



Department
for Education

GallifordTry

ST COLUMBA'S CATHOLIC PRIMARY SCHOOL

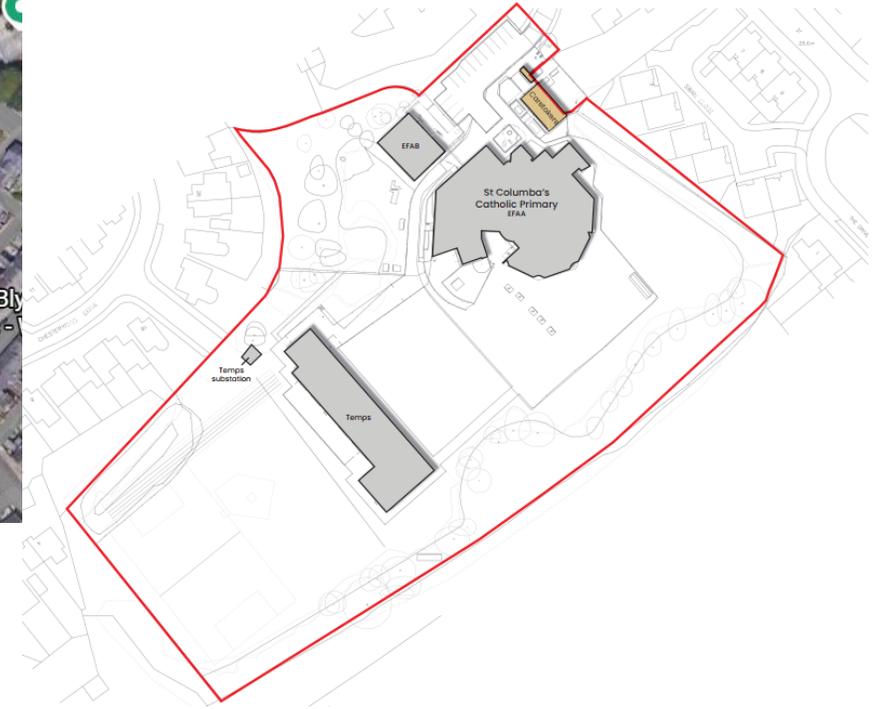
Redevelopment
proposals

March 2026



- The redevelopment of St Columba's Catholic Primary School is being funded by the Department for Education as part of their School Rebuilding Programme. Galliford Try has been selected by the Department for Education as the construction contractor to design and build the new school.
- The school accommodates up to 210 pupils (Reception to Year 6), 26 FTE nursery places (ages 3-4), and 27 staff (21 FTE). There will be no change to staff and pupil numbers as a result of the proposals.
- The original school buildings are in a poor condition and no longer in use due to the presence of Reinforced Autoclaved Aerated Concrete (RAAC). RAAC means that the school has been operating out of a temporary building since September 2024.
- The existing school buildings - with the exception of the residential property (caretaker's house) - will be demolished. A new school building will then be constructed on a similar footprint to the original school building. The existing temporary building will remain in use until the new school building is completed.
- The new school building will be a single storey building (including 1.5 storey sports hall) (approximately 1,400sqm floorspace). Externally there will be reconfigured landscaping and increased car parking, with cycle storage.
- There will be no change to the location of the pedestrian and vehicular access to the site from Station Road.
- The new school building will meet modern environmental standards through minimising energy demand and using low carbon and renewable energy solutions, including solar panels on the roof and ground source heat pumps.
- Subject to receiving planning permission, the school redevelopment is planned to commence in Autumn 2026, with completion of the demolition and new school building works expected by the end of 2027. Removal of the temporary building and the playing field reinstatement work will then be completed in Spring 2028.

Site as Existing

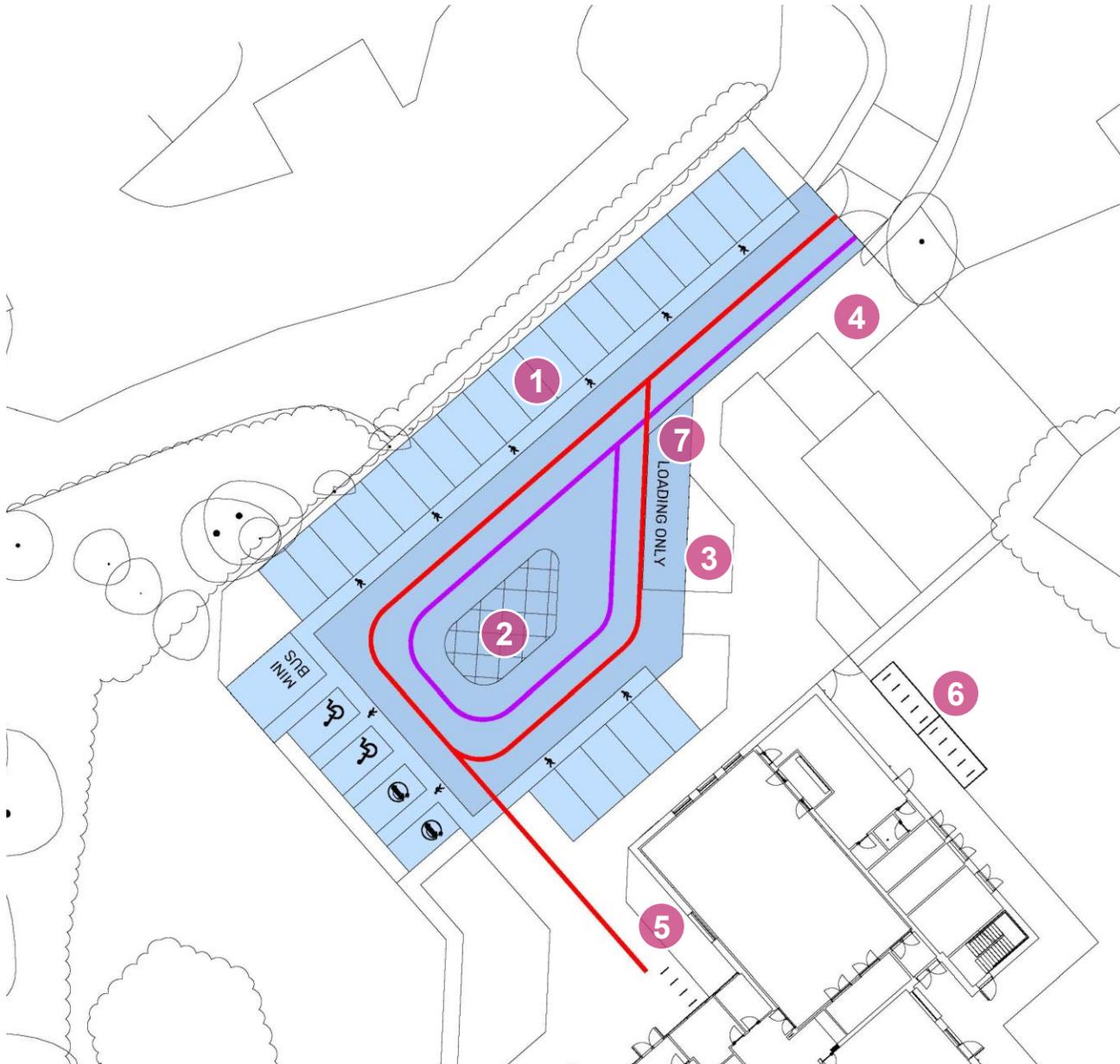


- Existing Block (to be demolished or removed)
- Existing Block (to remain)



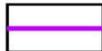
- 0. Retained vehicular and pedestrian access as existing, connecting to Station Road
- 1. New school staff and visitor car park with an increased number of parking spaces and a designated loading bay for deliveries
- 2. New single storey building, including 1.5 storey hall to northern corner
- 3. Early Years play area, securely enclosed
- 4. Main school play area for Infants and Juniors
- 5. Line marked hard court area (unfenced)
- 6. Retained and improved playing field area
- 7. Retained forest school area with new tree planting to periphery
- 8. Retained residential property (caretaker's house)
- 9. Retained trees to site boundaries



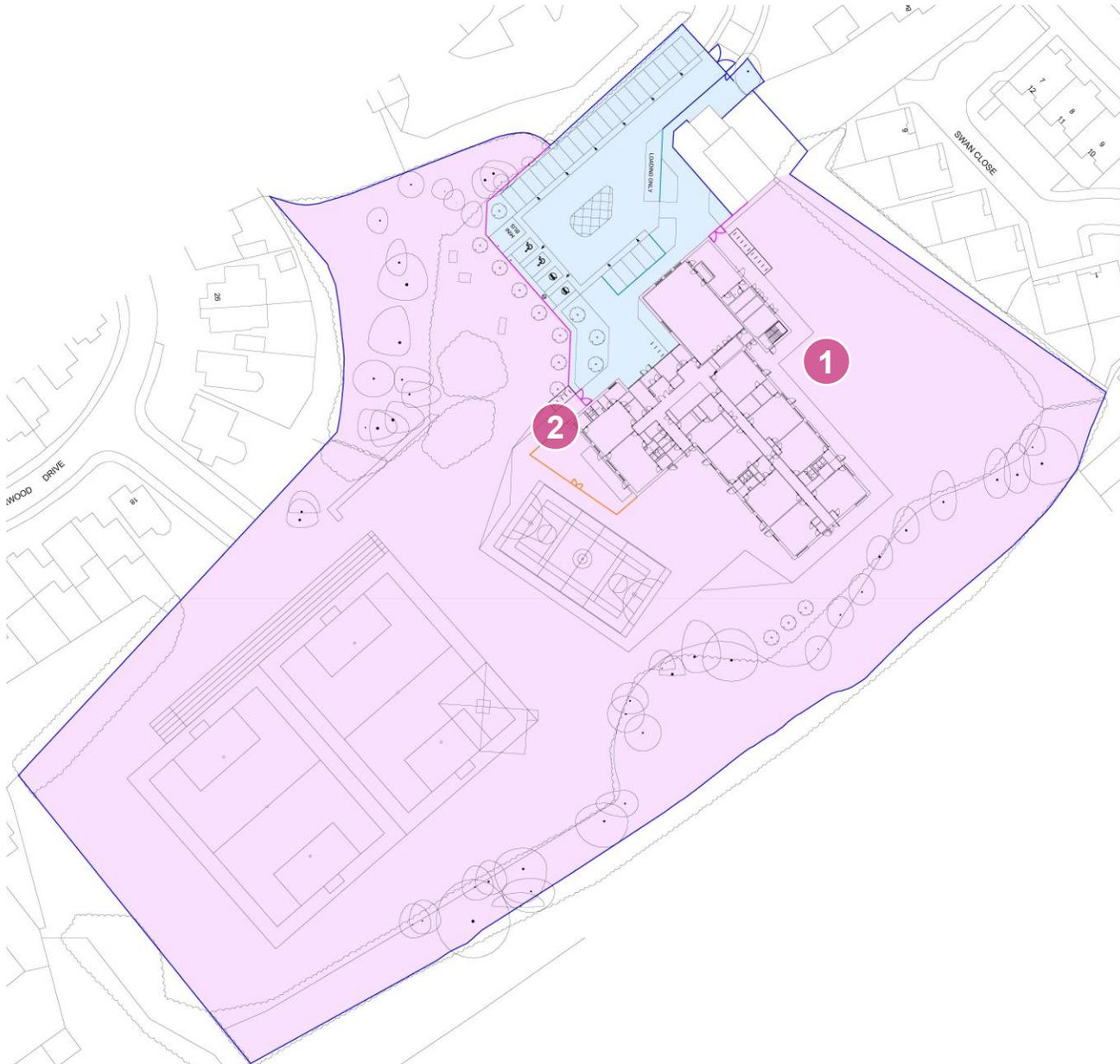


- 1. Increased parking provision for staff and visitors**
28 proposed bays, including 2 accessible and 2 electric vehicle; plus 1 mini-bus bay – this is significantly more than the existing 14 spaces
- 2. Effective looped parking arrangement**
- 3. Clear pupil & vehicle separation**
Fence lines and increased defensible planting to improve safety
- 4. Existing bin store and collection arrangements retained**
- 5. Visitor cycle parking (8 spaces)**
- 6. Staff and pupil cycle parking (20 spaces)**

LEGEND

-  Staff & Visitor Parking Spaces
-  Staff & Visitor Carriageway
-  Staff & Visitor Circulation
-  Emergency Vehicle Circulation





1. Secure area maximised

The design prioritises usable secure space.

2. Optional Dedicated Early Years access

A separate gate and collection zone supports safeguarding and controlled pick-up routines.

LEGEND

-  Secure School Zone (Staff & Pupil)
-  Controlled Zone (Staff & Visitor)
-  2.4m Secure Weldmesh Fencing (with matching lockable gates where indicated)
-  1.2m High Bowtop Railing (with matching lockable gates where indicated)
-  1.2m High Weldmesh Fencing (Existing relocated or replaced subject to condition)
-  Existing fence & gates retained (Subject to condition)



Visual – Aerial Site View from North-West



Visual – Aerial Site View from North



Visual - From Car Park looking towards New Building



Visual – New Building Front Entrance Elevation



Visual – Western Building Elevation and External Play Areas





Proposed Elevations



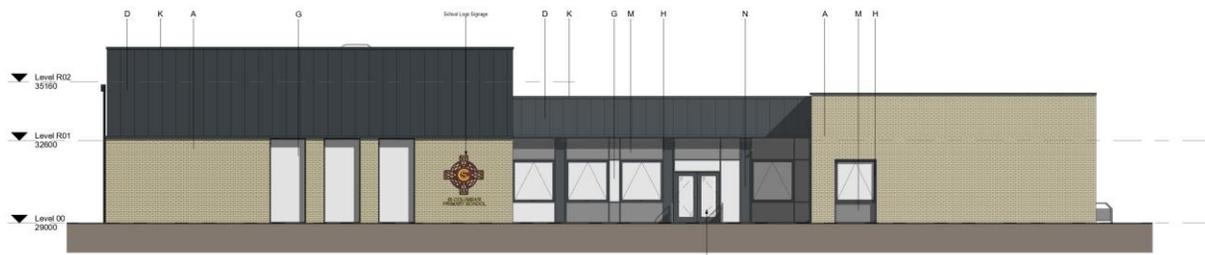
NORTH EAST ELEVATION
1 : 100



SOUTH EAST ELEVATION
1 : 100



SOUTH WEST ELEVATION
1 : 100



NORTH WEST ELEVATION
1 : 100

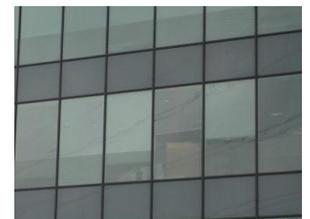
Proposed Materials



A) Cladding



B) Buff Brickwork

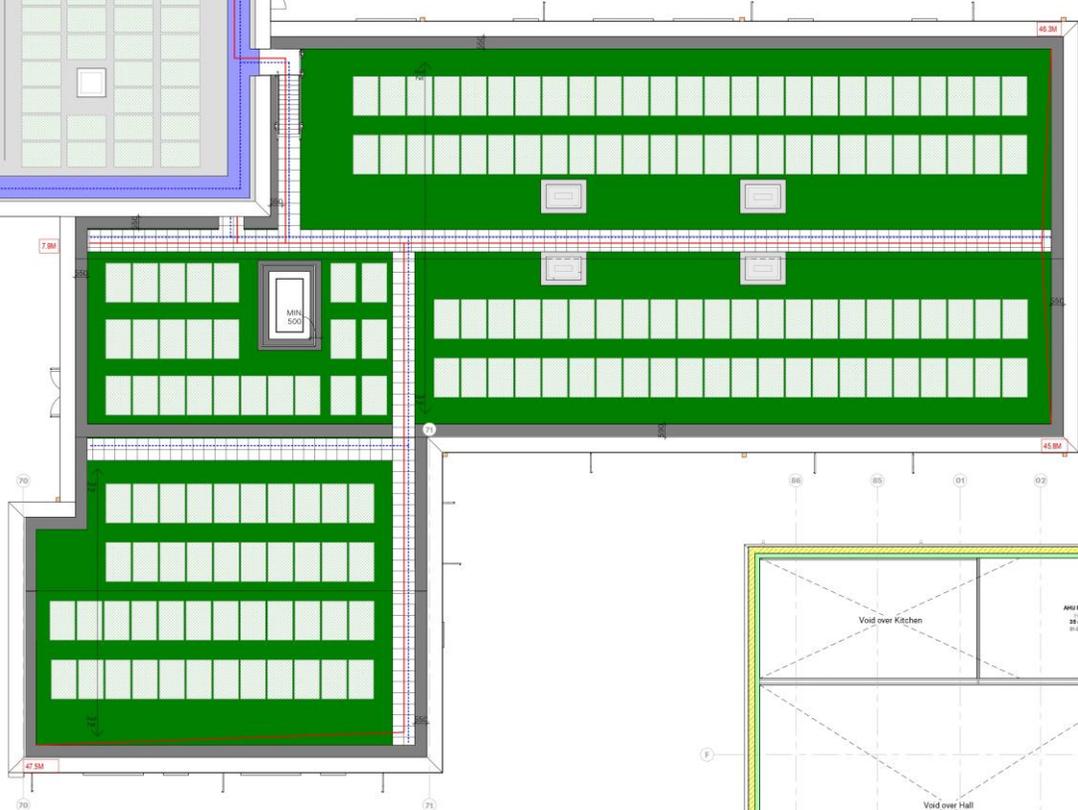
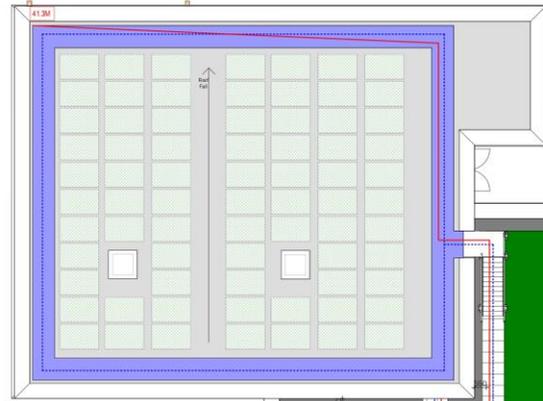


C) Windows/ Curtain Walling

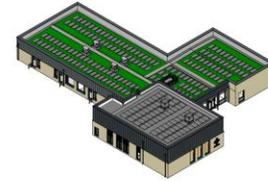
Ground Floor Plan



Roof Plan

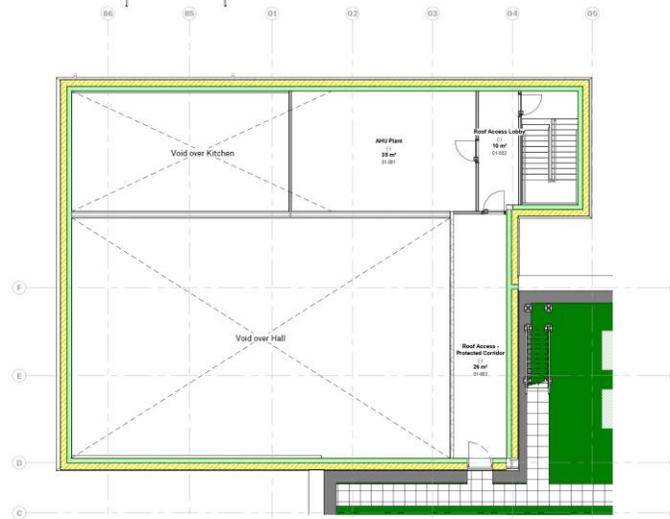


GA PLAN - LEVEL ROOF
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Indicative Roof Axonometric View

-  PV Zone arrangement by M&E (Indicative PV layout shown)
-  Green Roof
-  Paving Slab
-  Ballast
-  Main Access Routes
-  Fire Escape Route
-  Contrasting roof cap sheet to indicate walkways
-  Indicative RWP Hopper (Size & Detail by specialist to BS 6229)
-  Felt Roofing
-  Drainage Overflow (Size & Detail by Roofing Contractor)



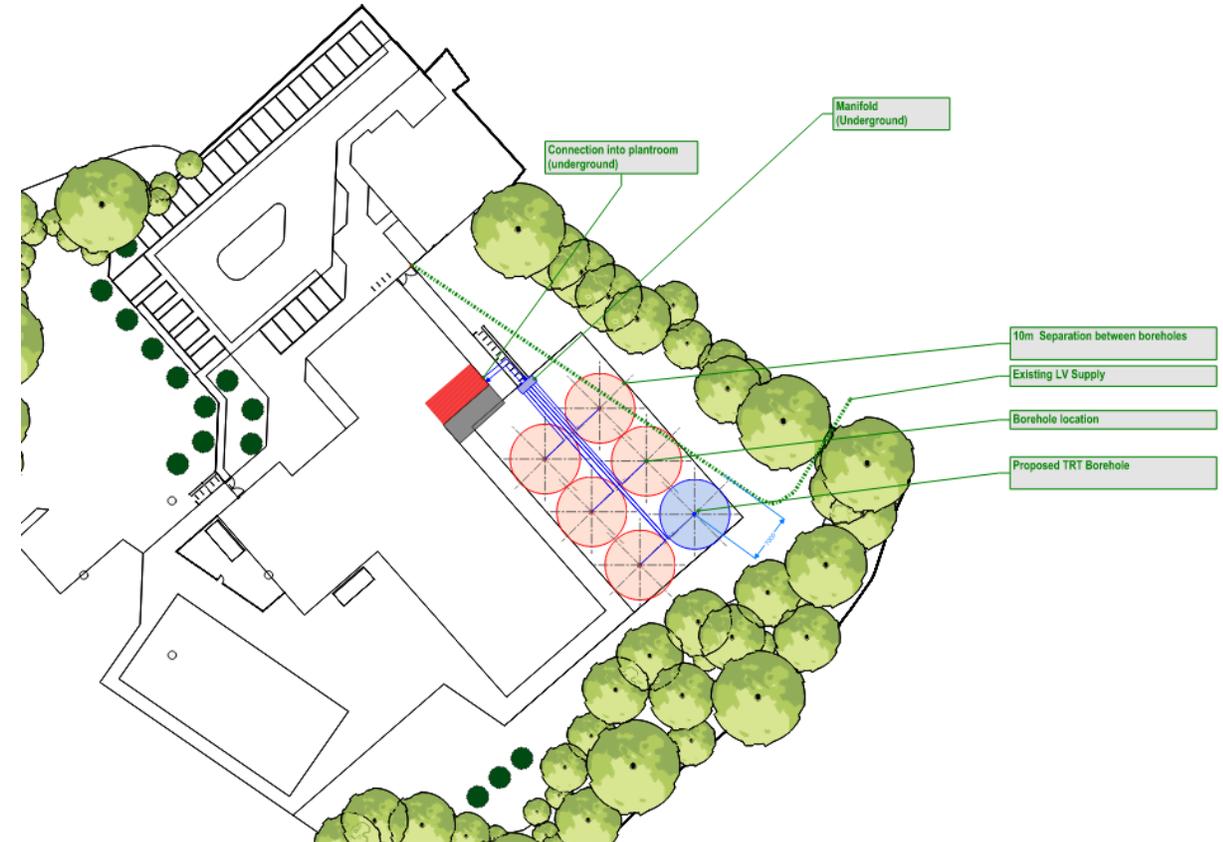
GA PLAN - LEVEL 01
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Visual - Cutaway Section through the Building

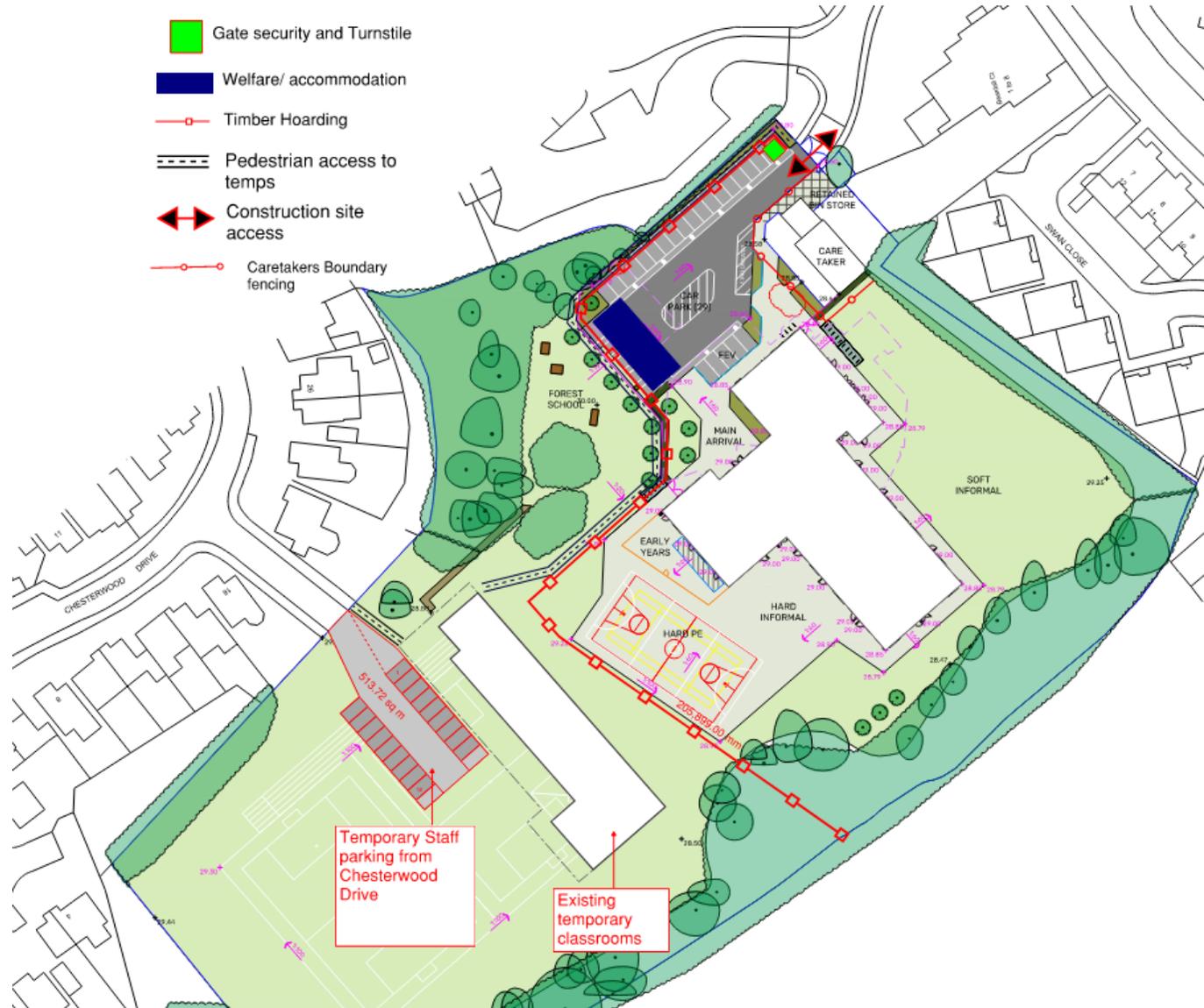


- The new building will be designed to have enhanced thermal performance to minimise energy demand.
- It will use low carbon and renewable energy solutions including ground source heat pumps for heating and solar panels on the roof. The project is aiming to achieve Net Zero Carbon in Operation.
- The new building will meet minimum standards for daylight to provide a high-quality internal environment and minimise the use of artificial light; and will mitigate overheating risk in warmer seasons and minimise heat loss during colder seasons through the optimisation of glazing area, shading, glass performance and window layout.
- It will maximise airtightness and levels of insulation to minimise heat loss.
- It will adopt energy efficient systems and fittings such as high efficiency LED lighting coupled with occupancy and daylight controls.
- Water efficient fixtures and fittings will be used.



Ground Source Heat Pump System

Site Logistics - Demolition and Construction Phase



The existing temporary building will remain in use until the new school building is completed.

Pupil and parent access will remain from Station Road during construction.

During construction, a temporary car park will be provided for school staff on the playing fields, which will be accessed from Chesterwood Drive.

Construction access for Galliford Try will be from Station Road.

There will be a pedestrian access no dig footpath to the temporary building. This will be illuminated via hoarding lights.

