

Q&A Mayfield School Redevelopment (16/05/2019)

Q. What do the school and its governing body think about the plans?

A. The council, the school's governing body and the school's leadership have worked together to closely examine the options. The decision to opt for a complete rebuild and the demolition of the existing building was taken after careful consideration. The governing body have been thoroughly involved during the feasibility stage and fully support the 'new build' option.

THE NEW SCHOOL

Q. What are the "Top Ten" features that the new school will provide?

- A.
1. New STEAM centre with a focus on product design and innovation. STEAM represents science, technology, engineering and maths. STEAM investigates the same concepts, but does this through inquiry and problem-based learning methods used in the creative process. Mayfield school will be one of the first schools in the country with dedicated Innovation Laboratories in which pupils will problem solve and create the products of the future. This will prepare pupils for high end careers in engineering and design.
 2. Fully equipped 'spinning' studio with 20 bikes
 3. Dedicated ceramic and digital photography suites
 4. Modern efficient purpose built design, both of new building and external facilities
 5. Provides high quality teaching and learning spaces for the pupils and teaching
 6. Creates substantially larger outside play and sports spaces for the school
 7. Fully inclusive including the latest equipment and spaces for full DDA compliance
 8. Creates a number of new facilities for the use of the local community
 9. Bespoke fit for purpose design layout for an All through School
 10. Reduces ongoing maintenance and running costs liability for the school

Q. When will the new school open?

A. The school is scheduled to open in September 2021.

Q. How big will the new school be?

A. The bid was based on maintaining the current school capacity of 1420 pupils. This bid represents significant capital investment under the government's Priority Schools Building Programme.

Q. Will there be more school places available in the new school?

A. No, the new school will have the same number of admissions as the existing school.

Q. Will the new school design address the parking issues in the Mayfield area?

A. The focus of the new school is on providing a first-class educational provision for the pupils and staff. This includes ensuring that the outside space is dedicated to sports pitches and outdoor performance spaces.

Parking is a separate issue which is being considered on a citywide basis by the Council.

Q. What will be the impact on current and future pupils during the build?

A. The option for a new building will have no negative impact on current or future pupils in the school as they will move across to a purpose built, state of the art, new building on its completion.

Q. What facilities will the new school have?

A. The new school will have full compliance with relevant access requirements for disabled persons. The new build will also have all the necessary spaces to deliver an 'all through' curriculum from Early Years Foundation Stage (EYFS) to Key Stage 4 including Sports Hall, Dance and Drama studios, Science and Technology, and purpose built SEN provision.

Q. How does the size and design of the new building compare with the current building?

A. The size of the new building will be based on national guidelines about the size of different spaces i.e. classrooms, technical spaces such as science, sports hall. Overall, it will be a smaller footprint within the school grounds. This will allow more sports and green space for the school within the existing grounds and will create new facilities for the community. The building will also be environmentally friendly and have lower running costs, allowing the school to invest more funding into children's education. The council and the governing body visited a similar school in the ESFA programme to understand what Mayfield could look like and were impressed with the design and quality of the build.

Q. What additional community facilities will be opened?

A. The design of the new building will ensure that as many facilities as possible are available for the community to use outside of school hours. This could relate to the school hall or dance studio, for example, or use of outdoor space. The school will determine how the facilities are used.

Q. Before the new school building is opened, will there be an opportunity for the community to visit the new building?

A. The school will ensure that interested parties can tour the new school facilities once the building has been handed over to the school.

Q. Will the new build affect any move for Mayfield to become an academy in the future?

A. The new build does not affect the status of the school. The new build would progress regardless of whether Mayfield School is a maintained school or part of an academy trust

PLANNING APPLICATION PROCESS

Q. How can I share my feedback on the plans?

A. As part of the planning approval process, interested parties including local residents will have the opportunity to scrutinise detailed plans and offer their views to the planning department. Following feedback from the Public Information Meeting on the 15th May, the planning application will be registered and will follow the normal planning application process. It is anticipated that the planning application will be submitted by June 2019.

Q. What happens when a planning application is submitted?

A. Once a planning application has been registered, it is passed to a planning case officer who will carry out a site visit and consult the relevant interested parties - such as neighbours and statutory bodies. The suitability of the proposal will be considered with regard to existing planning policies, past planning history of the site and surrounding area, government advice, responses to consultations and any other material considerations. The planning officer may ask for further information or consideration of certain amendments before finally making a recommendation on whether or not planning permission should be given.

Q. Can I see the plans online?

A. The draft plans will not be available online after the Public Information Event as they will be subject to review. Some of the artist's impressions will be available. Once the planning application has been submitted and registered, the final plans will be available to view online during the planning consideration process.

Q. Are residents consulted on planning applications?

A. A number of consultations on each application take place before any proposal is decided:

- neighbours living in properties next to an application site are normally consulted - wider notification may be needed for major proposals
- statutory bodies such as the Environment Agency, English Heritage and Natural England
- amenity bodies such as the Victorian Society or RSPB
- internal council consultations such as environmental health for noise, land contamination and pollution or engineers for highway safety

Q. Will the building works affect the value of my property?

A. The rebuild of Mayfield School will provide attractive and good quality, fit for purpose educational facilities. It would be for a professional valuer to assess whether the replacement of the current school with a new school has impacted on property values.

THE BUILDING WORKS

Q. How long will the building works take?

A. Following the planning application process, it is anticipated that the build period for the new school will last roughly 18 months, prior to the school opening in September 2021. The demolition of the old school would take place after the pupils and staff have moved into the new building.

Q. When will the building works start?

A. The start date is subject to planning permission being granted. An indicative timetable is as follows:

- Planning application submitted - end May 2019
- Planning application considered by Portsmouth City Council
- If the planning application is approved, start on site in October/November 2019
- New build completion date - estimated July 2021
- Staff and pupils move to the new school for September 2021.
- Demolition of the old school and creation of the new pitch and landscaping from autumn 2021.

Q. What hours of the day will the building staff be on site?

A. The usual working day will be between 8am and 5pm, Monday to Friday. All deliveries will be pre-scheduled and take place between 9.30am and 3pm. Where works are required to be undertaken outside of these hours, residents will be notified in advance of these taking place. Contact details for the contractor will be clearly displayed near the site and via letter drops including out of hours contact arrangements.

Q. How will disruption be minimised during the construction of the new building?

A. The new build option provides the building contractor with a discrete project which can be undertaken without affecting the daily operation of the existing school. The contractor is a partner of the Considerate Constructors Scheme and therefore has a commitment to making sure their works minimise impact to the local community and maintain everyone's safety. The contractor will plan and coordinate the works with suitable mitigation methods so the works are delivered with minimal impact. This will include segregation of the works, clear signage, traffic management plan, dedicated gate person, scheduled deliveries and suitable selection of construction techniques. They will ensure all key stakeholders including residents receive regular updates of the project and are notified of works in advance of these taking place via letters.

Q. How will the contractor make sure that building staff parking is not an issue in the local area?

A. Sub-contractors will park their vehicles offsite and travel to the Mayfield site using a vehicle sharing plan to minimize the number of vehicles near the school. A parking compound will be created on-site for the small number of construction staff vehicles. Sustainable travel will be heavily encouraged. A large proportion of the workforce will be local which will allow for public transport to be utilised.

Q. How will the contractor make sure lorries and deliveries do not disrupt residents?

A. All site deliveries will be within the school's operating hours (9.30am to 3pm) to maintain business as usual for local residents. Larger vehicles will be instructed beforehand to access and egress the site through the large gate on Mayfield Road via the Eastern Road therefore relieving local traffic routes during the construction programme. All deliveries will be pre-scheduled and the contractor's dedicated gate person will manage all site traffic.

Q. What precautions are Kier planning to take regarding site contamination, particularly regarding any asbestos onsite, both while building on the new field, and when demolishing the old building?

- The works will be supervised by suitably qualified, experienced and asbestos trained environmental engineers.
- All works will be planned and licensed under the Control of Asbestos Regulations 2012.
- The works will be carried out under controlled conditions. This will include specialist dust suppression equipment, decontamination facilities and continuous air monitoring.
- All environmental controls will be in accordance with CIRIA C741 'Environmental good practice on site guide' (4th Edition)
- Kier's remediation proposal is based on a 600mm ground reduction across the Eastern Playing Field which would remove any asbestos contaminated ground present.
- Completed works will be verified in accordance with the Environment Agency's 'Verification of remediation of land contamination' reporting checklist.
- All vehicles leaving site will have their wheels cleaned prior to exiting the site.

Q. How will the contractor ensure that my property is not damaged?

A. The Building Control Service for Portsmouth is now carried out by The Building Control Partnership who are responsible for ensuring that all building works within the Portsmouth city

boundary are carried out in accordance with the Building Regulations 2010, the Building Act 1984 and other legislation.

Building regulations cover matters such as structural stability, fire safety, energy conservation and accessibility to buildings. The contractor will ensure that building regulations are adhered to.

When the former school buildings are demolished, building control are notified before work is planned to start.

The contractor must also notify the adjacent occupiers and the gas and electricity authorities.

The local authority may serve notice on the applicant specifying conditions to be observed during demolition, and will also notify adjacent owner/occupiers giving a contact name and address should problems arise.

Q. Will I be compensated for noise, disruption or damage to my property during building works?

A. The contractor is a partner of the Considerate Constructors Scheme and therefore has a commitment to making sure their works minimise impact to the local community. The contractor will abide by best practice building processes and keep within approved limits for noise and other disruption. In the extremely unlikely event of disruption or damage to property, contact details for the contractor will be clearly displayed near the site and via letter drops including out of hours contact arrangements.

THE CURRENT BUILDING

Q. Why can't the existing building be maintained?

A. The current school was built in the 1930s and requires significant structural work to the roofs, guttering, windows and brickwork. Internally, significant refurbishment work is also needed to floors, plaster work, electrics, heating and communication systems. There are significant leaks through the building. The current building requires significant ongoing maintenance and running costs are high creating a financial liability for the school. It would not be cost effective to address these issues through a renovation programme. Also, the building does not meet access requirements for children with disabilities.

Q. What about the £3 million invested in 2012 in the primary school?

A. We will continue to use the primary school until 2021 when the new school will be ready and much of what has been invested in the primary school in terms of assets will be moved into the new build.

Q. What other options were considered?

A. We have carefully considered other options but a complete new build is the only option that allows a bespoke solution for Mayfield as an 'all through' school and is able to fully address the building condition issues that Mayfield has.

Q. When did Mayfield become an 'all through' school?

A. Mayfield became an all through school in September 2014 and this has been very successful. Research shows that children benefit from the lack of transition at key stages of their curriculum. Our 'all through' school provision has also increased the number of much needed primary school places in the city and given many local children a great start to their education.

Q. What will happen to the current building?

A. The plan is that the old building, including the 1930s façade, will be demolished when the new build is complete.

Q. What will happen to the current school's war memorial plaques?

A. The war memorial plaques will be preserved, transferring to the new building.

Q. Will the on-site nursery and pre-school remain?

A. Yes. The existing provision will remain and the school is committed to hosting this very popular and highly successful provision.

Q. Before the old building is demolished, will there be an opportunity for the community to visit the building?

A. The school will ensure that interested parties can tour the old school buildings before they are demolished.

Q. Will any part of the school site be sold off or 'lost' in this proposal?

A. The full site will remain as a school. The new building will have a smaller 'footprint' than the existing building. This will mean that the new school will benefit from additional green spaces for sports, recreation and community use.

STAFFING

Q. Will this development affect the staffing structure of the school?

A. All staff working at Mayfield will move into the new building when complete. This development will not alter their terms and conditions of employment.

FINANCIAL MATTERS

Q. Is there any financial risk to the council or the school?

A. There is no risk to the council or the school. The Education, Skills and Funding Agency hold the budget for the scheme and any additional costs to deliver the building programme would be met by the Education, Skills and Funding Agency.

Q. Why can't the money allocated to this project be spread amongst a greater number of schools to improve them as well?

A. This is not council funding. It is government funding, held by central government. The funding allocated to this capital project under the government's Priority Schools Building Programme is retained by the Education, Skills and Funding Agency, who are addressing the most serious issues in a limited number of schools across the country. The funding is specifically allocated to the Mayfield scheme, and cannot be used for any other purpose.

The council is improving facilities at a number of secondary schools across the city as well as supporting Mayfield.