

THE FIFE COUNCIL – MADRAS LOCAL DEVELOPMENT GROUP

4th August, 2009

6.00pm – 8.00pm

PRESENT: Ian Jones, Head Teacher Madras College, Jane Pettegree, Canongate Primary School Parent Council, Andy Herd, Head of Community Use, Madras College, Zoe Smith, Royal Burgh of St Andrews Community Council, Andy Primmer, Madras College Parent Council, Sharon Watson, Leuchars Primary School Parent Council and Dr Jeremy Howard, University of St Andrews

ATTENDING: Councillor Ron Caird, Councillor Frances Melville, Councillor Elizabeth Riches, Councillor Robin Waterston, Bruce Kennedy, Lead Officer, Property Services, John Peden, Architect, Property Services, John Lilley, Project Manager, Property Services, Santosh Thota, Project Manager, Property Services, Colin McCredie, Service Manager, Property Services, Ian Nicol, Operations Project Manager, Corporate Asset Management, David Aitken, Design Adviser, Corporate Asset Management and Morag Wallace, Partnerships Manager, Corporate Asset Management

**APOLOGIES
FOR**

ABSENCE: John McLaughlin, Education Officer, Emily Foster and Annie Philpott, Pupil representatives, Adam Smallwood, Teaching staff representative, Morag Wilson, Non teaching staff representative, Arlene Herzog, Lawhead Primary School Parent Council, Sally Walker, Tayport Community Council and Diane McGhie, Wormit Primary School Parent Council

13. WELCOME AND APOLOGIES

Ian Jones welcomed everyone to the meeting and noted the apologies.

14. MINUTE OF MEETING OF 28TH MAY 2009

The Group considered the minute of the Madras Local Development Group held on 28th May 2009. It was noted that the meeting originally scheduled for 23 June 2009 had been cancelled.

Decision

The Group agreed to approve the minute as a correct record.

15. EVALUATION OF FEASIBILITY DESIGNS

(a) Refurbishment and extension of Madras College at South Street

The Group was advised that feasibility designs had been prepared for a possible redevelopment of the school on the South Street site. However, it had not proved possible to accommodate the school, external recreation areas, sports fields, car parking and bus parking on this site. A total of 18 buses would be required to serve a single site school and it was considered that this would cause unacceptable congestion in St Andrews.

(b) Remodelling and renewal of Madras College at Kilrymont Road

David Aitken presented feasibility designs for a proposed remodelling, extension and renewal of the school at Kilrymont Road. The proposal would provide for a new crescent shaped teaching block, reconstruction/remodelling of the existing main teaching block and refurbishment of other areas. A full height glazed atrium would link the two buildings and provide social, circulation and informal teaching spaces. Other accommodation would be refurbished to include the feature entrance, an extended school hall with bleacher seating and training pool. The school would be served by a new bus park which would require re-location and replacement of the existing all-weather pitch with a full size all weather pitch. A new four court games hall would be

provided. The existing games hall would be sub divide to create two half size sports halls, the existing gym would provide a dance studio and a fitness studio would be created on the first floor.

The Group expressed concern about decant arrangements which would result in pupils being accommodated in temporary accommodation close to a building site and the detrimental impact this would have on education. The Group was advised that a detailed phasing and decant plan would be prepared to ensure the health and safety of pupils and to minimise disruption and that the Council has considerable experience in successfully mitigating the effect of construction activity.

The Group raised a number of questions:-

- (i) Green features of the building – These were reported as the reuse of the existing building, the use of existing concrete frame which heats up and cools down slowly, new natural ventilation system, new efficient and controllable heating system, use of sustainable building materials, extensive use of natural daylight, new roof, new curtain walling and windows, extensive insulation, control of solar gain, and glazed atrium. The aim is to achieve an “Excellent” BREEAM (Building Research Establishment’s Environmental Assessment Method);
- (ii) Height of the new wing – It is proposed that this will be 3 storeys in height and would sit in behind the existing class room block approximately 1 storey below;
- (iii) Capacity of drainage - The Group was advised that this would be improved and toilets would be distributed around the school;
- (iv) Whether or not this option was cheaper – The Group was advised that the estimated new build cost and the estimated cost of remodelling, extension and renewal were broadly similar;
- (v) Whether or not the new build option was quicker – The Group was advised that the delivery date of the school was June 2013 for both options. The construction period for the remodelling, extension and renewal was longer than the new build, however, time was required to acquire the site for the new build;
- (vi) Access to outdoor sports provision during construction – The Group was advised that there would be a full size all weather pitch and two grass playing fields available;
- (vii) How the circulation bottleneck on the ground floor near the hall would be dealt with – The Group was advised that the stairs and toilets were to be removed and there would be a wide corridor; and
- (viii) How the removal of asbestos would be dealt with – The Group was advised that the Council has extensive experience of safely removing asbestos from buildings. There was a well tried and proven process. The work would be carried out by experienced approved contractors in a sealed environment.

(c) New Build at Kilrymont Road

The Group was advised that feasibility designs had been prepared for a new build school on the Kilrymont Road site. However, this option was not viable because Historic Scotland would not permit the demolition of the Grade B listed building. In response to a question about what would happen to the existing building if the school was built elsewhere, the Group was advised that the Council would be faced with the challenge maintaining the building and that redevelopment of the land and/or the building would present a major challenge for future alternative use.

(d) New Build at Site in St Andrews West

Bruce Kennedy presented feasibility designs for a proposed new build on a site in St

Andrews West owned by the University. The proposal would provide the required accommodation in three, three storey finger wings leading off a central area including sports facilities. The wings were split into faculties. Each wing had a flexible double space at the end which could be configured in different ways. The design would make maximum use of natural day lighting and ventilation. An access road would be built from the A91 along with bus and car parking. An all weather pitch and two grass pitches had been provided but these would not be necessary if use of other pitches was agreed with the University.

The Group raised a number of questions:-

- (i) Provision of toilets and their security. The Group was advised that a number of solutions were being considered including staff and pupils sharing toilets, small blocks of toilets dispersed throughout the school and glazed screens to wash hand basin areas;
- (ii) How a safe access could be provided to Station Park playing fields – The Group was advised that a crossing at grade with a reduction in speed limit, an underpass and a bridge were being investigated;
- (iii) The effect on the iconic views – The Group was advised that the proposed development would not interrupt those views;
- (iv) The provision of safe routes to school – The Group was advised that it was recognised that pedestrian routes to school would need to be improved and that further work was required on this;
- (v) Community use of the school – The Group was advised that the school would be available for extensive community use;
- (vi) Current position regarding discussions with the University - The Group was advised that discussions were ongoing with the University on possible sites, the co-location and joint use of sports facilities and other links with the University focussing on the Sciences, Arts and Social Sciences. Agreement had not yet been reached and further site investigation work was required. It was unlikely that a decision would be made by the Education and Children's Services Committee at its meeting of 20 August 2009 on whether to invest in a new build school in St Andrews West or in the renewal and extension of Kilrymont;
- (vii) Whether a summary of the proposals presented, a fly through of the proposals and/plans could be provided - It was explained that the feasibility designs had been prepared to demonstrate that sites could accommodate a school which meets the requirements of the strategic design brief and its ancillary infrastructure and to establish the costs of implementation and that it would be premature to issue copies of plans. However, consideration would be given to providing descriptive material in an appropriate form; and
- (viii) What arrangements would be made for bicycles – The Group was advised that cycle storage would be provided.

Decision

The Group noted the content of the above reports.

16. DATE OF NEXT MEETING

Tuesday 15 September 2009 at 6:00pm in Madras College, Kilrymont Road, St Andrews