates problems and distractions.

**SARAH HAGUE**

**Head Teacher, Les Quennevais School**

## This consultation

Jersey needs a new secondary school building for young people in the west of the Island, one that gives them the same educational opportunities as their friends in other States schools.

Over the past 50 years more than 7,500 islanders have been educated on the current site, but that building is now out of date. Education has changed considerably over the past half century and needs a building that is fit for purpose.

A modern secondary school is a large and unusual building, which has to meet the particular demands of a modern education. Every day about 800 young people, teachers, support staff and visitors use the building, most of them moving between lessons every hour. They take part in a diverse range of activities many of which require specialised rooms or equipment - from science labs to art studios and sports halls. It needs to be a safe environment built to ensure child protection and, in the case of Les Quennevais, one that gives disabled students the same opportunities as all other pupils. Vibrant social areas and outdoor spaces that appeal to young people are integral elements of a successful school environment.

In every key respect, the current Les Quennevais School buildings fall short of what our students need now and in future.

We know from the rising number of births in Jersey that our student population is increasing. Extra classrooms are already being built at primary schools to ensure there are enough places for our younger children. This demographic bulge will move up into our secondary schools so we need to plan ahead to ensure our buildings are big enough and of the right standard for their education.

The replacement Les Quennevais School buildings will be a major financial investment – potentially £40 million – and an important one, so a range of options has been considered, including refurbishment. We have concluded that rebuilding Les Quennevais on a larger plot in a different location will deliver the best school at the best value for the people of Jersey.

Finding a site for a large building is a challenge in Jersey. A number of options have been evaluated and three have been shortlisted. We now want to share these ideas with the community before the next stage, which would be more detailed work on the design of the buildings.

This consultation aims to explain how the three possible sites were chosen and asks islanders of all ages for their views. Your opinions will help us to reach a final decision.

**Current school  
opened in  
January 1965  
for 'up to 450  
students'**

**September  
2015:**

**688  
students  
aged 11 to 16  
in Years 7 to 11\***

**93 staff  
including  
67 teachers**

**Primary school  
partners:**

- **Bel Royal**
- **La Moye**
- **Les Landes**
- **Mont Nicolle**
- **St Mary**
- **St Peter**



Buildings can't get children through GCSEs, enthuse them with literature or inspire their football team to win – but they can make a huge difference to teachers' abilities to make these things happen.

Tatty, dysfunctional structures can demotivate and demoralise. A leaking roof, undersize classrooms or poor heating put direct obstacles in the way of a pupil's learning.

**JUSTIN DONOVAN, Director of Education**

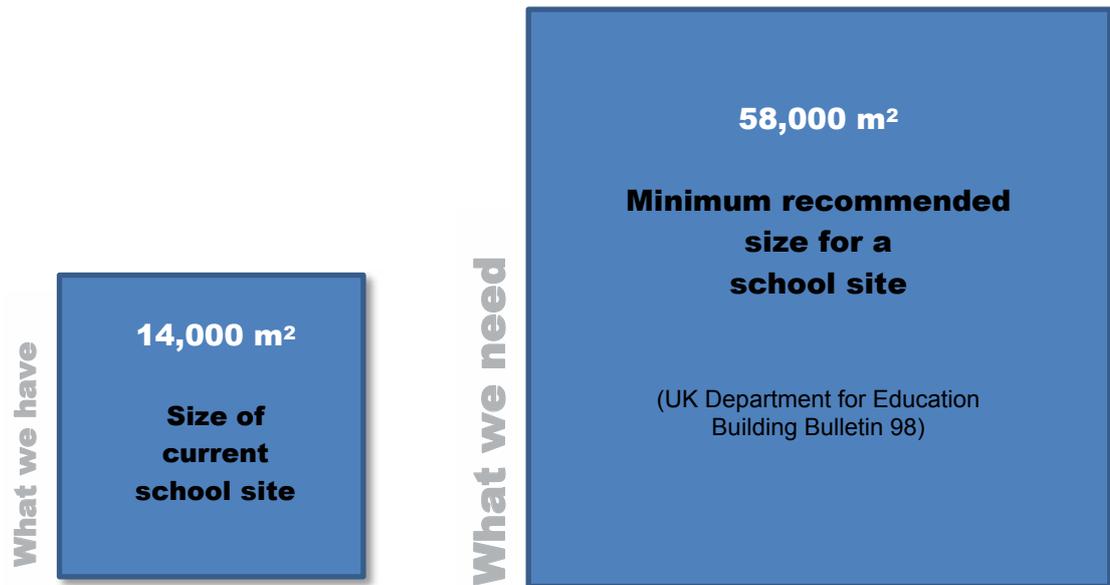
## A quick history lesson

- Les Quennevais School was built in 1964 for a maximum of 450 pupils and opened in January 1965, so it's half a century old. Compared to current recognised standards for secondary schools, the building falls short in almost all key areas internally and externally.
- Like many 1960s buildings, Les Quennevais School followed an architectural style that was functional, with typically small entrances, narrow corridors, flat roofs and basic rooms. There was little consideration for disabled access and even less for energy efficiency. Materials were chosen for quick construction and include some asbestos, which would not be used in a new building.
- The building was renovated in 1996 but this focused on recladding in an attempt to weatherproof and reduce heat loss. The size of the school was not greatly increased so temporary buildings were later put up in the already undersized playground to provide additional classrooms.
- The Education Department recognised that the Les Quennevais school buildings needed significant improvement nearly 15 years ago. A report was prepared in 2001-2002 and plans were drawn up for a refurbishment costing £7.5 million. Work was due to start in 2005 once funding became available but other States building projects took priority and the Les Quennevais refurbishment did not go ahead.
- Since then regular maintenance has taken place to ensure the school is the best possible environment for the current students. However, while the buildings look superficially presentable, the underlying structures and systems such as heating and drainage have continued to deteriorate with age and use. Lack of space is a major problem.

The school is significantly disadvantaged compared to all other Jersey secondary schools by its poorly designed and inadequate accommodation... the accommodation is not fit for purpose.

**Serco VFM Report, March 2010**

## A school for the future



**Size:** The current buildings are too small inside and out and the current site cannot be enlarged. There is not enough outside space for the students and there is insufficient parking. The existing site (buildings and outside space) measures approximately 14,000 square metres. The minimum recommended size for a secondary school with this number of students is 58,000 square metres including grounds. The classrooms are below the recommended size and space for circulation in the corridors is cramped.

**Learning:** Education has changed dramatically since the school was built. The curriculum now includes a wider range of subjects and students are encouraged to learn in a variety of different ways. This often involves teamwork and collaborative activities that require students to be more mobile in lessons than the more formal styles of learning favoured in the past. The school needs better facilities for information technology, art, design and technology, sport, music and drama/performing arts. It is not currently possible to hold an assembly for all the students at once in the hall. Three 'sittings' are required. Portacabins have been in use for 17 years, taking up already limited recreation space.

**Inclusion:** Les Quennevais is the designated school for students with a wide range of physical needs, including those who use a wheelchair. Some parts of the current school are inaccessible to these students, meaning they require separate lessons or alternative arrangements to their classmates. Full disabled access would be an integral part of any new building.

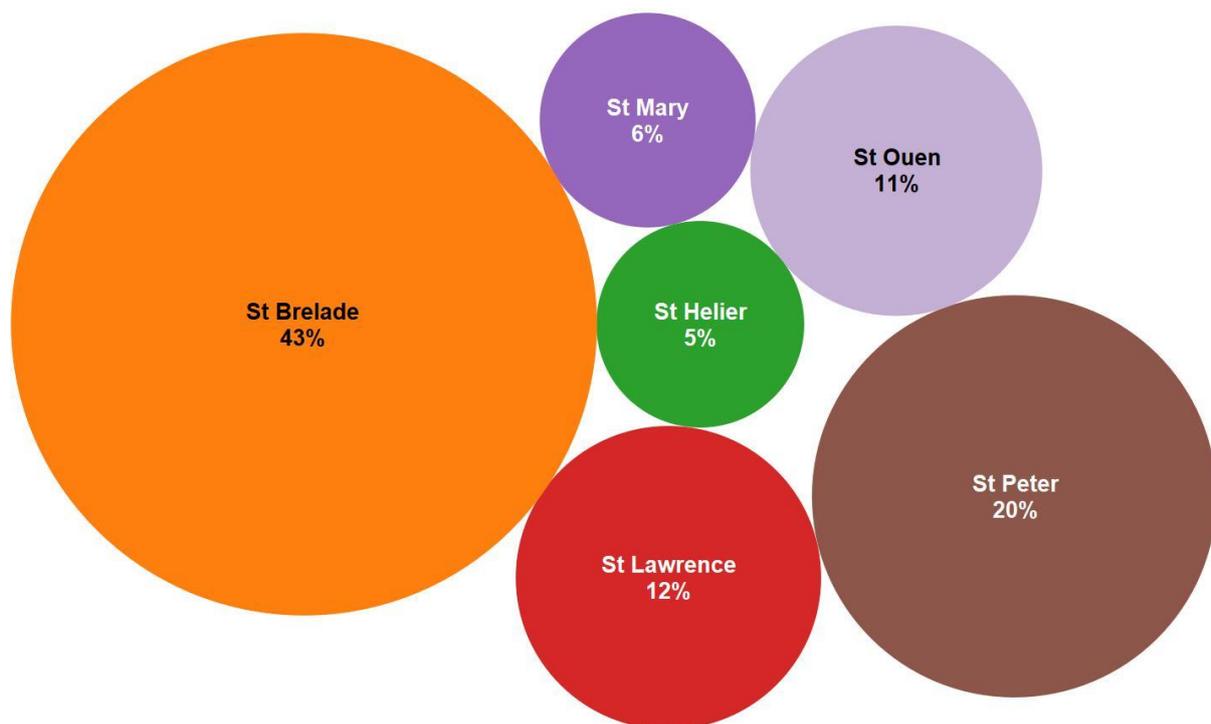
**Social space:** The canteen, main hall, changing facilities and playgrounds were designed for a school with far fewer pupils. The narrow corridors and stairways impede students' movement through the school, thereby increasing the risk of health and safety issues around the school.

**Maintenance:** The internal systems from the 1960s have reached the end of their lifespan. They are now prone to problems that require repair rather than annual maintenance, which makes them increasingly expensive and inefficient. They do not meet modern standards. The heating system is inadequate and expensive to run.

**Location:** Les Quennevais School is currently situated in the middle of a large residential development with small roads that make vehicular access difficult, especially for buses and emergency vehicles. However, the school is in the heart of the local community and this has advantages; students can easily walk or cycle to and from school, and residents can access facilities. It makes sense to locate a school where the largest concentration of its pupils lives.

More than 40% of students are currently in St Brelade and the majority of these in the Les Quennevais area. Retaining a school in this vicinity rather than other western parishes will support sustainable transport aims by keeping car journeys and commuter traffic to a minimum. Minimising transport problems is a planning requirement. If the school is located in any other parish, the volume of traffic will increase.

#### DISTRIBUTION OF PUPILS CURRENTLY ATTENDING LES QUENNEVAIS SCHOOL BY PARISH



Above chart adds to 97%. Three per cent of Les Quennevais pupils (not shown above) live in other parishes.

**Urban backdrop:** One of the key principles of the Island Plan is to locate new structures near existing built-up areas to avoid excessive impact in the undeveloped countryside. The shortlisted sites are all adjacent to existing urban areas.

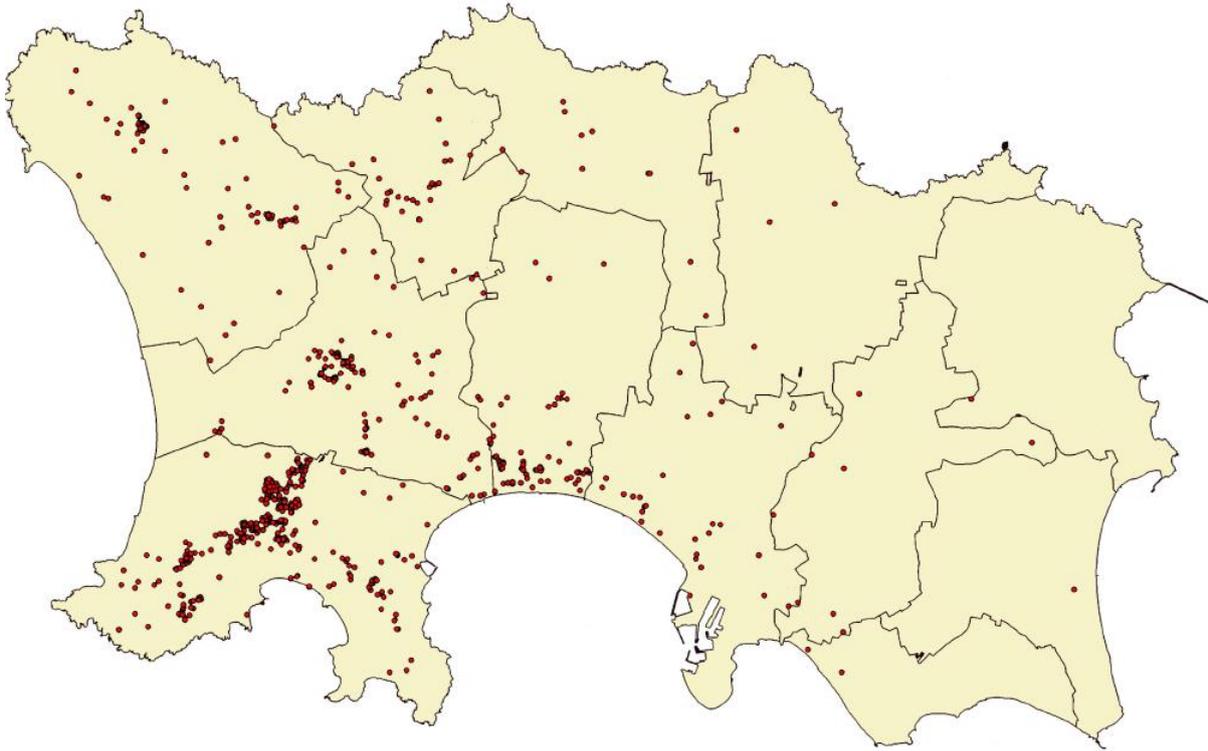


## Refurbishment?

In 2012 and 2013 the decade-old refurbishment plan was revisited. Ten options were carefully considered, including a major remodelling on the existing site to bring the building up to modern standards.

A concept study by Jersey Property Holdings (JPH) concluded: “Whilst it is physically possible to refurbish and extend, one must seriously question whether the end result would justify the expense.” This option presented a number of practical difficulties:

- The entire school or large sections would have to be relocated during the work. This would be highly disruptive and expensive. A suitable site would have to be found.
- The need for demolition and asbestos removal would extend the construction time to five to six years. A whole generation of pupils would have to be educated in temporary buildings.
- It would result in little or no saving. The JPH study estimated the basic construction at £26-£28 million. This increases once other expenses are factored in including the cost of relocation to temporary buildings, infrastructure, landscaping and phasing. A longer construction time is more expensive.
- The resulting building would be a compromise with higher running costs and less adequate facilities than a new building.
- The current site cannot meet the minimum recommended size for a school with this number of students and staff.
- The problems associated with being on a small site in the middle of a residential area would remain unresolved, particularly the traffic, parking and narrow access roads.



This map shows where current Les Quennevais pupils live.

## Site options

The number of locations that are suitable for a new school site is extremely limited. Any potential site would need to be sufficiently large with good infrastructure and as near as possible to where the majority of students live. Three sites have been identified as possible options and are explained on the following pages:

1. Les Quennevais Sports Field (south-east corner)
2. Fields south of Rue Carrée
3. Fields south of Rue Carrée plus St Brelade football pitch site

# Option 1: South-east corner of Les Quennevais sports field

<b>Education</b>	<ul style="list-style-type: none"> <li>• School design would have to be adapted to fit on site around the existing hockey pitch</li> <li>• Public access and dual use create safeguarding issues</li> <li>• Demarcation/fencing required</li> <li>• Future expansion limited</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• No loss of agricultural fields</li> <li>• Small incursion into countryside to create a school nature area in the south-west corner. Regenerates a currently disused corner of Blanche Banques</li> </ul>
<b>Sport</b>	<ul style="list-style-type: none"> <li>• Layout of sports pitches would be reconfigured with circulation and spectator space reduced</li> <li>• Net loss of facilities to the public; relocation of croquet club, relocation of tennis courts, one sports pitch fewer - although an artificial surface could be installed to reduce this impact</li> <li>• Impact on sports centre parking</li> <li>• Serious disruption during construction (3 years) and temporary loss of facilities during that time</li> <li>• The cycle track would be reduced from 1500m to 1000m</li> <li>• St Brelade Social Club unaffected</li> </ul>
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• New road layout required around sports centre and parking will be affected</li> <li>• Reduced parking on access roads</li> <li>• Increased traffic through residential area, including construction vehicles</li> <li>• Increased traffic at the main road junction at peak times</li> </ul>
<b>Neighbours</b>	<ul style="list-style-type: none"> <li>• Impact on homes bordering the sports field</li> <li>• Construction traffic and school traffic through residential area</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>• Nursery relocation required</li> <li>• Access to public open space would be curtailed</li> <li>• Island-wide impact because of sports use</li> </ul>
<b>Cost</b>	<ul style="list-style-type: none"> <li>• Extra for relocation of tennis and croquet plus the creation of a new road</li> </ul>



**Option 1: South-east corner of Les Quennevais sports field**

The search for sites initially concentrated on land that was already owned by the States. There are very few plots that are large enough and/or in the right location. An exception is Les Quennevais sports field. If a school were to be built here it could be located in the south-east corner which is currently the site of the tennis courts and car park. This would place the school next to the Railway Walk and existing sports centre.

Traffic access would be through Don Farm estate, probably with a new road behind the sports complex and a one-way system. While there would be an overall loss of sports facilities, the site could be reconfigured so that most of the current activities could be retained. The proposal includes regenerating the Blanche Banques area on the south-west of the site so that it would provide a nature area for the school.

# Option 2: Fields south of Rue Carrée

<b>Education</b>	<ul style="list-style-type: none"> <li>• Opportunity to design a bespoke school focused on modern educational needs and unrestricted by existing structures</li> <li>• Self-contained site with limited safeguarding issues</li> <li>• Future expansion possible</li> <li>• No disruption to existing school during the construction</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Loss of agricultural fields currently used for cattle grazing</li> <li>• Potential to lose open space between the Red Houses development and the Airport. A green space could be maintained by locating the school building along the south of the site and locating the playing field to the north, next to Rue Carrée</li> <li>• Survey work found no rare wildlife on the site</li> </ul>
<b>Sport</b>	<ul style="list-style-type: none"> <li>• Overall gain with extra courts and pitches for community use out of hours, St Brelade Social Club site could be used by the school during the day with potential to install an artificial surface and significantly increase the usage</li> <li>• No impact on existing Les Quennevais sports facilities</li> </ul>
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• Access from existing major road further away from precinct and residential area. Drop-off for cars and buses would be on site</li> <li>• Roads and routes for pedestrians, buses and bicycles are already well developed</li> <li>• On a major bus route</li> <li>• Minor junction alterations may be required and road widening on Rue Carrée</li> </ul>
<b>Neighbours</b>	<ul style="list-style-type: none"> <li>• St Brelade pitch acts as a noise/visual buffer for nearest residents</li> <li>• Homes to east of La Route du Quennevais would be shielded by landscaping and by locating the school building 50 metres back from the main road</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>• Access to new facilities after school and at weekends, including branch library and sports pitches</li> <li>• Potential benefit to the local community and residents island-wide</li> </ul>
<b>Cost</b>	<ul style="list-style-type: none"> <li>• Extra for purchase of fields</li> </ul>



**Option 2:** Fields south of Rue Carrée

A collection of small fields south of the Airport and Rue Carrée was suggested in 2013 as a potential site for a new school. Environmental, geological, archaeological, acoustic and traffic studies have been carried out and indicate this would be a feasible site. It lies outside Zone 2 of the airport safety area and is shielded from aircraft noise by the departures building and new cargo hangar.

The main issue is the loss of agricultural fields and open space between Red Houses and the Airport. It is recognised that this is not ideal but there are very few sites of an adequate size in the right location. The site is in the Green Zone in the Island Plan but the policy allows for ‘elements of significant public infrastructure, such as a new secondary school’ provided it can be demonstrated that this is the most appropriate site and any impact is mitigated as far as possible. The aim would be to maintain some of the ‘green lung’ aspect of the site by locating the school to the southern boundary of the land.

# Option 3: Fields south of Rue Carrée plus St Brelade football pitch site

<b>Education</b>	<ul style="list-style-type: none"> <li>• School design would be dictated by the shape of the site and would have to fit as much as possible onto the football pitch</li> <li>• Self-contained but with some safeguarding issues</li> <li>• Landscaping possible</li> <li>• Future expansion possible</li> <li>• No disruption to existing school during the construction</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Loss of agricultural fields currently used for cattle grazing</li> <li>• The school building would be mainly on the football pitch, which is in the Built-up Area of the Island Plan. Some of the building footprint would extend on to the fields</li> <li>• A green vista and open space could be retained by locating the playing fields to the north of the site and the school to the south, closest to existing buildings. This maintains the gap before the airport complex</li> <li>• Survey work found no rare wildlife on the site</li> </ul>
<b>Sport</b>	<ul style="list-style-type: none"> <li>• Neutral overall - St Brelade Social Club would have to move but a new pitch would be created on the school site and the club house could be relocated</li> </ul>
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• Access from existing major road further away from precinct and residential area. Drop-off for cars and buses would be on site</li> <li>• Roads and routes for pedestrians, buses and bicycles are already well developed</li> <li>• On a major bus route</li> <li>• Minor junction alterations may be required and road widening on Rue Carrée</li> </ul>
<b>Neighbours</b>	<ul style="list-style-type: none"> <li>• Close proximity to new housing for over 65s and existing housing</li> <li>• Landscaping would shield houses to east of La Route du Quennevais</li> </ul>
<b>Community</b>	<ul style="list-style-type: none"> <li>• Access to new facilities after school and at weekends, including branch library and sports pitches</li> </ul>
<b>Cost</b>	<ul style="list-style-type: none"> <li>• Extra for purchase of fields and relocation of St Brelade Social Club</li> </ul>



**Option 3:** Fields south of Rue Carrée plus St Brellade football pitch site

This option has been explored in an attempt to reduce the impact on the fields. The sports pitch and land currently used by the St Brellade Social Club is situated in the Built-up Area rather than the Green Zone. If the school were built here, it would be closer to existing urban development of residential units. The design of the school would have to be adapted to fit onto the pitch but it would mean a smaller incursion onto the fields.

Apart from the impact on the St Brellade Social Pitch, the issues associated with this option are similar to Option 2 although the school building would be closer to the new residential units currently being built.

A new secondary school for the west is well overdue and we need to get it right. We want a school that's inspiring and people-focused, not just ranks of classrooms connected by corridors.

In business it is widely accepted that good environments motivate staff to work better. The same is true of schools. I want our teachers and pupils to arrive each morning to a building that makes them feel there are no limits on what they can achieve.

**DEPUTY ROD BRYANS, ESC Minister**



# Other questions

## **When can we expect to see a new school?**

The planning and tendering process is expected to take a year. The construction period is approximately two years on a vacant site, possibly longer for the sports field because of access and relocation issues. This means a new Les Quennevais School could open in January 2019.

## **What happens to the old site?**

This is a separate issue. The management of States property is the responsibility of Jersey Property Holdings (JPH) so once/if the current site stops being a school it would be returned to them. Their remit is to use States land in a way that generates the best financial return for the Island and meets the strategic priorities.

Various suggestions have already been made including social housing, private housing and community facilities. This would be a separate discussion and not part of the application for the new school buildings.

## **Will we have enough students to fill a school this big?**

Yes. The number of students in Jersey schools is rising over time. This is mainly due to a rise in the number of births here since 2010, with a particularly large increase in 2012. We have already expanded a number of primary schools to provide school places for these children and they will move up to our secondary schools. The new Les Quennevais building would be designed for 850 pupils.

## **What will happen to the Branch Library?**

This facility will move with the school. A branch library of equivalent standard will be part of the new building.

### **How can we afford this?**

At £40 million the price tag for this building seems large. The reason is because of its size and the specialist facilities and infrastructure required compared to an ordinary office block or housing complex. The construction cost for a new school building will be in line with the price per square metre for other public projects. The difference is the size and scale. In terms of floor area, this will be twice the size of the new police station.

Improvements to the buildings are long overdue and a new school, which is an essential investment in our education system, will be needed at some point. Any delay to the project will increase the overall cost as the prices of materials and construction increases.

### **Why can't the current school use the sports fields as a playground?**

The grass sports pitches and the hockey and tennis pitches are designed for a specific purpose. If they are used by 700 students for break times every day they would quickly reach the point where they could be used less for sporting events and training. This is because casual use of sports pitches quickly degrades them.

### **How big are our other schools?**

The approximate site areas for the existing States schools, including the building and grounds, are:

Le Rocquier	65,000 square metres
Haute Vallée	56,000 square metres
Grainville	46,000 square metres
Hautlieu	48,000 square metres

This compares with 14,000 square metres for the current Les Quennevais School site.

# How to have your say

You can contribute your views in a variety of ways:

- Complete the online survey at: <https://www.surveymonkey.com/r/LQschoolsites>  
You can nominate your preferred site and leave comments
- Complete one of our reply cards available at venues around the Island and return to our sports centres, schools, libraries or parish halls
- Email us at: [schoolsites@gov.je](mailto:schoolsites@gov.je)
- Write to us at:

Les Quennevais School Consultation  
Department for Education, Sport and Culture  
PO Box 142  
Highlands Campus  
St Saviour  
JE4 8QJ

- Public meetings will take place at:  
  
Les Quennevais School, Thursday 8 October at 8pm  
  
St Brelade's Parish Hall, St Aubin, Tuesday 3 November at 8pm
- Drop-in information evenings are planned for various times and locations. More details are available on our [Jersey Education](#) Facebook page and our [@JerseyEducation](#) Twitter feed. These will also take place at the partner primary schools. Please ask your school for more details.
- Workshops for interested parties will also take place. Please contact us if you would like to take part

This booklet is available online at: [www.gov.je/consult](http://www.gov.je/consult)

## What happens next?

The consultation closes at midnight on Sunday 8 November 2015.

ESC will then compile the responses and prepare a report which will be taken into consideration when a final decision is made about where to build the new school.



## How we will use your information

The information you provide will be processed for the purpose of consultation. The Education, Sport & Culture Department will use your information in accordance with the Data Protection (Jersey) Law 2005.

Please note that we may quote or publish responses to this consultation but we will not publish the names and addresses of individuals. If you don't want all or part of your response to be published, you should clearly mark it as confidential. Confidential responses will be included in any overall anonymised statistical summary of information received and views expressed.