

**Table 8b.ii Wandsworth BSF – High Level Detail Control Option for all Schools**

School Name	Transformation	Control Option Design Comments
<p><b>Elliott School</b></p>	<p><b>Educational Drivers</b>            The Educational Drivers are:</p> <ul style="list-style-type: none"> <li>• Improvement of standards, especially in core subjects of English, Maths, Science, ICT and the specialist subject languages</li> <li>• Improve pupils enjoyment, well being and motivation leading to good attendance</li> <li>• Improving outcomes for vulnerable groups including those with SEN</li> <li>• Transform learning and teaching by providing a caring, stimulating environment, which meets the needs of all</li> <li>• Human scale approach through the development of ‘schools-within-schools’ – Five curriculum learning clusters to be created</li> <li>• Learners to meet their full potential through equal access to an inclusive, appropriate, balanced and differentiated curriculum</li> <li>• Clusters (Yrs 7-13) – home bases, with flexible learning spaces, adaptable to future uses – spatially, teaching method, layout</li> <li>• Variety of flexible spaces – for investigation social interaction and communication</li> <li>• Specialist spaces for science, art and technology</li> <li>• Accessible ICT</li> <li>• Sustainable building</li> <li>• Personalised and Integrated learning</li> <li>• An Elliott Learner Passport whereby students are equipped with appropriate skills and experiences with access to pathways for professional and personal progression</li> </ul> <p><b>Investment Proposal</b>            The present main teaching block, which is a grade 2 listed 1950s concrete structure is in very poor condition and consists of generally undersized classrooms either side of long corridors with accommodation suited on a faculty basis. Whilst the organisation was appropriate for education in the mid to late 20 century, it is now outdated with inflexible classrooms with limited resources for ICT and circulation that impacts on behaviour. BSF investment will re-organise the school to achieve the environment suited to a modern curriculum, with personalised learning at its core.</p> <p>Transformation will be achieved by re-organising the accommodation within an entirely remodelled school to achieve a ‘schools-within-schools’ based on a 5 house system model, with a vertical core accommodating new specialist teaching spaces, accessible from each house cluster (accommodating Years 7-13) with dedicated sixth form facilities on the top floor.</p> <p>The present corridor layout will be remodelled to achieve clusters of flexible learning spaces, which are adaptable to future uses, with each house accommodating approximately 250 pupils.</p> <p>A variety of flexible spaces for social interaction and communication will be provided in each of the house bases. There will be new and remodelled dining areas that will relate to landscaped outdoor areas.</p> <p><b>Extended Service Proposals</b>            The school aims to provide a range of extended services, opportunities and enrichment activities to develop the individual, forming part of every child’s entitlement and be timetabled into the school and extended day, enabling student enrichment, community learning/ support and local school collaboration. There will be access to the core offer of extended services e.g. out of school childcare; out of school activities; parental support and information; swift referrals and continued community access; adaptable and flexible spaces for adult learning.</p>	<p>The Listed building will be retained, and the later ROSLA block removed. The building will be completely re-clad to improve thermal comfort and reduce ongoing maintenance costs and energy use.</p> <p>Faraday Project style arrangements will be created for each ‘house’ of classrooms with adjacent flexible spaces acting as house bases and for individual study, ICT resource and larger group presentations. This model has been developed with the School and Edunova through discussions over the last 2 years.</p> <p>The building lends itself to adaptation in this way as it is a flexible concrete framed building, and was originally planned in a more vertical ‘house’ format. Elliott includes sufficient teaching accommodation for the predicted role increase. To accommodate the additional pupils and give more flexible dining arrangements, dining will be relocated to ground floor, which will also allow greater links with outdoor space.</p> <p>Discussions with English Heritage have been started to establish support for this thorough overhaul of the building, but keeping very much to the spirit of the original.</p>



**Existing Building Summary**

**Block 1 – 1976 (2 Storey)**

Extension built in 1976  
 Brick faced with a felt roof  
 Very little relation to the original school – disconnected  
 Current accommodation caters for the 6th form  
 DDA Accessible

**Gross Area: 504 sqm GIA**

**Block 2 -Circa 1953 (4 storey)**

Part of the original estate (Grade 2 listed)  
 Hall and Entrance Area  
 Joined to the 5 storey main block.  
 Reinforced concrete frame  
 Houses entrance hall, very large and grand assembly hall and learning resources  
 Requires some refurbishment  
 External envelope: brickwork metal windows (new in places)

**Gross Area: 2018 sqm**

**Block 3 – Circa 1953 (5 storey)**

Part of the original estate (Grade 2 listed)  
 The main block is reinforced concrete frame construction and aluminium curtain wall cladding.  
 Three staircases, in need of extensive repair and refurbishment work  
 Circulation is a major issue  
 Majority of teaching located within the main block.

**Gross Area: 9,796 sqm**

**Block 4 - Circa 1953 (2 storey)**

Part of the original estate (Grade 2 listed)  
 Reinforced concrete structure.  
 3 Gyms and technology currently located  
 Requires pre-cast concrete cladding to match original and thorough internal refurb of existing facilities.

**Gross Area (+ Boiler Room 350 sqm): 31855 sqm**

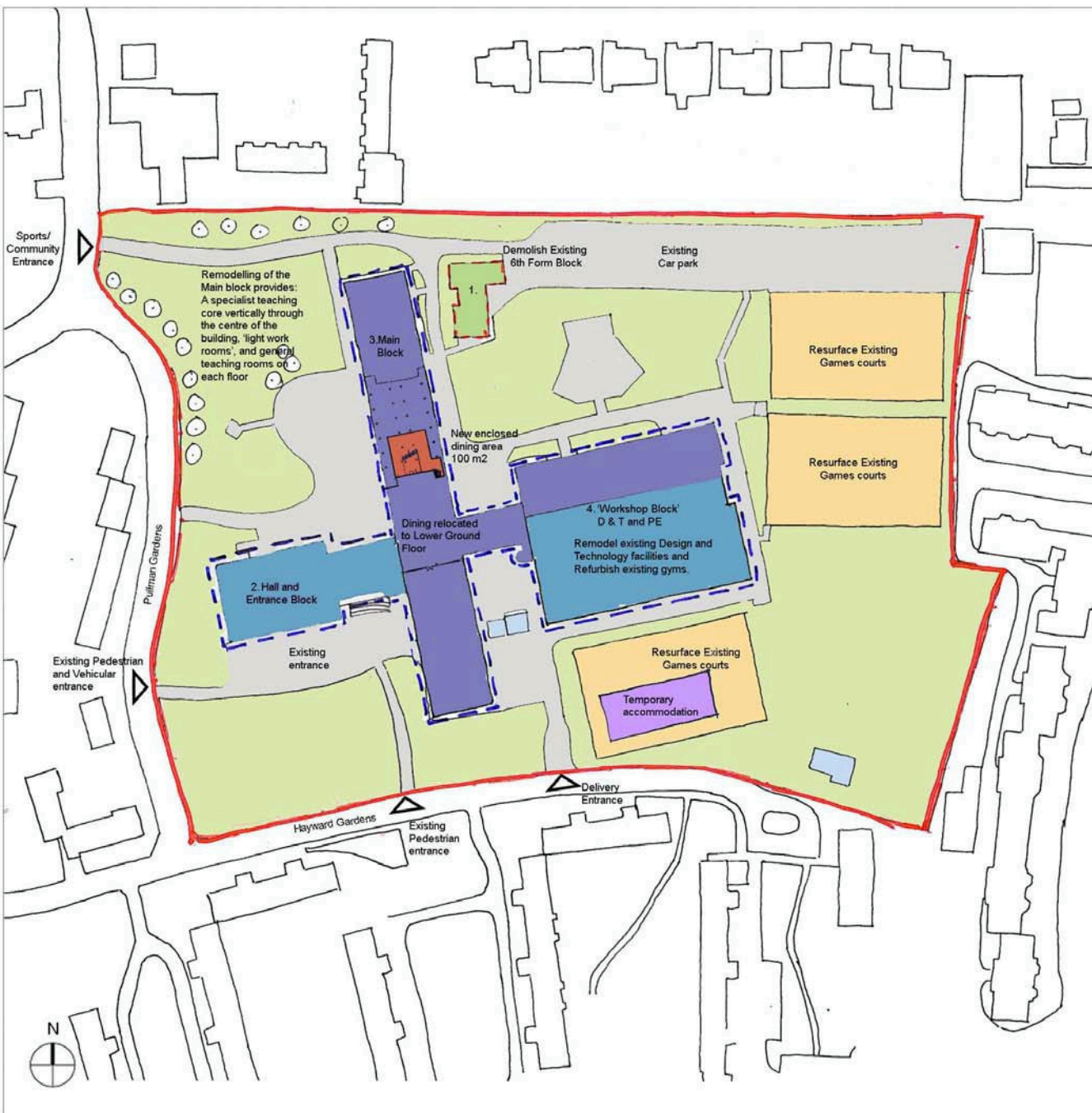
**Total Gross Internal Area existing: 15503 sqm**

- Existing
- Conservation Area/Listed buildings
- Metropolitan Open Land
- Temporary School Buildings
- Hard Games Play
- Paths and Roads
- Soft Landscape
- Railway Line
- Access Points - Pedestrian/Vehicular
- Boundary Line
- Pedestrian Routes
- Noise
- Bus/Tube stations
- Trees
- Views Out
- Steep Gradient
- Pedestrian Routes through site

**SITE AREAS:**  
 Existing site area = 36655 sqm  
 Existing net site area = 21180 sqm  
 BB99 site area = 9200 sqm  
 Proposed net site area = 21684 sqm



Note:  
 Net is total of - sports pitches, games courts, soft informal and



**PROPOSED BUILDING AREAS:**

<b>Block 1: 6th Form Extension (1970s)</b>	
Demolished.....	0 sqm
<b>Block 2: Hall, Entrance and Admin</b> 1950s - extensive refurbish and reclad (4 storey)	
Refurbish.....	2018 sqm
<b>Block 3: Specialist, Light Work Area, Dining and General Teaching and Skills Centre</b> 1950s - (5 storey) extensive remodel and reclad	
Remodel.....	9796 sqm
New Build (new dining LG).....	100sqm
<b>Block 4: DT &amp; PE</b> 1950s - refurbished and reclad (2 storey)	
Refurbish.....	1625 sqm
Remodel.....	1560 sqm

**Total Area and Pupil places**

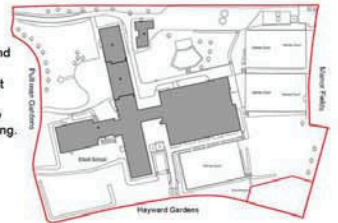
Pupil Places.....	1600
Total Gross Internal Area : .....	15099 sqm
<b>BB98 Area Requirements</b>	
Total Gross Internal Area : .....	13425 sqm

**SUBJECT KEY:**

Demolish 504 m2	Existing Landscape
Existing	New Landscape 504 m2
New Build 100 m2	Existing Roads/Pathways
Refurbish 3,643 m2	New Roads/Pathways
Remodel 11,356 m2	Temporary Accommodation
Existing Hard Games/ Play	Other (none)
New Hard Games/ Play	Reclad

**PHASING:**

- Phase 1**  
Remodel dining area (Lower Ground Floor) 600m2
  - Phase 2**  
Workshop Block - Strip out cladding, concrete repairs, new pre-cast concrete cladding to match original. Thorough internal remodel of existing facilities (1210 sqm) + boiler room (350sqm)  
Thorough refurbishment of existing gyms and dance studio (1625 sqm)
  - Phase 3**  
Hall and Entrance (4 storey) - Refurbish existing interior, Concrete Repairs and External Recladding (2018 sqm)  
Install and decant into temporary accommodation (24 general accommodation and 4 specialist rooms)
  - Phase 4**  
Main Building (5 Storey) - Vertical specialist teaching core, light work and general teaching rooms  
Assume remodelling of main blocks vertically in thirds along movement joints  
Refurbish internally (new partitions and storage etc.), External concrete repairs. External Critical/ MAG Hanson Steel Double glazed curtain walling. Strip out and replace services. (9196 sqm)
  - Phase 5**  
Remove temporary accommodation, Demolish 6th form block and re-landscape.
- Flooding/Drainage - to north of building (underground river - pump system already in place).



**Note:**  
Areas approx. at this stage - proposed accommodation to be confirmed by Wandsworth Borough Council, cross checked against BB77 / BB98 guidance, and measured surveys.