

Westbrooke Primary School
Bream 2008 Education Commentary

Indicates mandatory credits for a 'Very Good' rating

Ref	Title	Education Criteria	Max Available	% Worth (in total for each question)	Credits Targeted	Additional Identified	Credits Achieved	Design Stage Validation	References	Design Stage - Actions Required	Lead Responsibility
Man 7	Shared Facilities	One credit where evidence provided demonstrates that shared facilities have been provided as a result of consultation feedback. Two credits where these facilities can be accessed without compromising the safety and security of the building and its occupants.	2	1.20%	2	-	2	<p>First Credit A letter has been provided by Galliford Try (Ref.1) confirming that the design team carried out consultation with the local community and stakeholders and that shared facilities have been provided.</p> <p>Consultation Process on shared facilities Meeting notes have been provided from the first Stakeholder Engagement Meeting Workshop (Ref.2). The meeting notes make reference to a presentation for the school's vision (Ref.3) which has specific emphasis on the provision of spaces for use by the community. This is further captured within the Draft Education Brief (Ref.4) developed by Edunova subsequent to this workshop. A later workshop (Stakeholder Engagement Meeting No. 6) was focused on the design of the Shared Halls and ancillary facilities and meeting notes have been provided as reference (Ref.5). In addition to the stakeholder meetings, a public consultation (Ref. 6) was held on Wednesday, the 21st September where the designs were presented to the public and questionnaires completed.</p> <p>Document describing facilities The outline design proposals for the provision of community use and access arrangements have been described in the Stage A/B feasibility report. (Ref.6)</p> <p>The final design of the shared facilities and access arrangements have been described in the Design & Access Statement (Ref. 7) as follows: - Provision of three Halls close to the main public entrance - School library accessible by the public from the main entrance - Hiring of the all weather pitch for community use - School to be open to public after hours and on weekends</p> <p>The design and access statement further confirms (Section 3.13 of Ref.7) that the design has been subject to public consultation and its overall appearance and purpose have been met with approval. The design and access statement is also a publicly available document available on the London Borough of Hounslow's website (Application Reference: 01187/A/S10), thus confirming communication to consultees.</p> <p>First Credit achieved.</p> <p>Second Credit The design and access statement (Ref.7) and a supporting letter (Ref.8) confirms the access and security zones around the shared facilities as follows: - The three halls are close to the main public entrance and can be isolated from the main school classrooms - The library is reached by a staircase and lift which is accessible from common controlled space - Appropriate siting of the all weather football pitch which allows the facilities to be used easily by the public without compromising security. - All other internal areas of non-shared facilities will be covered by security proximity sensors; - External fencing security to site incorporating gates with video and card swipe security entry;</p> <p>The letter (Ref.8) also confirms that instructions and guidance on access and security will be provided to the building occupant.</p> <p>Marked-up design drawings (Ref 9-15) have been provided to demonstrate the controlled access points, security measures and scope of the aforementioned security measures and shared facilities.</p> <p>Second credit achieved.</p>	<p>1) Letter from Galliford Try, dated 16/06/2014 2) Notes on Stakeholder Engagement Meeting No. 1 held on 16.03.2011 3) Training Day- Developing the Vision 4) Andrew Ewing Primary School, Draft Education Brief and Design Implications 5) Section 6, Stage D Extract, Consultation Process 6) Andrew Ewing School, Feasibility Report, April 2011 7) Westbrook Primary School Design & Access Statement, October 2011 (Updated April 2013) 8) Letter - from A.Andrews (Galliford Try) to G.Sammons (WSP), Westbrook Primary School, Man 7 - shared facilities, dated 24/10/14. 9-15) Drawings. WSP-E-682-01-101 (L00)201/G, undated.</p>	No further action required.	N/A
Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or a Crime Prevention Design Advisor (CPDA) has been consulted at design stage and their recommendations incorporated into the building design. This needs to take place at RIBA Stage C.	1	0.60%	1	-	1	<p>Req. 1: See references 1 and 2. These documents confirm the design team has consulted with and sought the advice of the local ALO on designing out the opportunity for crime, in accordance with the principles and guidance of Secured by Design. Req. 2: See reference 2. The meeting took place in March 2014 which was during RIBA Stage C. Req. 3: See references 3 to 12. These show the security features in line with the advice from the ALO.</p> <p>Credit achieved.</p>	<p>1) Letter from by Galliford Try, dated 23/06/2014 2) Email from Galliford Try, dated 19/03/2014 3) Drawing showing security job locations, ref. no. WSP_E_682_01_101_C1_PTE 4) Drawing showing security job locations, ref. no. WSP_E_682_02_101_C1_PTE 5) Security and Access Control Schematic, dated 23/08/2013, ref. no. WSP-E-682-XX-301 C0 6) Holophane Denver Elite Wall External Lighting Data Sheet 7) Holophane D-1 Series External Lighting Data Sheet 8) Briggs & Forrester Electrical Services Technical Submission No. E02 9) Hik Vision CCTV Brochure, ref. no. DS-9632NI ST 10) Menvier M Series Data Sheet 11) NetEntry DS Data Sheet 12) Luminaire Schedule, provided by Holophane, ref. no. P109-2035-C1, dated 12/06/2013</p>	No further action required.	N/A
Man 9	Publication of Building Information	One credit where evidence provided demonstrates that the design team are committed to publicising information about the environmental performance of the new development via the internet, newsletters, site visits, presentations etc.	1	0.60%	1	-	1	<p>Req. 1&2: [Evidence required to confirm all project related information, as listed in the BREEAM manual, will be publicised on the schools, developer's or local authority website]</p> <p>Evidence has been provided to confirm that the information on the school's innovative ventilation system (heating and cooling of fresh air utilising earth tube technology) and sustainable materials (fibre cement slates) has been presented online via industry websites/ literature (Ref 1 -3).</p> <p>Req. 3: The first credit of Man 6 has been achieved (see Man 6 above). In addition, online information on the progress of the build has been presented periodically on the school's website (Ref 4) and weekly newsletters to parents (Ref 5). Numerous site visits have been arranged for future building users and other stakeholders throughout the build (Ref 6 - 8). Building users have been given the opportunity to attend design meetings (Refs 9 and 10).</p>	<p>1) Polypipe Westbrook School Case Study 2) Building 4 Education website pdf 3) Marley Eternit_Thrutone Case study_Westbrook Primary School 4) LBH Westbrook School website 5) School newsletter 25th_april_20141.pdf 6) Site visit and meetings schedule 7) Site visit photo_Future building users 8) Site visit confirmation_school governors 9) Aspirations Meeting Minutes 26-06-13 10) Design and Access Statement, Stage C, Report 1 of 2, Section 2.2 (Page 24).</p>	<p>1) Written confirmation that a case study will be published covering all the items listed in Man 9-Req 2 using one of the following means (Template provided): - Developer's own website, publicly available literature or press release - Industry/sector or Government/Local Authority sponsored website or information portals. - Relevant public sector, organisation or institutional website or literature</p> <p>Note: the school has provided WSP with a completed table of information (as per Req 2) however there is no evidence to confirm that this will be made available online or via publically available literature (as per the above requirement)</p>	PTEa / GTC