



Parsons Down Partnership - 1FE Feasibility Report for West Berkshire Council



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Revisions

- 04.02.19 JCH	Issued for comment in advance of final meeting
A - 20.02.19 JCH	Revised to suit comments from final meeting
B - 14.08.20 JW/JP	Updated to reflect revised Project Brief
C - 19.08.20 JW/JP	Updated to reflect Client comments in advance of final meeting

D- 15.12.20 SW/JP Updated to reflect Client comments



1. Introduction

1.1 Project Brief

The Parsons Down Partnership is made up of two neighbouring school sites, Infants and Juniors, in Thatcham, Newbury. The current combined pupil capacity has been reduced from 3FE to 2FE in September 2019 due to demographic changes within the local area. The current school has a current capacity of 630 pupils, however it currently has on roll only 403 pupils. The demographic forecast indicates that as a result of limited pupils in the area (due to reduced inward movement and an aging local population) Parsons Down Partnership is failing to fill its pupil capacity from its catchment area and will no longer be getting the intake of pupils to fill its 2FE capacity. This has resulted in a decision to reduce the pupil intake further to 1FE entry.

Quattro Design Architects have been appointed to conduct a feasibility study for West Berkshire Council to explore how the Parsons Down Partnership Junior and Infants sites could be consolidated/ rationalised further into one 1FE school building but with reserved areas for future 2FE building extensions and external areas. This study follows from the previous 2FE Feasibility Report, conducted by Quattro Design Architects in February 2019, which is attached in Appendix 2.2

Key Points of the Revised 1FE Project Brief:

- Due to demographic pressures in the geographical area of Parsons Down resulting in a much lower pupil forecast, a decision has been made by the school to reduce the Pan further from 2FE to 1FE from ideally September 2022 or as soon as possible. The school is currently faced with the financial burden of two sites with reduced pupil numbers. The modified Parsons Down Partnership of schools is to be under the same roof but two separate schools similar to the original plan. There will be challenges faced to ensure that there is space for the existing cohorts as the Parsons Down reduced their pan to 2FE in September 2019.
- The thoughts are that in a number of years Parsons Down may increase its pan back to 2FE so the overall site will need to be kept to the size of a 2FE site (BB103 guidelines) however the school building will need to be 1FE for this project. This possible expansion should be taken into account for the key elements of the school which are already 2FE sized (like school hall, kitchen, reception areas etc.) which should remain at similar size to support any future 2FE expansion. 1FE rationalisation studies also explore how new 1FE site could be simply expanded to 2FE in the future. These studies are presented in Stage 2 Report produced by Quattro Design Architects which reviews the suitability of the Junior School, provides options for extensions, a review of the external spaces, and then explores the asset value of the remaining land.
- Parking arrangements identified in the masterplan will need to be carefully reviewed for their viability due to the reduction of pupils and staff on site but also for future 2FE expansion. The new masterplan take this into account.

- Land appropriation of the highways land to the south of the site will still be required for the design of Early Years external spaces at 1FE stage.
- The masterplan designs already produced for the project will need modification to ensure that the new project aim of 1FE stage and potential later 2FE stage expansion (internal refurbishment / new extensions and external spaces) for the school is met.
- Redundant Infant School buildings to be demolished at the appropriate project phase.

The full Project Brief Version 2.2 can be found in the Appendices section 2.1 of this report.

1.2 Feasibility Structure

Quattro Design Architects were advised in September 2019 that the original Project was to be postponed. Subsequently a new brief for the rationalisation of Parsons Down Schools to a 1FE School was issued to Quattro Design Architects on 20th April 2020. This version of the Feasibility Report (Rev B) acts as a summary update to reflect the revised Project Briefing document; refer to Appendix 2.1

The desktop studies and site investigations undertaken by the design team as part of the previous project brief are still relevant and therefore included as Appendix 2.2 for reference.

Numerous meetings were held over the course of May to August 2020 between West Berkshire Council, key members of Parsons Down Partnership and Quattro Design Architects to confirm the project brief; it was concluded that the provision of Nursery accommodation will be excluded from the scheme.

1.3 Schedule of Accommodation Version 2.1 1FE

West Berkshire Council produced an updated accommodation schedule for the consolidated 1FE school site, based on BB103 requirements. This schedule excludes Nursery accommodation; refer page 4 for the updated SoA Version 2.1 1FE.

1.3 Accommodation Schedule

Parsons Down School - Rationalisation (Nursery Class Addendum) Accommm Schedule v2 1FE																	
	Existing Areas					BB 103				Design Requirement				Comments			
	Space	Room Reference	Area per Space (m2)	Group Size	Number	Total	Area per Space	Group Size	Number	Total	Area per Space	Group Size	Number		Total		
Basic Teaching Areas	Net Areas																
	Basic Teaching Areas																
	Classroom	GA044	59		1	59	62		3	186	62		3	186	Classrooms should be arranged so that there is logical progression by year group e.g. Nursery, Foundation, Y1, Y2 and so on.		
		GA047	58		1	58	55		4	220	55		4	220			
		GA048	52		1	52											
		GA029	56		1	56											
		GA054	60		1	60											
		GA092	50		1	50											
		GA063	58		1	58											
		GA062	62		1	62											
		GA062	56		1	56											
		GA060	62		1	62											
		GA059	59		1	59											
	Community & Music Room	GA032	52		1	52											
	Specialist Practical Areas																
	ICT Classroom	GA052	39		1	39	62		1	62	62		1	62			
	DT and Art Area	GA074	40		1	40	62		1	62	62		1	62			
	Twilight Before & After School Club									52		1	52	To be located near to the school entrance TBC			
	TOTAL BASIC TEACHING AREA					14	763				530	10			582		
Hall Areas	Hall Areas																
	Main Hall	GA023	174		1	174	174		1	174	174		1	174	For a whole school assembly, with pupils sitting on the floor, the school requires minimum of 163m2 of hall space		
	Studio																
	TOTAL HALLS AREA						174				174	174					
Learning Resource Areas	Learning Resource Areas																
	Library	GA039	38		1	38	20		1	20	20		1	20	Learning Resource areas need to be arranged so that they are flexible for a variety of uses i.e. delivering learning support for SEN and emotional and behavioural needs. This includes for Family Support and Art Therapy. This needs to be found within the m2 allocated within the design requirement. Open sick bay to be located near MI room and washing facilities.		
	Discovery (SEN Room)	GA079	25		1	25	11	5	1	11	11	5	1	11			
	Small Group Rooms	GA055	14		1	14	9		2	18	9		2	18			
	MI Room/Family Support/Group Room	GA024	13		1	13	12		1	12	12		1	12			
	Art Therapy/Group Room	GA010	16		1	16				0				0			
	Sick Bay						4	1	1	4	4	1	1	4			
										0				0			
	SENCO Inclusion Office/ Group Room	GA073	10		1	10	10		1	10	10		1	10			
	TOTAL LEARNING RESOURCE AREA						115				74	74					
	TOTAL TEACHING AREA						1052				778	830					
	Staff & Admin Areas	Staff & Admin Areas															
		Lobby	GA002	5		1	5	5		1	5	5		1		5	On a circulation route which removes circa 27m2
		Reception Office		6		1	6				6		1	6			
		Staff Room	GA001	40		1	40	40		1	40	40		1		40	
Staff Area/PPA		GA046	14		1	14	14		1	14	14		1	14			
TA Work Area		GA041	21		1	21											
Reprographics		GA071	7		1	7	7		1	7	7		1	7			
SATs Assessment Room		GA056	6		1	6				0				0			
General Office		GA009	12		1	12	12		1	12	12		1	12			
Interview Room		GA008	9		1	9	6		1	6	9		1	9			
Head's Office		GA065	12		1	12	16		1	16	12		1	12			
Assistant Head Office							9		1	9	9		1	9			
Caretaker's Office							8		1	8	8		1	8			
TOTAL STAFF & ADMIN AREA						131				117	122						
Storage Areas		Storage Areas															
	Teaching Storage																
	Store	GA035	2		1	2	1		7	7	1		7	7			
	PE Store	GA030	10		1	10	17		1	17	17		1	17			
	Store	GA031	3		1	3						1	0				
	Store	GA033	2		1	2						1	0				
	Store	GA005	1		1	1						1	0				
	Store	GA049	2		1	2						1	0				
	Store	GA090	1		1	1						1	0				
	Store	GA091	3		1	3						1	0				
	Resource	GA069	9		1	9	9		1	9	9		1	9			
	Store	GA007	1		1	1						1	0				
	Store	GA042	1		1	1						1	0				
	Store	GA045	1		1	1						1	0				
	Resource	GA067	9		1	9	9		1	9	9		1	9			
	Store	GA087	2		1	2						1	0				
	Store	GA080	2		1	2						1	0				
	Store	GA083	2		1	2						1	0				
	Store	GA081	2		1	2						1	0				
	Cloakroom	GA089	5		1	5						1	0				
	Store	GA075	2		1	2						1	0				
	Store	New												0			
	Specialist Walk In Store						5		1	5	5		1	5			
	Nursery Store										5		1	5			
	Non-Teaching Storage																
	Cloakroom	GA034	5		1	5	3		7	21	3		7	21			
	Community Space Cloakroom	GA036	4		1	4								0			
	Cloakroom	GA077	4		1	4								0			
	Cloakroom	GA078	4		1	4								0			
	Cloakroom	GA086	4		1	4								0			
	Cloakroom	GA085	4		1	4								0			
	Cloakroom	GA084	5		1	5								0			
	Cloakroom	GA053	8		1	8								0			
	Store	GA028	2		1	2								0			
	Store	GA070	1		1	1								0			
Store	GA066	1		1	1								0				
Store	GA021	4		1	4								0				
Secure Storage	GA037	4		1	4	12		1	12	12		1	12				



		Existing Areas					BB 103				Design Requirement				Comments								
		Space	Room Reference	Area per Space (m2)	Group Size	Number	Total	Area per Space	Group Size	Number	Total	Area per Space	Group Size	Number	Total								
		Secure Storage	GA038	3		1	3								0								
		Store	GA013	2		1	2								0								
		Store	GA088	5		1	5								0								
		External PE Store	GC001	8		1	8	4		1	4		8		1	8							
		Store	GB001	8		1	8									0							
		Store	GD001	1		1	1									0							
		Store	GD002	1		1	1								1	0							
		Hall Furniture Store	GA040	6		1	6	14		1	14		14		1	14							
		Mobility Bay Storage						5		2	10		5		2	10							
		Central Store (Bulk Stock)						12		1	12		12		1	12							
		Maintenance/Caretaker Store	Existing	7			1	7	10		1	10		7		1	7						
		Cleaner's Store						2		3	6		2		3	6							
		Store	GA008	1			1	1							1	0							
		TOTAL STORAGE AREA						150	118				142										
		TOTAL NET AREA						1333	1013				1094										
Non-Net Areas																							
Kitchen and Se	Kitchen and servery																						
	Kitchen	GA015	50			1	50	47		1	47		50		1	50							
	Store	GA019	0.4			1	0	0		1	0		0.4		1	0							
	Store	GA018	3			1	3	3		1	3		3		1	3							
	Office	GA016	7			1	7	7		1	7		7		1	7							
	Staff Toilet	GA017	2			1	2	2		1	2		2		1	2							
	TOTAL KITCHEN AND SERVERY						63	59				63											
Toilets	Toilets (& personal care)																						
	Pupil Toilets (& personal care)	GA026	8			1	8	4		6	24		8		1	8	No new toilets required. BB103 requirements are 3 toilet fittings for nursery and 11 toilet fitting for KS1 and KS2						
		GA027	8			1	8	18		2	36		8		1	8							
		GA020	2			1	2						2		1	2							
		GA050	6			1	6						6		1	6							
		GA076	11			1	11						11		1	11							
		GA057	12			1	12						12		1	12	Has shower in it						
		GA064	11			1	11						11		1	11							
	Nursery												12		1	12							
	Sink in FSW/SENCO	GA043	1			1	1	6		2	12		5		1	5							
	Staff/Accessible Toilet	GA011	5			1	5						10		1	10							
		GA012	10			1	10						6		1	6	School should have an accessible toilet. Normally this is shared with staff toilet provision. With fixed hoist, a/c toilet and changing bed To be shared with staff toilets.						
	Accessible Toilet							9		1	9		9		1	9							
	Hygiene Room							3		1	3					0							
	Visitor Toilet																						
TOTAL TOILETS (& PERSONAL CARE)						72	84				99												
Circulation, Plant and Partitions	Circulation, Plant and Partitions																						
	Circulation																						
		GA025	53			1	53	net area x 0.20				203				net area x 0.20				219			
		GA051	44			1	44																
		GA068	24			1	24																
		GA004	9			1	9																
		GA061	64			1	64																
		GA002	27			1	27																
		GA039	10			1	10																
	Circulation (also sick bay)	GA003	7			1	7																
	Taken from Reception		10			1	10																
	Plant (incl. server) & Partitions																						
	Plant (incl. server)	GA022	16			1	16	net area x 0.02				20				net area x 0.02				22			
	Electrical Cupboard	GA014	2			1	2																
	Electrical Cupboard	GA058	1			1	1																
	Partitions	net area x 0.05					67	net area x 0.05				51				net area x 0.05				55			
	TOTAL CIRCULATION, PLANT AND PARTITIONS						334	274				295											
	TOTAL NON-NET AREA						468	417				457											
TOTAL GROSS INTERNAL AREA						1801	1430				1551												
Playing Fields	External Areas																						
	Soft P.E.					1	0	8 400	420		1	8400	8400	420		1	8400	Space required to meet min 2FE BB103 guidelines					
	Hard Outdoor P.E.					1	0	1030	420		1	1030	1030	420		1	1030						
	Hard Informal Social					1	0	620	420		1	620	620	420		1	620						
	Soft informal and social					1	0	1440	420		1	1440	1440	420		1	1440						
	Habitat					1	0	210	420		1	210	210	420		1	210						
																		Space required to meet min 2FE BB103 guidelines					
TOTAL OUTSIDE SPACE						0	11700				11700												
Total Project Area																							
11 700																							



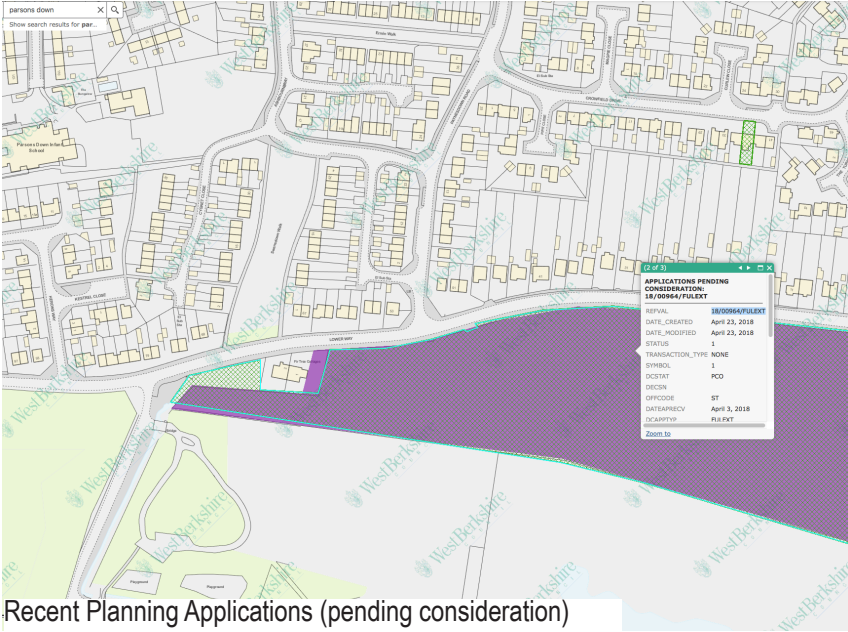
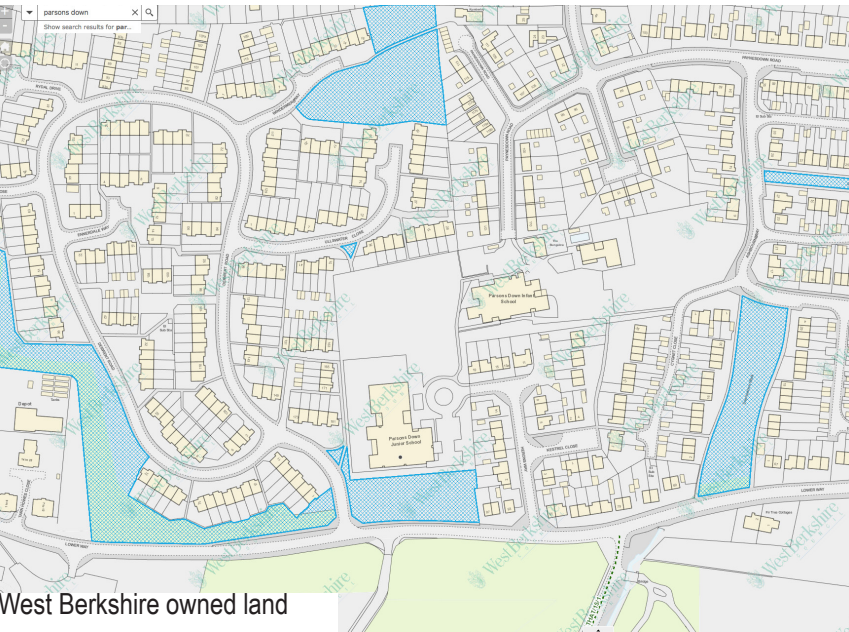
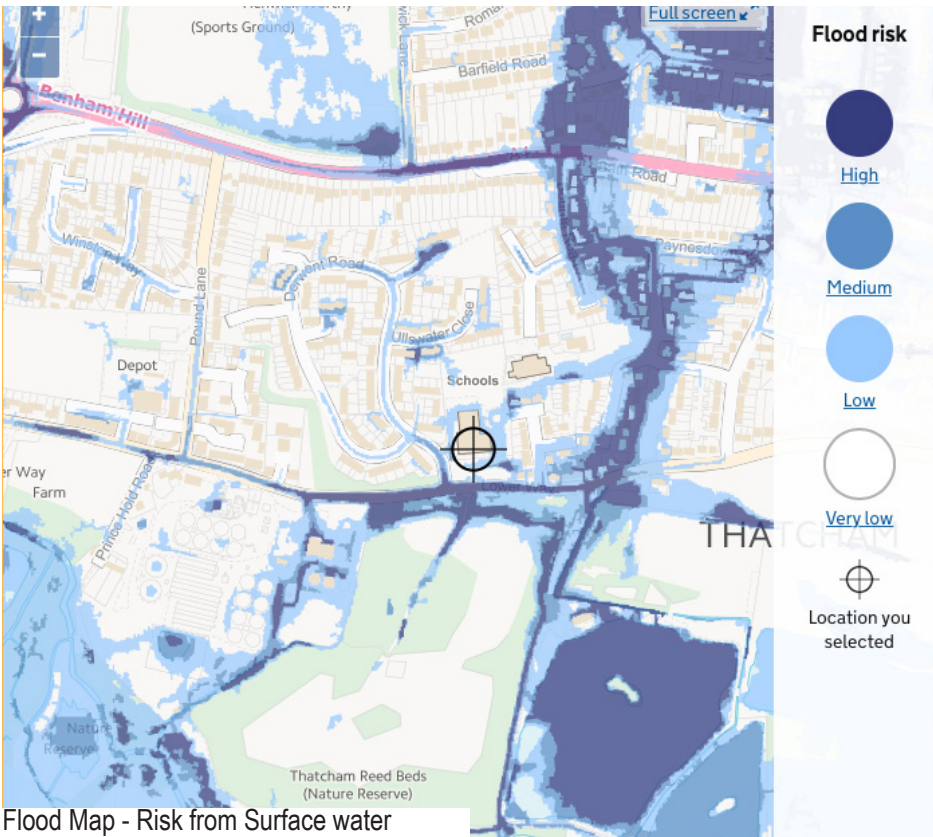
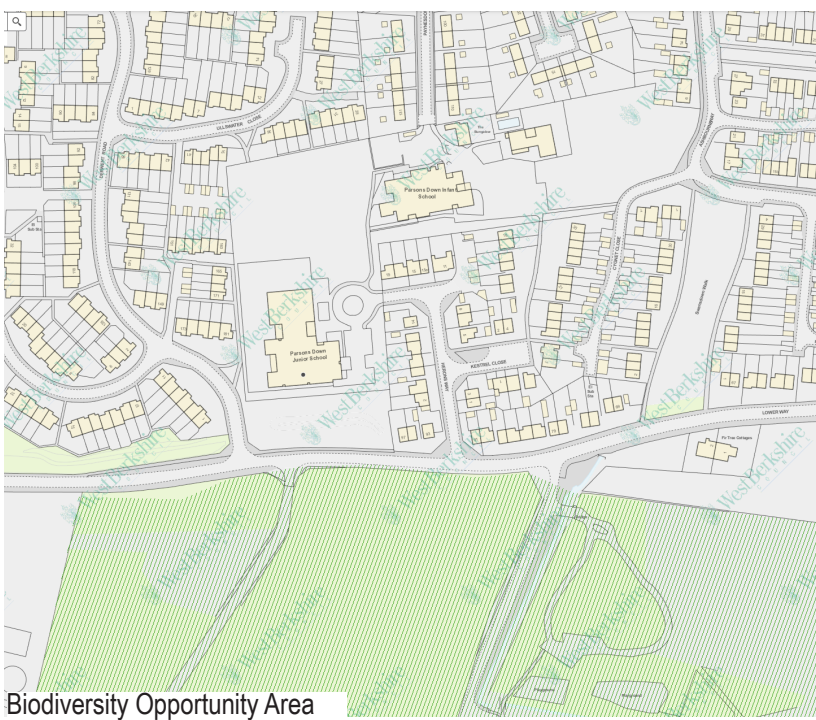
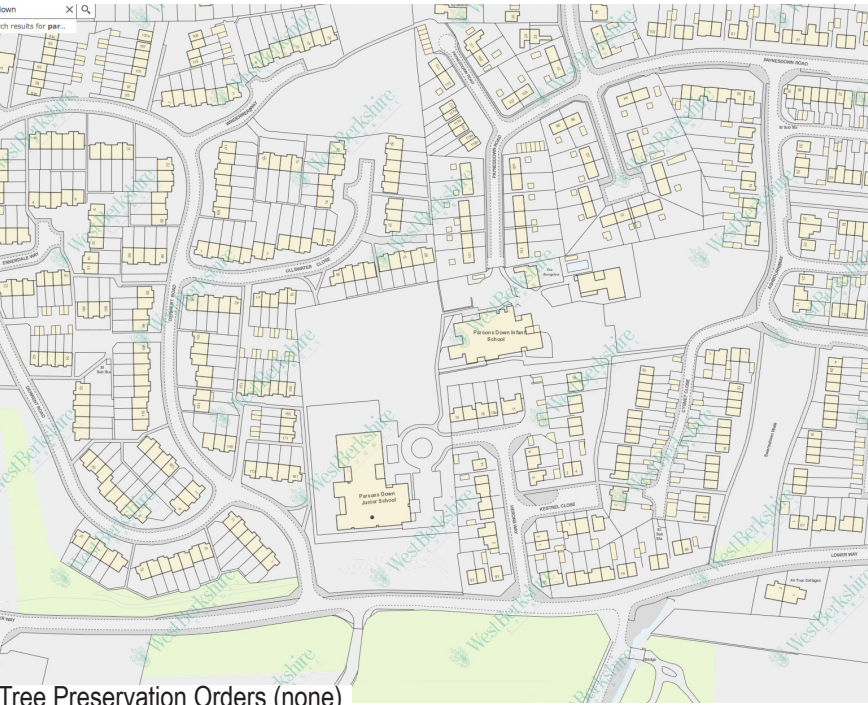
2. Site Analysis

2. Site Analysis

2.1 Desktop Study

A desktop study was conducted to gather relevant information about the site and surrounds.

- Tree Preservation Orders
- Biodiversity
- Flood Risk
- West Berkshire owned land (or for the purpose of this feasibility, known as 'Highways land')
- Other relevant planning applications



2. Site Analysis

2.1 Desktop Study continued

Wider context studies constraints of the site such as

- Sun path
- Roads
- Footpaths
- Boundaries
- Neighbouring buildings



Site Analysis - Wider Context

2. Site Analysis

2.2 Pedestrian and Vehicular Movement

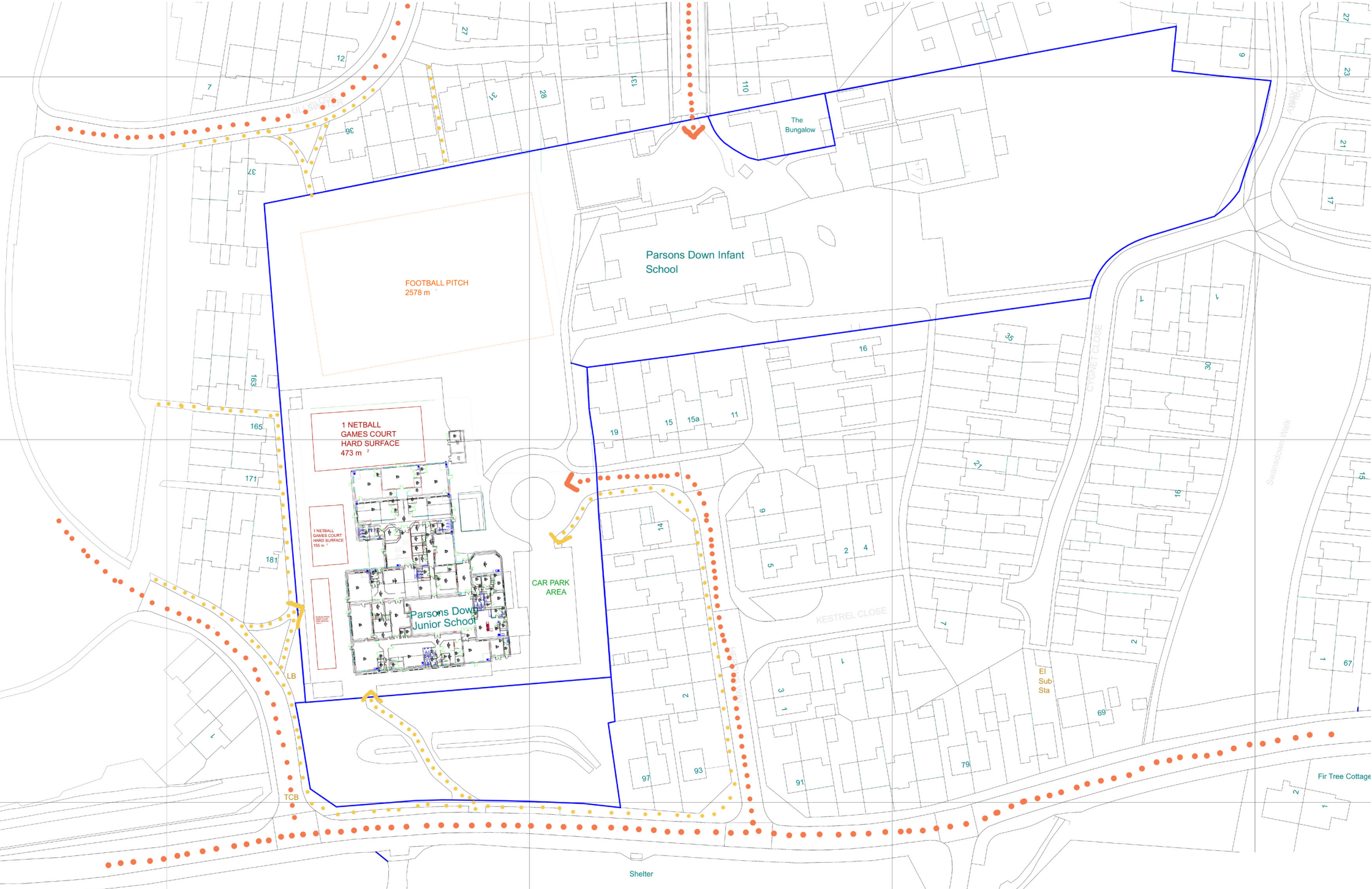
Orange and yellow dots on the below diagram show a very permeable site in terms of potential ingress/ egress.

In order to help understand the most favourable routes into the site, the School conducted a travel survey. This showed the majority of pupils being dropped off via the Lower Way entrance, with

many walking to school, and others using parking facilities at the Nature Discovery Centre across the road.

Yellow - Pedestrians

Orange - Vehicles



2.3 Existing Plans - Site



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Existing Site Plan

DRAWING NO.

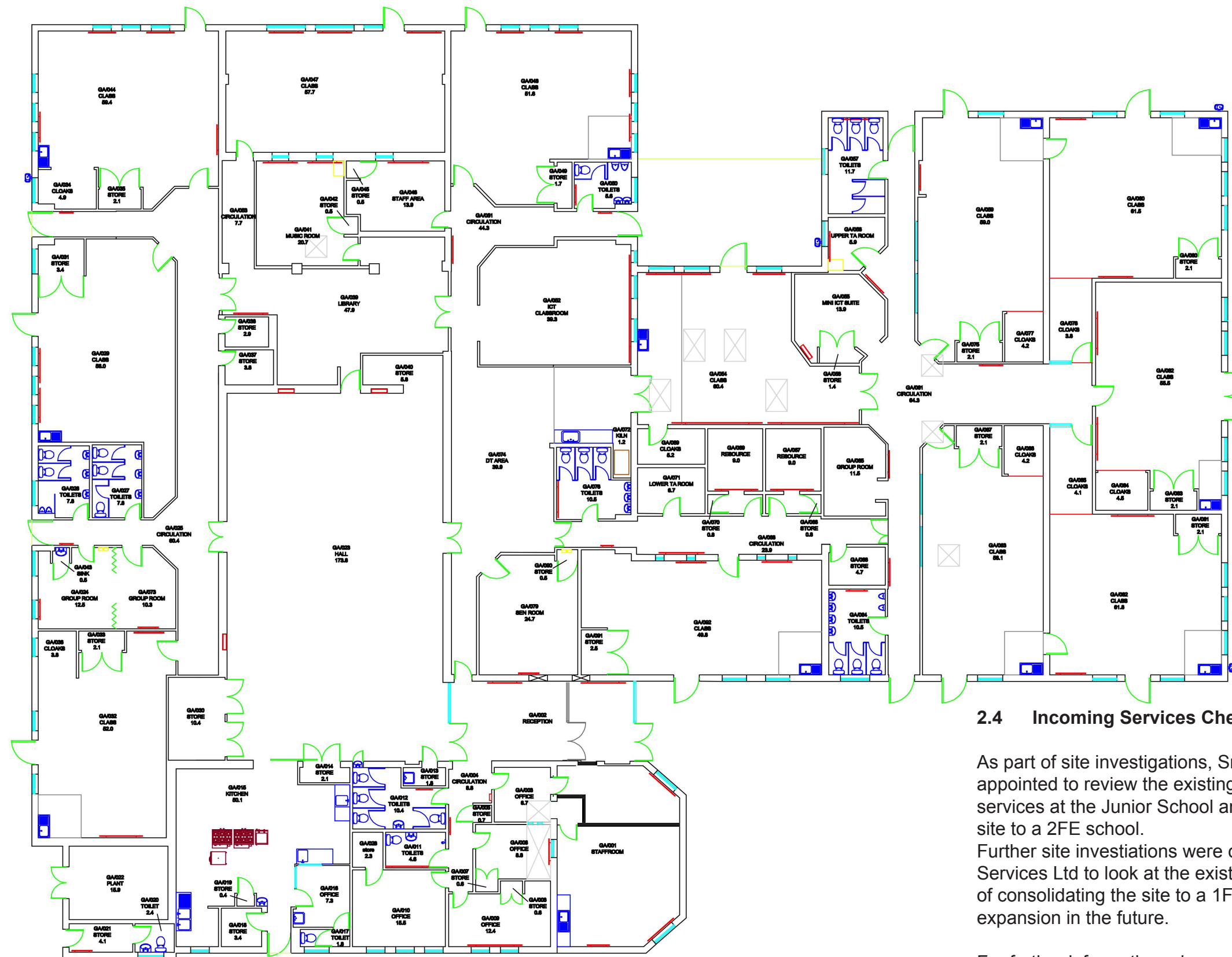
6004-F-002

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Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

2.3 Existing Plans - Junior School (asset plans provided by WBC)



2.4 Incoming Services Check

As part of site investigations, Smith Consult were historically appointed to review the existing incoming mechanical and electrical services at the Junior School and the feasibility of expanding the site to a 2FE school.

Further site investigations were commenced by Withycombe Design Services Ltd to look at the existing primary servicing and feasibility of consolidating the site to a 1FE school, with potential 2FE expansion in the future.

For further information, please refer to Mechanical and Electrical Feasibility Report by Withycombe Design Services Ltd included in Stage 2 Report.

3. Option Appraisal

3.1 Early Considerations

3. Options Appraisal

3.1 Early Considerations - Option 1

Initial sketches for two 1FE school options with future 2FE expansion were presented to West Berkshire on 19th May 2020 for comments.

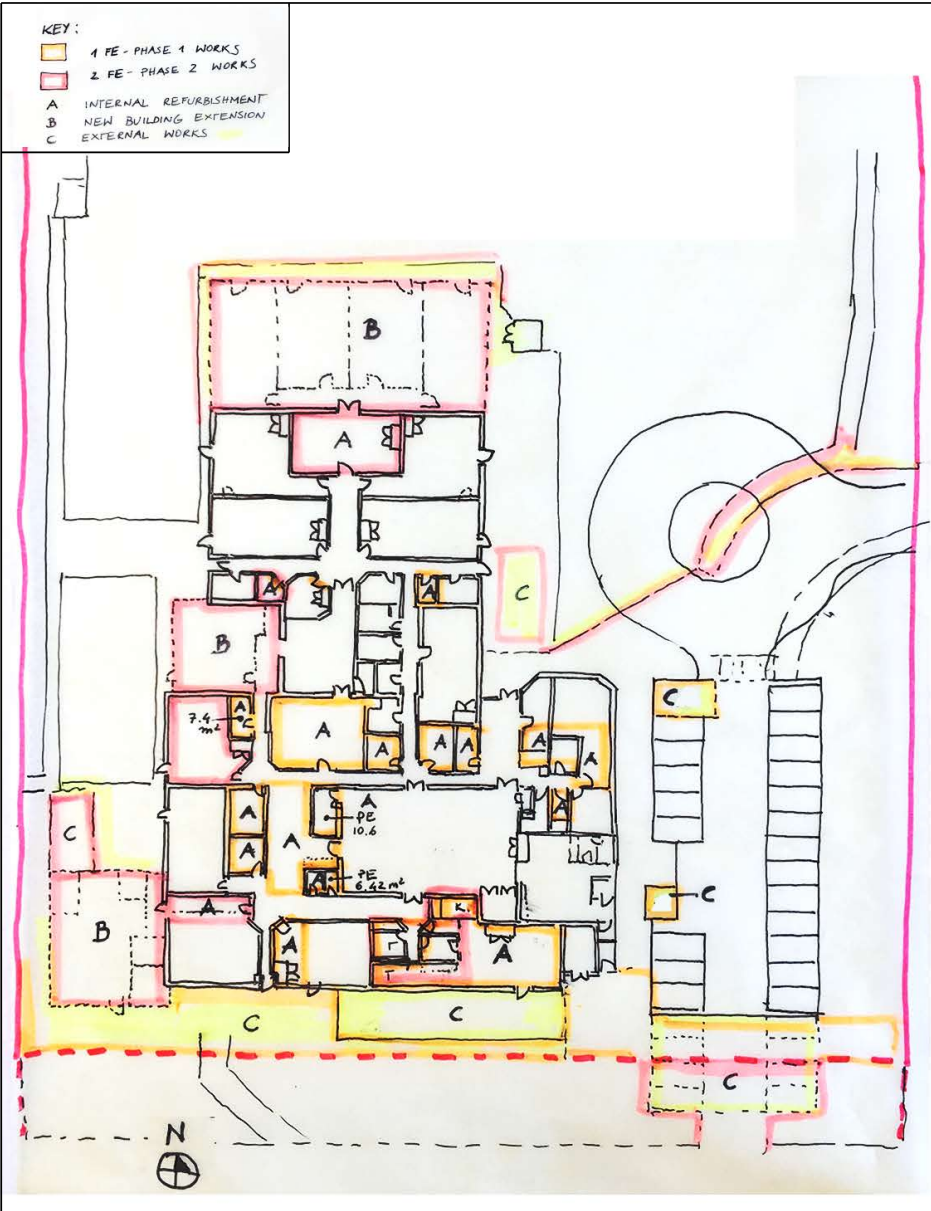
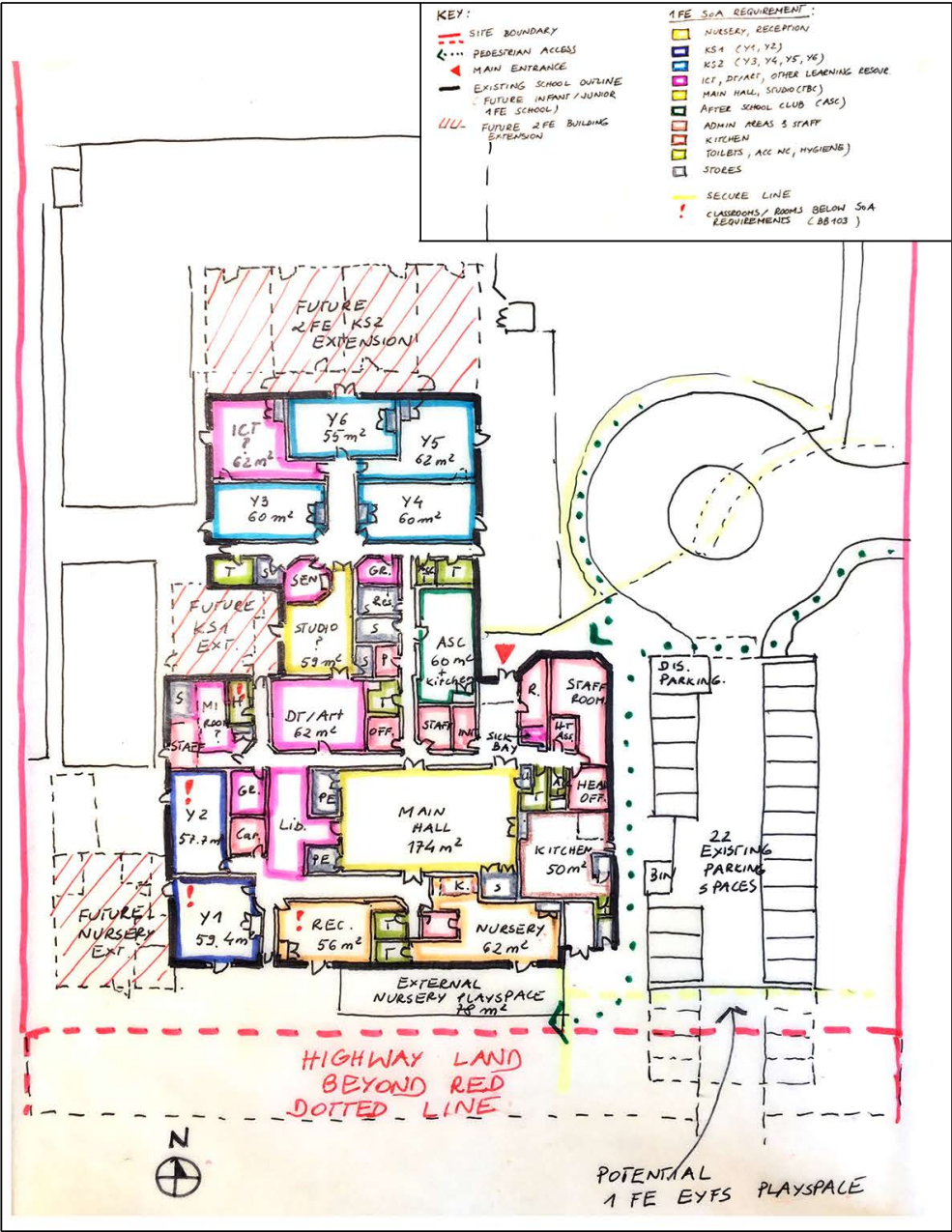
Option 1 was based on floor plan 6004-F-117D Option 2d, historically preferred by the School during previous 2FE feasibility study and on 6004-F-101E External Areas Analysis Option 2. Both drawings are shown in Appendix 4.2.

Summary

- Option based on SoA Version 2 1FE
- Nursery and future 2FE extension located on the preferred south side of the building
- Existing Studio (not part of above SoA) and Library shown as per existing plan. ASC used at the studio space.
- Appropriation of Highway land required at 2FE stage for future EYFS spaces
- Existing car park extended south for future 2FE expansion
- Future 2FE extensions located in preferred locations
- Existing 22 car parking spaces kept at 1FE stage

Feedback:

- Using Highways land for 1FE not preferred (longer programme)
- Time-frame for transferring is unknown if Highways land is included (6 months or more)- bigger risk to the project.
- Highways land appropriation might not be accepted or equal amount of land in return might be requested.
- No indication from the School whether they would like the use of the Highways land following the reduction of the scheme from 2FE to 1FE.
- Floor plan Option 1 to be presented to the School for feedback



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DRAWING TITLE
Proposed 1FE GF Plan with Future 2FE Extension - Option 1

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3. Options Appraisal

3.1 Early Considerations - Option 2

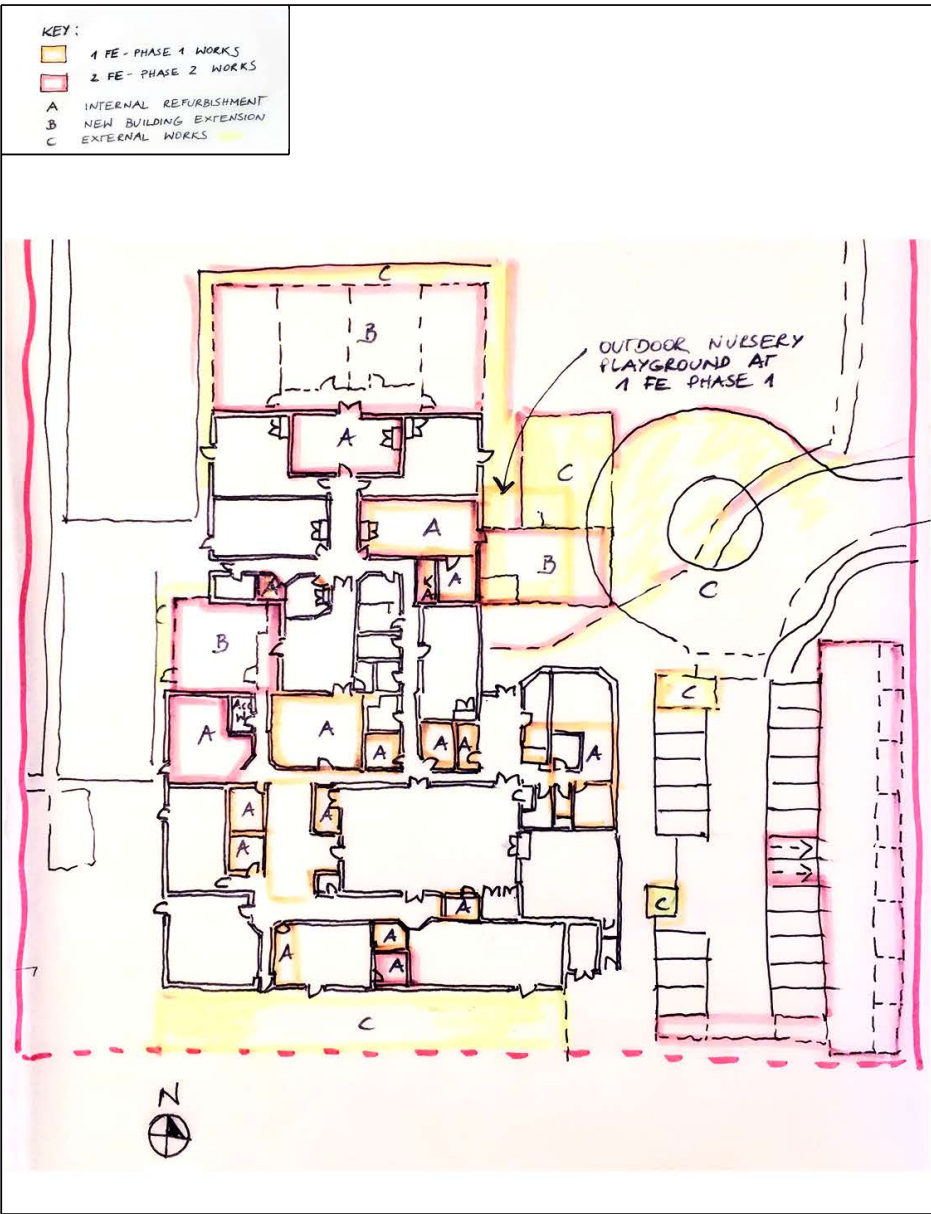
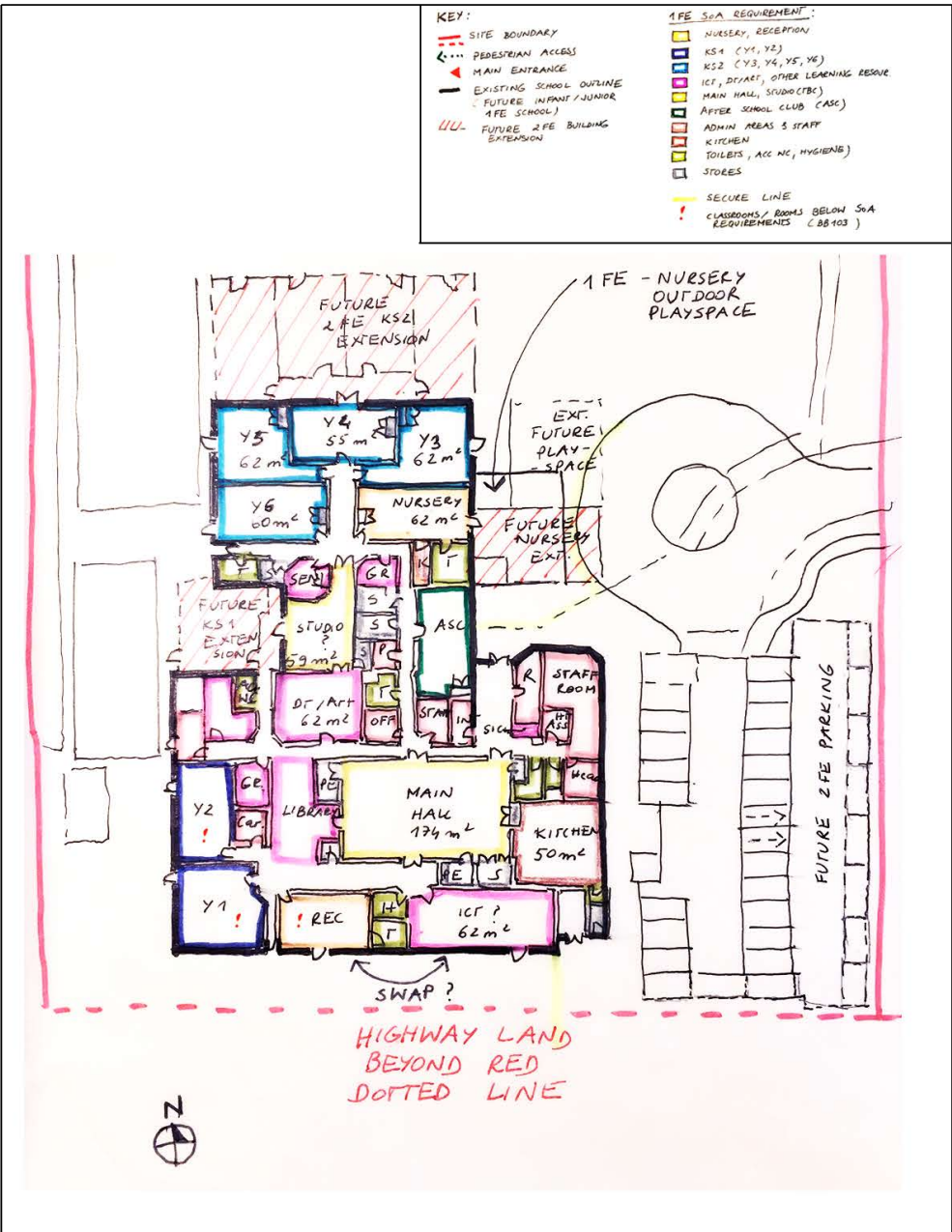
Option 2 moved away from historically preferred 2FE Options.

Summary

- Option based on SoA Version 2 1FE
- Nursery and future 2FE nursery extension located on the east side of the building
- Appropriation of Highway land not required at 2FE stage
- Existing car park extended towards east site boundary for future expansion
- Some future 2FE extensions located in preferred locations, with the exception of nursery extension

Feedback:

- Not using Highways land for 1FE preferred option
- Risk of time-frame for transferring and acceptance of land appropriation omitted.
- The external areas will need to be able to accommodate the school if expanded to 2FE in the future
- Less disposal land for future housing as this will be reserved for future 2FE external areas
- Future parallel parking for 8 cars will be expensive as the retaining wall would have to be created for the neighbouring housing
- Floor plan Option 2 to be presented to the School for feedback



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Proposed 1FE GF Plan with Future 2FE Extension - Option 2

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Quattro design architects

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3. Options Appraisal

3.1 Early Considerations- Site Wide Analysis for Option 1

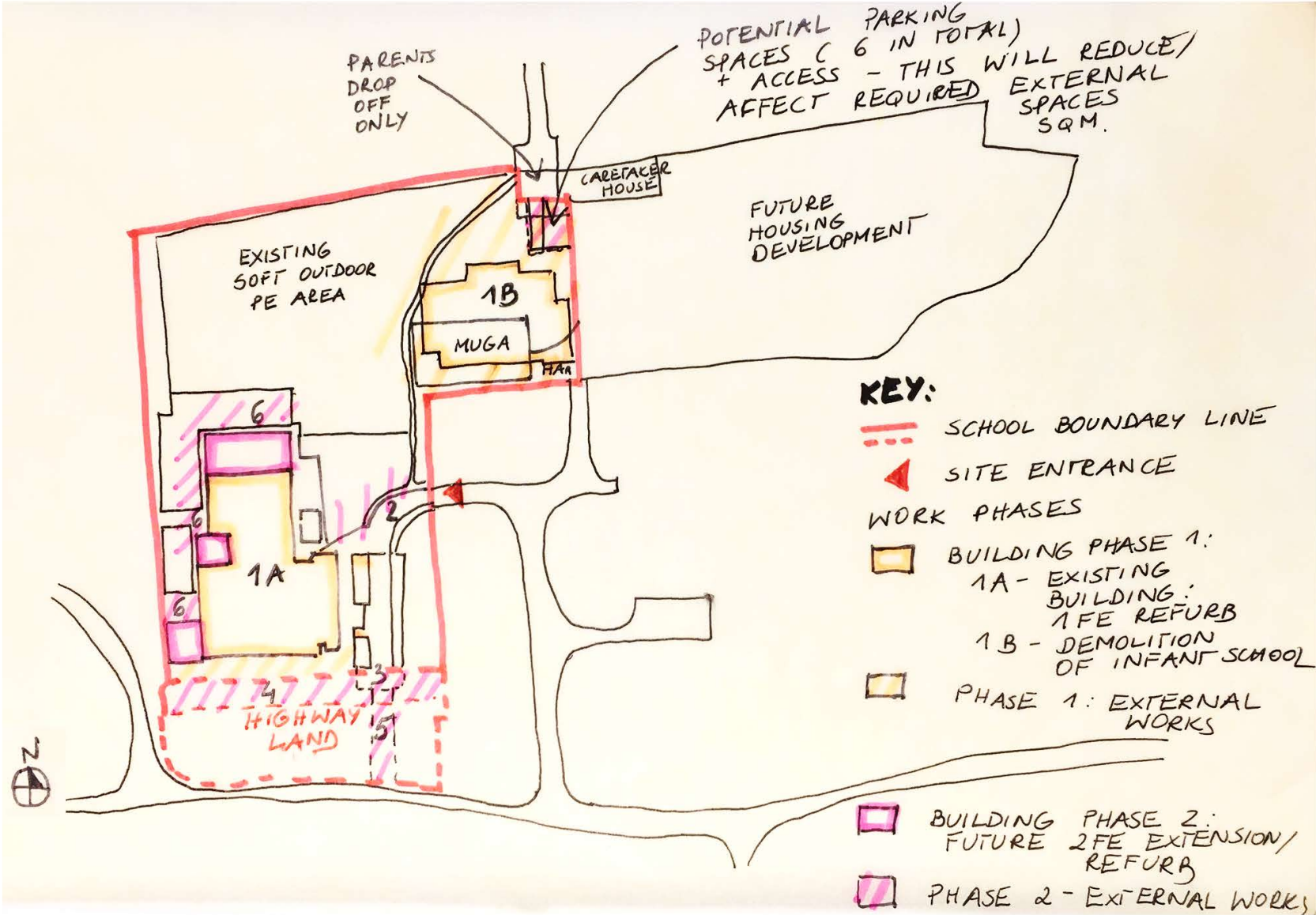
Initial site wide analysis was based on historically preferred 2FE 6004-F-101E External Areas Analysis Option 2 and was linked with the above Option 1. Below sketch was presented to West Berkshire on 19th May 2020 for comments.

Summary

- 1FE and 2FE phasing explained in site-wide context
- Phase 2 external works numbered from 2 to 6
- External areas shown according to minimum BB103 requirements
- Existing parking at north side of the site used as drop off parking reduces BB103 external spaces. 6 parking spaces indicated in total.
- Existing entrance roundabout for vehicle access to stay at 1FE Phase and to be removed at 2FE Phase.

Feedback:

- MUGA at 1FE to be confirmed by QDA (not required)
- Clarification on 'MUGA' understanding to be confirmed by West Berkshire
- If MUGA is required than it needs to be moved outside of existing Infant School footprint to allow this to be built during the refurbishment
- Future car parking expansion preferably to be located at the existing car park, by the Caretaker's House access road to reduce costs and increased.



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DATE

DRAWING TITLE
Proposed 1FE GF Plan with Future 2FE Extension - Site Wide Phasing

DRAWING NO. 6004-SK-190520-03
REV
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

3. Options Appraisal

3.1 Early Considerations - Site Wide Analysis Options

Following up from the feedback on the initial sketches further side wide options for 1FE and 2FE options were presented to West Berkshire on 29th May 2020 for comments.

6004-F-102 and 103 1FE & 2FE External Site Analysis relate to the previous initial sketch for Option 1, 6004-F-104 and 105 1FE & 2FE External Site Analysis relate to the previous initial sketch for Option 2.

Summary









- The soft outdoor 2FE PE area is shown in the options at minimum 8400 sqm (a soft PE playing field with all-weather pitches)
- Some of the disposal land has been taken from the future housing development at the east site boundary to provided required 2FE external areas
- 2FE hard and soft outdoor spaces around the existing school car park reduced to 17 staff parking + 1 disabled parking to maximise south facing EYFS external spaces for Option 1.
- Further 12 car parking spaces have been allocated by the Caretakers House giving 30 parking spaces in total for 2FE staff, giving more parking options at the north of the site and reducing costs.
- The existing roundabout and the pond to be demolished at Phase 1 in order to provide 2FE external areas at 1FE stage, if required.
- Hard play areas relocated in both options to different locations. These could also be used as the MUGA at 2FE.
- Highway land appropriation not considered for these options and therefore soft and hard outdoor spaces and potential future extensions has been shifted towards west, north and east side of the building as the south side strip has become very narrow and difficult to accommodate.
- Further query regarding all-weather pitch type ('soft PE sports pitch') indicated on all options.
- Potential additional north car park allowance for 2FE outlined in red above the Infant School on 2FE site analysis.

Feedback









- The existing roundabout and the pond preferably not to be demolished at Phase 1 as 2FE external areas will only be required at 2FE stage.
- Further clarification on additional 'soft PE sports pitch' requested.
- The existing car park is shown as two red squares but not annotated. It is assumed the land required by the School to expand to 2FE will not be hoarded off as 'waste land' but will instead be laid to grass with the new School fence on the boundary. This will give a surplus of grass (soft play) and the car park could therefore be retained to provide additional parking.
- The land at the end of the existing access road by the caretakers house may have more value / use than the sliver currently shown at the boundary with the new housing development as two or three sites accessed directly from the existing road plus potentially the caretakers house in the distant future could be created, so it may be worth showing this as the surplus FFE2 land in the Feasibility/Master Plan Agreed. This land could be kept as shared access to any housing

development and the northern school car park for 2FE. There is also the potential option of constructing an all-weather pitch (AstroTurf equivalent) which could be counted twice for the outdoor soft P.E. area helping the site achieve a comfortable 2FE size. It will also potentially reduce the impact on the development land, it will allow more flexibility in the planned layout of the site, a great USP for the school who could also let out this space after school hours to generate an income from it.

- The 2FE soft play area is correct at 8400m2 which is the minimum 2FE site. However, it will be important to aim for at least 20% more area to allow for any future development.

Key	Proposed 2FE area at 1FE Phase 1	Min. area required for 2FE (BB103)
 Hard informal and social area	919 sq. m	646 sq. m
 Hard outdoor PE area	1139 sq. m	1030 sq. m
 Soft informal and social area	1492 sq. m	1492 sq. m
 Soft outdoor PE area	8400 sq. m	8400 sq. m
 Habitat area	210 sq. m	210 sq. m
 Parsons Down Primary School		
 Proposed 2FE building extension + 2FE car park		
 Nursery outdoor area	52 sq. m (Included in soft informal area above)	52 sq. m (Included in soft informal area above)



Key	Min. area required for 2FE (BB103)
 Hard informal and social area	646 sq. m
 Hard outdoor PE area	1030 sq. m
 Soft informal and social area	1492 sq. m
 Soft outdoor PE area	8400 sq. m
 Habitat area	210 sq. m
 Parsons Down Primary School	
 Proposed 2FE building extension + 2FE car park	
 Nursery outdoor area	52 sq. m (Included in soft informal area above)



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REVISIONS
REV: DATE - DRAWN - CHECKED: NOTES
-: 29.05.20 - JW - MC: Drawing created.

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PROJECTS
Parsons Down Feasibility

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West Berkshire Council









DATE May 2020

DRAWING TITLE
2FE External Areas Analysis -
2FE School- Phase 2 (Option 1)

DRAWING NO.
6004-F-103

REV

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Key	Min. area required for 2FE (BB103)
	Hard informal and social area
	Hard outdoor PE area
	Soft informal and social area
	Soft outdoor PE area
	Habitat area
	Parsons Down Primary School
	Proposed 2FE building extension + 2FE car park
	Nursery outdoor area
	52 sq. m (Included in soft informal area above)



3. Options Appraisal

3.1 Early Considerations - Further Site Wide Analysis Options

Following up from the feedback on the site side wide options for 1FE and 2FE , the updated options were presented to West Berkshire and the School on 5th June 2020 for comments.

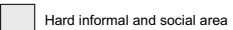
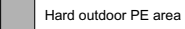
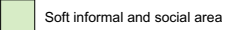

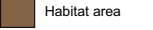
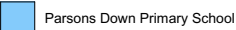
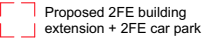
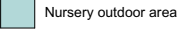
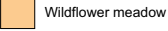
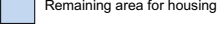

6004-F-102A and 103A 1FE & 2FE External Site Analysis relate to the previous initial sketch for Option 1, 6004-F-104A and 105A 1FE & 2FE External Site Analysis relate to the previous initial sketch for Option 2.

Summary

- The existing roundabout and the pond demolition excluded at 1FE Phase 1 and shown at 2FE Phase 2 instead.
- MUGA clarified as an all weather-pitch (AstroTurf equivalent), which could be added at either 1FE or 2FE stage and counted as part of additional 2FE soft outdoor spaces and updated on 102A-105A drawings. This pitch was also moved away from the infant school footprint so it can be built before the school demolition. Proposed locations indicated on the plans.
- 2FE car park annotation added to the left red square, right red square has been omitted as it is not required. This whole area, together with the infant school surrounds kept as the existing tarmac/ hardcore area at 1FE stage.
- The land required by the School to expand to 2FE shown as a wild meadow to reduce the maintenance cost.
- Potential future access to the housing site indicated on the plans in darker blue.
- AstroTurf pitch shown in various locations on plans, away from the infant school footprint.
- Additional 20% more areas (approx. 10080m²) added to 2FE PE area. AstroTurf pitch counted twice for this purpose. No float or embankment added at this stage between the school and the housing sites.

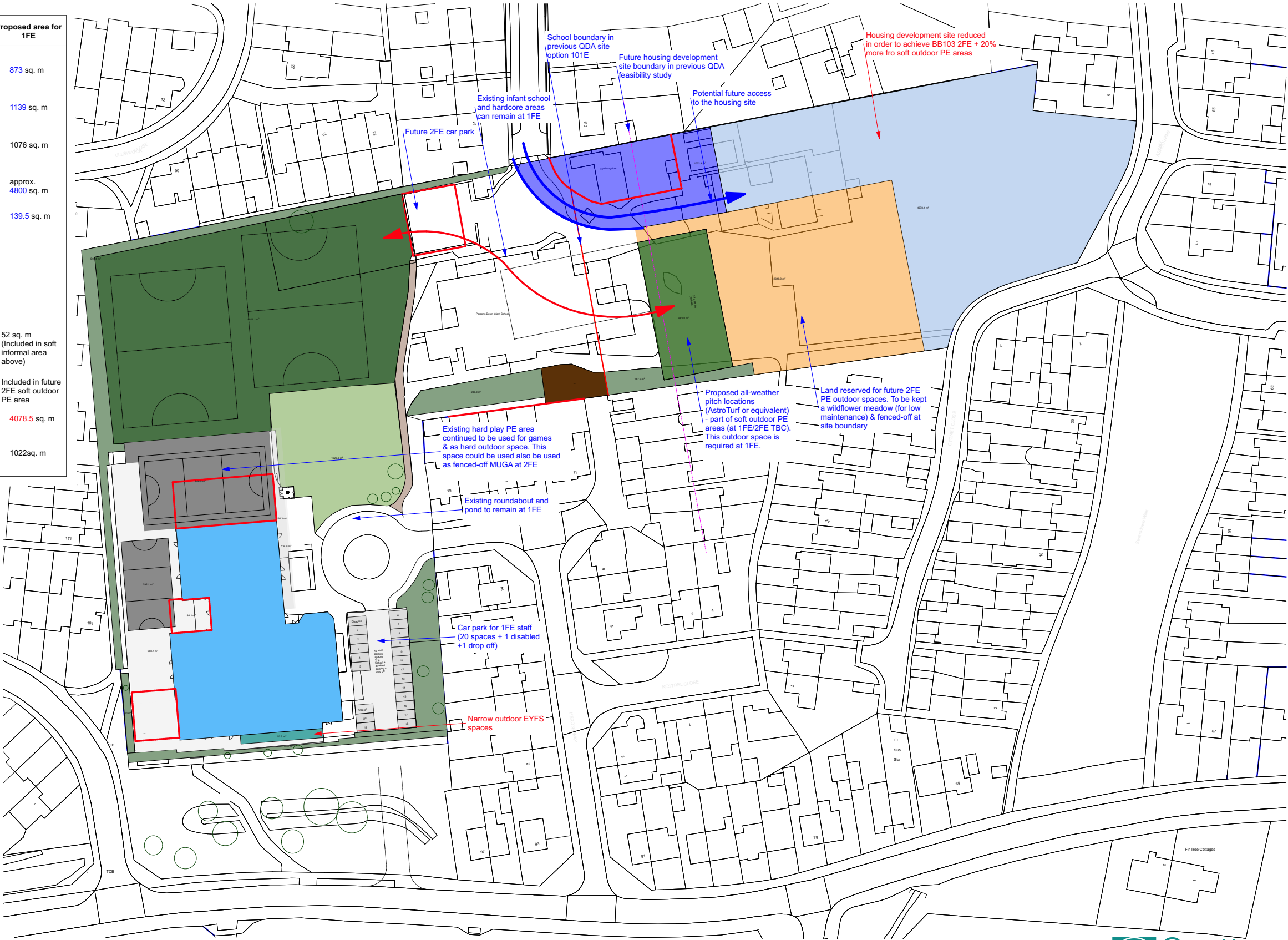
Feedback

Please see West Berkshire and School feedback in Section 3.2 below.

Key	Min. area required for 1FE (BB103)	Proposed area for 1FE
	436 sq. m	873 sq. m
	715 sq. m	1139 sq. m
	1072sq. m	1076 sq. m
	4200 sq. m	approx. 4800 sq. m
	105 sq. m	139.5 sq. m
		
		
	52 sq. m (Included in soft informal area above)	52 sq. m (Included in soft informal area above)
		Included in future 2FE soft outdoor PE area
		4078.5 sq. m
		1022sq. m

Parsons Down 1FE Staff Parking Spaces	
Class Based	8 teachers (icl cover) 7 TAs
Senior Management	3 (1 Head, 1 SBM, 1 non-class based deputy)
Admin	3
Nursery	3
Other	4 (1 caretaker, 1 cook, 2 cook's assistants), 1 Twilight Manager
Total Staff	28
Total number of parking spaces	20* (+ 1 disabled parking +1 drop off = 22)

* Based on BB98/99: 1 parking space for every teacher and the senior leadership team + 1 per two support staff (excluding catering staff)



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A: 05.06.20 - JW - MC: Drawing updated in line with Client comments on 03.06.20

PROJECTS
Parsons Down Feasibility
SCALE 1:500@A1

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DATE May 2020

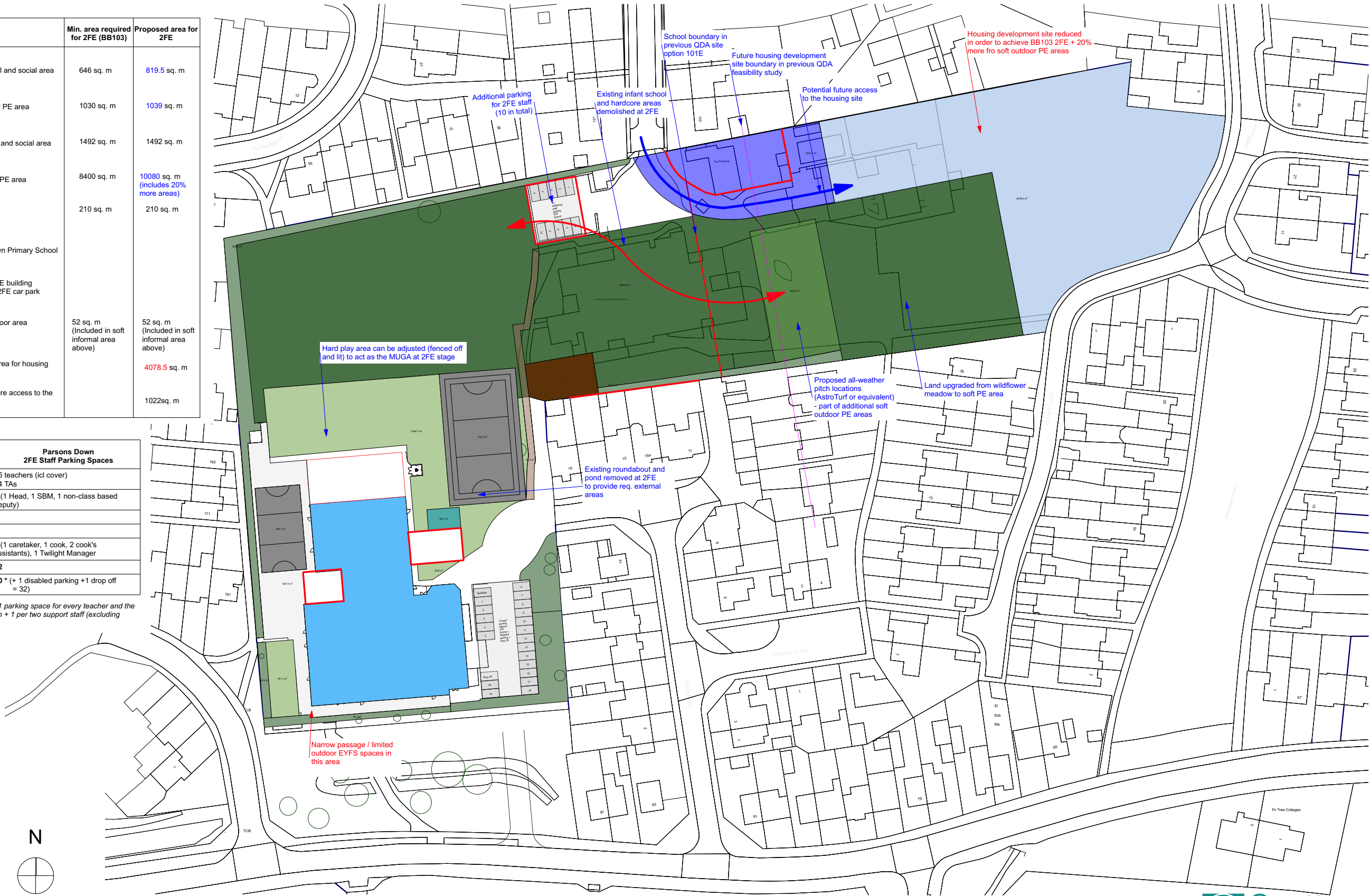
DRAWING TITLE
2FE External Areas Analysis -
1FE School- Phase 1 (Option 1)

DRAWING NO.
6004-F-102
REV
A
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Key	Min. area required for 2FE (BB103)	Proposed area for 2FE
 Hard informal and social area	646 sq. m	819.5 sq. m
 Hard outdoor PE area	1030 sq. m	1039 sq. m
 Soft informal and social area	1492 sq. m	1492 sq. m
 Soft outdoor PE area	8400 sq. m	10080 sq. m (includes 20% more areas)
 Habitat area	210 sq. m	210 sq. m
 Parsons Down Primary School		
		
 Nursery outdoor area	52 sq. m (Included in soft informal area above)	52 sq. m (Included in soft informal area above)
 Remaining area for housing		4078.5 sq. m
 Potential future access to the housing site		1022sq. m

Parsons Down 2FE Staff Parking Spaces	
Class Based	15 teachers (incl cover) 14 TAs
Senior Management	3 (1 Head, 1 SBM, 1 non-class based deputy)
Admin	3
Nursery	3
Other	4 (1 caretaker, 1 cook, 2 cook's assistants), 1 Twilight Manager
Total Staff	42
Total number of parking spaces	30 * (+ 1 disabled parking +1 drop off = 32)

* Based on BB98/99: 1 parking space for every teacher and the senior leadership team + 1 per two support staff (excluding catering staff)



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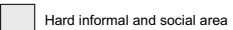
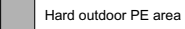
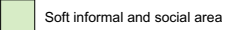

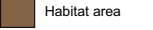
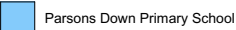
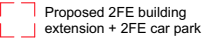
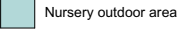
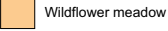
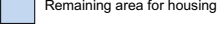

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A: 29.05.20 - JW - MC: Drawing created.
A: 05.06.20 - JW - JW: Drawing updated in line with Client comments on 03.06.20.

PROJECTS
Parsons Down Feasibility
SCALE 1:500@A1

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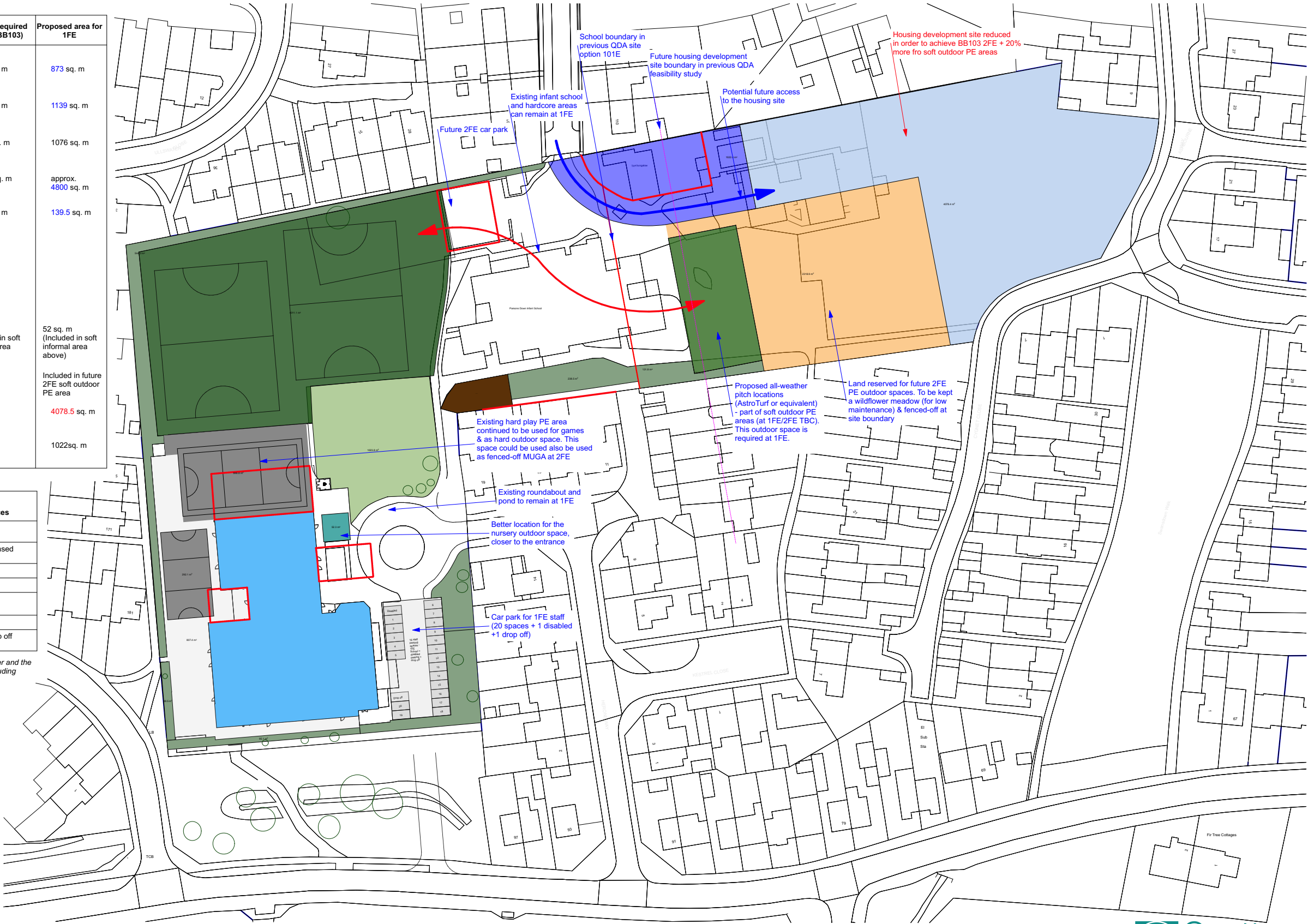
DRAWING TITLE
2FE External Areas Analysis -
2FE School- Phase 2 (Option 1)

DRAWING NO.
6004-F-103
REV
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Key	Min. area required for 1FE (BB103)	Proposed area for 1FE
	436 sq. m	873 sq. m
	715 sq. m	1139 sq. m
	1072sq. m	1076 sq. m
	4200 sq. m	approx. 4800 sq. m
	105 sq. m	139.5 sq. m
		
		
	52 sq. m (Included in soft informal area above)	52 sq. m (Included in soft informal area above)
		Included in future 2FE soft outdoor PE area
		4078.5 sq. m
		1022sq. m

Parsons Down 1FE Staff Parking Spaces	
Class Based	8 teachers (icl cover) 7 TAs
Senior Management	3 (1 Head, 1 SBM, 1 non-class based deputy)
Admin	3
Nursery	3
Other	4 (1 caretaker, 1 cook, 2 cook's assistants), 1 Twilight Manager
Total Staff	28
Total number of parking spaces	20 * (+ 1 disabled parking +1 drop off = 22)

* Based on BB98/99: 1 parking space for every teacher and the senior leadership team + 1 per two support staff (excluding catering staff)



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







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PROJECTS
Parsons Down Feasibility
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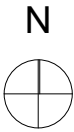
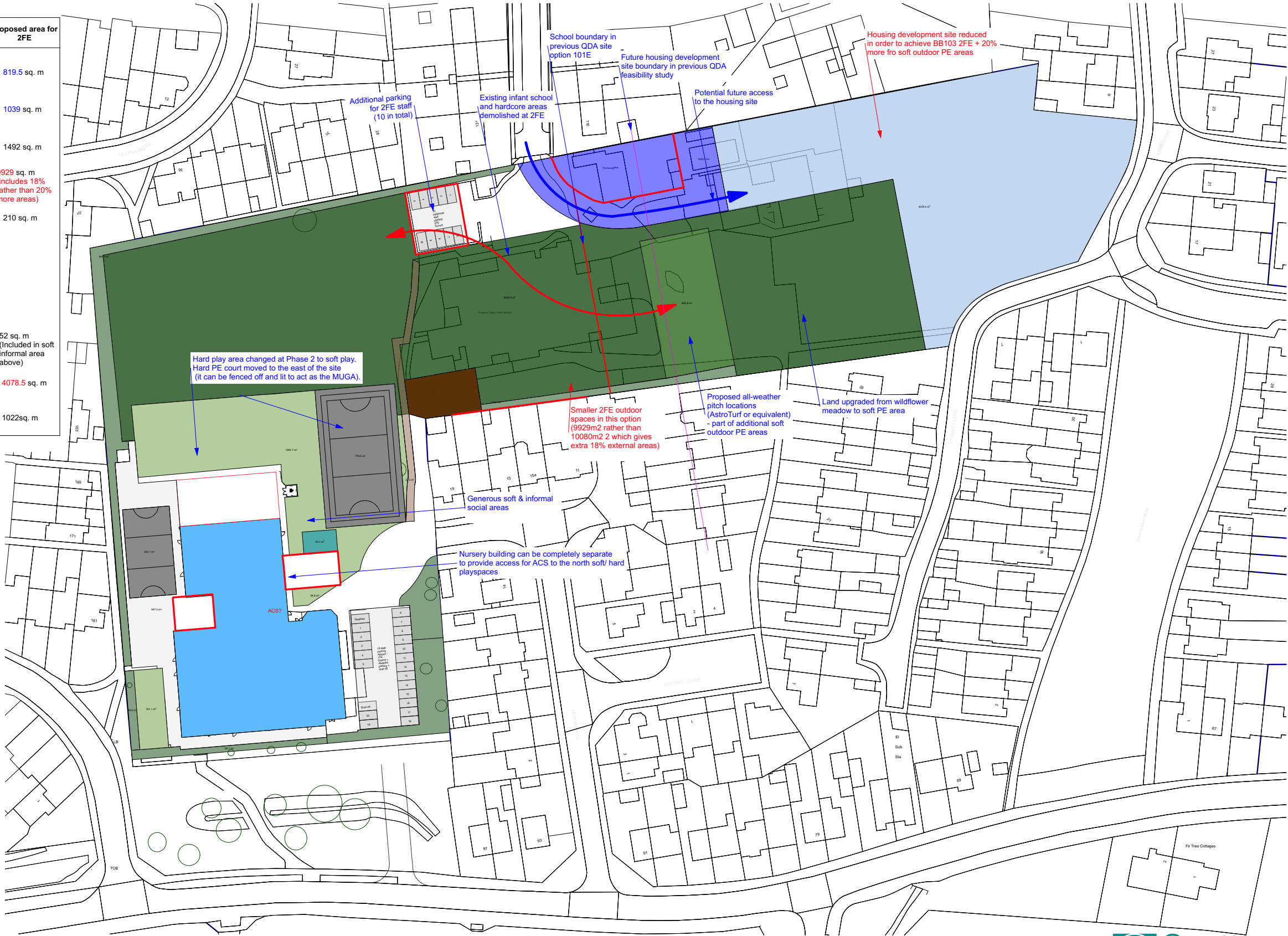
DRAWING TITLE
2FE External Areas Analysis -
1FE School- Phase 1 (Option 2)

DRAWING NO.
6004-F-104
REV
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

Key	Min. area required for 2FE (BB103)	Proposed area for 2FE
 Hard informal and social area	646 sq. m	819.5 sq. m
 Hard outdoor PE area	1030 sq. m	1039 sq. m
 Soft informal and social area	1492 sq. m	1492 sq. m
 Soft outdoor PE area	8400 sq. m	9929 sq. m (includes 18% rather than 20% more areas)
 Habitat area	210 sq. m	210 sq. m
 Parsons Down Primary School		
 Proposed 2FE building extension + 2FE car park		
 Nursery outdoor area	52 sq. m (Included in soft informal area above)	52 sq. m (Included in soft informal area above)
 Remaining area for housing		4078.5 sq. m
 Potential future access to the housing site		1022sq. m

Parsons Down 2FE Staff Parking Spaces	
Class Based	15 teachers (incl cover) 14 TAs
Senior Management	3 (1 Head, 1 SBM, 1 non-class based deputy)
Admin	3
Nursery	3
Other	4 (1 caretaker, 1 cook, 2 cook's assistants), 1 Twilight Manager
Total Staff	42
Total number of parking spaces	30 * (+ 1 disabled parking +1 drop off = 32)

* Based on BB98/99: 1 parking space for every teacher and the senior leadership team + 1 per two support staff (excluding catering staff)



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- 29.05.20 - JW - MC: Drawing created.
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PROJECTS
Parsons Down Feasibility
SCALE 1:500@A1

CLIENT
West Berkshire Council
DATE May 2020

DRAWING TITLE
2FE External Areas Analysis -
2FE School- Phase 2 (Option 2)

DRAWING NO. 6004-F-105
REV A
Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424234

3. Option Appraisal

3.2 Meeting between Neil Obbard and Catherine Bull on 22 Jun 2020

3. Option Appraisal

3.2 Feedback from the meeting

The feedback below sets out the major points which has informed the preferred design route in Stage 2, presented by Quattro Design Architects in Stage 2 Report proposals:

- Prior to this meeting there were number of options presented as the site wide and ground floor plan drawings issued around having a nursery, different arrangement of year groups, phasing of works and using or not using the Highways which are presented above in Section 3.1
- These options / plans were presented to the School on 6th July 2020 via a Zoom meeting when the general layout was agreed, the concept plan was fixed which started Stage 2 design process.

Feedback

- Foundation to be based at the south of the site next to the highways land.
- Highways land to be appropriated for soft play for the foundation area. No carpark extension or additional access. However a plan B needs to be in place for foundation play if appropriation fails.
- No nursery at the school – too much of a financial risk.
- School are happy with the current Library and ICT. School happy for them to remain as they are unless a superior design can be tabled.
- School happy with current hall storage and don't see a desperate need to add an additional doorway.
- Staff/ Admin areas – school is open to options on this to improve.
- Pupil's toilets to be standard primary size rather than infant size.
- School happy to use part of the infant site to accommodate bulge class for a year therefore no temp classrooms.
- Modification of toilets location and additions of small kitchen areas within Thames/ Sabre and Henwick to add to flexibility for foundation and B4 / afters chool club.
- Selected kitchen items to be moved from Infant kitchen to junior kitchen due to condition.