

Option 2(a): New Build on a Different Site - Les Quennevais Sports Complex (South-East Corner)



Option 2(a): New Build on a Different Site. Les Quennevais Sports Complex - South-East Corner

New Site:

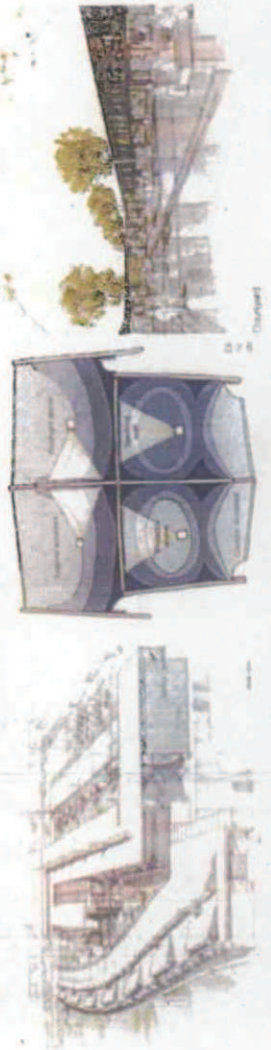
As with Option 2 using the Les Quennevais Sports Complex would provide the School with sports facilities from the outset. By building a new School closer to the sports hall (ie southeast corner) has its advantages.

Access could be from Don Farm which is much more direct and accessible than through Clos des Sable and Les Quennevais estate. The existing car park could be extended to provide School parking and a bus park/lay-bye. Disruption to the main playing fields is greatly reduced but does directly impact the tennis courts, the changing pavilion (which also includes 'Rainbow Tots Nursery'), the children's play area, a section of the cricket pitch (which is also a small football pitch), the School's football pitch, cricket nets, ground keepers storage, long jump pit and the re-routing of the cycle track.

Some of these facilities could be relocated on the Sports Complex with careful planning, with the possibility of using the existing school site following completion.

Advantages:

- Would fully comply with 8898 and Education concept brief requirements
- No temporary accommodation would be required
- No need for phased building
- No disruption to current School
- No land purchase costs needed for school building
- Continues to use current sporting facilities (no need to build a separate sports hall, etc)
- More scope to alleviate the issue of vehicular access and school bus service.



Disadvantages:

- Cost of a new School is currently outside allocated budget
- Potential cost of demolishing existing School to form overspill for sports facilities
- Wildlife Study required.
- Displacement and relocation issues, with its costs, relating to the current sports facilities (as mentioned)
- Whilst vehicle issue is better than current provisions, Don Farm Estate will be heavily trafficked.



Option 3: New Build on Existing School Site.



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Existing Site:

Although a new build on the existing School site would achieve the required accommodation standards set by 8898 and the Education Brief with careful planning it would not fully address key issues as much as bus pick up/drop off, external play areas.

An alternative site would need to be identified to house the temporary accommodation for the duration of the contract, which will in turn have an effect on the overall project costs.

The existing adjacent sports facilities would still be utilised by the School following completion of the development.

Advantages:

- Building areas would fully comply with 8898 and Education concept brief requirements
- No need for purpose built Sports Hall for the School
- No conflict with other neighbouring facilities
- Existing Building will be thermally and aesthetically improved
- Reduce running and maintenance costs
- Playing fields remain
- Peripheral improvements added to external areas

Disadvantages:

- Cost for a new School currently outside allocated budget
- Extensive temporary accommodation would need to be provided for the duration of the contract (this would also have to be off site)
- Major disruption to the School
- Overall area of site will still be below that required in 8898 for a confined site
- High cost of providing temporary accommodation
- Already a constrained / restricted site
- Temporary accommodation will be required
- Not cost effective.
- High costs involved with asbestos removal, and its safe removal
- Fails to address bus pick up/drop off, external play space and on site parking.

Option 4: Partial New Build and Refurbishment on Existing School Site - Phased Redevelopment



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Existing Site:

The option of a partial new build and refurbishment requires considerable planning from the outset. It would be proposed that a section of new build be provided, which would act as the catalyst for the rest of the phases, enabling the School to move around from old to newly refurbished areas accordingly. Existing temporary accommodation will act as decent space with its removal at the end of the redevelopment.

The duration / phasing and major disruption of such a project should not be underestimated. Issues regarding staff parking. The School bus service pick up/drop off and external play on site would not be fully addressed due to the constrained site.

The existing services throughout the building will be renewed in a phased manner to allow the School to continue to function throughout the work. This would add considerably to the cost and inconvenience to staff and students throughout the project. Should occupation of the building not be considered acceptable, temporary accommodation may have to be sought.

Advantages:

- Would fully comply with B898 and Education concept brief requirements
- No temporary accommodation would be likely to be required
- No conflict with other neighbouring facilities
- Existing buildings will be thermally and aesthetically improved
- Reduce running and maintenance costs
- Playing fields remain
- Existing road system can remain with peripheral improvements added as required

Disadvantages:

- Cost of a providing such extensive works is currently outside allocated budget
- Restricted site
- Sports facilities affected
- Major disruption and phasing of works over a lengthy period



Option 5: Extending Existing Site into Les Quennevais Sports Complex - Phased Redevelopment.



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Existing Site:

In view of the area constraints of the existing School site it is not possible to provide the full range of accommodation of external areas identified in B898 and Education brief. It may be considered appropriate to extend onto the adjacent Sports Centre land by providing a 2/3 storey block. This could act as a 'decant' space for the duration of the redevelopment in order to bring the existing School up to the required standard.

It may be viewed that disruption to the main School would be less than Option 4 as new build requirements on the existing site would be lessened but the upgrading of the existing building fabric, mechanical and electrical systems would still cause some disruption to School operations.

As highlighted in Options 2 and 2A, the Les Quennevais Sports Centre Complex sits within a Green Zone, is a protected open space and is within the built up zone, therefore Planning issues need to be considered.

Advantages:

- Would fully comply with B898 and Education concept brief requirements.
- No temporary accommodation would be likely to be required

Disadvantages:

- Cost of a new building and refurbishment is currently outside allocated budget
- Building has its own safety issues
- Wildlife study required
- Phased construction required
- Some disruption to the school.
- High maintenance and running costs
- Relaxation of Planning Law required – Green zone, protected open space.
- Additional cost of displacement and relocating sports facilities
- Having a split site with public access (ie railway walk) causes major security issues which is difficult for the school to police
- Asbestos related issues to any work carried out within the existing school.

Option 6: Extending Existing Site into the "Blanches Blanques" area - Phased Redevelopment.



Option 6: Extending Existing Site into the 'Blanches Blanques' area - Phased Redevelopment

Existing Site:

A logical follow on from Option 5 was to see whether the adjacent triangular piece of land known as Blanches Blanques could be utilised to provide an extension to the School's facilities. This States owned site is currently being used by TTS as a storage facility for logging and stone, presumably used in the repair of the Railway Walk) and backs onto La Moye Golf course. To the east of it is a bridle path running parallel to the Les Quennevais Sports Centre cycle track and to the south the Railway Walk.

Vehicular access would be restricted to its isolated location in relation to the main road system.

The major factor to be considered is its location with the Island Plan. This land is currently set in the Coastal National Park, the policies of which state that this will be given the highest level of protection from development and will be given priority over all other Planning considerations.

This option would most definitely be rejected by the Planning and Environment department on this basis.

Advantages:

- Would fully comply with BB98 and Education concept brief requirements
- No temporary accommodation would be likely to be required
- No need for phased building
- No disruption to School

Disadvantages:

- Cost of a new building and refurbishment is currently outside allocated budget
- Building has its own safety issues
- Wildlife study required
- Phased construction required
- Some disruption to the school.
- High maintenance and running costs
- Change / relaxation of Planning Law and rezoning of land currently identified as coastal and green zone
- Having a split site with public access (ie railway walk) causes major security issues which is difficult for the school to police
- Asbestos related issues to any work carried out within the existing school.

Option 7: Relocate Mont Nicolle School and Construct New Secondary School.



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Existing Site:

The Mont Nicolle School site is presently houses a form and a half entry (10 classrooms) primary school. The site topography and the need to purchase neighbouring fields (as the school site alone is below the recommended area for a constrained site), along with having to find an alternative site for a new primary School in St Brelades makes this option an unfavourable one. This site will not provide enough space for any sports facilities therefore regular transport will be required to Les Quennevais Sports Centre.

This proposal was stopped at an early stage due to the financial implications and relocation costs of the existing School.

Advantages:

- Would fully comply with BB98 and Education concept brief requirements (constrained site only)
- No temporary accommodation would be required
- No need for phased building of Secondary School
- No disruption to current School operations

Disadvantages:

- Cost of a new School is currently outside allocated budget
- ESC would need to find an alternative site for a new Primary School, or reallocate placement of Primary School children within existing Schools—Additional costs of a replacement Primary School.
- Overall site area (including field to the south of the School site is smaller than recommended in BB98 for unconfined School with own sports facilities, transport would still be required to Les Quennevais for sports activities
- Cost of purchasing neighbouring land.
- Major level changes / restricted site
- Wildlife study required affect timescales
- Transport study
- Topography of site would result in school being built on multiple levels

Option 8: New Build on Les Quennevais Precinct.

