

PSBP NW3 PROGRAMME

SADDLEWORTH SCHOOL - REVIEW OF OPTIONS

Criteria	Option 1 - Diggle Greenfield Site		Option 2 - Diggle Pallet Works Site		Option 3 - Uppermill Existing Location		Option 4 - Uppermill Playing Field	
	Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons
<b>Estimated Cost</b>	<p>1. Greenfield site and therefore no phasing required.</p> <p>2. Site adjacent to Huddersfield Road therefore no access issues.</p>	<p>1. Project Cost £18,740,815</p> <p>2. Requires the construction of a new footbridge across Diggle Brook to enable access between the school site and playing fields.</p> <p>3. Flood protection measures required to both sides of Diggle Brook.</p> <p>4. The scheme requires off site local highway improvement works (funded by OMBC).</p>	<p>1. Project Cost £18,460,908.</p> <p>2. Cost of refurbishment of Grade II Listed building now excluded from costs</p> <p>3. No new footbridge is required in this option.</p> <p>4. Flood protection required to one side of Diggle Brook only.</p>	<p>1. The scheme requires the demolition of the existing buildings on the site incurring additional costs (to be borne by OMBC).</p> <p>2. The scheme requires the upgrading of the existing access road to the site incurring additional costs (to be borne by OMBC).</p> <p>3. The scheme requires off site local highway improvement works (funded by OMBC).</p>	<p>1. Cheaper Option for the existing site, although more expensive than Option 1.</p> <p>2. Cost of provision of new AWP saved - existing facility retained.</p>	<p>1. Project Cost £20,176,128.</p> <p>2. The scheme requires the provision of extensive temporary accommodation and numerous decants.</p> <p>3. The scheme presents difficult issues for the school in terms of H&amp;S management due to the shared access road and proximity of the works in relation to an operational school.</p>	<p>1. Cost of provision of new AWP saved - existing facility retained.</p>	<p>1. Project Cost £20,741,474.</p> <p>2. The scheme requires the provision of temporary accommodation and numerous decants.</p> <p>3. The scheme requires extensive civil engineering works to construct an access through the site to the proposed location.</p> <p>4. The scheme presents difficult issues for the school in terms of H&amp;S Management due to the shared access road and proximity of the works in relation to an operational school.</p>
Ranking	2		1		3		4	
<b>Buildability / Construction</b>	<p>1. Construction on site remote from existing school, enabling the contractor to have unrestricted access to the site.</p> <p>2. Building makes best use of the existing topography of the site.</p>	<p>1. Potential issues with groundwater during construction.</p> <p>2. The scheme involves the construction of a new 3G pitch and Sports Hall on Green Belt land.</p>	<p>1. Construction on site remote from existing school, enabling the contractor to have unrestricted access to the site.</p> <p>2. Scheme uses the natural terracing of the site.</p> <p>3. Proposed building will be largely hidden behind stand of existing mature trees.</p>	<p>1. Extensive demolition/remediation is required to render the site suitable for development. Some of this work to be undertaken prior to commencement of the scheme (to an agreed specification) the remainder to be included within the contract works.</p> <p>2. The access road to the site is to be upgraded. This work will be carried out by OMBC but likely to be concurrent with the construction of the school. Potential for conflicts while work ongoing.</p> <p>3. The scheme involves the construction of a new 3G pitch on Green Belt land.</p>	<p>1. Retention of existing external sports pitch facilities during construction.</p> <p>2. Building uses existing site levels to minimise cut &amp; fill and major retaining structures.</p> <p>3. Area of new building near site entrance, avoiding need for construction traffic to pass through the site.</p>	<p>1. Extensive decant required including provision of a temporary kitchen.</p> <p>2. Sports Hall will be out of use for an extended period until refurbished. OMBC have identified the need to hire alternative venues.</p> <p>3. Limited area for site compound during construction.</p> <p>4. Restricted access to the site means shared use between school and construction traffic for the period of the works.</p> <p>5. parking for staff and visitors will be severely restricted. OMBC have suggested temporary parking for staff on the site at Diggle with transport arranged.</p>	<p>1. This option requires less initial demolition and temporary accommodation than Option 3.</p> <p>2. Provides a better match to the school's Educational Vision than Option 3 (but only same as Options 1 and 2).</p>	<p>1. Building to be located on existing playing field. School will therefore be without a playing field and a MUGA for the duration of the works.</p> <p>2. Limited area for site compound during construction.</p> <p>3. Restricted access to the site means shared use between school and construction traffic for the period of the works.</p> <p>4. Major infrastructure (retaining walls and filling) required due to slope of site.</p> <p>5. Provision of the preferred 'finger' block will have the 2 storey spine with 3 storey fingers at the rear. The front block will be set down by one floor with a 2 storey differential between the front block and the fingers, adding additional circulation. A retaining wall will also be required along the length of the building.</p> <p>6. Sports Hall will be out of use for an extended period until refurbished. OMBC have identified the need to hire alternative venues.</p> <p>7. parking for staff and visitors will be severely restricted. OMBC have suggested temporary parking for staff on the site at Diggle with transport arranged.</p>
Ranking	1		2		4		3	
<b>Teaching / Learning</b>	<p>1. Constructed on a new site remote from the existing school with no effect on education during the construction period.</p> <p>2. Single decant from existing to new school.</p> <p>3. Larger site than occupied by existing school.</p>	<p>1. Sports provision split from main site by Diggle Brook and by public footpath.</p>	<p>1. Constructed on a new site remote from the existing school with no effect on education during the construction period.</p> <p>2. Single decant from existing to new school.</p> <p>3. larger site than occupied by current school.</p> <p>4. Playing fields not split from main site by Diggle Brook.</p>	<p>1. Sports provision split from main site by public footpath only.</p>	<p>1. Variation of a 'finger' block reflects school vision, incorporating baseline principles.</p>	<p>1. Only (very) limited parking will be available on site for staff during the construction works.</p> <p>2. Loss of Sports Hall for a period will affect delivery of curriculum and use for examinations.</p> <p>3. Accommodation will be in a combination of 2-, 3- and 4-storey blocks.</p>	<p>1. Variation of a 'finger' block reflects school vision, incorporating baseline principles.</p>	<p>1. Only (very) limited parking will be available on site for staff during the construction works.</p> <p>2. Loss of Sports Hall for a period will affect delivery of curriculum and use for examinations.</p>
Ranking	1		2		4		3	
<b>Programme</b>	<p>1. Offers the best programme in that school is to be built on a 'greenfield' site remote from the existing school.</p>		<p>1. Programme is not affected by building on an active school site.</p>	<p>1. The programme will be extended due to the need to demolish and remediate the site before construction of the school can commence. It is estimated that these works may take up to 6 months to undertake (although OMBC have recently committed to some demolition works being done in advance of EFA signing the contract. (Assumed that asbestos present in existing buildings).</p>		<p>1. This option will require significant decant into temporary accommodation and phasing of the works to suit the areas of the site available. It is considered that this may extend the construction programme by 16 - 20 weeks over Option 1.</p>		<p>1. While requiring less decant than Option 3 this option will require a significant amount of work in constructing a retaining wall and access up to the new site. Phasing of the works will also be required to suit the areas of the site available. It is considered that the construction period may be the same as Option 3 (i.e. 16 - 20 weeks longer than Option 1)</p>
Ranking	1		2		4		3	

<b>Statutory Issues</b>	1. The scheme has received a letter of comfort from the planners.	1. Sports block to be constructed on Green Belt land (although early discussions with the planners have not seen this as an issue given that a case could be made for Community Use). 2. Public footpath crosses the site between the Main Block and the Sports Hall. 3. Significant highway improvement works required on Huddersfield Road (including provision of off-road residents parking). 4. Potential issue with floodlights to AWP visible from housing on Huddersfield Road. 5. Significant local objection to use of Green Belt land and to loss of green field land despite land identified for development within local plan. Judicial Review likely.	1. This site was previously considered by OMBC for their BSF scheme and has previously been considered by the planners. 2. The scheme has received a Letter of Comfort from the planners. 3. Moving the construction of the Sports Block off the Green Belt land is seen as an advantage. 4. Development of existing brownfield site. 5. Development will be obscured by existing established trees.	1. Significant highway improvement works required on Huddersfield Road (including provision of off-road residents parking). 2. Highways have indicated that the existing access road will require widening with the provision of a footpath to either side. 3. A public footpath will cross the site but will be between the main school site and the playing fields. 4. Potential issue with floodlights to AWP visible from housing on Huddersfield Road	1. The planners have indicated that since there is an existing school on the site then in principle they would have no objection to the proposal. 2. No highways objections since using existing entrance.		1. The planners have indicated that since there is an existing school on the site then in principle they would have no objection to the proposal. 2. No highways objections since using existing entrance.	1. Provision of the new access road will require the removal of a significant number of mature trees.
Ranking		4		3		1		2
<b>Ecology</b>		1. Potential issues regarding lapwings and other species on the proposed site. 2. Greenfield Development and disturbance of Ecology. 3. Compliance with Bio Diversity Duty.	1. The existing site (where the school is to be built) is largely developed and not at risk from breeding birds, etc. although bats may be present in some of the buildings.	1. Ecology (bat) survey will be required to be carried out prior to demolition and mitigation works may delay demolition.	1. Uses existing school site.	No existing issues as operational school and building on existing footprint.	1. Uses existing school site.	This option results in disturbance of more of the site than Option 3. 3. Builds on the playing field and requires reinstatement of a new Playing field.
Ranking		4		3		1		2
<b>Operational issues</b>	1. 'Greenfield' site. 2. Good community access to new facilities.	1. When open there will still be traffic to the operational pallet works sharing the use of the access road. 2. Access to the bus turning area will be taken off this access road with potential clashes with other users. 3. Extensive flood mitigation measures required to protect the site both sides of Diggle Brook (i.e. school site and playing field site). 4. Access over the Brook required for school to reach playing fields. 5. Public right of way goes through site between teaching blocks and sports block opening the school up to security issues.	1. Pallet works will go under this option and therefore there will be no future conflict with school traffic along the access road. 2. The new school will be screened behind existing mature trees. 3. Flood mitigation measures reduced - to one side of the brook only. 4. Parking will be adjacent to Sports Hall, MUGAs and pitches - good for out of hours community use.	1. The proposed scheme will leave the dilapidated Grade II listed building in a prominent position at the entrance to the site. 2. Large bus-turning facility still required under this scheme. 3. Site is adjacent to the canal and is crossed by a culvert which runs under the existing building. The position of the culvert dictates the position of the new building.	1. No requirement to provide a bus-turning facility - existing on A670 in Uppermill retained.	1. Restricted and shared access road for construction and school access. 2. Steeply sloping site 3. Overall site area is undersized for school.	1. Parking will be adjacent to Sports Hall, MUGAs and pitches - good for out of hours community use. 2. No requirement to provide a bus-turning facility - existing on A670 in Uppermill retained.	1. It is assumed that the existing playing field is made ground and will require remediation/improvement to allow construction in this area. 2. The new school building will be remote from the main site entrance, losing site 'presence'. 3. Parking will be remote from the main school building. 4. The location of the new building at the top of the site will require the extension of all services up to this location, considerably above what would normally be anticipated. 5. Restricted and shared access road for construction and school access. 7. Steeply sloping site 8. Overall site area is undersized for school.
Ranking		2		1		3		4
<b>Public perception and opinion</b>	1. Provides a compact and visible presence for the school identifiable within its community. 2. Provides for additional space for education within an efficient school design. 3. Provides better community facilities.	1. Strong opposition to the loss of green fields and to the use of greenbelt land. 2. Strong opposition on basis of ecology issues and to local highway issues. 3. School moved 2km away from some of the catchment.	1. School is more hidden and not as prominent within the area. 2. Provides for additional space for education within an efficient school design. 3. Provides better community facilities. 4. Makes use of and removes an unattractive brownfield site. 5. Removes HGV traffic from the area. 6. No significant ecology issues.	1. School not as visible in the community as Option 1. 2. School moved 2km away from some of the catchment.	1. Located where the school has always been - no ecology or transport/traffic issues.	1. Tight steep site which will still have educational compromises and lack of facility. 2. Difficult for the community to access the facilities.	1. Located where the school has always been - no ecology or transport/traffic issues.	1. Tight steep site which will still have educational compromises and lack of facility. 2. Difficult for the community to access the facilities.
Ranking		4		3		1		2
<b>Overall Ranking</b>		<b>2</b>		<b>1</b>		<b>3</b>		<b>4</b>