



ST. ANNE'S  
CATHOLIC  
HIGH SCHOOL  
FOR GIRLS

ENFIELD: ST. ANNE'S CATHOLIC HIGH SCHOOL NEW  
ADDITIONAL STANDALONE SIXTH FORM BUILDING





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## EXECUTIVE SUMMARY

The purpose of this report is to provide key evidence in support of the Post-16 Capacity Fund 2023 to 2024 application for an additional Sixth Form building at St. Anne's Catholic High School in Enfield. The key elements include:

- Requirement to increase capacity by 63 places from 177 to 240 students
- Existing sixth form centre cannot be extended

In addition to this, the deliverability and cost certainty of the proposed works is confirmed via:

- Detailed project programmes provided by a contractor and a chartered surveyor
- Detailed condition report of the buildings to be demolished provided by a chartered surveyor
- Detailed risk register provided by a chartered surveyor
- Detailed, costed options appraisal provided in conjunction with the main contractor, chartered surveyor
- Procurement options considered
- Detailed cost and work breakdowns
- Details of cost per square metre of area

The above are not included in this document.

The following information confirms the need for the additional Sixth Form building in order to increase the number of student places by 63:

- Existing schedule of accommodation tool for 177 places
- Existing schedule of accommodation tool for 240 places without any expansion to facilities
- Proposed schedule of accommodation tool for 240 places

### **Existing Sixth Form Centre Summary**

- The existing Sixth Form centre was constructed around 8 years ago by Wilby and Burnett, following a brief set out by the school, and the Diocese of Westminster.
- The brief detailed facilities and spaces that the school required based on an on-rolle student number of 177 places.
- Areas include a large common room with small kitchenette facilities, two study zones, an office, and eight classrooms; four of which are capable of being divided by a moveable partition to create smaller teaching spaces.
- There are also two stairwells, a lift, associated toilet facilities and plant.
- The building is three storeys and sits alongside Oakthorpe Road.
- Materials include yellow brick, a mansard roof, tall metal windows and clear signage to the east and west elevations.

### **Extent of Impact – A Successful Bid**

A successful bid will allow the expansion of the Sixth Form by 63 places and provide more key dedicated facilities for sole use by the Sixth Form. It will allow the school to extend its offer in STEM subjects, Computer Science and Media, enabling the school to accommodate the bulge within the borough and help nurture the next generation of women leaders in areas of national shortages.

Additionally, the introduction of T Levels will result in more girls being skilled and qualified in vocational curriculum to better meet the demands of local employers. It will also bring in additional revenue for the school by allowing them to let the space on the second floor, which has capacity for 242 seated people, and includes a kitchen and toilet facilities. This area can be kept separate from the rest of the building through design measures such as key card entry to student zones and clear, effective wayfinding.

The opportunity of an expanded offer has been met with excitement from students and staff alike.

The school is proactive in the development of its site via its Masterplan, in recent years providing for a marquee (for student use, art shows, external events), a new indoor student gym and a picnic area. Below depicts the school Masterplan.

### **Proposal**

The application proposal is to create an additional standalone multi-use sixth form building adjacent to the existing sixth form building at St. Anne's Catholic High School for Girls in Enfield. The building will incorporate key facilities that are currently not provided including:

- A dedicated library and study area for use by the sixth form students;
- Two dedicated science classrooms with prep room and store;
- The Mary Agnes House unit, which will be relocated from one of the existing buildings to be demolished;
- A dedicated media center for use by ICT and business studies with an adjacent media room for photography development and the arts; and
- A new 242-person capacity function space for use by the school and to be let to external users to increase the school's revenue

**Masterplan**



The above masterplan shows key areas of the site outlined for future improvements.

**KEY**

<b>A</b>		Marquee ✓ <i>Achieved</i>
<b>B</b>		Tranquility Area (Reading / Literacy)
<b>C</b>		Inclusion Centre
<b>D</b>		New Floor for 7FE
<b>E</b>		Landscape / break out for 6th Form
<b>F</b>		Indoor Gym ✓ <i>Achieved</i>
<b>G</b>		Outdoor Gym Area
<b>H</b>		Picnic Area ✓ <i>Achieved</i>
<b>I</b>		New 6th Form Block

The school's ambitions and values are intrinsic to the Masterplan and will reflect and support the implementation of a number of school Strategic Priorities and Objectives:

#### Suitability

- To provide spaces and places that meet 21st century teaching, learning and support service need and enable provision of high-quality teaching and learning delivery.

#### Scale

- To ensure that the scale of the school estate is appropriate in size and configuration, exploring opportunities to collaborate and share, responding to new demands and reviewing space requirements on an ongoing basis.

#### Flexibility

- To develop, configure and maintain a flexible and efficient estate to meet the changing demographic needs in Enfield and across London.
- Buildings that suit different teaching and learning styles and approaches, and through use of technology help generate engaging, exciting and innovative learning opportunities.

#### Sustainability

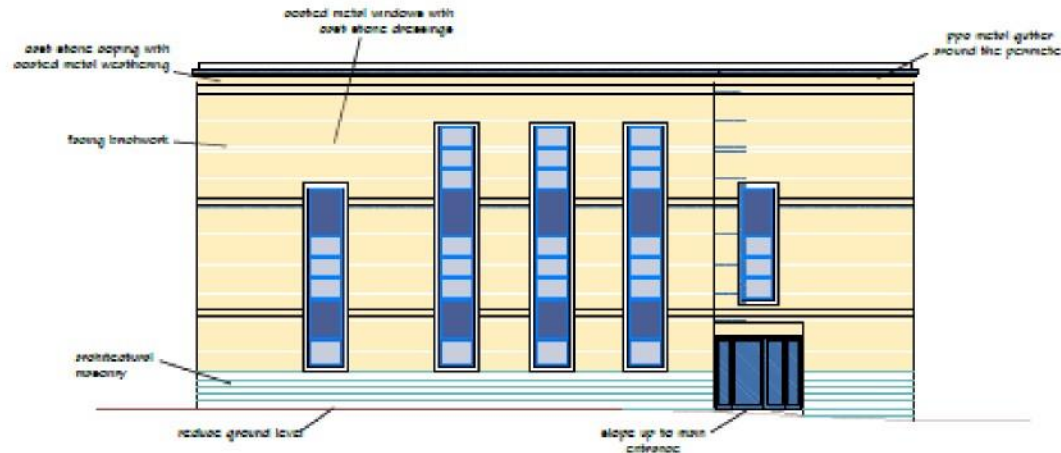
- To address our climate change responsibilities and achieve carbon reduction by consideration and analysis of the environmental impact of our activities, undertaking an inclusive approach that will involve our staff, students, stakeholders and communities.

#### **Conclusion**

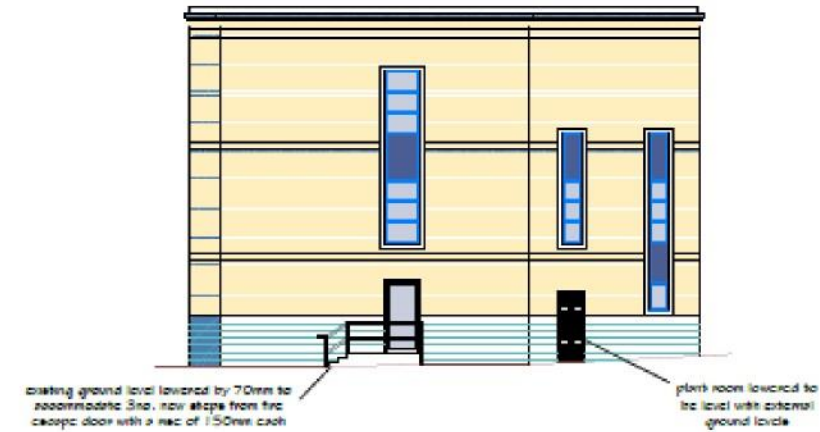
We have carefully planned that this building will not negatively impact any neighbouring building or local residents. The building will be situated next to our existing Sixth Form building and will not obscure light or views.

# elevations (illustrative purposes only)

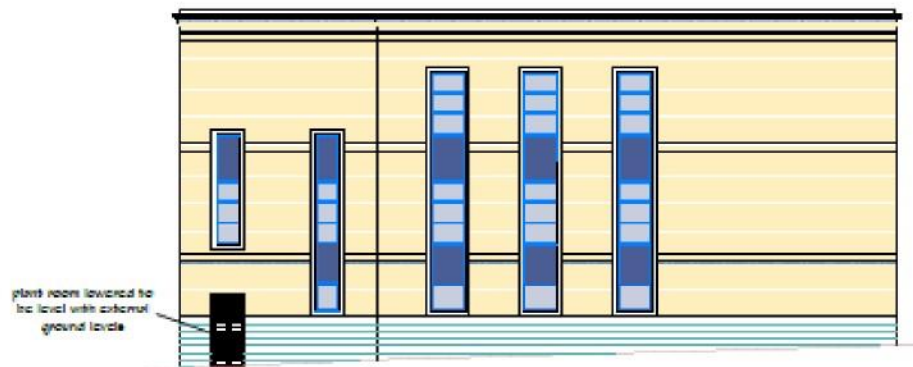
WEST ELEVATION



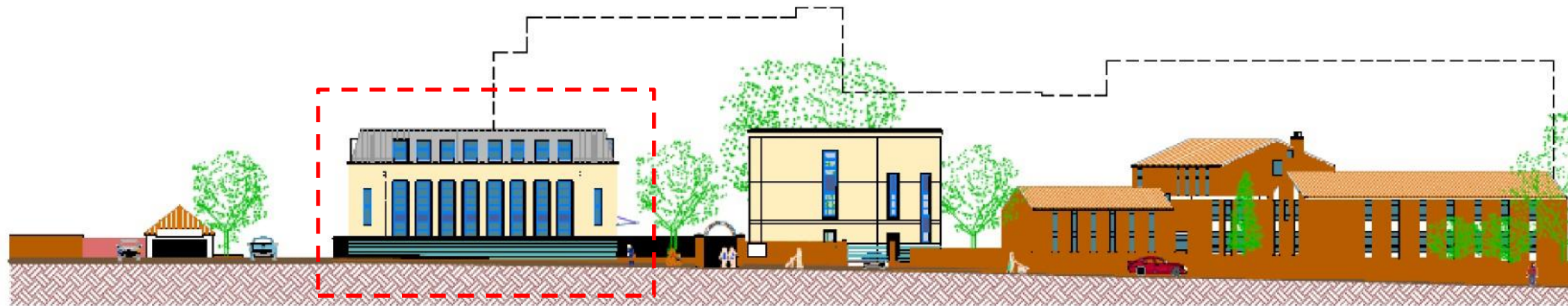
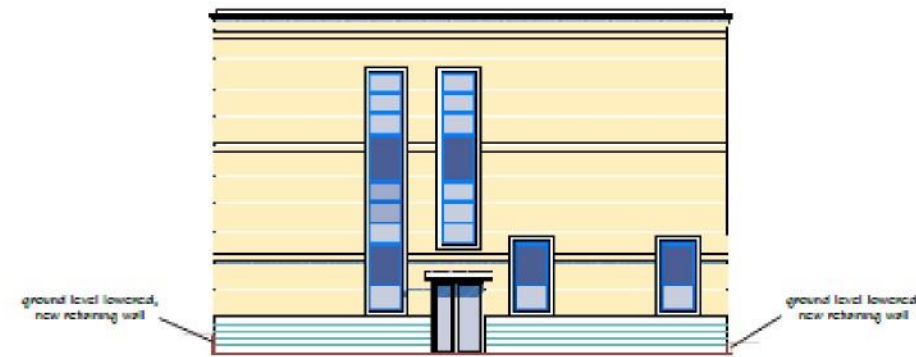
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



CONTEXT ELEVATION

1:50 @ A1 0 1 2 3 4 5 6 7 8 9 10m

ALL WORKING DRAWINGS TO BE CHECKED ON SITE.  
 DIMENSIONS TO BE TAKEN IN ACCORDANCE TO SCALE.  
 ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERENT SCALES  
 AND BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE  
 CONSIDERED TO BE HOPPED AS SUPPLEMENTARY SPECIFICATIONS.  
 COPYRIGHT RESERVED.

FEAS

EXTENSION TO SIXTH FORM  
 CENTRE for  
 ST ANNE'S CATHOLIC HIGH  
 SCHOOL, PALMER'S GREEN  
 N

DIocese of WESTMINSTER

ELEVATIONS AS PROPOSED

**WILBY & BLUNETT LTD**  
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OCTOBER 2022 MY

1:100 @ A1  
 1:200 @ A1

**Key Milestones**

The following key milestones are noted on the detailed project programme plan and highlighted below:

<i><b>Stage</b></i>	<i><b>Date</b></i>
<i>Feasibility Complete</i>	October 2022
<i>Concept Design Complete</i>	November 2022
<i>Post-16 Bid Submitted</i>	November 2022
<i>Planning Application Submitted</i>	February 2023
<i>Post-16 Bid Approved</i>	May 2023
<i>Contractor Appointed</i>	May 2023
<i>Work Commencement</i>	June 2023
<i>Completion &amp; Handover</i>	August 2024