

Feedback from Community Consultation 25:09:2007

NB:- comments/ questions are taken from the Q and A sessions which followed the presentations; feedback from questionnaire responses and “post-its” left on the plans

		Response by
1	<p>Comment/ Question – concern that overall size and layout of spaces in Design and Technology area do not meet current guidance and that no provision has been made for the specialist servicing this area requires.</p> <p>Response – The sizes of the spaces provided are in accordance with the brief and BB98 area recommendations fro secondary schools. The layout of the rooms is to be developed during the next stage of design. A separate service access is provided to serve the design technology, science and art departments. This is located directly adjacent to the DT materials store.</p>	<i>HCC/ Design Team</i>
2	<p>Comment/ Question – scheme shows a reduction in current parking levels, which will impact unfavourably on community use (loss of current informal parking areas)</p> <p>Response – It is proposed to provide a total of 137 car parking spaces including 10 disabled spaces for the School / Tennis Centre and Nursery Use.</p> <p>The number allowed to be provided is capped by planning policy.</p> <p>There are currently 86 formal car parking spaces on site (excl. caretakers house).</p>	<i>HCC/ Design Team</i>
3	<p>Comment/ Question – will there be enough space to deliver a full A level curriculum?</p> <p>Response – Yes – 6th form accommodation is included within each department, with 6th form common room and study room located on the top floor of D Block.</p>	<i>School/ Design Team</i>
4	<p>Comment/ Question – what will be the impact of traffic on Cressex Road?</p> <p>Response –It is hoped that the length of the site road will help ease pressure on Cressex Road and the adjacent length of access road tot eh School site.</p>	<i>HCC/ Design Team</i>
5	<p>Comment/ Question – will construction hours be limited to the normal working week?</p> <p>Response – It is proposed that construction hours will be restricted to 8am-6pm Monday-Friday and 8am-1pm Saturday. No Sunday or Bank Holiday working</p>	<i>HCC/ Design Team</i>
6	<p>Comment/ Question – can movements/ direction of construction traffic be controlled to protect residents/ children, particularly on Holmers Farm Way?</p> <p>Response – Yes – Contractor documents ask for the Contractor to provide signage to direct traffic directly from the M40 and specifically notes that traffic should not come through the adjacent housing estate.</p>	<i>HCC/ Design Team</i>
7	<p>Comment/ Question – what consideration is being given to use of sustainable/ green materials?</p>	

	Response - The project is required to meet BREEAM 'very good' rating, although the project aim is to try and achieve an 'excellent' rating. As part of the BREEAM assessment the design team has to consider the use of sustainable materials, including floor finishes and external works materials.	<i>HCC/ Design Team</i>
8	<p>Comment/ Question – is it appropriate that main entrance doors open straight into dining area? Is there a danger that food smells and dining room activity in full view, will convey the wrong ethos?</p> <p>Response - The space is envisaged as being an open multi-use space not dissimilar to a corporate office. The issue of lingering food smells will be a management issue for the school, but the ventilation system for the kitchen and dining room will assist.</p>	<i>HCC/ Design Team/ School</i>
9	<p>Comment/ Question – two sports organisations expressed interest in the land identified as being surplus. They are likely to contact BCC direct.</p> <p>Response – The land will be retained by the school unless it is declared surplus by the County Councils Children's Services portfolio.</p>	<i>BCC</i>
10	<p>Comment/ Question – how much employment will the new school generate?</p> <p>Response – The new school will increase the pupil capacity by an additional 150 pupils with a predicted increase of 5 teaching staff and support services.</p>	<i>School</i>
11	<p>Comment/ Question – will there be further consultation events?</p> <p>Response – Yes- when the formal planning application is submitted</p>	<i>Design Team/ School</i>
12	<p>Comment/ Question – how long will construction take?</p> <p>Response – It is envisaged that the construction will take approx. 18 months, the anticipated start date is May/June 2008</p>	
13	<p>Comment/ Question – what's the "design life" of the building?</p> <p>Response – 60 years</p>	<i>HCC/ Design Team</i>
14	<p>Comment/ Question – how much impact will construction work have on existing pupils?</p> <p>Response – Only a small area of the existing buildings are required to be demolished to enable the construction of the new proposals. The remainder of the school facilities including the majority of the sports field will be available during construction.</p>	<i>HCC/ Design Team</i>
15	<p>Comment/ Question – are solar panels being considered?</p> <p>Response – Small scale installations are being considered.</p>	<i>HCC/ Design Team</i>
16	<p>Comment/ Question – question regarding energy consumption and whether other energy sources could be embodied at a later date</p> <p>Response - The building fabric shall be designed to ensure that energy consumption is kept to a minimum within the constraints of the specified operational parameters and design criteria. All services plant and system shall be selected with energy conservation in mind</p>	<i>HCC/ Design Team</i>
17	<p>Comment/ Question – question on extent of areas for community use</p> <p>Response - The dining hall / assembly hall / sports facilities and community</p>	<i>Design</i>

	meeting room have been located with community use in mind. Other areas will be used for community use as part of adult learning.	<i>Team/ School</i>
18	<p>Comment/ Question – is cooling/ heating technology using underground pipes tried and tested</p> <p>Response - Yes, earth-coupled ventilation systems are tried and tested.</p> <p>The school shall be provided with a natural ventilation system, air is circulated through an underground network of pipes to provide pre heat and pre cooling then air circulates through ducts to the classrooms. The air shall be pushed/drawn across the space and extracted through ducts to high level wind cowls. The system shall be driven by wind power whenever possible.</p>	<i>HCC/ Design Team</i>
19	<p>Comment/ Question – why is school being located closer to the houses on Holmers Farm estate</p> <p>Response – The new school building is not located closer to the houses on Holmers Farm Estate. The current school buildings are between 20-24m from the nearest school buildings. The new proposals as shown are between 27-35m away from the nearest properties.</p> <p>The chosen site area locates the building on the lowest area of the site to minimise the impact on its surrounds and on the distant views from the south.</p>	<i>HCC/ Design Team</i>
20	<p>Comment/ Question – will pupils be encouraged to walk down the footpath to access the school?</p> <p>Response – Yes, it is intended to enhance the landscape proposals along the footpath to make it a more welcoming environment.</p>	<i>HCC/ Design Team/ School</i>
21	<p>Comment/ Question – where exactly will the service access be located relative to the nearer residential properties?</p> <p>Response - The service entrance will enter the site from the south off of Holmers Farm Way. It is intended that the service access will be formed around the stand of existing trees that provide screening to the adjacent residential properties.</p>	<i>HCC</i>
22	<p>Comment/ Question – can swimming be accommodated?</p> <p>Response – A swimming pool is not included within the brief as the conditions for the funding was to create a school building to DCSF guidelines which does not include a pool.</p>	<i>HCC/ Design Team</i>
23	<p>Comment/ Question – who will manage the school?</p> <p>Response – There are no plans to change the existing arrangements.</p>	<i>BCC/ School</i>
24	<p>Comment/ Question – what security provision is being made?</p> <p>Response - A secure fence boundary is to be established between the car park area / school and sports facilities. CCTV cameras are also to be included</p>	<i>HCC/ Design Team</i>
25	<p>Comment/ Question – will pupil numbers increase?</p> <p>Response - The School is designed for 900 pupils age 11-16 with a 200place sixth form. Clearly there are many factors which effect the popularity of a school, parental choice will depend upon these factors. The new building will give greater opportunities for the school to develop a new curriculum as a Business and Enterprise College in one of the most modern and fit for purpose school buildings in Buckinghamshire.</p>	<i>Design Team/ School</i>
26	<p>Comment/ Question – what lessons have been learned by the architects in relation to other projects they have undertaken?</p>	

	<p>Response –</p> <p>Hampshire County Council's Architecture and Design Unit aims to design the highest quality public buildings. The department has, for many years, achieved a national reputation for award winning buildings that provide environments that are innovative, inspirational and practical. They have also recently completed Everest Community College, Basingstoke and 750 place Secondary School, the lessons learnt here have been carried forward into the proposals for Cressex.</p>	<i>HCC</i>
27	<p>Comment/ Question – can you comment on the inherent flexibility of the design, given that the school is meant to last 60 years? Could it be extended?</p> <p>Response - The School could be extended by extending the teaching wings. Beyond this the site area is unlikely to be able to accommodate the increased number of pupils.</p>	<i>HCC/ Design Team</i>
28	<p>Comment/ Question – what facilities will regularly be available for community use?</p> <p>Response – See 17 above.</p>	<i>Design Team/ School</i>
29	<p>Comment/ Question – can you explain the “surplus land”?</p> <p>Response – The area of land to the North is currently identified as surplus to School requirements, this is subject to consultation currently being held with Sport England.</p>	<i>BCC</i>
30	<p>Comment/ Question – what size is the sports hall?</p> <p>Response – The sports hall is a standard 4-court hall.</p>	<i>HCC</i>
31	<p>Comment/ Question – kite logo should be used in the Main Entrance glass doors</p> <p>Response – The red kite is used by another school as its logo, the design team have suggested that the plan form of the building could be developed to be the new school logo, which in turn could be used for manifestation on glazed screens.</p>	<i>HCC</i>
32	<p>Comment/ Question – will the cycle parking be secure and overlooked from the school buildings?</p> <p>Response – Yes, the cycle area is to be located inside the secure boundary and will be overlooked by the administration area.</p>	<i>HCC/ Design Team</i>
33	<p>Comment/ Question – important to ensure there is good access to the assembly hall and dining hall from the kitchen eg: for wedding receptions</p> <p>Response - Level / direct access is provided.</p>	<i>HCC/ Design Team</i>
34	<p>Comment/ Question – has a visual assessment been done to assess impact of taller building on surrounding area?</p> <p>Response – Yes, analysis was carried out and the site location was chosen to minimise the impact on the surroundings – see also 19 above.</p>	<i>HCC/ Design Team</i>
35	<p>Comment/ Question – I am impressed that the architects have managed to satisfy so many criteria as well as the “smaller” requirements of the stakeholders. This should be a real turning point for the Cressex community. Thank you.</p>	

	Response - Noted	
36	<p>Comment/ Question – from owner of day nursery – would it be possible to incorporate some “parent and child” parking areas outside the nursery? Several of our users have 2 or more children and need extra space beside the car when loading and unloading their children into pushchairs</p> <p>Response – To be incorporated in final proposals</p>	HCC/ Design Team
37	<p>Comment/ Question – I would like to hear more about how the large open spaces will be monitored and secured. This looks like a management problem</p> <p>Response – The site will be secured by fencing and CCTV coverage on all external approaches to the school building. The four Multi Use Games Areas will have their individual areas contained by fencing and secure gate. The car park will have controlled access for staff Monday to Friday and be available for community use outside these periods.</p>	HCC/ Design Team
38	<p>Comment/ Question – I would like to hear more about the ethos of community use, but the general design seems appropriate if managed correctly</p> <p>Response – The school is currently used by many groups, the new building will offer enhanced opportunities to widen the usage for extended learning within the local community. Existing community users include;</p> <p>General - Weight watchers, Rosemary Conley fitness, HSD TKDONE Tae Kwondo, badminton groups, Wycombe Phoenix Sports Athletics, Fooraya Social Club, St Birinus Church</p> <p>Hockey – Wycombe Rye (Ladies & Juniors), High Wycombe Hockey Club (Men’s, Colts, Snr & Jnr), Marlow & HW Ladies, Marlow Hockey Club, Bucks County Hockey Association under 12yrs/under 18yrs, Royal Grammar School Hockey team</p> <p>Football – Wycombe Wonderers Centre of Excellence and development, Local junior football clubs & Sunday combination teams, Wycombe District Council Sports Development Unit, Thames Valley Police for teenage community initiatives. Verco, Dun & Bradstreet, Brazilian Football Company, FC Beaconsfield, Orga, Cressex Football, FC Titans, AFC Totteridge.</p> <p>Cricket – High Wycombe Pakistani Cricket Club, Bradenham & West Wycombe Cricket clubs, Ibstone West Indian 11, High Wycombe Kashmiri, High Wycombe Eagles.</p>	HCC/ Design Team/ BCC
39	<p>Comment/ Question – very pleased about the new building and this area deserves something like this</p> <p>Response - Noted</p>	
40	<p>Comment/ Question – overall pleased to see a good design to cater for the needs of pupils for the future and also for the community at large</p> <p>Response - Noted</p>	
41	<p>Comment/ Question – very impressed with presentation; look forward to building completion; well done on the school’s future</p> <p>Response - Noted</p>	
42	<p>Comment/ Question – why has swimming pool not been incorporated in such a large project?</p> <p>Response – see 22 above</p>	HCC/ Design Team
43	<p>Comment/ Question – there has been nothing discussed/ proposed which meets pupils’ spiritual needs. Much needed, for example, would be a prayer area (possibly multi-faith?)</p>	

	<p>Response – The scheme includes areas for worship such as the school hall, drama studio serviced with foot washing facilities and external quiet areas. For smaller groups there will be a community meeting room and classrooms designed to allow flexible use of the accommodation for the schools senior management team to manage.</p>	<p><i>HCC/ Design Team/ School</i></p>
44	<p>Comment/ Question – there is likely to be a substantial proportion of Muslim students in the school. To accommodate their religious beliefs, a <i>dedicated</i> prayer room needs to be built in. The current system (in most schools) of asking for permission for keys to a room (used for other things) on an ad hoc basis is fraught with difficulties and inefficiencies</p> <p>Response – See 43 above</p>	<p><i>HCC/ Design Team/ School</i></p>
45	<p>Comment/ Question – concern that large social events in the new school (eg: weddings) could create noise and disturbance for nearby residents, at weekends and late into the evening. At present, there is a good deal of activity outside the existing hall and dining room when events take place, though this is not much of an issue given the distances involved. In its new location, similar “break-out” would be a problem</p> <p>Response –The form of the proposals will act as a buffer between the proposed outdoor spaces and the residential properties. Community users will be encouraged to use the curriculum gardens as outdoors space which are farthest away from the residential properties.</p>	<p><i>HCC/ Design Team/ School</i></p>