



## Redevelopment Proposals

November 2024



## A Message from the School:

Upton-by-Chester High School has existed in the community since its inception in 1968 and recently celebrated its 50th Anniversary.

As we look to continue to build on the excellence in the school, I am delighted that we are now able to confirm that, through the DfE School Rebuilding Programme, we are about to embark on the rebuilding of the school campus.

As the school moves into its next decade it will be in a brand-new, purpose-built building which will allow the school to continue to strive to provide the very best for every young person who attends the school.

Headteacher Lee Cummins expressed his enthusiasm for the project, stating:

*"As Headteacher of Upton by Chester High School I am absolutely delighted that our school has been selected to be part of the Schools Rebuilding Programme. This investment in our facilities represents an incredible opportunity to provide our learners, staff, and whole community with a modern, inspiring learning environment that will support achievement and wellbeing for generations to come. It's an exciting new chapter in our school's proud history, and we are immensely grateful for this significant development."*

# Project overview



- The redevelopment of Upton-by-Chester High School is funded by the Department for Education (DfE) as part of their School Rebuilding Programme (SRP). The purpose of this funding programme is to improve the condition of existing school buildings and Kier Construction has been selected by the DfE to design and build the new school.
- The School currently accommodates up to 1,845 pupils (1,500 Years 7-11 & 345 in 6<sup>th</sup> Form) and 175 FTE staff. There will be no change to staff / pupil numbers as a result of the redevelopment.
- The proposed development includes the full demolition of the majority of the existing buildings on site – 12 buildings of up to 3 storeys totalling approximately 13,200sqm. 3 modular classroom units arranged by the Local Authority for the school will also be removed at project completion.
- A new 3 storey U-shaped school building (approximately 12,900sqm) will be constructed, with a green roof housing solar panels, to the east of the site (on the existing grass playing field). New solar panel canopies (totalling approximately 750sqm) will also be erected around the school grounds.
- A new grass playing field will be installed to the west of the site (following demolition of the existing buildings).
- The scheme will be designed to be low carbon and tackle climate change, aiming to achieve Net Zero Carbon in Operation.

# Project overview



- There will be no change to vehicular / pedestrian access points into the site.
- The existing car parking to the north and west of the site will be retained (132 spaces), with slight reconfiguration and the installation of EV charging points (6 of the spaces). 3 new taxi drop-off bays will also be provided.
- The existing cycle parking will be replaced, totalling 220 spaces (an increase of 50 from existing), plus a further 10 visitor cycle parking spaces will be located close to the school reception.
- 2 bus bays currently located on St James Avenue will be brought within the school boundary for use by school buses (a third general public bus bay will remain on St James Avenue). The school in / out route from St James Avenue will be switched over to accommodate this.
- Two buildings that will be retained are a building towards the western site boundary known by the school as 'The Hub' which will be refurbished, and a modular classroom which will be relocated to provide a community use facility.
- There will be no change to the existing games courts to the north of the site. There will be no change to the sports club site / building or the number of their car parking spaces accessed by the school (36).
- Subject to receiving planning permission the school redevelopment is planned to commence in Summer 2025.

# Site Location

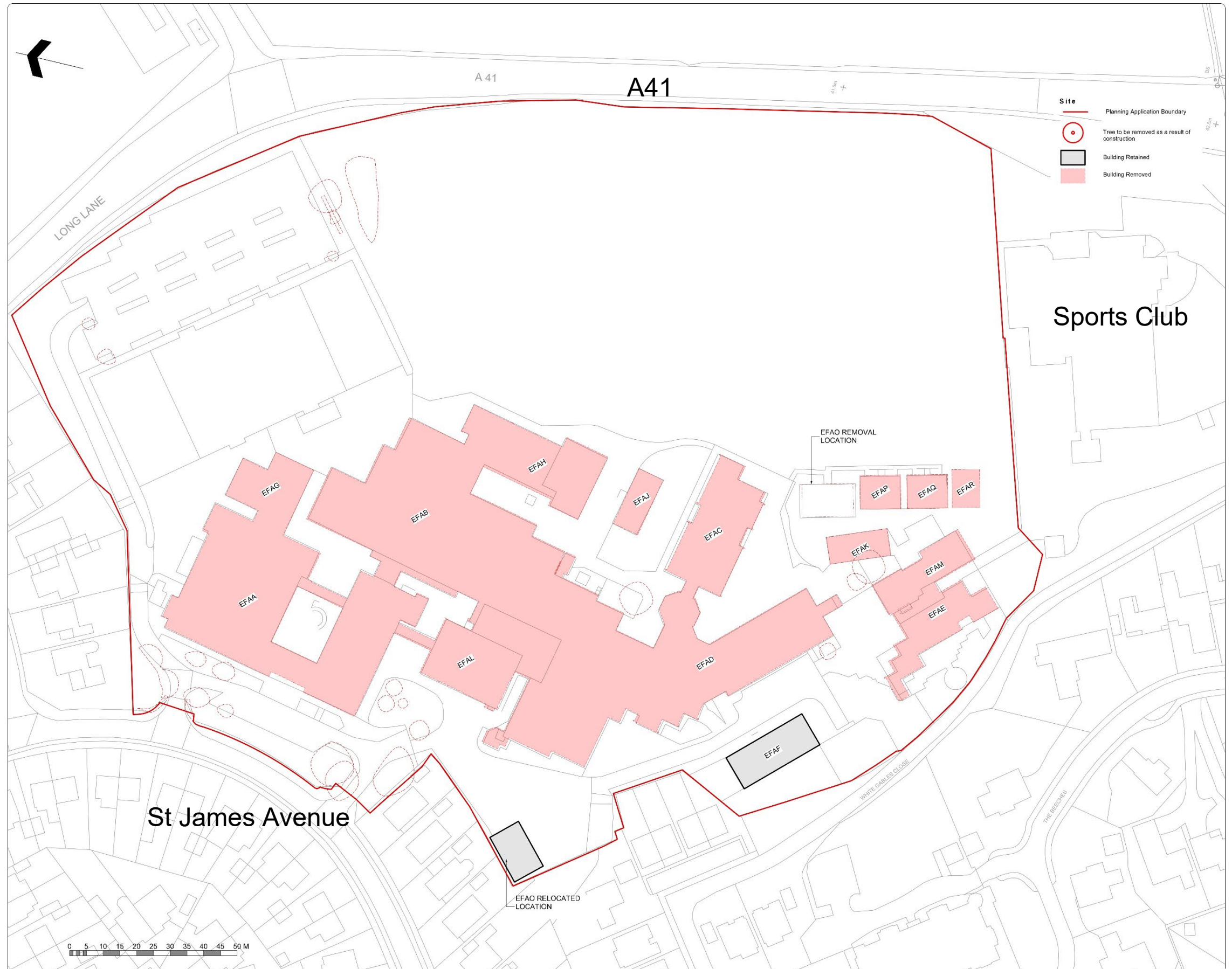


# Scheme proposals



12 existing buildings of up to 3 storeys will be demolished and 3 modular classroom units will be removed (shown in pink).

The Hub building will be refurbished (EFAF shown in grey) and a modular classroom unit will be relocated to provide a community use facility (EFAO shown in grey).



# Scheme proposals



## Proposed site layout

Retained car park

Retained games courts

New 3 storey building (approx. 12m high)

New playing field

New bus stops and swap of 'in' and 'out' points

Taxi drop off spaces



**KEY**

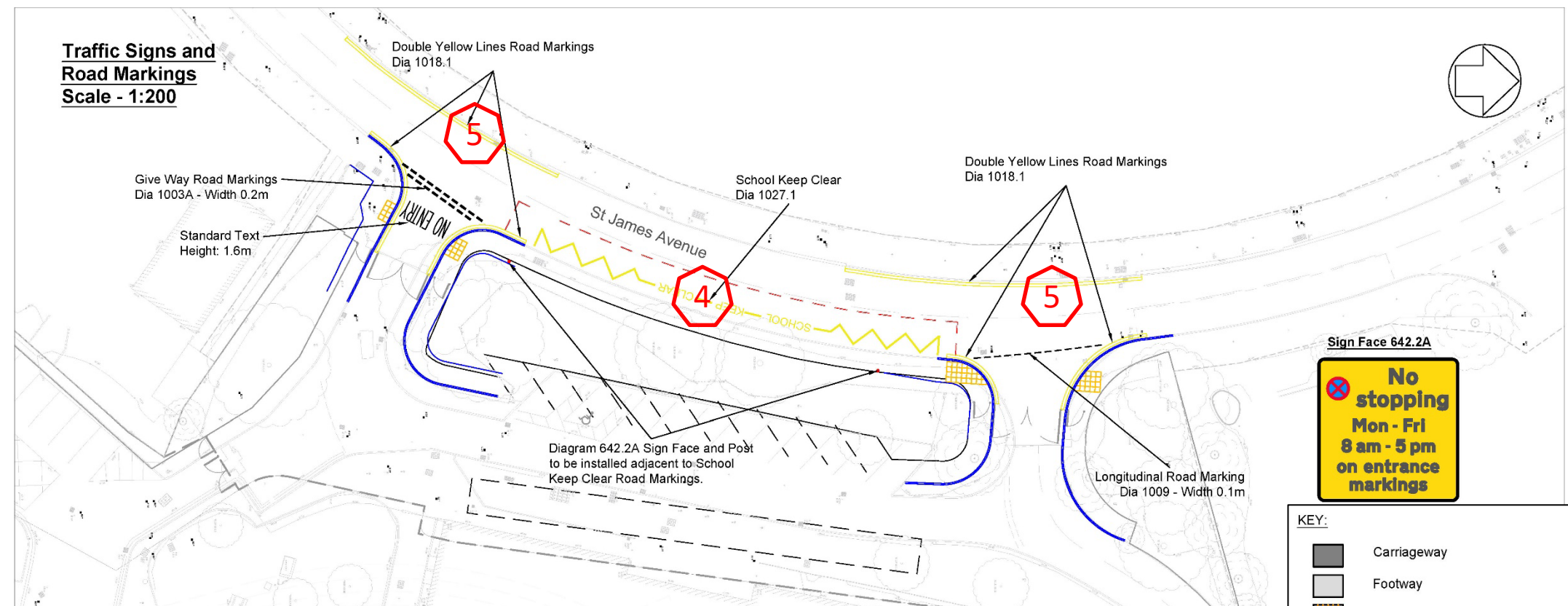
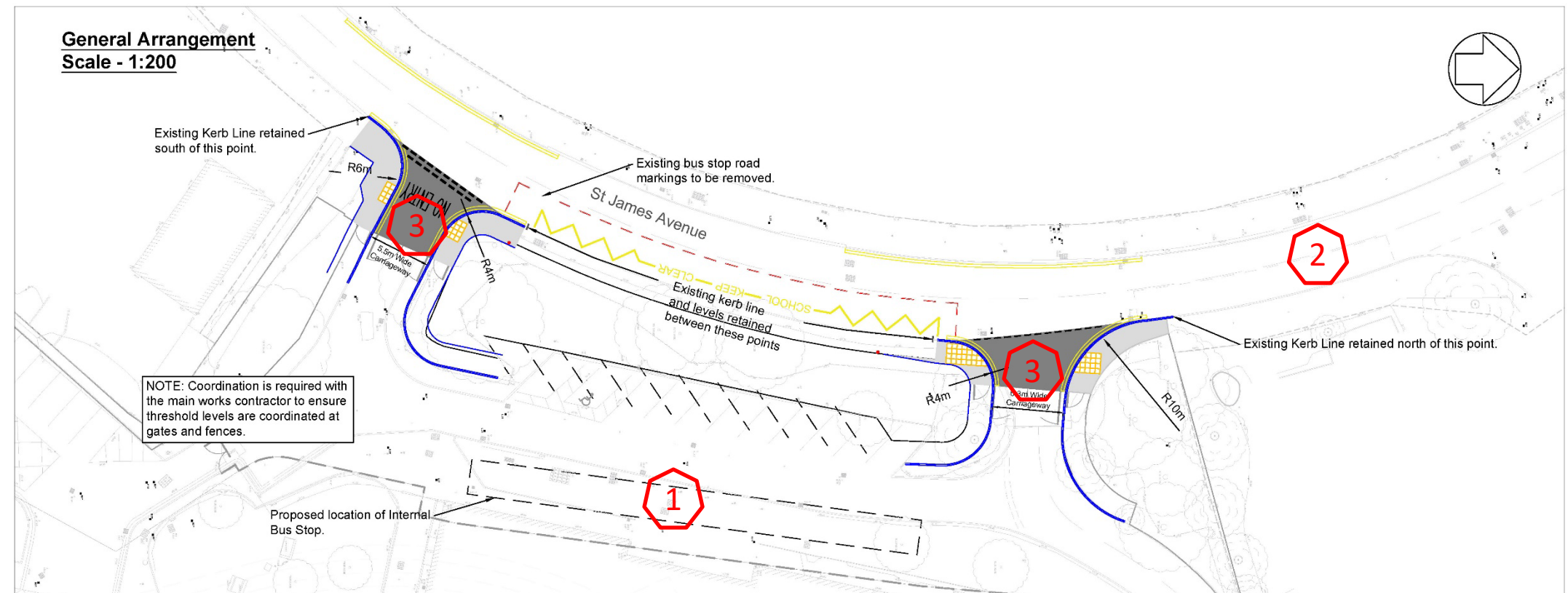
- (A) Entrance to site from Saint James Avenue with separation between vehicles, pedestrians and cycles.
- (B) Existing carpark retained.
- (C) Service area incorporating turning head.
- (D) Entrance plaza to main entrance.
- (E) Existing hard court retained.
- (F) Existing synthetic turf pitch retained.
- (G) SEN garden space.
- (H) Student social space adjacent to building.
- (I) Small animal farm.
- (J) Pedestrian route to playing fields over the A41.
- (K) Emergency access and pedestrian route from Plas Newton Lane. Direct access to social spaces at start/end of school day.
- (L) Soft Outdoor P.E with space for 400m running track, 11 a-side football pitch and 9 a-side football pitch.
- (M) Pedestrian route to 6th form from St James Avenue.
- (N) Pond
- (O) Forest School

# Scheme proposals



## St James Avenue bus stops

1. 2 school bus stops relocated into the school site
2. One general public bus stop retained on St James Avenue
3. Swap of school 'in' and 'out' access points
4. Existing bus stops replaced with School Keep Clear markings
5. Some double yellow lining required on St James Avenue to allow buses to manoeuvre

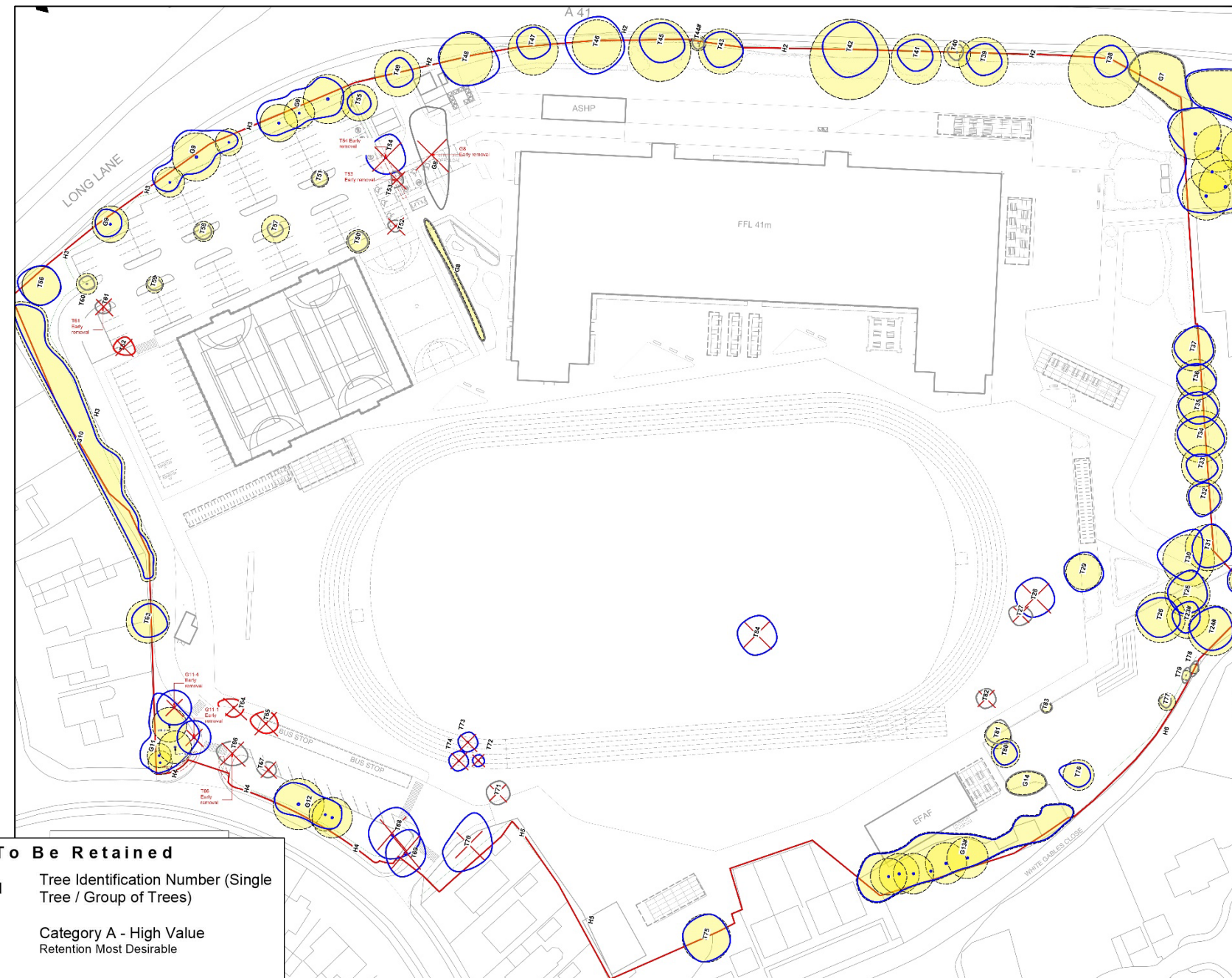




# Tree removals and tree planting



- Any tree removals will be replaced with new tree planting within the site. These will be largely native species and of sufficient maturity.
- The trees which are required to be removed to enable the redevelopment of the School are:
  - 3 Category U trees (trees already recommended for removal)
  - 8 Category C trees and 1 group (lower value trees)
  - 11 Category B trees (moderate value trees)
- No trees classed as Category A (high value) will be affected by the redevelopment.
- The scheme will deliver at least a 10% increase in biodiversity on the site when completed.



Trees To Be Retained	
T001 / G001	Tree Identification Number (Single Tree / Group of Trees)
	Category A - High Value Retention Most Desirable
	Category B - Moderate Value Retention Desirable
	Category C - Lower Value Could Be Retained
	Category U Recommended to be removed for sound Arboricultural Management
	Hedge
Trees To Be Removed	
	Tree to be removed as a result of construction
	Tree Root Protection Area (RPA)

# Scheme proposals



## Visual – Approach from North West Site Entrance



# Scheme proposals



## Visual – Main Building Entrance to North Elevation



# Scheme proposals



## Visual – Approach from Sports Club to South



# Scheme proposals



## Visual – Approach from South West Site Entrance



# Scheme proposals



## Elevation - North



## Elevation - South



# Scheme proposals



## Elevation - East



## Elevation - West

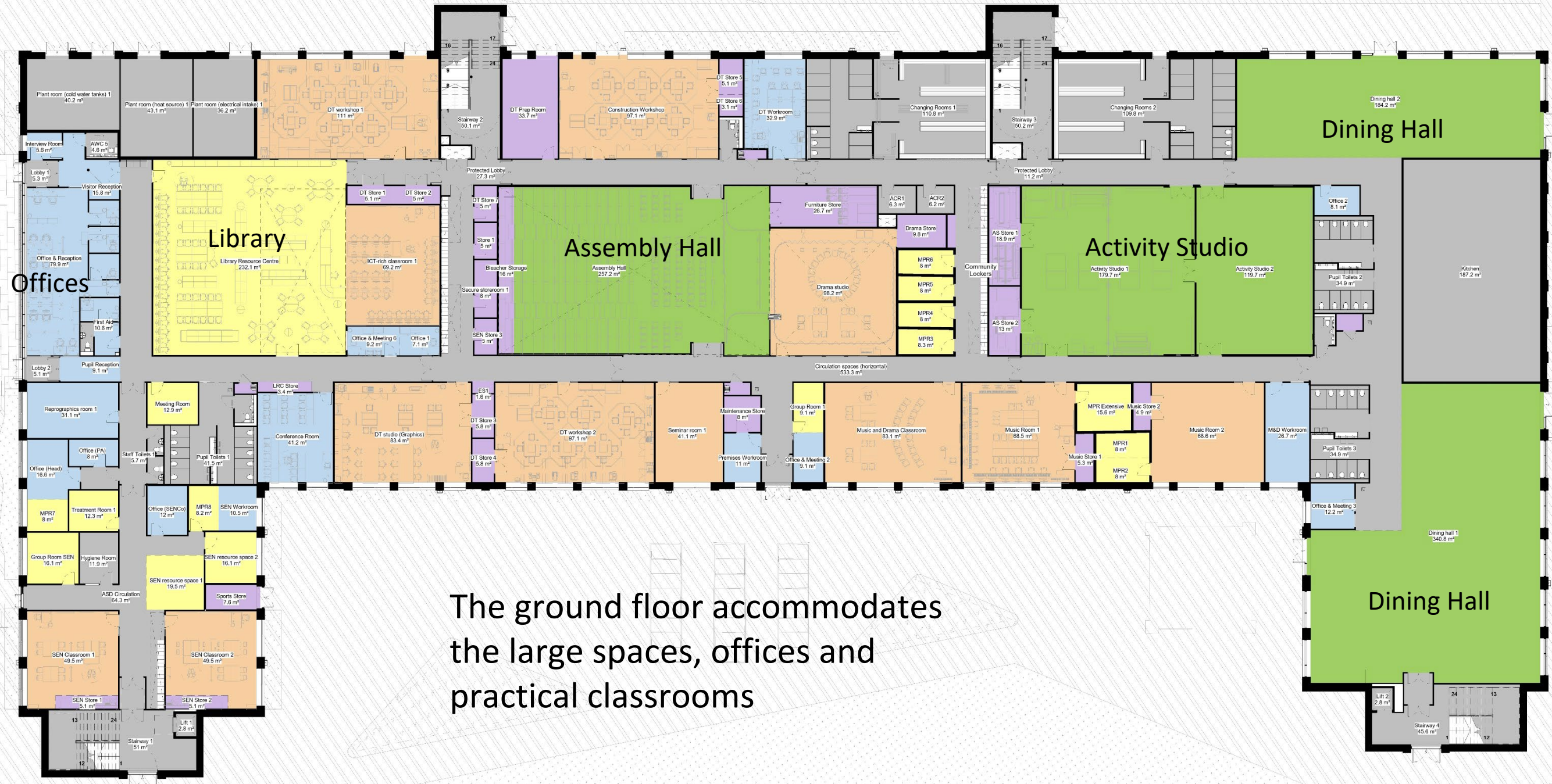


- The proposed building uses a combination of brick and cladding materials that have been selected to be robust and durable.
- The materials are of autumnal tones with dark blue accents on the entrance canopies and bookends of the western elevation in reference to the school colours.
- The chevron brick patterns on the parapets are a reference to the architectural patterns found in Chester.

# Scheme proposals



## Ground floor plan

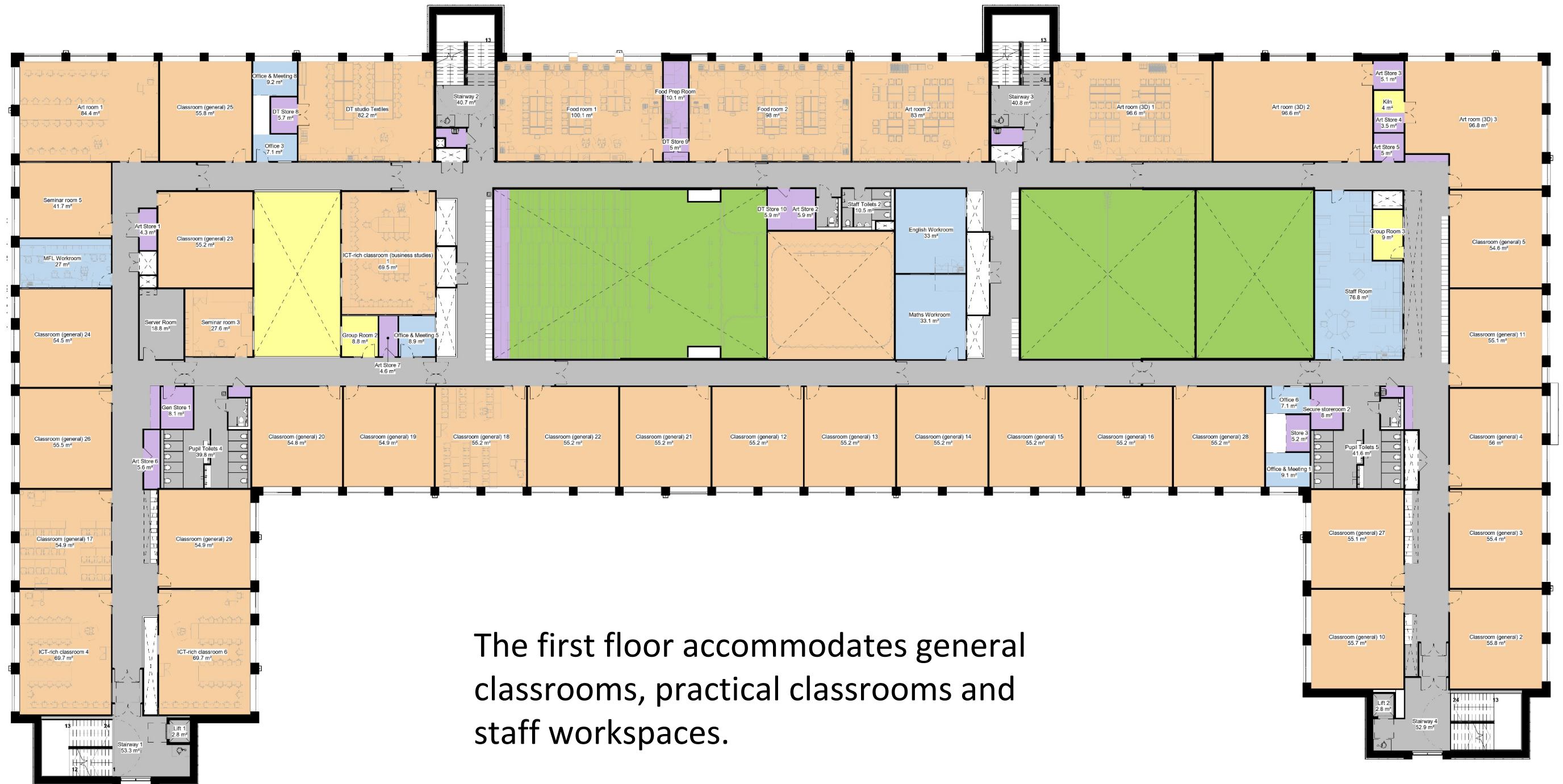


The ground floor accommodates the large spaces, offices and practical classrooms



# Scheme proposals

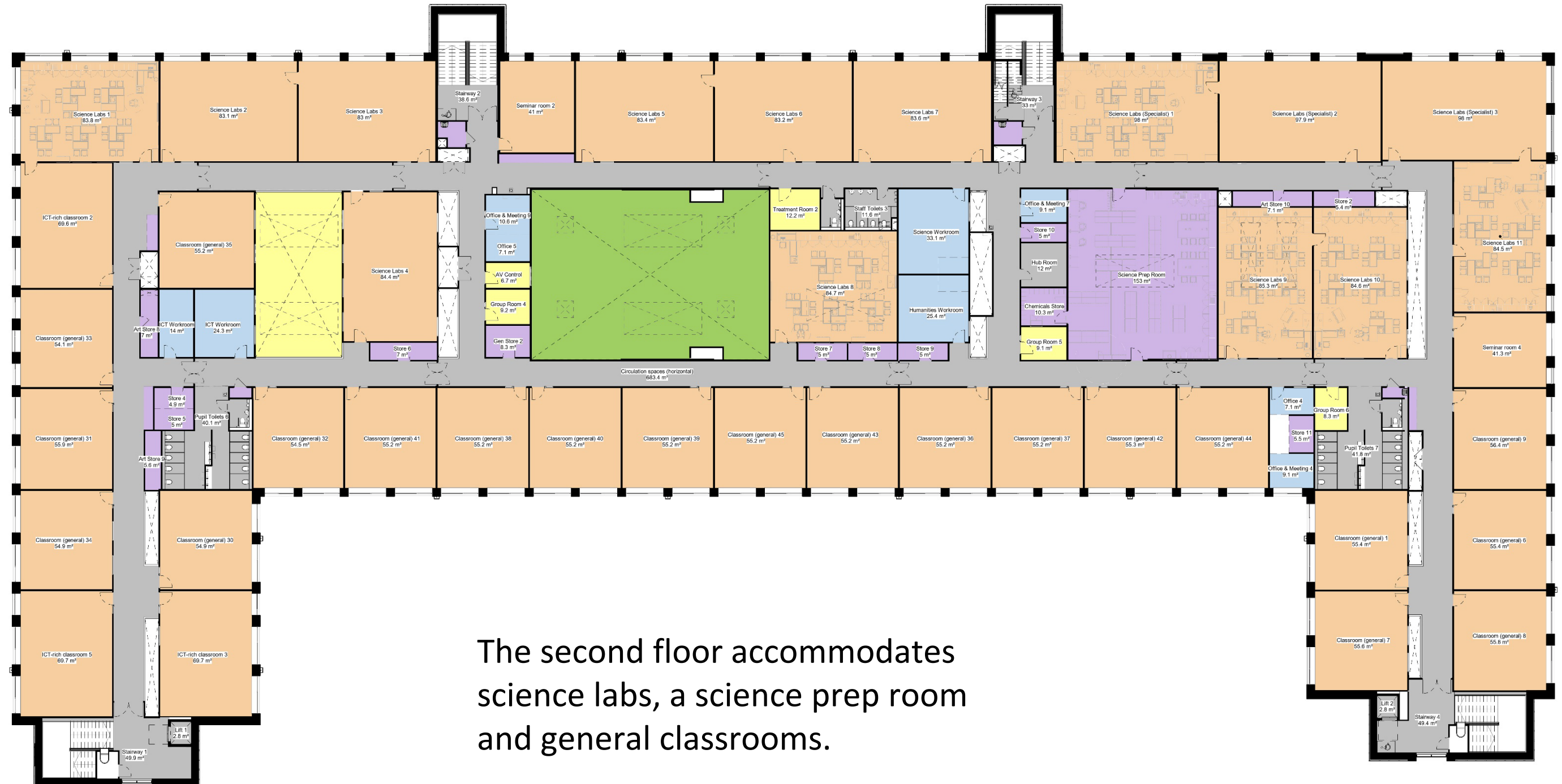
## First floor plan



The first floor accommodates general classrooms, practical classrooms and staff workspaces.

# Scheme proposals

## Second floor plan



The second floor accommodates science labs, a science prep room and general classrooms.

# Scheme proposals

## Internal visuals



Classroom



Library



Assembly Hall



Dining



# Scheme proposals

## Internal visuals



DT Room



Food Room



# Approach to construction



## Existing Site Layout



# Approach to construction



## Phase 1

Construction of New School on existing playing field – Summer 2025 start  
School to operate in existing buildings and games courts



**Section 1**  
Main Build

Solid 2.4m hoarding	Welfare	Biometric access	Construction access
Existing fenceline	Vehicle gate	Contractor parking	School access
	Gatehouse	School parking	

# Approach to construction



Phase 2a

Completion of new school building – Summer 2027

School moves into the new building and hoarding is constructed around the existing school ready for demolition



## Section 2 Asbestos, demolition & EFAF refurbishment

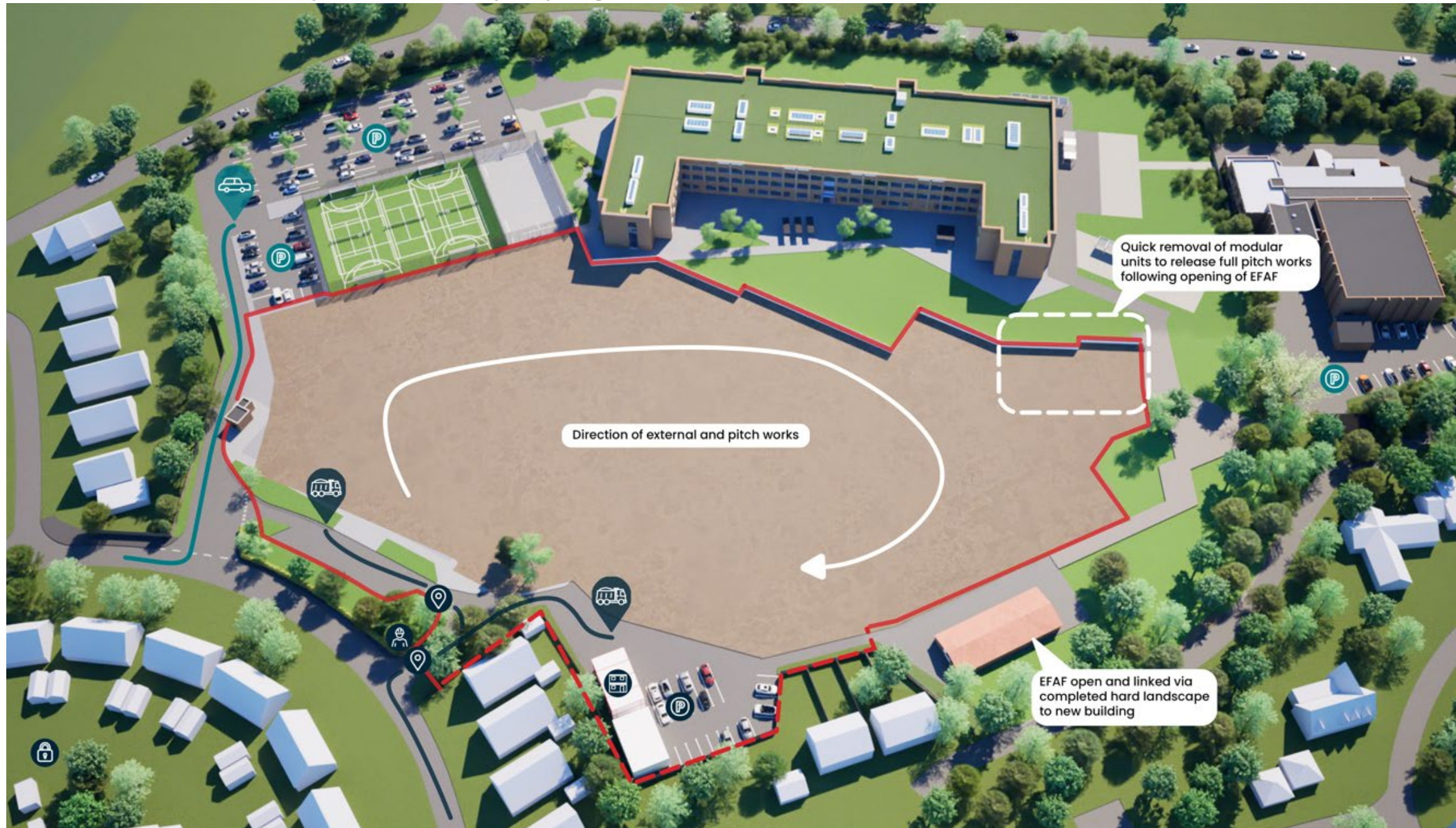


# Approach to construction



## Phase 2b

Demolition of 12 existing school buildings, refurbishment of EFAF and construction of replacement playing field – Summer 2027 to Summer 2028



### Section 2

Completion of external including external sports provision

-  Solid 2.4m hoarding

 Existing fenceline
-  Welfare

 Vehicle gate

 Gatehouse
-  Biometric access

 Contractor parking

 School parking
-  Construction access

 School access



# Approach to construction



Project Completion – Summer 2028



# Approach to construction



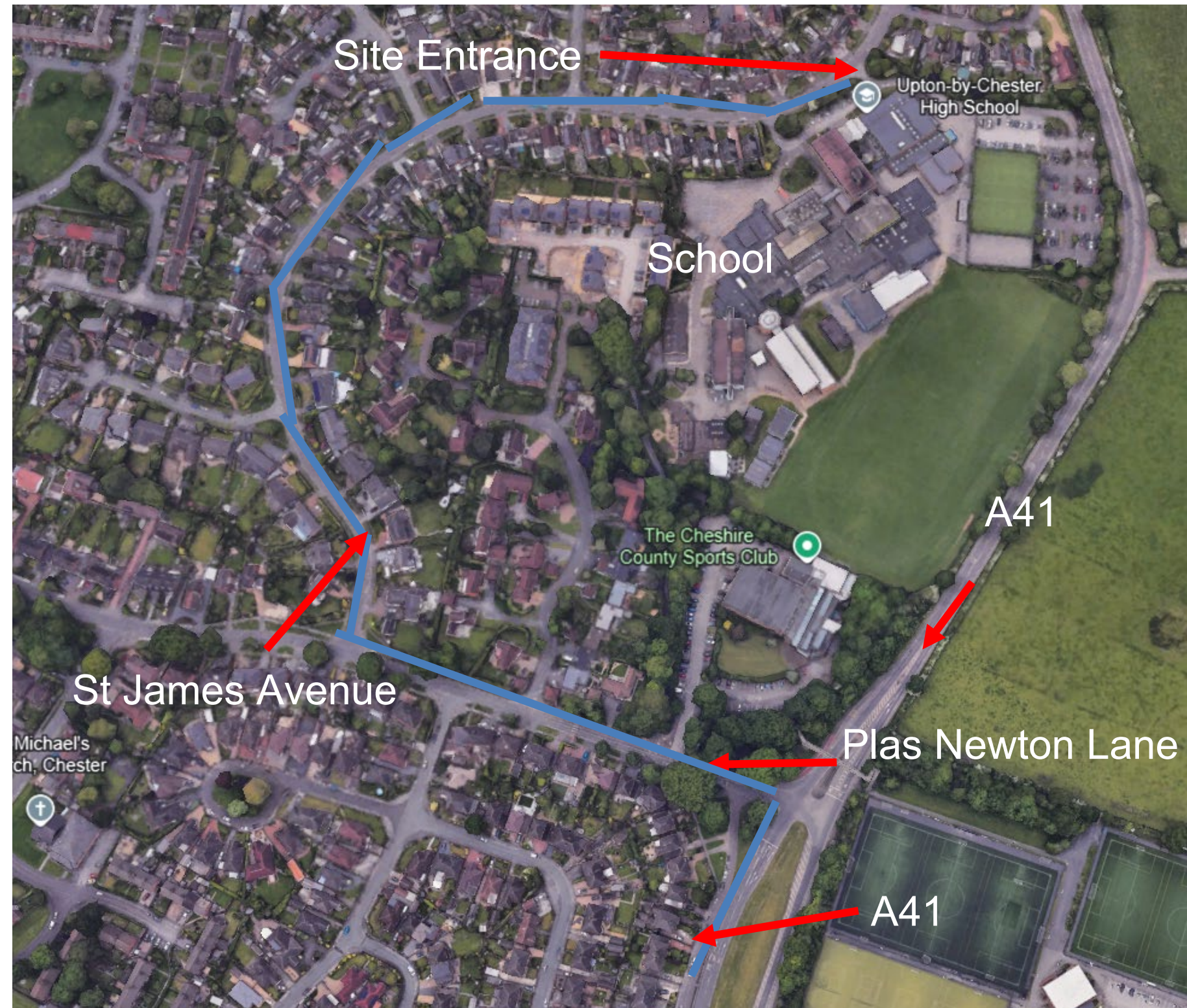
## Construction Access

Construction access is proposed from the A41, turning left onto to Plas Newton Lane and then turning right on to St James Avenue.

The site entrance is proposed to be the lefthand existing school access from St James Avenue.

Direct construction access from the A41 was assessed but is not possible due to the 50mph road and the associated road safety concerns.

 Construction access route



# Approach to construction



## Construction Timings

Site arrival and departure times shall be restricted to the following times:

Monday to Friday - 07:30 to 18:00

Saturday – 08:00 to 13:00.

Site construction works shall be restricted to the following times:

Monday to Friday 08:00 to 18:00

Saturday – 08:00 to 13:00.

There will be no construction related activities on Sundays or Bank Holidays.

During term time contractor arrivals or departures will not take place during school start and finish times: 08:30 to 09:15 and 14:45 to 15:30

Contractor parking will be on site or at an agreed off-site facility. There will be no contractor parking at the sports club or on residential streets.



# Approach to construction



## Construction Deliveries

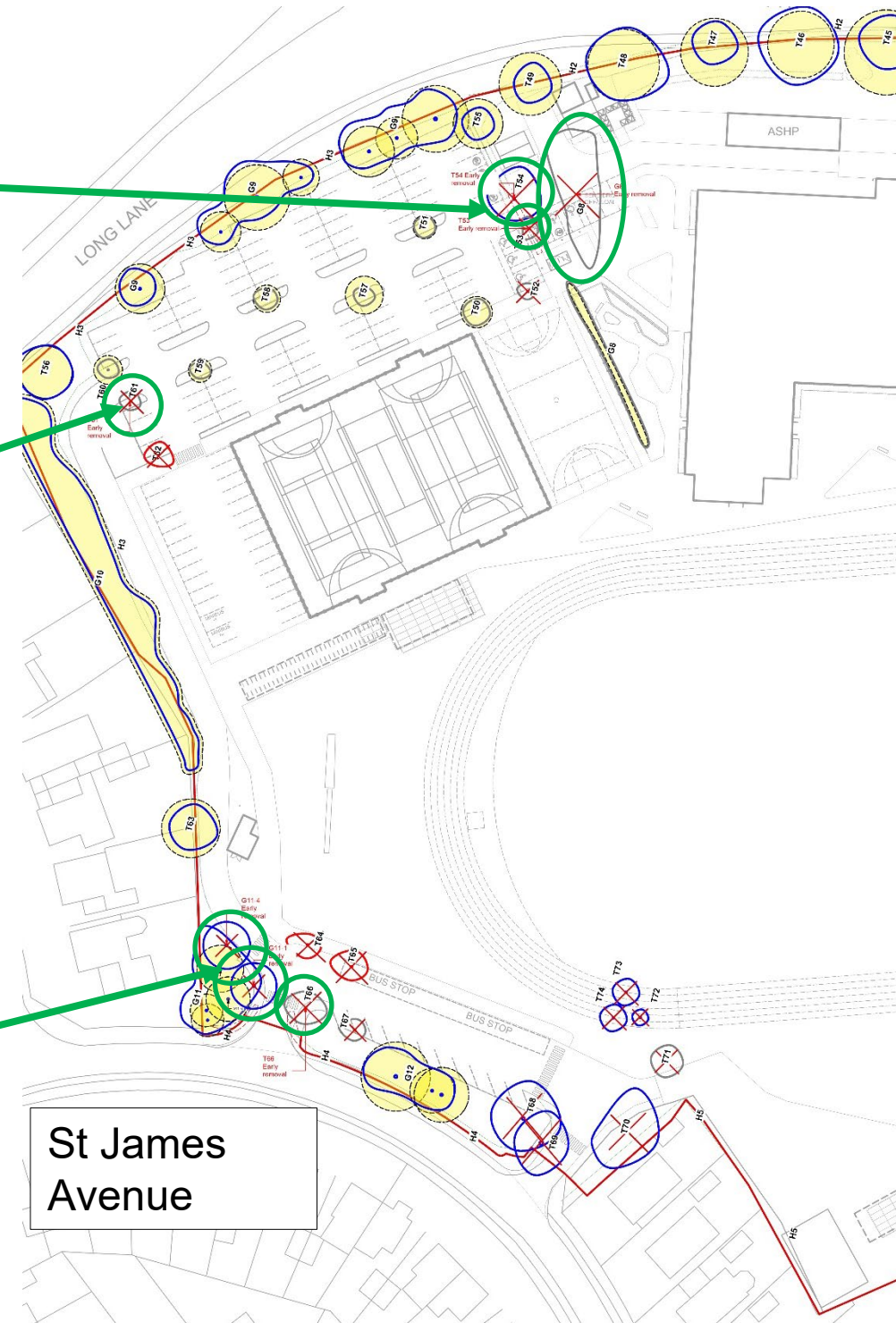
- Deliveries will only take place during construction hours. During term time construction deliveries will not take place during school start and finish times: 08:30 to 09:15 and 14:45 to 15:30.
- Banksmen will be responsible for ensuring vehicles enter and leave the site safely from St James Avenue.
- The Banksmen will also manage the entrance gate and Kier implement 'on time deliveries' which means all deliveries are pre booked with allocated time slots.
- Large vehicles will be held off site within agreed areas such as motorway service stations (M56) and called to site once room is available.
- Delivery vehicles will be accommodated on site whilst loading and unloading.

## Construction Management

- Local residents will be informed by letter in good time if any temporary roadworks or weekend working is required.
- A contact number will be displayed clearly on the site hoarding should anyone have any concerns and wish to speak to the site manager.
- Any noisy operations will be monitored and where possible scheduled for specific times to minimise nuisance to residents and the school.
- Methods of construction will be selected to avoid or reduce noise and dust levels, and noisy equipment will be located away from sensitive areas where possible.
- A road sweeper will be employed to remove any mud from the highway.
- The construction delivery route will be surveyed before and after construction and Kier will make any repairs necessary to the highway where damage has resulted from their construction vehicles.

# Approach to construction

## Early tree removals



Early tree removals are required for construction access to be possible. They will take place over the Christmas holidays prior to the submission of a planning application to ensure no nesting birds delay the construction programme over Summer.

3 trees and 1 group in the car park area are to be removed (photos 1 and 2). The group and 2 trees are Category C and 1 tree is a Category B.

3 trees around the site entrance on St James Avenue are to be removed (photo 3). 2 trees are Category B and 1 tree is Category C.

Although these trees are being removed early, their removal will still be assessed within the planning application and included in the biodiversity calculations and replacement planting provisions.

# Project timescales (indicative)



- Pre-application public engagement period – 29<sup>th</sup> November – 18<sup>th</sup> December 2024 (Drop-in Event 10<sup>th</sup> December)
- Submit planning application – January 2025
- Planning determination target date – Spring 2025
- Start construction – Summer 2025
- Completion of new school – Summer 2027
- Completion of The Hub refurbishment / demolition / external works – Summer 2028



# Key Scheme Benefits



- The development will deliver a modern new school built to Department for Education standards with state-of-the-art facilities, constructed with durable and resilient materials to maximise their life span.
- Good daylight will be achieved in occupied spaces through the balanced and considered use of glazing to avoid excessive heat gain / losses. This is combined with high building fabric standards and high levels of airtightness and insulation to create a comfortable learning environment whilst minimising heating demand.
- The new building is being designed to be Net Zero Carbon in Operation. Low carbon energy will be generated through the inclusion of solar panels on the roof of the building and on external canopies; and LED lighting coupled with occupancy and daylight controls will minimise lighting energy use. The provision of heating and hot water will also be from electrical solutions eliminating any requirement for the use of fossil fuels.
- The introduction of two new bus stops and a new taxi drop-off within the school site will deliver to significant benefits in terms of traffic flows on St James Avenue at drop-off and pick up times.
- Increased cycle parking and new electric vehicle charging equipment will be provided to encourage sustainable travel choices.
- New landscape planting and a green roof will contribute to an increase in biodiversity and greening of the school site.

# Project Completion

