



Department  
for Education

GallifordTry

# ST JOHN VIANNEY CATHOLIC PRIMARY SCHOOL

Redevelopment  
Proposals

June 2026



## Scheme Overview

- The redevelopment of St John Vianney Catholic Primary School funded by the Department for Education (DfE) 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 420 pupils (Reception to Year 6) and 52 FTE nursery places (ages 3-4), 38 full time staff and an additional 2-4 part time staff working each day (39/40 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 Lindisfarne Block) and 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 both the new school building and the works to the Lindisfarne Block are completed. There will be no change to the location of the pedestrian and vehicular access from Hillhead Road.
- The new school building will be a 2-storey building including a 1.5 storey hall (approximately 2093m<sup>2</sup> GIFA). Externally, there will be reconfigured landscaping and improved car and cycle parking.
- The new school building will meet modern environmental standards through minimising energy demand and using low carbon and renewable energy solutions, including photovoltaic panels and air source heat pumps on the roof.
- Subject to planning permission, the school redevelopment is expected to commence in Autumn 2026 with expected completion for occupation by the school in Spring 2028.

# Site as Existing



- Existing Block (To be Demolished)
- Existing Block (To Remain)

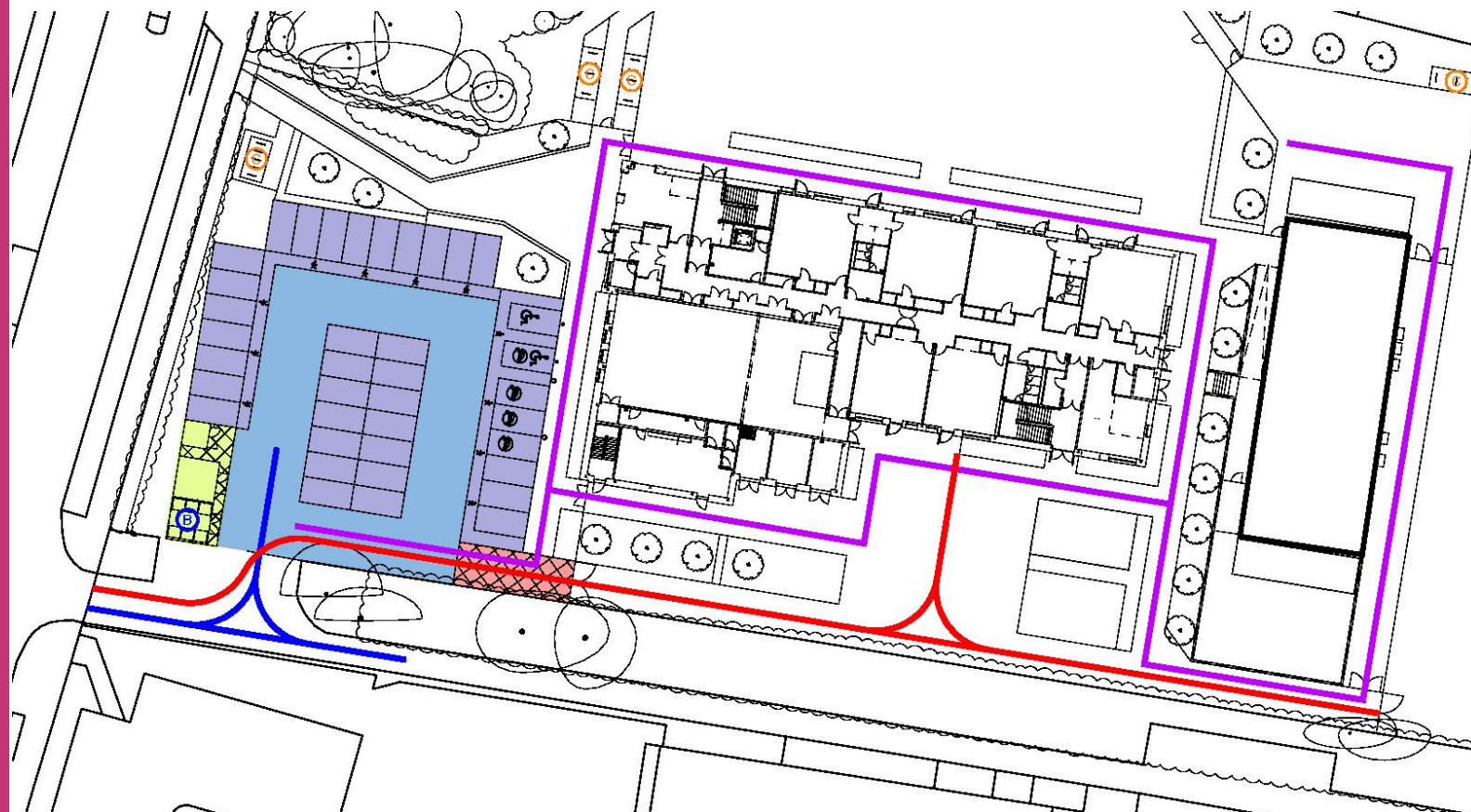
## Site as Proposed



## Legend

1. Pedestrian Arrival
2. Main Entrance
3. Early Years Entrance
4. Infant & Juniors Entrance
5. Hard PE & Play
6. Nursery Play
7. Reception Play
8. Soft PE & Playing Field
9. Informal Social & Learning
10. Emergency & Maintenance Access
11. Loading Bay
12. Staff & Visitor Car Park
13. Refuse Store & External Plant
14. Retained Vehicle Entrance

# Parking and Vehicle Access



## Existing Parking

- 36 car parking spaces for staff and visitors only. 18 of these spaces however, require double parking.
- 1 disabled space
- No Electrical Vehicle Charging Point (EVCP)
- 8 covered cycle spaces

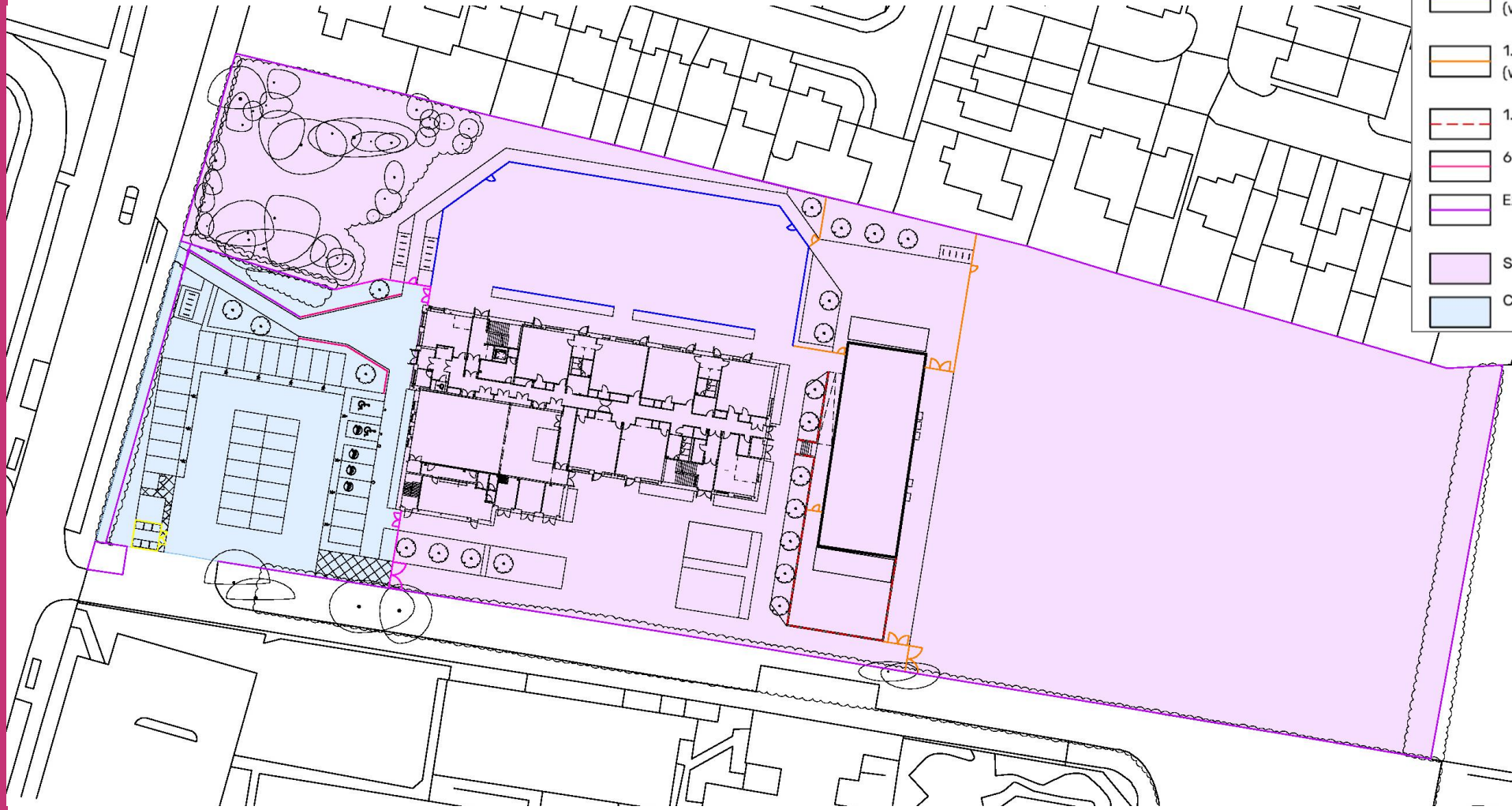
## Proposed Parking








- 36 standard staff/visitor spaces
- 2 disabled spaces
- 4 EV chargers (3 standard, 1 disabled spaces)
- 1 designated loading bay
- 40 covered cycle parking spaces

### LEGEND

- Staff & Visitor Vehicle Parking (38no. inc. 2no. DDA)
- Staff & Visitor Vehicle Circulation
- Designated Loading Bay (1no.)
- Designated External Service Area (Refuse & Sub Station)
- Emergency Service Vehicle Route
- Refuse & Maintenance Vehicle Route
- MEWP
- Refuse Store
- Cycle Storage (40no. inc 10 Visitor + Staff)

# Landscape / Access & Security Strategy



LEGEND	
	1.0m Rebound Sport Fencing (with matching lockable gates where indicated)
	2.4m 358 Security Weldmesh Fencing (with matching lockable gates where indicated)
	1.8m Closeboard Timber Fencing (with matching manually operated gates where indicated)
	1.2m Bowtop Railing (with matching lockable gates where indicated)
	1.2m Flat Bar Balustrade & Handrails
	600mm Timber Diamond Knee Rail
	Existing Boundary Retained
	Secure School Zone (Staff & Pupil)
	Controlled Zone (Staff & Visitor)

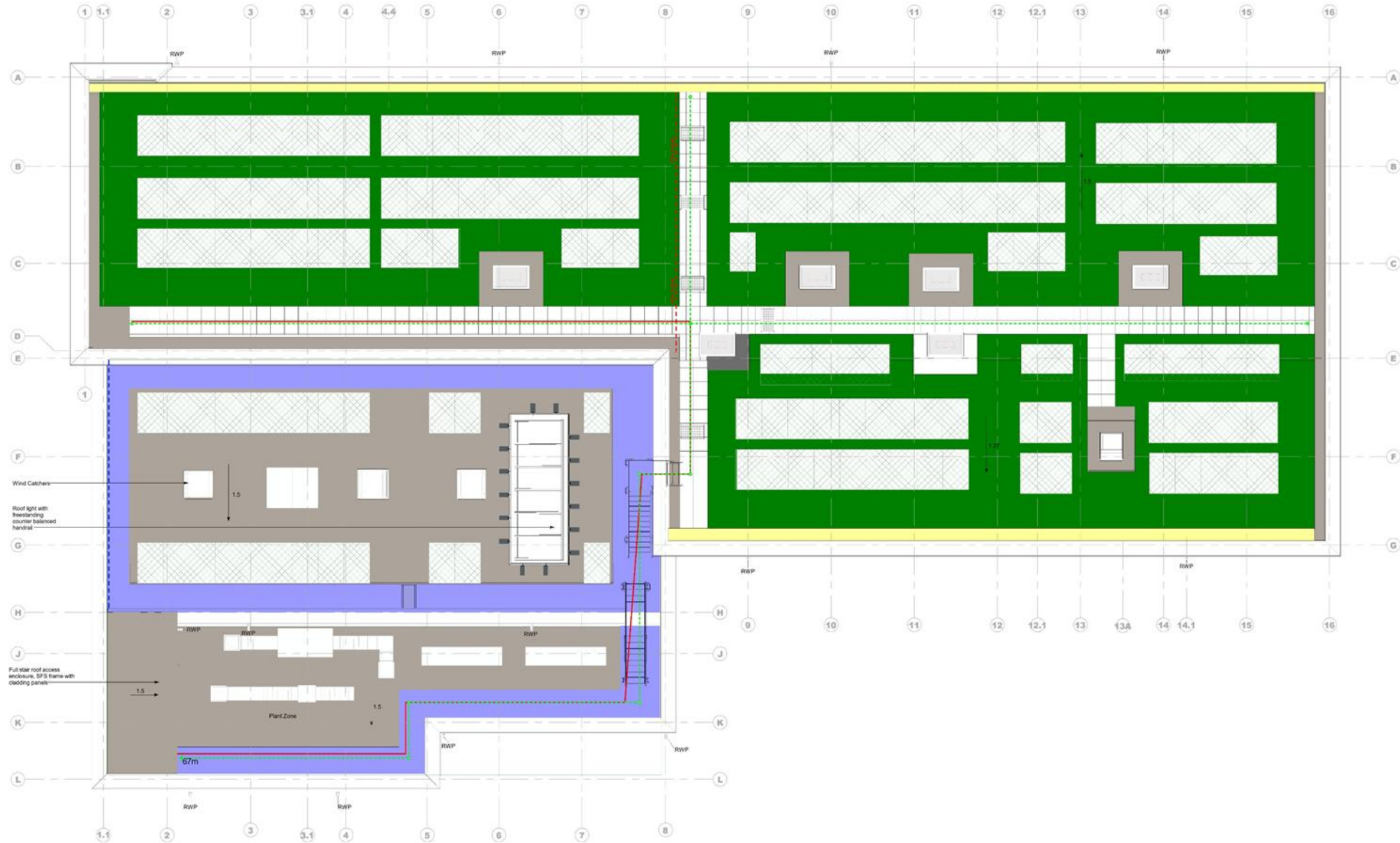
# Proposed GA Plan - Ground Floor



# Proposed GA Plan - First Floor



# Proposed Roof Plan

















# Proposed Elevations



SOUTH ELEVATION



WEST ELEVATION

# Proposed Elevations



**NORTH ELEVATION**

1 : 100



**EAST ELEVATION**

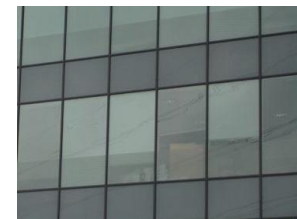
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**A) Cladding**



**B) Buff Brickwork**



**C) Windows/ Curtain Walling**

## Sustainable Design

- 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 air source heat pumps for heating and photovoltaic panels on the roof.
- 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.



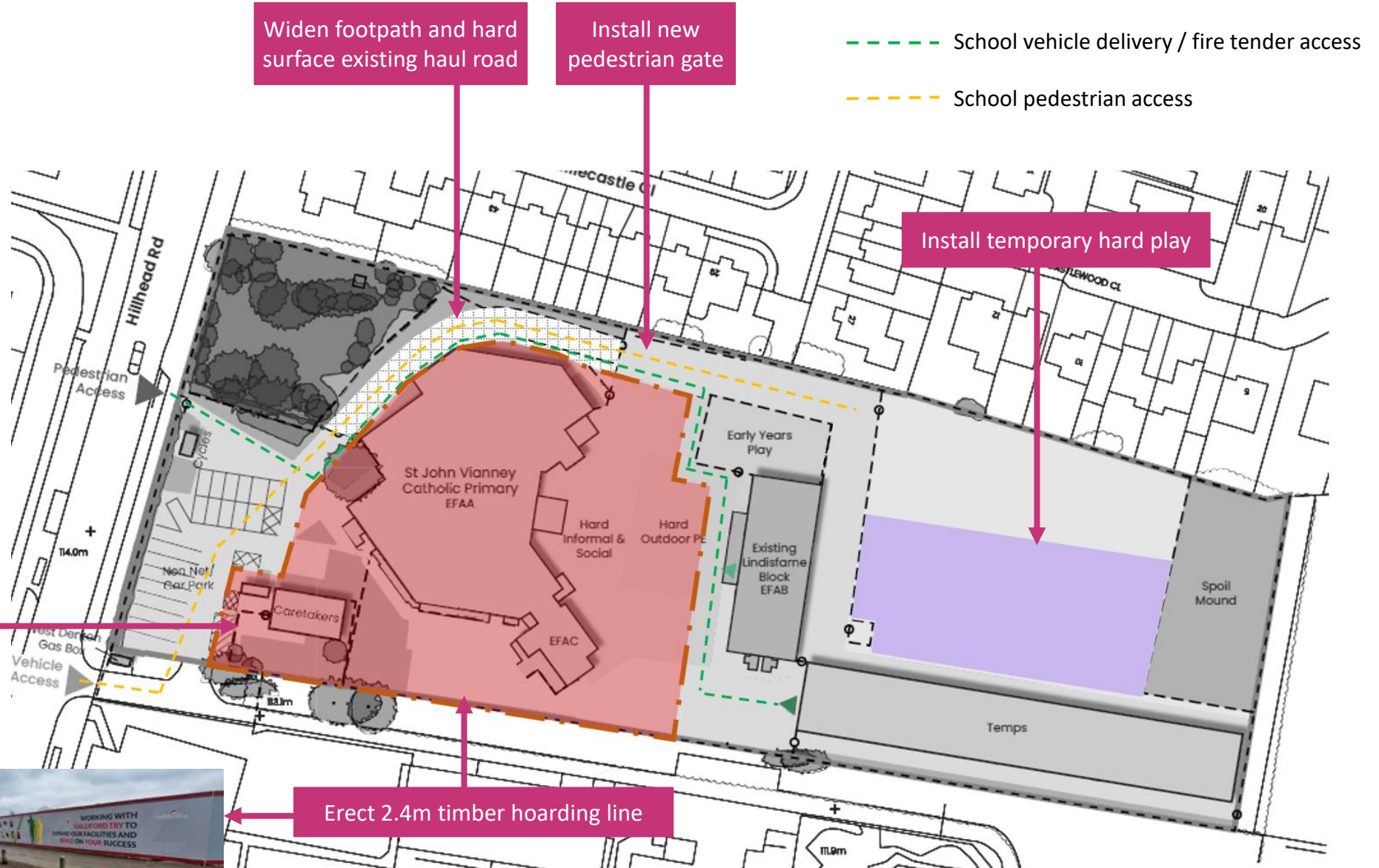
# Construction Logistics – Early Works 2026

## Early Works 1 – Summer/Autumn 2026:

- Erection of hoardings around the demolition area, including site entrance gates
- Widen and extend footpath, remove bog mats and hard surface existing temporary haul road
- Installation of a temporary hard play area

## Early Works 2 – Autumn/Winter 2026:

- Asbestos removal and demolition of existing school buildings (EFAA and EFAC) and Caretaker’s house
- Diversions and cable installation
- Demolition vehicles to be managed by a GT gate person



Erect 2.4m timber hoarding line

Install site entrance gate

Widen footpath and hard surface existing haul road

Install new pedestrian gate

Install temporary hard play

--- School vehicle delivery / fire tender access  
 --- School pedestrian access

## Construction Logistics – Main & Lindisfarne Works

Main works Phase 1 – Commencing early 2027 for approximately 12 months:

- New build construction period
- Full site set up with welfare building, gate house, pedestrian route.
- Site access managed by full time gate person.
- All deliveries managed by online vehicle booking in system
- Carpark works completed summer 2027.



Lindisfarne works Phase 2 – Commencing early 2028 – Spring 2028:

- Main school new building now operational including new office/reception
- Hoarding line amended
- Early years move into the existing temporary school building.
- Lindisfarne works completed by GT from northern access route.



# Construction Logistics – Reds10 removal & Playing field / Hard Play Works

Reds10 temporary accommodation removal works Phase 2 – Spring/Summer 2028:

- Hoarding line amended
- Removal of Temps by Reds10
- No works by GT in this period



Playing field and hard play works Phase 2 – Summer 2028:

- Remove temp hard play
- Construct playing field
- Completion of new hard play area

