



SUBMITTED TO THE OLD SCHOOL
TRUST
BY BURTON JOYCE PARISH COUNCIL

18th August 2020

GRANT APPLICATION

For the development of the site of the
Old School Building

Introduction

This ambitious project provides a unique opportunity to invest in the heart of this lively and active community, in a way which will benefit all; from the youngest to the most senior of our residents, bringing a focal point to the centre of the village.

Crucially, what is missing from the village is a central meeting space; a creative, accessible hub. The proposed facility seeks to fill this gap by providing a multi-functional, welcoming, safe space to enable people to meet, socialise and enjoy the possibilities that an open-air venue could give to residents and the wider community. Moreover it will bring new educational, creative and cultural opportunities to the village and its children to enhance its existing vibrancy.

Wider Strategy

Importantly this project will be a *catalyst* to wider improvements to the centre of the village as a whole, beyond the walls of the Old School Building. The Parish Council will be pursuing the need for a more pedestrian and environmentally friendly centre as part of its wider strategy. As the 3,500 strong population is constantly expanding, so the need for improvement becomes increasingly vital. Large scale and in-fill housing developments within and beyond the immediate confines of Burton Joyce¹ and current road expansions² are putting significant pressure on the valuable rural, community and the structural fabric of the village. The village centre is showing evidence of wear and its outdated design is not in keeping with the needs of residents today or in the future.

Improvement of the village centre is at the core of the Neighbourhood Plan's principles and was identified as a priority by 80% of survey respondents for the Neighbourhood Plan³. Separate funding streams will be sought for this second planned phase. However, crucial to achieving this goal is the success of the development of the Old School site and its integration into the wider plan.

Evidence-Based Proposal

This application utilises two pivotal reference documents; *The Burton Joyce Neighbourhood Plan 2017-2032* and *The Burton Joyce Parish Council Old School Building Sub-Committee; A Summary of Activities Since Jan 2018*. Both should be referred to in consideration of this application, as they provide evidence of the consultation and collaboration which has taken place to lead to proposal set out in this document. Notably, Project 4 of the outcomes of the Neighbourhood Plan is "To ensure the sympathetic renovation of the Old School Building and grounds to maximise the use of the building and open space and community garden for local people"⁴ The household survey findings demonstrated that 60% of respondents supported the establishment of a community garden on the site, noting "the garden and nature area being valuable green space for wildlife and residents at the heart of the village" and 75% of respondents supported the idea of creating a new entrance to the Old School Building⁵.

¹ Housing Developments - Rivendell, Wisteria Place, Mill Field Close, Ashfield, Glebe Farm

² Road Expansion - Gedling Access Road, A46 / A6097

³ [Neighbourhood Plan](#). Supporting Burton Joyce's Village Centre, p.52

⁴ Neighbourhood Plan, 2018. List of Community Projects, p63

⁵ Ibid p.56

Background

The Old School Building's original function as a village school ceased in 1960 and it later became the regional office for the British Trust for Conservation Volunteers. *"The proactive approach of the Parish Council on behalf of Burton Joyce meant that in 2017 it took the opportunity to secure a long lease on the Old School Building and grounds..."* with an agreement that the funds used for the purchase would be re-invested in this site. This action both protected the site from being sold on the open market and enabled it to be developed for the best use for the community; *"Over the Plan Period [2017-2028] the sympathetic renovation of the building and redevelopment of the site is expected and supported where it extends the provision of community facilities in the Parish"*⁶.

Following the purchase of the 125 year lease, the Old School Building Phase II Committee was established, as a formal sub-committee of the Parish Council, calling in expertise from the village to contribute to this ambitious project. This close collaboration with specialists within the community gives particular strength to the project through their professional knowledge and local expertise.

The Parish Council also has a proven history of fulfilling large scale projects for the benefit of the local community, most notably in the development of the Poplars Sports Grounds and the Roberts Recreation Ground.

The Design Brief

The sub-committee, comprising councillors and local design and heritage experts, undertook research and analysis to consolidate the initial findings of the Neighbourhood Plan, with the aim of ensuring the outcomes of this project comprehensively met the needs of the community. The committee: consulted managers of existing local facilities such as the Village Hall; entered into discussions with Nottinghamshire County Council and Inspire regarding library provision; visited multiple village library, hub, and service centres; held discussions with County Youth Services regarding facilities for younger people and met with cycle network charity, Sustrans. By embarking on this process, it was clear that whilst a new building was not needed in the village, an open, flexible, partially covered social space was. Consultation in March 2019⁷ with the local clubs and societies demonstrated that 82% of the respondents would welcome the addition of a canopied outdoor space on the site, in preference to a new building, thus supporting the findings of the Committee.

At this stage a design brief was produced to be utilised by selected contractors and interviews took place to identify the best candidate for the needs of the project. The brief is:

To provide an open, accessible outdoor, flexible covered community space with a garden to create / reinforce the heart of the village.

Of key importance to the design is that it is *multi-use* and *flexible*, allowing seating or staging to be added and removed as required and for there to be covered structures to enable usage for different events such as markets, school plays or concerts. It is

⁶ Ibid p.56

⁷ Survey of local facility providers, March 2019

envisaged that the facility will be utilised by different groups of the community at different times of the day.

Activities: Children's Creative Play / School Educational Trips / Organised Activities for Young People / Concerts / Theatre Productions / Services / Social Gatherings / Exhibition Space for Clubs & Societies / Club Events / Organised Gardening Activities / Coffee Mornings / Community Markets ⁸

User: Children, Teenagers, Home Workers, 60+ , Nursery and Schools, Clubs and Societies, indeed all residents of the village.

Goals: To promote health and well-being and have an educational benefit

Values: Environmental conscience. Encouraging local enterprise.

It also aims to provide a central information point through the re-design of the front of the building, enabling better access and more welcoming entrance and to enhance the use of Church Hall and Carnarvon Room through an improvement of the surrounding land.

Further details and examples can be found in the "Summary of Activities since Jan 2018" presentation previously referenced.

The contractor selected importantly provides the links needed at County level to enable the project to extend to its second phase beyond the boundaries of the Old School site and into wider improvements of the village as a whole.

Project Funding

The grant request is for £300,000. Details of the indicative project costs are set out below. The expectation is that the balance will be sourced by the contractor and the Parish Council. This initial funding is vital to enable any further funding to be sought; demonstrating an investment contribution from the community considerably enhances the ability to raise further funding, which will be vital for this and village centre improvements.

As well as providing a tangible benefit to the current residents of Burton Joyce, the investment will have longevity through the improvements to the fabric of the building in the re-design of its entrance and the low-maintenance, sustainable re-design for the outdoor space, including replacement of the broken and cracked tarmac surfaces with more environmentally friendly permeable ones, the removal of the unsightly temporary outdoor class-room and the installation of a permanent storage facility, all of which add immediate value to the site.

The following estimates provide an outline of the potential costs involved in the project. They will of course vary according the final design of the site.

⁸ Ibid

Item	Qty	Unit	Rate	Total £	
Demolish existing classroom and cart away	1	Item	7,000	7,000	
Prov allowance for asbestos removal	1	Item	5,000	5,000	
Demolish existing brick outbuildings and cart away	1	Item	7,000	7,000	
Prov allowance for asbestos removal	1	Item	5,000	5,000	
Break out existing tarmac car park	2311	m2	10	23,110	
Demolish section of wall	5	m2	45	225	
Landscaping Clearance	633	m2	10	6,330	
E/o bwk piers	2	Nr	100	200	
Construct ramp to school entrance	1	Item	15,000	15,000	
External gate	1	Item	250	250	
Block paving	252	m2	75	18,900	
External pair of gates	2	Item	1,500	3,000	
Small external ramp	1	Item	1,500	1,500	
Nursery outdoor play area permeable rubber	98	m2	80	7,840	
Soft landscaping	315	m2	50	15,750	
Grass	230	m2	7	1,610	
Allowance for trees	10	Nr	500	5,000	
Hedging	1	Item	2,000	2,000	
Bench seating	8	Nr	1,400	11,200	
Curved bench seating	2	Nr	3,000	6,000	
Bins	1	Nr	500	500	
Fence to old church patio	15	m	100	1,500	
White lining to car park	1	Nr	650	650	
Fence to nursery	3	m	150	450	
Gate to nursery fence	1	Item	400	400	
Surface water attenuation	1	Item	10,000	10,000	
Allowance for external lighting	2	Nr	4,500	9,000	
Heritage signage / information points	1	Item	3,000	3,000	
Form bandstand	1	Item	10,000	10,000	
Reconfiguration of front entrance of Old School Building	1	Item		25,000	
Internal partitioning and other works	1	Item		5,000	
Tensile structure	144	m2	300	43,200	
Bicycle storage	1	Item	3,000	3,000	
New brick built storage facility	1	Item	30,000	30,000	
Electronic information signage for new entrance	1	Item	6,000	6,000	
Subtotal Works and Materials				292,615	

<u>Fees - property and construction consultant</u>					
Preliminaries	12	%		35,114	327,729
OH&P	5	%		16,386	344,115
Professional fees	15	%		51,617	395,733
Risk / Contingency allowance	10	%		39,573	
Fees - property and construction fees subtotal				142,691	
<u>Fees - Landscape Services</u>					
RIBA Stage 2 Concept design & meetings				0	
Developed design				1950	
RIBA Stage 3 meetings x 3				900	
RIBA Stage 4 Technical design				4200	
RIBA Stage 4 meetings x 3				900	
RIBA Stage 5 Construction				4400	
RIBA Stage 5 meetings x 4				1200	
RIBA Stage 6 Hand over and close out				1400	14950
Grant funding applications				2600	17550
Expenses and disbursements (Est.)				450	
				18,000	
TOTAL INDICATIVE COST				£450,306	

With the security provided by the OSB Trust funds the project can proceed to detailed definition, design and costing. The pursuit of additional funds can then begin by the contractor and the Parish Council, with support from all tiers of government, to ensure the scope and potential of the design brief can be fulfilled to its maximum.

Conclusion and next steps

This significant project represents a once in a generation opportunity that will be transformative for the village. It is one of vision and will provide a new, inclusive, multi-use facility suitable for all to enjoy, whilst remaining sympathetic to the site's heritage and history. The aim is to compliment and encourage, but not compete with, existing village facilities through the provision of a largely open air venue, with covered areas suitable for concerts, markets, organised activities or simply somewhere to sit and relax, right in the centre of the village, fulfilling the objectives of residents identified in the Neighbourhood Plan.

This proposal has the full support and backing of our County and Borough Councillors. On commencement of the project and the creation of sample designs, the Parish Council with its partner contributors can begin a comprehensive and open consultation with village residents.

The project and its outcome will be of high impact to village life. The new site will make a lasting difference to the whole community, providing a sustainable and long term benefit to all.