Rectory Gardens 3 classes in each of years 2 - 6

option 1: Remodel

Opportunities:
- Use existing floor area.
- Value for money?

Constraints:
- Demolish build.
- Difficult to phase works around occupied school.
- Poor opportunity to provide specialist spaces.

options 2a & 2b: Stand-alone New Build

2a

Opportunities:
- Creates new accommodation.
- Least disruptive build.
- Existing classrooms are left intact.

Constraints:
- Takes up valuable external play spaces.
- New building remote from rest of teaching accommodation.
- Clustering of year groups is more challenging.
- Existing building will still probably require remodelling for M&W etc?

2b

option 3: Infill Extension

Opportunities:
- Creates new classrooms.
- Compact new build directly accessed off existing corridors.
- Classrooms can be clustered in year groups.
- Existing classroom left intact.
- No loss of external play area.

Constraints:
- Careful consideration of build and contractor's access required to minimise disruption.

option 4: Partial Rebuild

Opportunities:
- Creates new classrooms.
- New staircases serve infill class.

Constraints:
- Demolish build.
- Difficult to phase works around occupied school.
- Loss of existing ground floor accommodation.
- Year group clusters split up.

option 5a: Wing Extension

Opportunities:
- Minimal interference with existing building = classroom left intact.
- Additional classrooms will help relieve any pressure on vertical circulation.

Constraints:
- Takes up valuable external play spaces.
- Clustering of classrooms difficult.
- Large area of envelope and additional structure may be more expensive.
- Would make existing north facing playground dark.
- Year group clusters split up.

option 5b: Wing Extension on Legs

Opportunities:
- Minimal interference with existing building = classrooms left intact.
- Minimal reduction in existing play areas.
- Creates new covered play.
- Classrooms can be clustered.
- Additional classrooms will help relieve any pressure on vertical circulation.

Constraints:
- Large area of envelope and additional structure may be more expensive.
- Could make existing north facing playground dark.
- Year group clusters split up.

preferred option 3