

Appendix D: Summary of initial design works (without costs)

School site	Option	Type	Places	Proposed completion	Description	Gross Internal Floor area (m2)	Summary of cost	Position of school	Planning issues	Further comments
Cox Green School	1	Resourced Provision	10	01/08/2025	Use of bungalow as Resourced Provision with minimal changes. This is currently vacant, and there would be some internal remodelling and refurbishment to provide the required space. Pupils would have access to the adjacent gardens. A new pedestrian route from Highfield Road would be created through the garden, which would also provide secure access to the Resourced Provision.	83	Cheapest Cox Green option.	Not preferred	Comments not received from pre-planning application.	This makes use of recently refurbished accommodation, and is the most cost-effective option. Ceilings in the rooms are relatively low, so care would need to be taken in the detailed design to avoid spaces feeling cramped. It might be desirable to move the pathway alongside the bungalow as proposed in Options 2 and 3. Children would be located away from the main school, which may not be appropriate for this SEND Need. This would need to be carefully managed to avoid isolating pupils using the provision. This is the cheapest option for this school.
Cox Green School	2	Resourced Provision	10	01/08/2025	Use of bungalow as Resourced Provision, with extension into the garden. This is currently vacant. There would be some internal remodelling/refurbishment, plus an extension into the garden to provide a classroom sized space. Pupils would have access to the adjacent garden. A new pedestrian access running alongside the side of the bungalow would be created, which would also provide secure access to the Resourced Provision. The bike sheds would need to be moved slightly to accommodate the path.	141	Most expensive Cox Green option (almost twice as expensive).	Preferred option	Comments not received from pre-planning application.	This would provide the school with a larger space, but this would be significantly above the 63m ² required for a Resourced Provision. It would be large enough for an SEN Unit, although that is not currently being considered. Children would be located away from the main school, which may not be appropriate for this SEND Need. This would need to be carefully managed to avoid isolating pupils using the provision. This is the most expensive option for Cox Green School.
Cox Green School	3	Resourced Provision	10	01/08/2025	Demolition of bungalow and provision of new standalone Resourced Provision block. Purpose built block providing sufficient space for a Resourced Provision, in the grounds of the bungalow. Pupils would have access to the adjacent garden. A new pedestrian access running alongside the side of the bungalow would be created, which would also provide secure access to the Resourced Provision. The bike sheds would need to be moved slightly to accommodate the path.	63	Second most expensive Cox Green option (only a little less expensive than Option 2).	Acceptable option.	Comments not received from pre-planning application.	The demolition of the existing bungalow would not be sustainable, given that there is an acceptable option for providing the Resourced Provision without demolition. This would, however, provide accommodation specifically designed for Resourced Provision.

Appendix D: Summary of initial design works (without costs)

School site	Option	Type	Places	Proposed completion	Description	Gross Internal Floor area (m2)	Summary of cost	Position of school	Planning issues	Further comments
Desborough College	1	Resourced Provision	10	01/08/2025	Resourced Provision in main block, new classroom extension on eastern side of Brooks Building. A maths classroom in the Old Main School Block would be remodelled into the Resourced Provision, adjacent to other existing SEN spaces. The maths classroom would be replaced in an extension to the Brooks Building along its eastern side.	135	This is the most expensive option for Desborough College (and is significantly more costly than all the others).	Not preferred	None arising from pre-planning application.	This would locate the Resourced Provision close to an existing SEN area. The new extension for the displaced classroom would also be well located, and could have a first floor extension (matching the rest of the Brooks building) at a future date. Large slope immediately adjacent to the new classroom location could make construction difficult, and significant earthworks would be required. Most expensive of the options for the school.
Desborough College	2	Resourced Provision	10	01/08/2025	Resourced Provision in main block, new classroom extension on northern side of Brooks Building. A maths classroom in the Old Main School Block would be remodelled into the Resourced Provision, adjacent to other existing SEN spaces. The maths classroom would be replaced in an extension to the Brooks Building along its northern side.	122	Options 2, 3 and 4 are roughly similar in cost.	Not preferred	None arising from pre-planning application.	This would locate the Resourced Provision close to an existing SEN area. The new extension for the displaced classroom would also be well located, and could have a first floor extension (matching the rest of the Brooks building) at a future date. Access for construction could be difficult.
Desborough College	3	Resourced Provision	10	01/08/2025	Resourced Provision in new classroom extension on the eastern side of Brooks Building. The extension would be easily accessible from the main school entrance.	63	Options 2, 3 and 4 are roughly similar in cost.	Not preferred	None arising from pre-planning application.	This would locate the Resourced Provision in a new classroom extension, but this would be isolated from other SEN areas, which may not be appropriate for Cognition and Learning. The extension could have a first floor extension (matching the rest of the Brooks building) at a future date. Large slope immediately adjacent to the new classroom location could make construction difficult, and significant earthworks would be required.
Desborough College	4	Resourced Provision	10	01/08/2025	Resourced Provision in main block, new classroom extension to sports hall. A maths classroom in the Old Main School Block would be remodelled into the Resourced Provision, adjacent to other SEN spaces. Classrooms in the rest of the school would be shuffled around slightly to provide a new home for the maths classroom, with a new classroom for sports provision built as an extension to the sports hall.	130	Options 2, 3 and 4 are roughly similar in cost.	Preferred option	None arising from pre-planning application.	Recommended option. This would locate the Resourced Provision close to an existing SEN area. The addition of a classroom to the Sports Hall would mean that sports studies would be adjacent to sports facilities. The project would need to mitigate the loss of a fire escape route from the hall.
Desborough College	5	Resourced Provision	10	01/08/2025	New standalone Resourced Provision building. Accommodation for the Resourced Provision would be provided in a new standalone block between the Brooks Building and the Sports Hall. This would be a central location, easily accessible from all parts of the school. The new building would require services (power, data, water, waste).	63	This is the cheapest option for Desborough College.	Not preferred	None arising from pre-planning application.	A standalone provision could be isolated, particularly for the SEND need. An additional building would add to the fragmented nature of the campus, and services would need to be provided. However, the construction time would be relatively rapid, and this is the cheapest option for the school.

Appendix D: Summary of initial design works (without costs)

School site	Option	Type	Places	Proposed completion	Description	Gross Internal Floor area (m2)	Summary of cost	Position of school	Planning issues	Further comments
Hilltop First School	1	Resourced Provision	10	01/08/2024	Resourced Provision in main school building, nursery relocated to new standalone block. Current nursery classroom would be remodelled to create the Resourced Provision. A new build standalone block would be built on the field near the school entrance, to accommodate a re-provided nursery classroom, storage and small group room. It would require a small dedicated outdoor space. The new building would require services (power, data, water, waste).	170	Relatively expensive option for Hilltop First School.	Acceptable option.	Difficult in planning terms due to proximity to neighbouring property.	Resourced Provision would be well integrated with main school and located next to play area already frequently used by pupils. The new nursery block would be easily accessible, and construction would be straightforward. New services would need to be provided, however, and the short distance between the new block and a neighbouring residential property could be an issue in planning terms. This is the most expensive Resourced Provision option at this school.
Hilltop First School	2	Resourced Provision	10	01/08/2024	Resourced Provision in main school building, nursery relocated to new extension. Current nursery classroom would be remodelled to create the Resourced Provision. The nursery would be relocated to a new extension, adjacent to the Reception class.	157	Less expensive than some of the options, it is still considerably more costly than Option 3.	Preferred option	None arising from pre-planning application except for parking.	Resourced Provision would be well integrated with the main school and located next to play area already frequently used by pupils. Nursery extension would also be well located, and not close to neighbouring residential properties. Construction of the extension could be disruptive and may need to take place during term time.
Hilltop First School	3	Resourced Provision	10	01/08/2024	Resourced Provision in new standalone block. This would be built on the field near the school entrance. The new building would require services (power, data, water, waste).	52	This is the cheapest option for Hilltop First School.	Not preferred	Difficult in planning terms due to proximity to neighbouring property.	Resourced Provision would be in a separate block, which could be easily and quickly constructed, although services would need to be provided. The location could be relatively isolated, however, being away from the main building. The short distance between the new block and a neighbouring residential property could be an issue in planning terms. This is the cheapest Resourced Provision option at this school.
Hilltop First School	4	SEN Unit	10	01/08/2024	SEN Unit in main school building, nursery relocated to new standalone block. Current nursery classroom would be remodelled and extended to create a SEN Unit. A new build standalone block would be built on the field near the school entrance, to accommodate a re-provided nursery classroom, storage and small group room. It would require a small dedicated outdoor space. The new building would require services (power, data, water, waste).	173	This is the most expensive option for Hilltop First School.	Acceptable option.	Difficult in planning terms due to proximity to neighbouring property.	SEN Unit would be well integrated with main school and located next to play area already frequently used by pupils. The new nursery block would be easily accessible, and construction would be straightforward. New services would need to be provided, however, and the short distance between the new block and a neighbouring residential property could be an issue in planning terms. This is the most expensive SEN Unit option at this school.
Hilltop First School	5	SEN Unit	10	01/08/2024	SEN Unit in main school building, nursery relocated to new extension. Current nursery classroom would be remodelled into the SEN Unit. The nursery would be relocated to a new extension, adjacent to the Reception class.	176	This option is nearly as expensive as Option 4.	Preferred option	None arising from pre-planning application except for parking.	SEN Unit would be well integrated with the main school and located next to play area already frequently used by pupils. Nursery extension would also be well located, and not close to neighbouring residential properties. Construction of the extension could be disruptive and may need to take place during term time.
Hilltop First School	6	SEN Unit	10	01/08/2024	SEN Unit in new standalone block. This would be built on the field near the school entrance. The new building would require services (power, data, water, waste).	131	Relatively expensive option for Hilltop First School.	Not preferred	Difficult in planning terms due to proximity to neighbouring property.	SEN Unit would be in a separate block, which could be easily and quickly constructed, although services would need to be provided. The location could be relatively isolated, however, being away from the main building. The short distance between the new block and a neighbouring residential property could be an issue in planning terms. This is the cheapest SEN Unit option at this school.

Appendix D: Summary of initial design works (without costs)

School site	Option	Type	Places	Proposed completion	Description	Gross Internal Floor area (m2)	Summary of cost	Position of school	Planning issues	Further comments
Trevelyan Middle School	1	Resourced Provision	10	01/08/2024	Resourced Provision in infill extension to main block. The Resourced Provision would be created by infilling an area in the main school building.	62	Cheapest option for Trevelyan Middle School.	Acceptable option.	None arising from pre-planning application.	Resourced Provision would be well located, with toilets already available close by. It would utilise an underused portion of the site, and easily accessed for construction. An existing fire escape would be blocked, and there would be some decrease in natural light to the adjacent corridor. This is the cheapest option for this school.
Trevelyan Middle School	2	Resourced Provision	10	01/08/2024	Resourced Provision in infill extension to main block (variation). The Resourced Provision would be created by infilling an area in the main school building, with an access route retained through this for circulation.	64	Only slightly more expensive than Option 1 for Trevelyan Middle School.	Acceptable option.	None arising from pre-planning application.	Resourced Provision would be well located, with toilets already available close by. It would utilise an underused portion of the site, and easily accessed for construction. An existing fire escape would be retained. There would be some decrease in natural light to the adjacent corridor.
Trevelyan Middle School	3	Resourced Provision	10	01/08/2024	Internal remodelling to create Resourced Provision, with classroom relocated to extension. The Resourced Provision would be created by remodelling a languages classroom. A replacement classroom would be provided as an extension to the main school building.	160	Most expensive Trevelyan Middle School option.	Not preferred	None arising from pre-planning application.	Resourced Provision would be relatively remote, with no direct access to the outside. Possible requirement for a lift to the first floor location would increase costs. The classroom extension would allow for the relocation of a languages classroom with the rest of its subject. There would be some obstructions to external circulation routes. This is the most expensive option for this school.
Trevelyan Middle School	4	Resourced Provision	10	01/08/2024	Internal remodelling to create Resourced Provision, with classroom relocated to infill extension. The Resourced Provision would be created remodelling a humanities classroom. A replacement classroom would be provided by infilling an area in the main school building.	144	Mid-range cost out of the Trevelyan Middle School options.	Preferred option	None arising from pre-planning application.	Recommended. Resourced Provision would be usefully located close to the library. The relocated classroom in the infill extension to the main school building would retain the existing fire escape route, and utilise an underused portion of the site. There would be some decrease in natural light to the adjacent corridor.
Trevelyan Middle School	5	Resourced Provision	10	01/08/2024	Internal remodelling to create Resourced Provision, with classroom relocated to infill extension. The Resourced Provision would be created remodelling a PSHE classroom. A replacement classroom would be provided by infilling an area in the main school building.	136	Second most expensive option for Trevelyan Middle School.	Not preferred	None arising from pre-planning application.	Resourced Provision would be located relatively close to the library, although on a different floor. Possible requirement for a lift to the first floor location would increase costs, and impact on external circulation routes. The relocated classroom in the infill extension to the main school building would retain the existing fire escape route, and utilise an underused portion of the site. There would be some decrease in natural light to the adjacent corridor.

Appendix D: Summary of initial design works (without costs)

School site	Option	Type	Places	Proposed completion	Description	Gross Internal Floor area (m2)	Summary of cost	Position of school	Planning issues	Further comments
The Lawns Nursery School	1	Early Years School Readiness Hub	6	01/08/2024	Remodelling of bungalow to create hub. The vacant school bungalow would be refurbished and remodelled to create a hub. The garden and external areas would be improved and three additional carparking spaces for staff provided. A new entrance would be provided to the second hall at Oakfield First School.	89	Only one option for this school.	Preferred option of both The Lawns and Oakfield First School.	Planning application, including change of use, has been submitted.	Recommended option. The location of the hub away from the main school buildings is ideal for the cohort of children expected to benefit from the provision. The bungalow is currently vacant and this will bring it into education use. Additional parking will be provided for staff.
New special school	N/A	Special school	100	01/08/2025	Funding to cover any abnormal costs associated with the proposed new special school on the AL21 West of Windsor site.				N/A	Recommended option. A condition of the bid for the proposed special school is that the local authority funds any abnormal costs arising from site conditions.
All schools	N/A	N/A	10		Funding to support minor adjustments to accommodation for children and young people with EHCPs.				N/A	Recommended option. This will allow the local authority to fund some minor improvement works to avoid revenue costs arising from EHCP placements in out-borough or independent sector provision.
Manor Green School	N/A	N/A	300	01/08/2023	Site accessibility adjustments			Preferred option.	N/A	Recommended option. This will address pinch-points on the Manor Green site preventing the free flow of traffic on and off the school site, helping address issues arising from higher numbers on roll at the school.