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OLD SWINFORD
HOSPITAL

Our Ref: MWR/AMO
28 November 2006

Personal Attention of
Mr John Pattinson
Chief Planner
Directorate of the Urban Environment
3 St James Road
Dudley DY1 1HZ

Dear Mr Pattinson

Proposed Expansion of Old Swinford Hospital

You will be aware that as a result of the Governments' initiative to expand popular and successful schools, a grant of £9.5m has been made available for an expansion scheme at Old Swinford Hospital. The Feoffees and Governors of the School are augmenting this grant to provide a capital sum total of £10,579,000. The School is a State Boarding School and the expansion is supported by the Dudley Local Authority Children's Services.

The plan is to deliver three distinct projects, namely,

1. An expansion to the Sports Hall
2. A new teaching block and Performing Arts Centre, and
3. A new Boarding House

The Birmingham based and Award winning practice of Associated Architects have been appointed following a competitive selection process, and Gardner & Theobald have been appointed Project Managers.

Although the Grant has been made and has the support of the Education Department, the proposals need to be presented to the Schools' Organisation Committee either during week ending 26 January 2007 or during week ending 9 February 2007 if representations are received following the publication of the statutory notice on 30 November 2006. This Committee needs to have, if possible, a "letter of comfort" from the Local Planning Authority and I am writing to ask if you are able to provide this.

For your information I attach an extract from the Architect's Brief. The Sports Hall Expansion represents the final phase of the complex which has the benefit of Planning Permission (PA.No 97/51638 dated 10 December 1998). The remaining elements of the Scheme will be located, as you will see from the plan, well within the School Campus. I fully appreciate that no guarantee of Planning Permission can be given at this stage but a letter which confirms the acceptability of the Scheme's principles would be welcome and valuable for presentation to SOC.

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If you require any more help or information do not hesitate to contact me or the Director of Estates at the School, and I would be delighted to arrange a site visit to the School if necessary.

Yours sincerely



M W Roffe
Headmaster

Enc - extract from the Architect's Brief

Cc John Millar – Director of the Urban Environment

Blind copy:
Roger Johnson
Malcom Wilcox – Cordwell Property Group
Lynn Roden - OSHS

3.0 SCOPE OF WORKS

Background

The following Scope of Works has been developed by the School to address the concerns mentioned earlier in terms of meeting the required expansion programme by the start of the September 2009 term.

Sports Hall Development

The current proposal is to build a two storey extension to the sports hall which will overlook the proposed MUGA (Item marked 1 in Appendix 2.0). Works will also include remodelling the reception area to the existing sports hall internally. It is proposed that the extension will house a new gym at first floor (reception level) and provide changing and storage facilities at basement (MUGA level). The works will include the construction of a MUGA along with associated drainage, fencing and lighting.

Sports Hall extension and the MUGA are programmed for June 2008 to May 2009. G&T LLP reviewed the idea of moving the sports hall development forward but due to the disruption to the central campus area during the 2008 exam period decided it would be prudent to leave the sports hall available for examinations during the 2008 exam period. We would also recommend programming these works to be completed prior to the 2009 examination period. However, we would recommend review of programming of this element of work as the existing MUGA will be out of action when the new Performing Arts Centre and Teaching Block is built in 2008 / 2009.

<u>Sports Hall Development - Work Element</u>	<u>Start</u>	<u>Completion</u>
Erect new MUGA adjacent sports hall (to include lighting and fencing)	20-Jun-08	30-May-09
Extend sports hall to provide new sports facilities, internally remodel	20-Jun-08	30-May-09

New Performing Arts Centre and New Teaching Block

The existing gym building is currently used as a performing arts space. The current building is at the heart of the campus and is in a poor state of repair. Options to refurbish the existing facility have been dismissed as inefficient in cost terms. It is proposed that the New Performing Arts Centre and Teaching Block should be positioned on the existing MUGA area (Item marked 2 in Appendix 2.0). Links could then be provided to Lytton and Lytton New Block if required.

It is proposed that Arts and maths would move out of the Lytton Building and into this new block along with English, which would decant from its current location in the Lytton New Block.

Given the proximity of this development to the centre of the school it offers a one off opportunity to redevelop the central courtyard, as the existing gym is to be

3.0 SCOPE OF WORKS (Cont'd)

demolished to make way for the new boarding house. The opportunity could then be taken to upgrade all the existing hard and soft landscaping to attempt to segregate any car parking from informal hard-play.

Lyttelton and Lyttelton New Block would then be remodelled and refurbished during the summer holidays of 2009 to form the science department. We are aware that works are currently being undertaken in this area to refurbish two existing science laboratories.

<u>New Performing Arts Centre and New Teaching Block - Work Element</u>	<u>Start</u>	<u>Completion</u>
New Build performing arts centre (including 240 seat Multi purpose hall with retractable seating, control room with sound and lighting, green room. (400m2)	20-Mar-08	20-Jun-09
New teaching block 580m2	20-Mar-08	20-Jun-09
Allow for upgrading all existing hard and soft landscaping around new teaching block including creation of informal recreational space	21-Jun-09	2-Sep-09

New Boarding House

The School considers that the preferred location for the New Boarding House is on the site of the existing gym (Item marked 3 in Appendix 2.0). To meet the expansion plan there is a need to develop a new boarding house facility to house 82 pupils by September 2009.

The school is currently looking at the option of demolishing Prospect House boarding facility, which currently houses 44 boarders, as the existing building has maintenance issues. The proposal would then be to develop a boarding house for 126 places in this location. This proposal would require phasing so that existing pupils could be housed in the new build prior to the demolition of Prospect House. This proposal will ultimately depend on available funding. Any development proposal needs to take account of the fact that the 82 places could be increased by 44 places at a later date. Any future development of Prospect House should include proposals for a new access road through to the rear of Whitley House.

We estimate that the earliest date the boarding house development could start is October 2007, but for programme purposes we have shown it starting in January 2008 and completing in May 2009. This then, gives time to decant and refurbish Witley House prior to the start of the new term in September 2009.

<u>Boarding House Development - Work Element</u>	<u>Start</u>	<u>Completion</u>
Demolish Existing Gym	15-Jul-07	15-Aug-07
Erect new 82 place boarding houses (yrs 7 – 13)	8-Jan-08	30-May-09

3.0 SCOPE OF WORKS (Cont'd)

Other Items

Consideration needs to be given to a campus wide strategy and upgrades from our conversations with the Director of Estates and Facilities for developing the access / security strategy.

The increased number of pupils and particularly boarders will have an impact on the kitchen facilities in terms of number of covers required per sitting, along with implications on the laundry facilities which we are informed is already working at full capacity.

Consideration needs to be given to existing gas, electric and water supplies. The Director of Estates and Facilities is currently in contact with the various utility companies so that a view can be taken on the need for upgrading these services to meet increased demands due to the new facilities.

As part of Architectural appointment there will be a need to develop the Master Plan and prepare outline plans of the School's grounds, identifying the position and general massing of future projects for discussion purposes concurrently with the detailed planning application.