

Rawlins Academy Redevelopment

WELCOME

Find out more



Why A New School?

Following close collaboration between the Embrace Multi Academy Trust and the Department for Education, Rawlins Academy has secured approval for a replacement school.

The Rawlins Academy, in partnership with The Embrace Trust are excited and committed to delivering a **well designed, high-quality school** alongside **significant enhancements** to the sports provision and local community facilities. It presents a unique opportunity for the school and the wider community to come together to support a successful development that delivers **first class educational and community facilities**.

The feedback that we receive from this Public Consultation Event provides an **important opportunity to share** our current proposals in advance of a formal planning application submission and answer any questions that you may have.

The existing buildings are no longer fit for modern educational needs as the age, condition and dispersed layout is creating challenges for day-to-day operation of the school.

The new purpose-built school will provide a **modern, inclusive, sustainable and energy-efficient** learning environment, designed to support high-quality education while **meeting the needs of pupils, staff, visitors and the wider community**.

Built to the latest standards, the new school will enhance environmental performance and create an inspiring space that **supports learning, wellbeing and achievement for generations to come**.



Social Value

Supporting education

-  Inspiring future careers
-  Developing confidence and employability skills
-  Connecting students with industry experience
-  Supporting brighter futures for young people



Creating opportunities

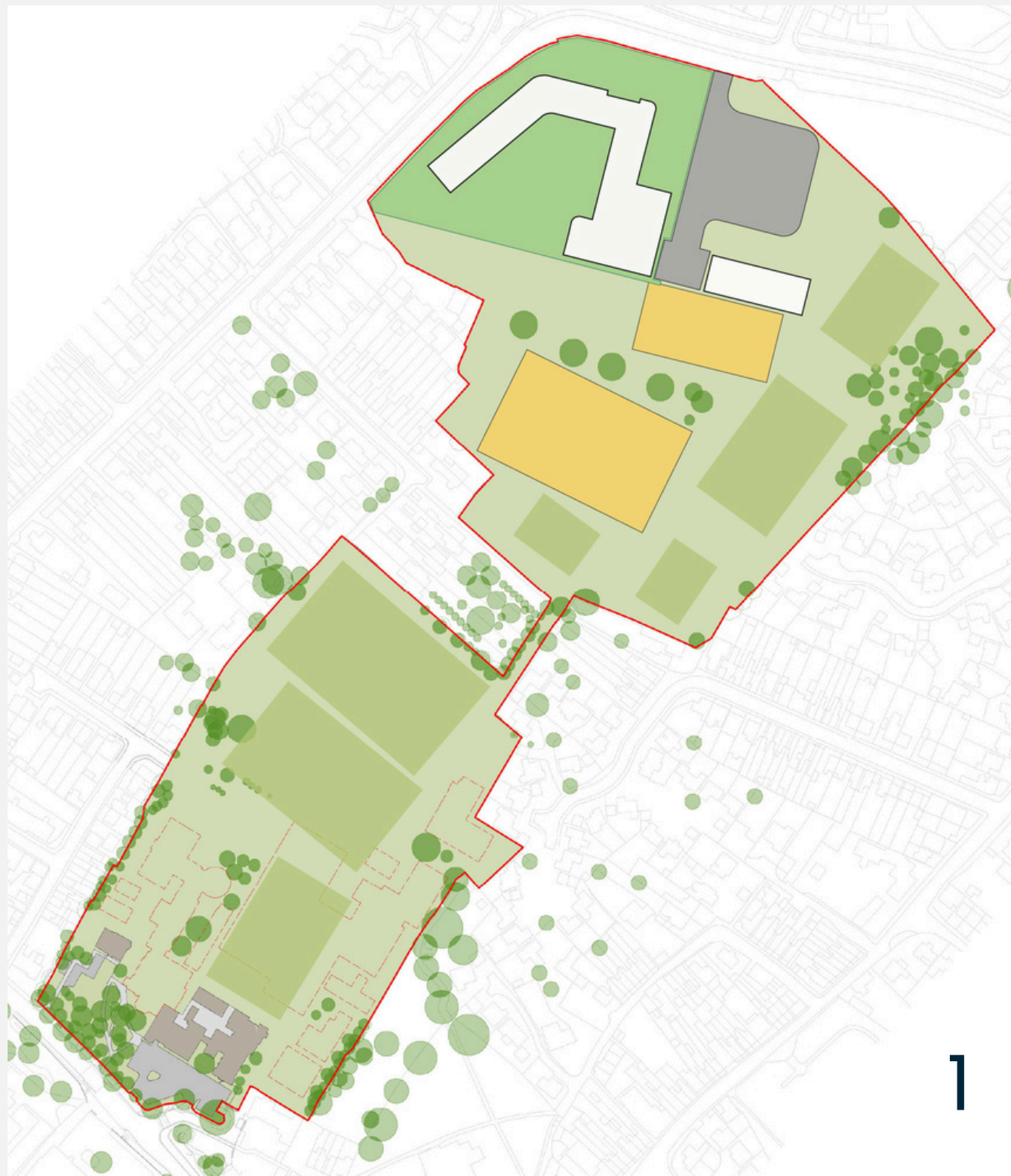
-  Opening pathways to employment and apprenticeships
-  Investing in local skills and talent
-  Supporting local businesses and communities



Build Location

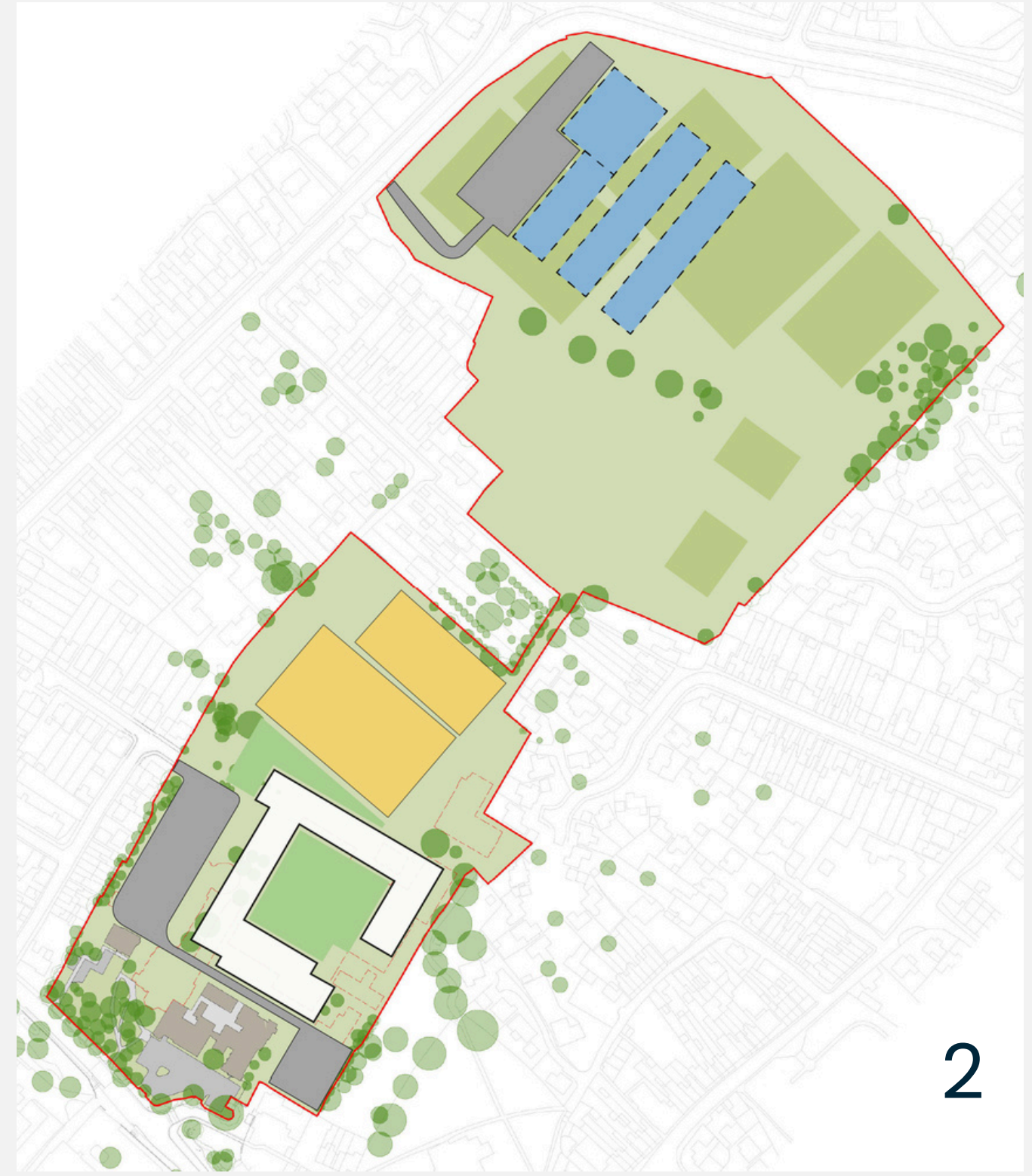


Why Location Zones 1 & 2 Are Not Feasible



Building location zone 1: Playing fields

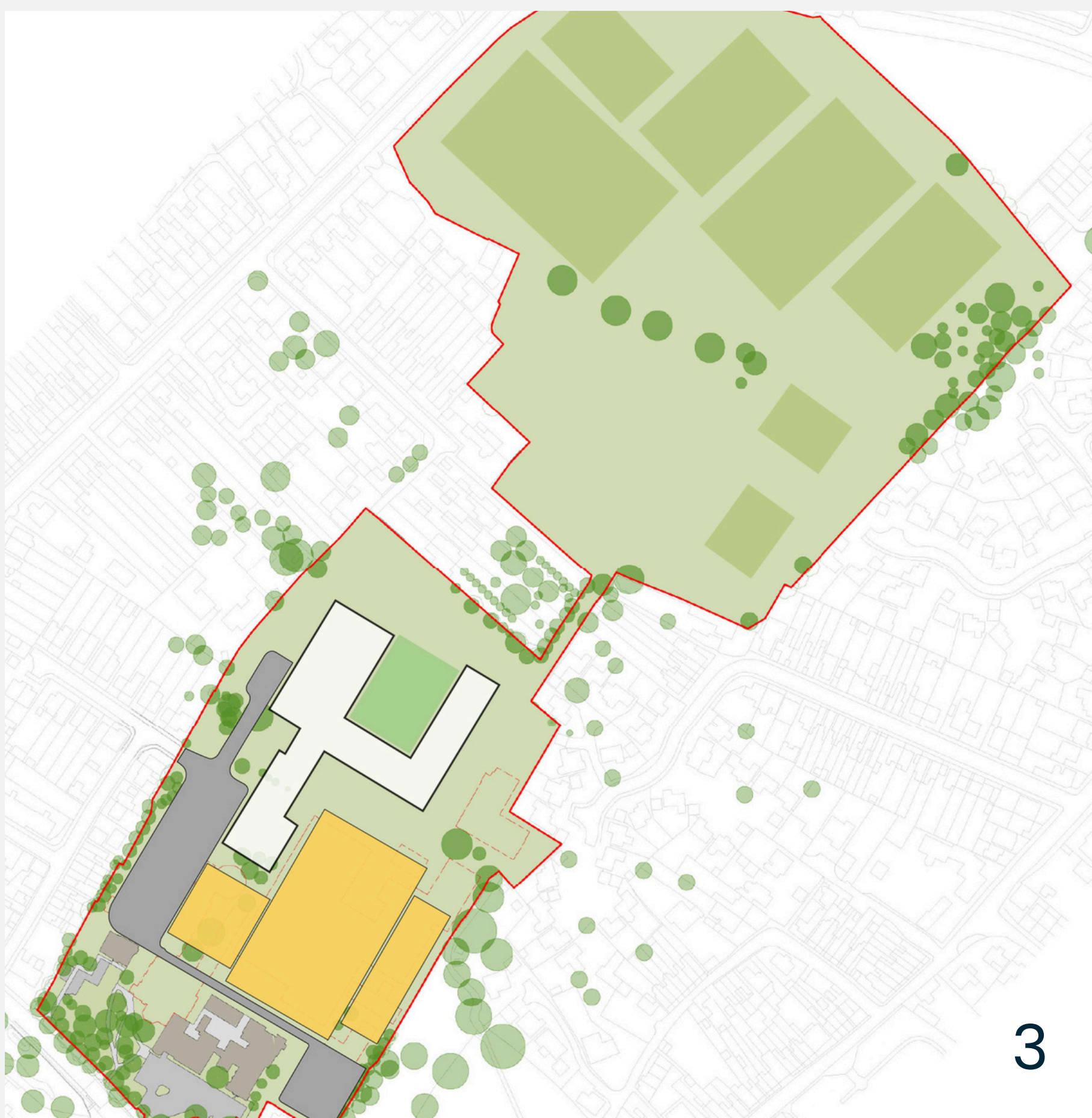
- Located within an area of significant flood risk
- Requires extensive flood mitigation and engineering works, increasing cost and programme risk
- Separates the new school from the retained historic buildings, creating operational challenges
- Results in a less cohesive campus and limits future use of the retained buildings
- Significantly impacts sports facilities and playing fields during construction



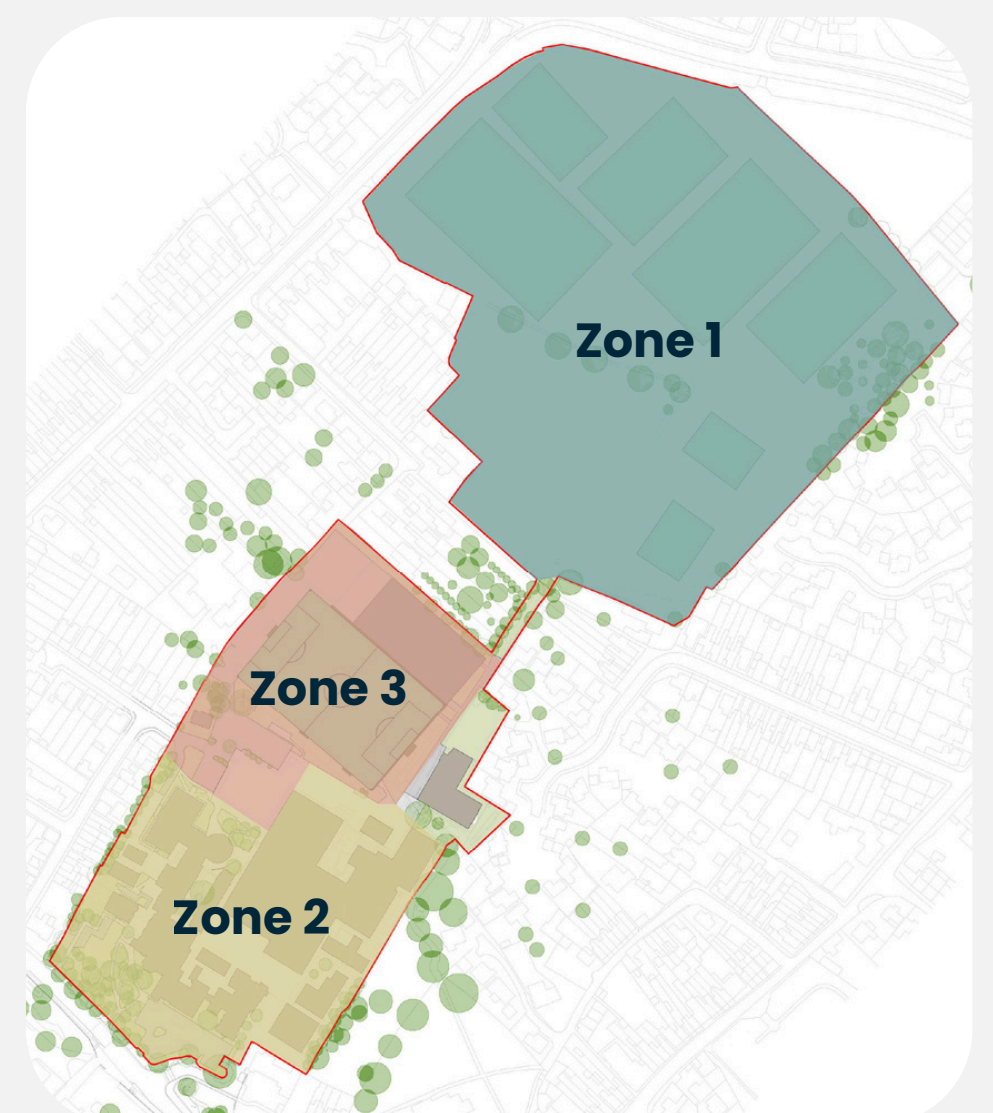
Building location zone 2: Existing building footprint

- Requires extended use of temporary accommodation during construction
- Temporary accommodation would be located in an area of higher flood risk
- Continued reliance on the existing Public Right of Way, creating operational and safeguarding challenges
- Introduces a larger building close to the retained historic buildings, increasing heritage and townscape concerns
- Significantly impacts sports facilities and playing fields during construction

Build Location Zone 3 – Why location Zone 3 was selected



- Avoids the areas of highest flood risk
- Enables the school to remain operational throughout construction
- Creates an efficient school layout with teaching, sports and community facilities integrated into a single building
- Retains important historic buildings and mature trees, helping to preserve the character of the site
- Minimises the impact on neighbouring properties and makes best use of the existing school site



Phasing Strategy



Phase 1: New Build Construction

- Form temporary access (Meynell Road) for all construction traffic
- Form compound
- Form temporary all weather pitch (AWP)
- Form temporary car park for sixth form, staff and community parking

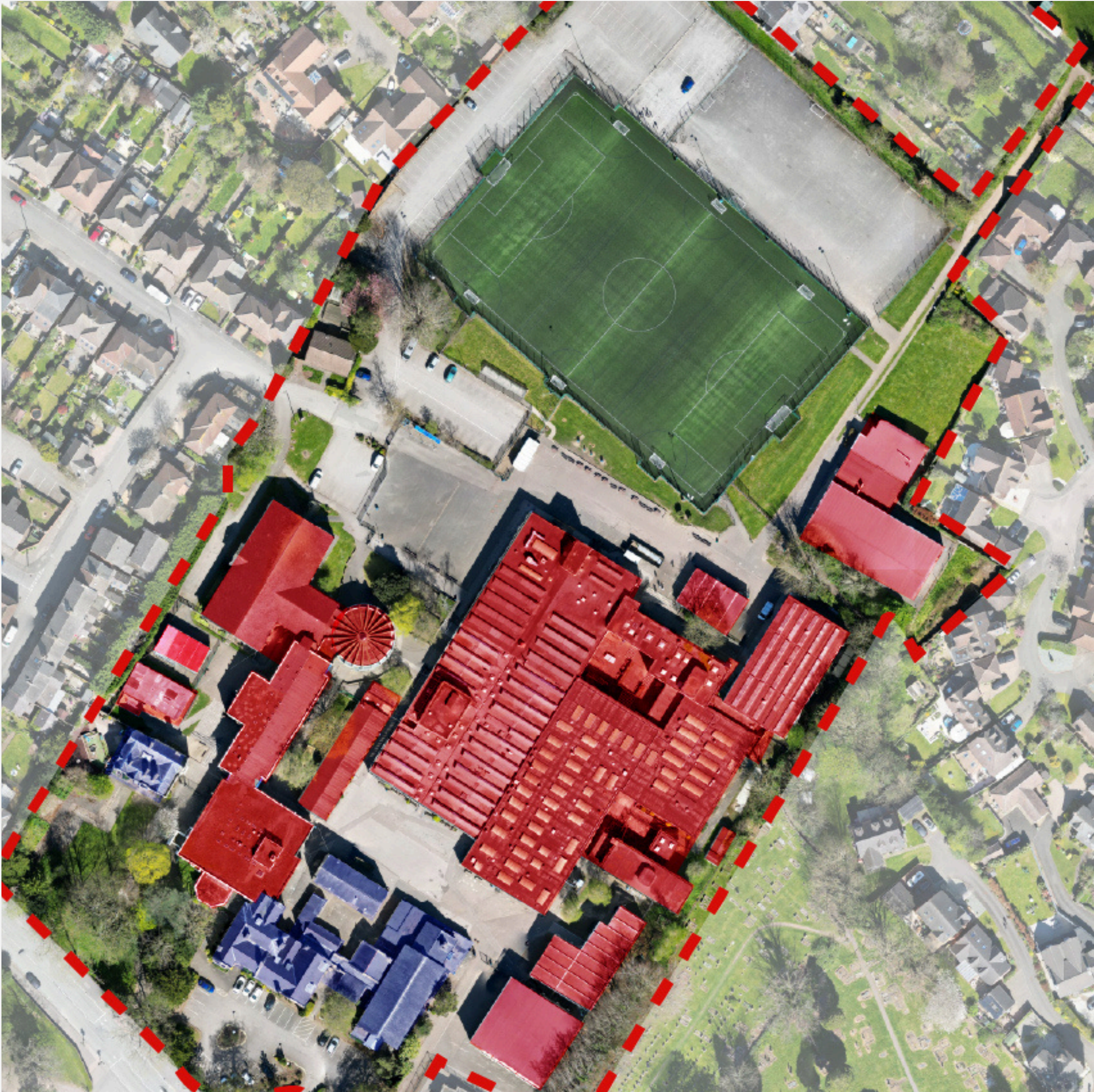
Phase 2: Asbestos and Demolition

- School is decanted into new building
- Asbestos removal and demolition of existing school buildings (marked in red)
- Associated services provisions and diversions for safe removal
- All construction traffic remains from Meynell Road



Phase 3: External Works

- New landscaping and sports pitches are constructed
- Temporary car park, AWP, compound and haul road with temporary access on Meynell Road removed
- Field and sports pitches reinstated



Retained buildings

The historic buildings on Loughborough Road **will be retained** to preserve the character of the Conservation Area.

The buildings **will be repurposed** by the Trust, ensuring they remain occupied and maintained. The existing nursery will remain, continuing to service the local community.



Church Lane

- Additional access from Church Lane. This is restricted with a narrow gate, substation, existing historic wall and mature trees
- Pupils primarily arrive on foot from Loughborough Road and via the pedestrian route through the churchyard, with buses stopping on Loughborough Road

Existing site access



Sarson Street

- Main vehicle access to the school and car park is from Orchard Estate and Sarson Street
- This is a narrow residential street with on-street parking



Barrow Road

- Vehicle access gate only into sports field
- Pedestrian access to the northern playing fields is via a narrow route linking them





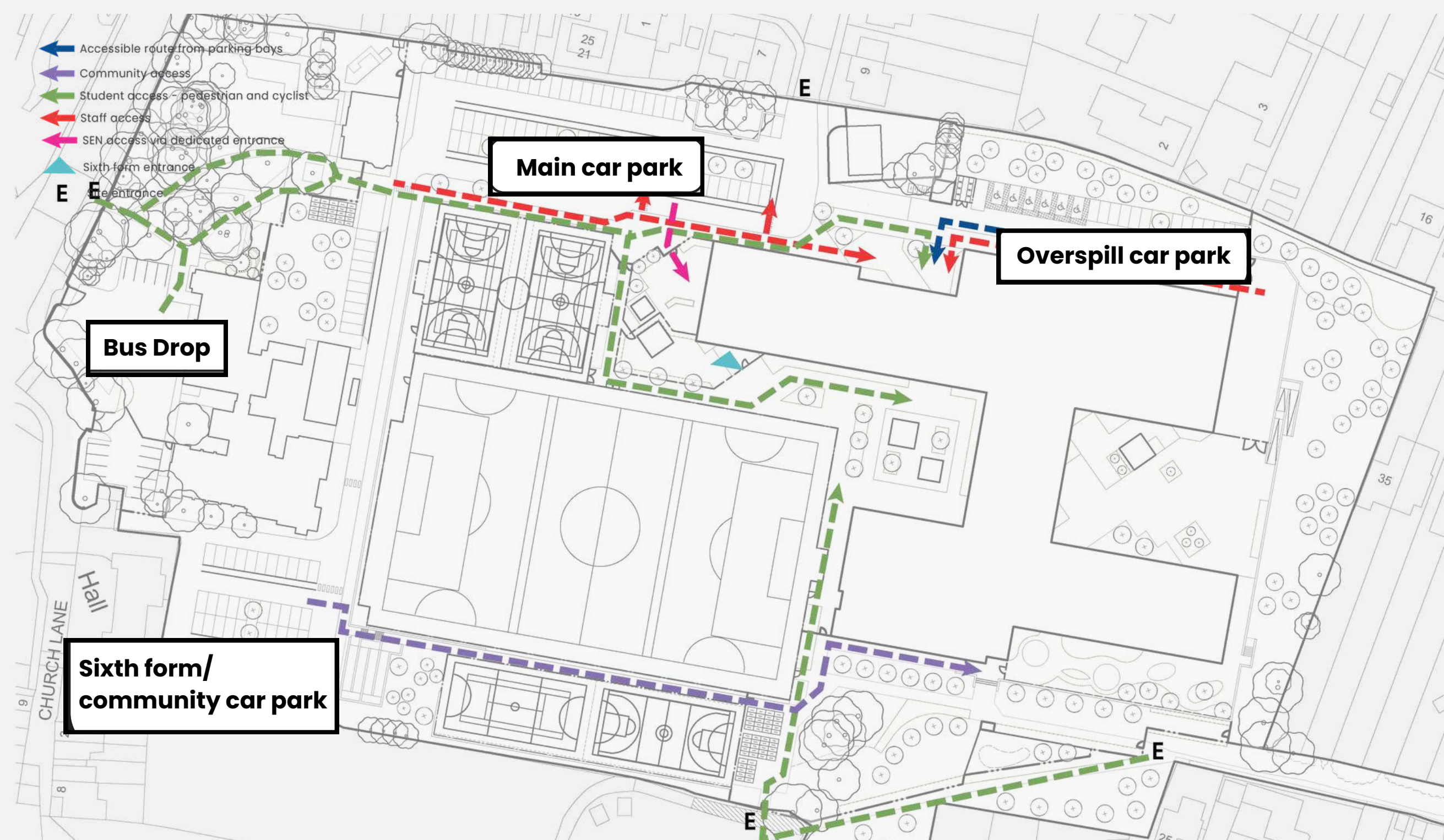
Key proposals

1. Buildings and trees in conservation area retained
2. Existing car park re-purposed as school bus drop off area
3. Vehicles exit onto Church Lane
4. Sports facilities moved to centre of site, away from housing to minimise disturbance
5. Public Right of Way diverted with improved visibility and lighting
6. Green buffer to adjacent housing
7. Significant enhancement of local biodiversity
8. Helping to reduce school-related traffic and parking pressure on Sarson Street – proposed one way traffic



1. Staff car park
2. Overflow and accessible parking
3. Sixth form and community parking
4. Cycle parking
5. Diverted Public Right of Way
6. Community access to sports hall
7. Main school entrance
8. External spaces
9. Retained heritage buildings

Site Access

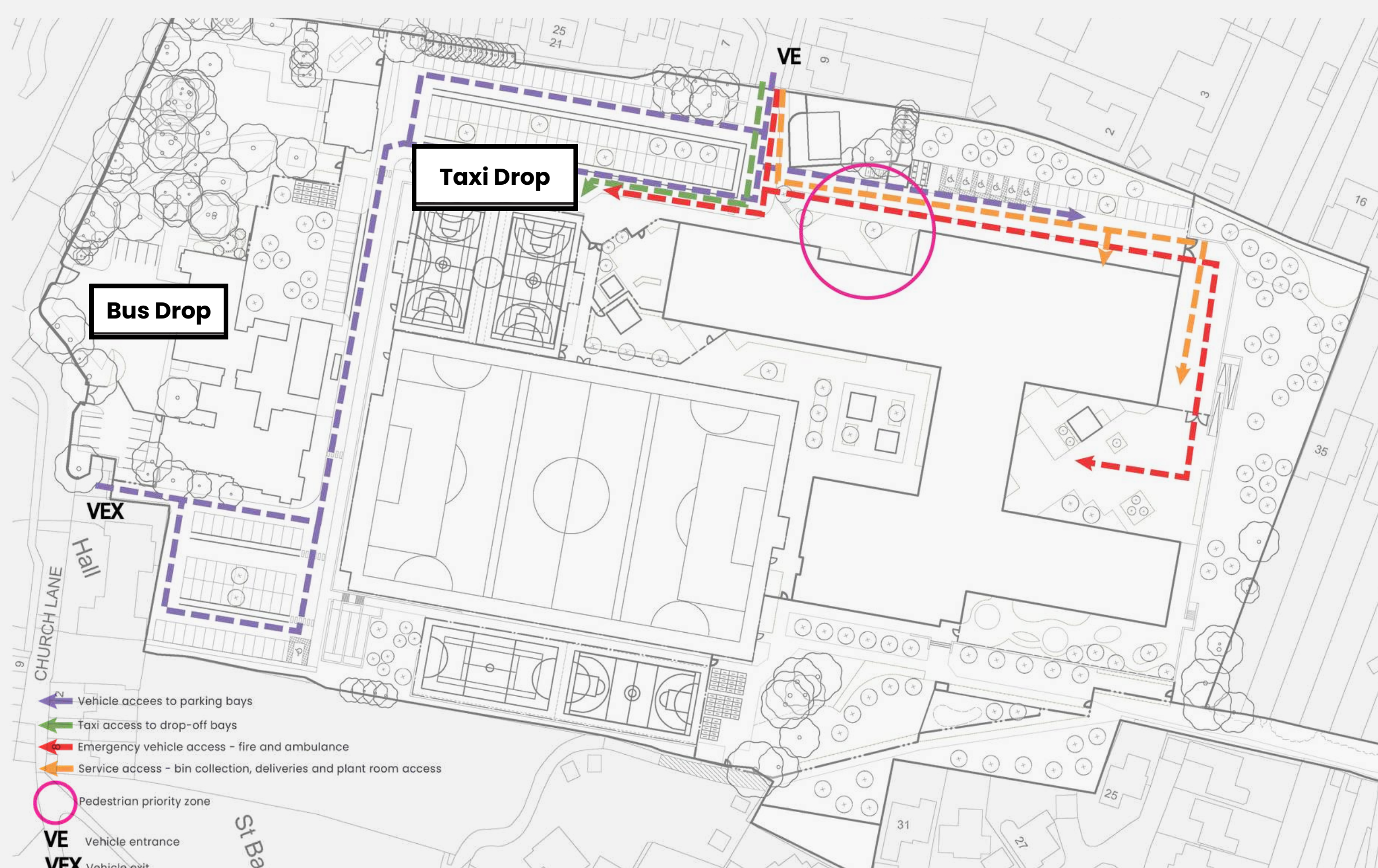


Pedestrian access

- **Student access maintained** from Sarson Street and Loughborough Road
- Student access from Public Right of Way via **secondary pupil entrance**
- **Dedicated access route** from car park for community and sixth form
- **Dedicated SEN entrance** close to drop off area

Vehicle access

- One way route from Sarson Street entrance to Church Lane exit for all vehicles
- Sarson Street and Church Lane exit controlled to prevent unauthorised entry / maintain exit-only operation
- **Dedicated taxi drop off** lay-by and waiting area on site with 40 spaces - removing pressure on Sarson Street
- **Bus drop off** in the car park off Loughborough Road removing buses from Sarson Street



Bus drop off – Loughborough Road

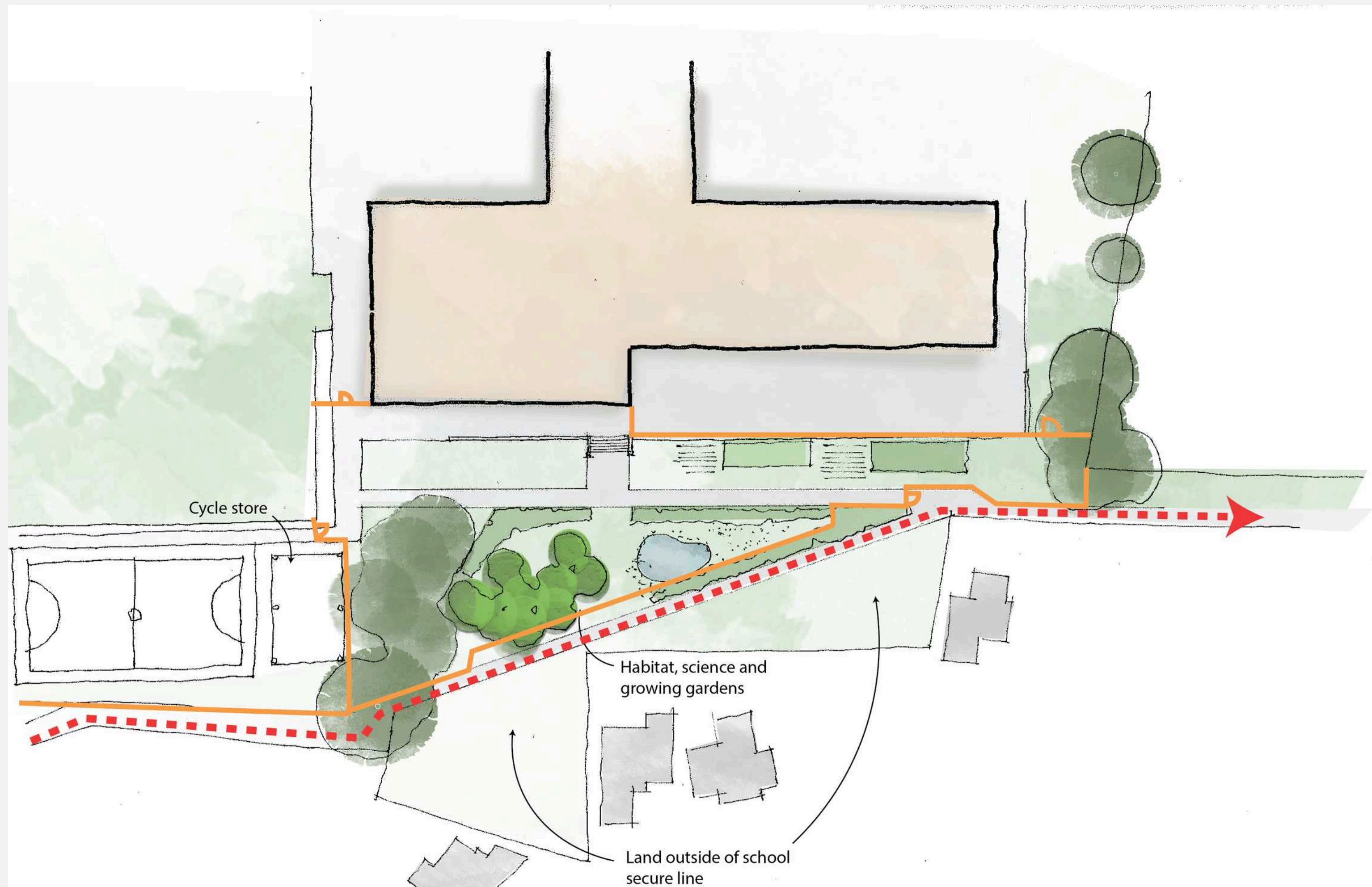
- Access to Loughborough Road **reopened** Dedicated nursery drop off zone **retained**
- Control barrier opened to allow buses to enter at 8:15am. Buses to leave through new exit to Loughborough Road
- Car park layout **adjusted** to allow 3 double decker buses to access
- **Car park accessible** for nursery drop off prior to bus arrival



Public Right of Way



Diverted Public Right of Way



- **Realigned route** with new surfacing, improved lighting, clear sightlines and biodiversity enhancements (incl. tree retention)
- **Landscape buffer** created between school and adjacent housing

- Public Right of Way will be **open to pedestrians at all times** and only closed for short durations for construction traffic to be escorted between compound and site
- **Staffed at all times** by Kier Banksman
- Entire width of Public Right of Way **will be surfaced** providing safe and level surface for public and students
- **Existing garden gate arrangements will be managed** during vehicle movements, with Kier banksmen in attendance



Public Right of Way sequence:

1. *Public Right of Way open*
2. *Public Right of Way gates closed to allow construction traffic, vehicle held until safe to cross*
3. *Construction traffic along Public Right of Way*



Phasing & Logistics

-  **Secure site boundary:** Clearly defined and segregated
-  **Defined routes:** For pupils, staff and visitors
-  **Traffic management:** Deliveries, school traffic parking, logistics management
-  **Clear communication:** Continued communication with stakeholders throughout the construction period

Key Information

-  **Opening hours:** Site access Monday-Friday 07:30-17:30 (to be determined by planning)
-  **Dedicated logistics manager:** Stationed at front gate for full duration of works
-  **Operative parking:** Provided on site within site compound
-  **Deliveries:** To be coordinated and booked in advance. No delivers to site during 08:00-09:15 and 14:00 and 15:15 (exact timings to be agreed). Any construction traffic that arrives in this period will be turned away and held at a pre-agreed waiting point

Construction Management

-  **Prior to main works:** A proposed new temporary vehicle access to be formed from Meynell Road (see indicative example below)
-  **No construction traffic:** From Sarson Street, Barrow Road and Loughborough Road

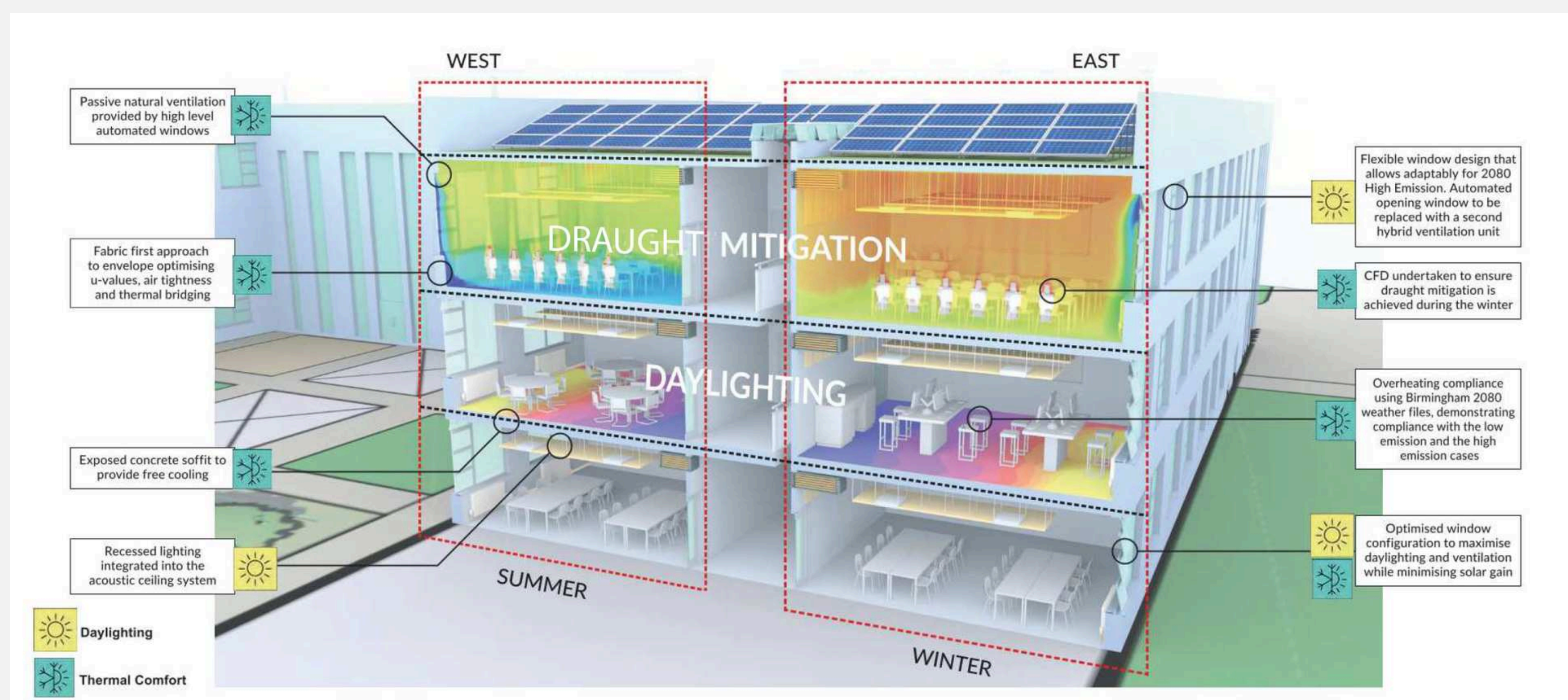




Our design reduces energy demand before relying on building services.

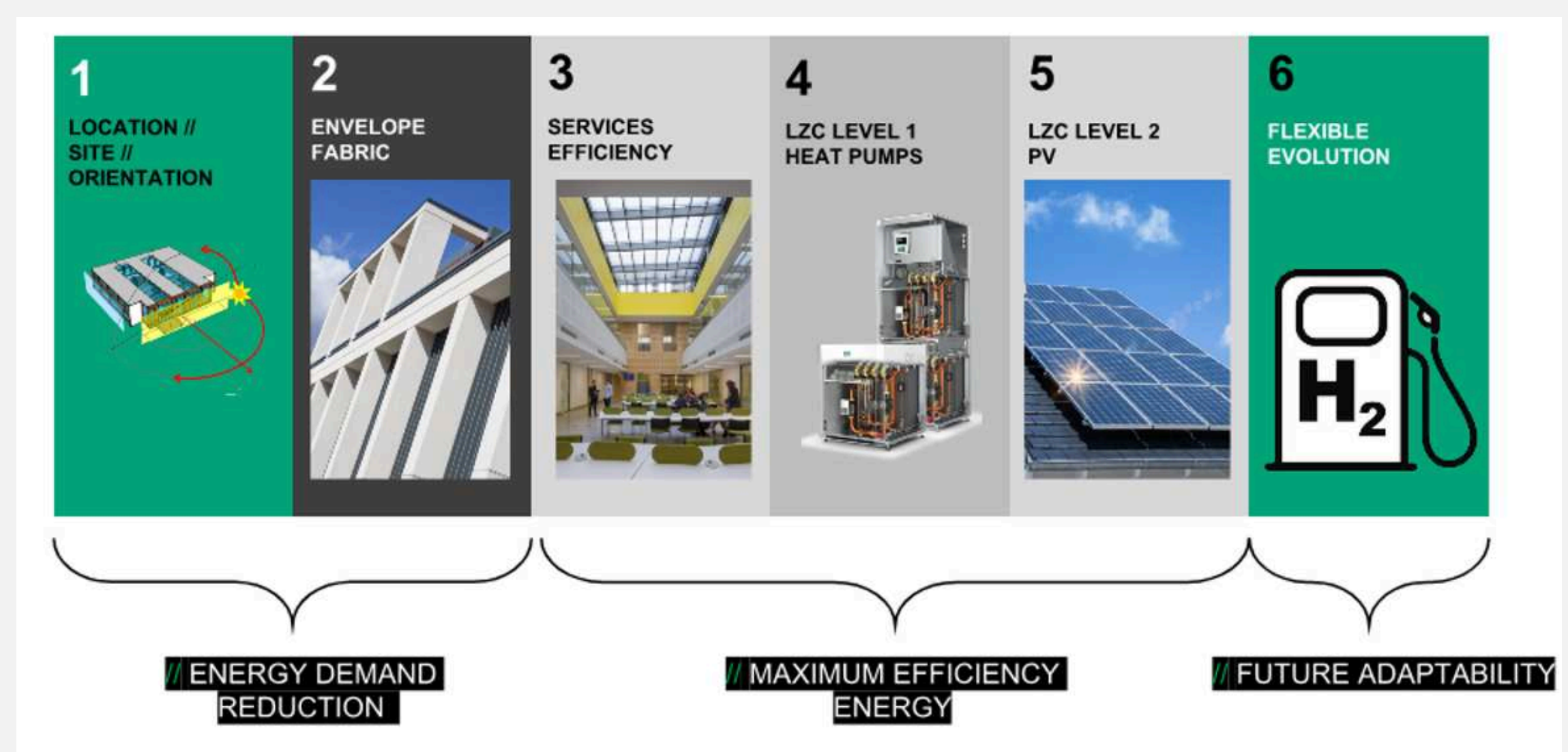
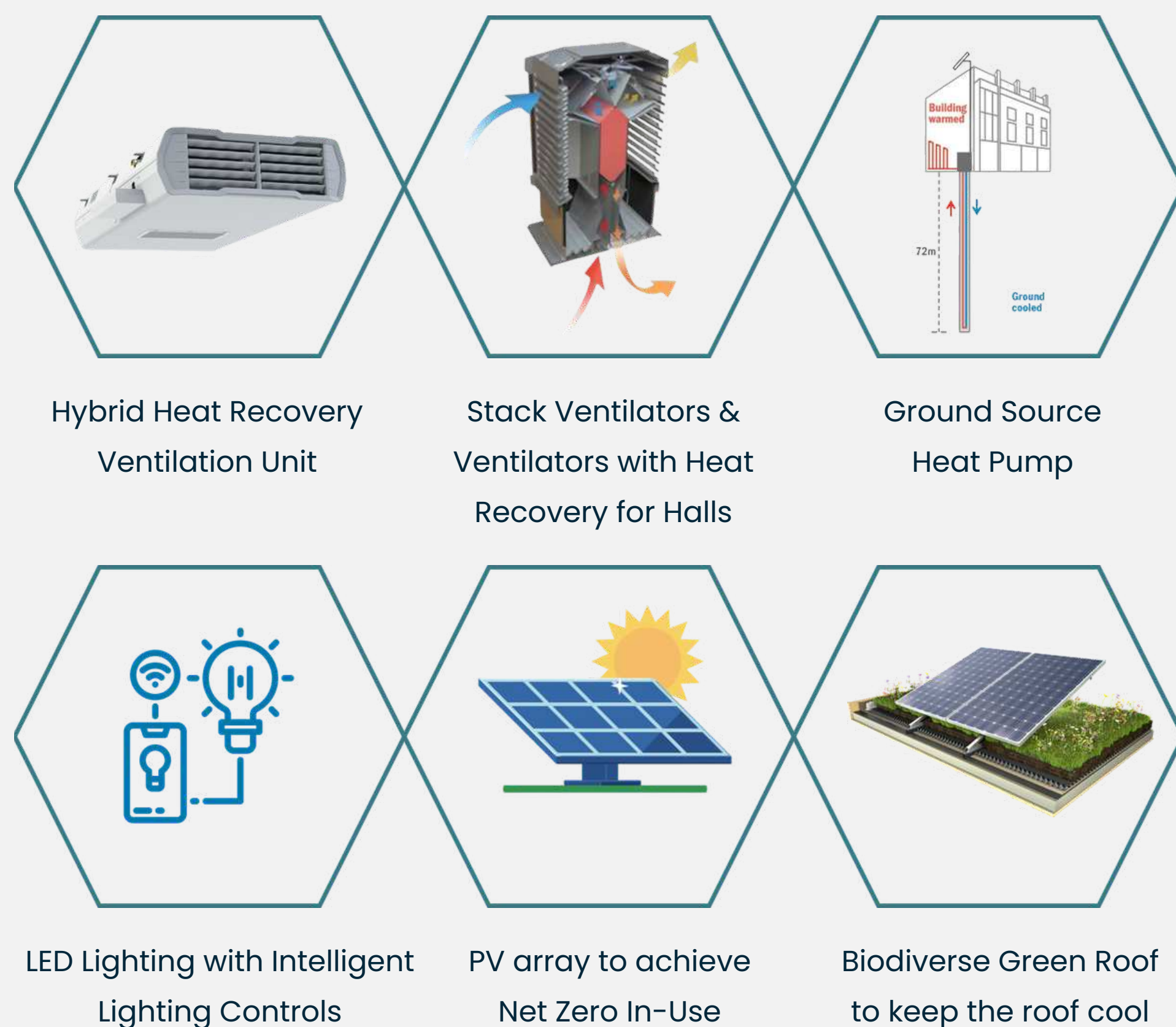
Key Features

- **High-performance building fabric** with enhanced insulation, airtight construction and reduced thermal bridging to minimise heat loss
- **Low-carbon heating and cooling** using efficient ground source heat pumps
- **Smart ventilation** combining mechanical ventilation with heat recovery and natural ventilation to maximise comfort while reducing energy use
- **Efficient hot water systems** with localised solutions that reduce energy losses and improve seasonal performance
- **Low-energy LED lighting** incorporating daylight dimming and occupancy controls to minimise electricity consumption
- **Intelligent building management systems** providing simple user controls and energy monitoring



MEP Systems – Sustainable technology proposed

Approach

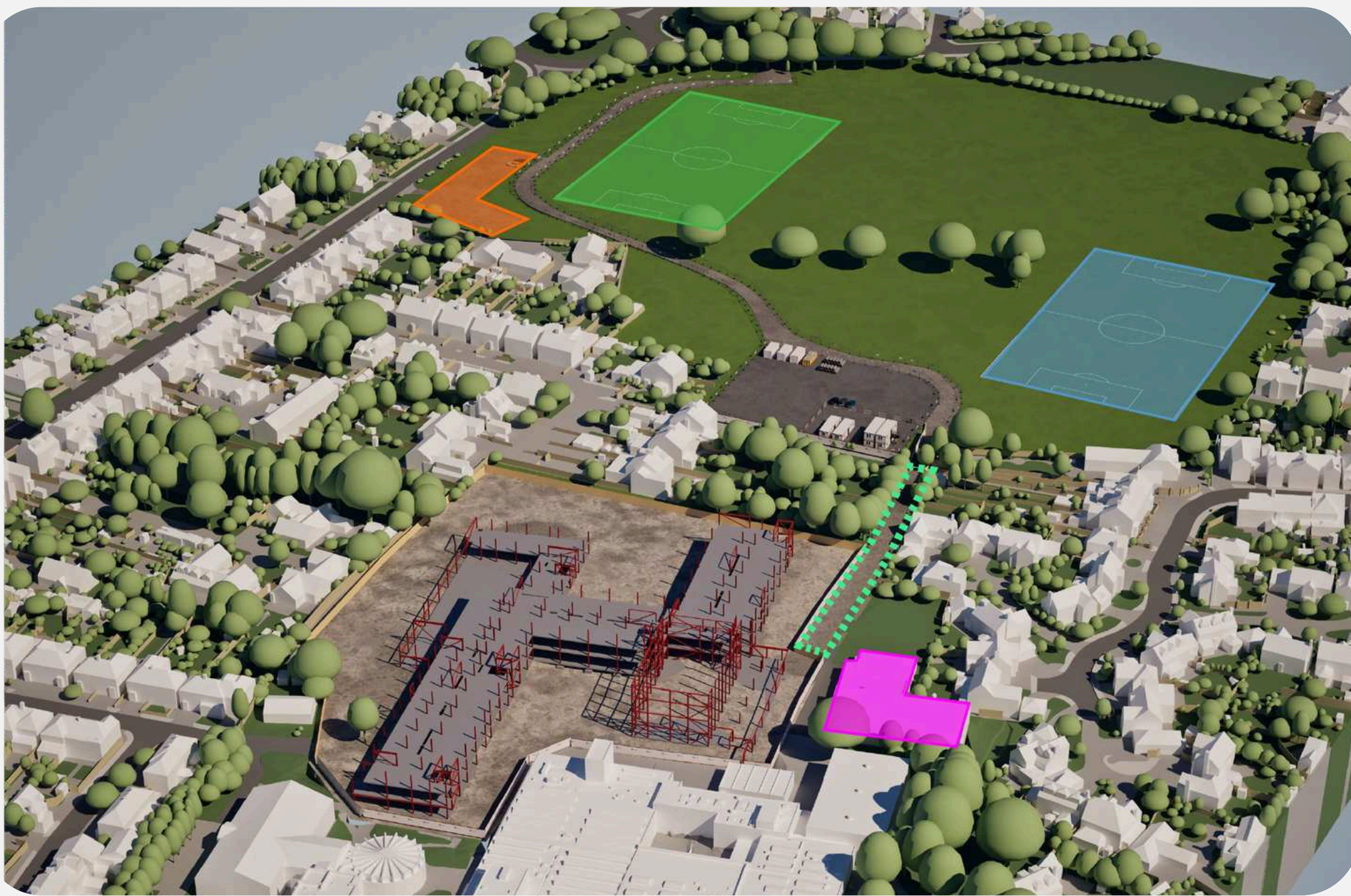


Sports Provision



Existing Provision

- Existing tennis courts and the AWP are located within the new build zone and will be removed as part of works
- All existing facilities** at The Deep will remain fully open and operational throughout the construction period



Temporary Provision

- A temporary AWP **will be provided** (location to be agreed) – subject to ongoing engagement with Sport England
- School access to be maintained** throughout construction via Public Right of Way
- Temporary staff parking proposed to be used for out of hours/weekend use
- Public Right of Way **open for community access** to the Deep End

Proposed Facilities

- New all weather pitch (AWP)
- New 5-a-side football pitch with netball, basketball and tennis markings
- 2 new multi-use games areas
- New 4-court internal sports hall with changing facilities and **dedicated community entrance and reception**



Community Use



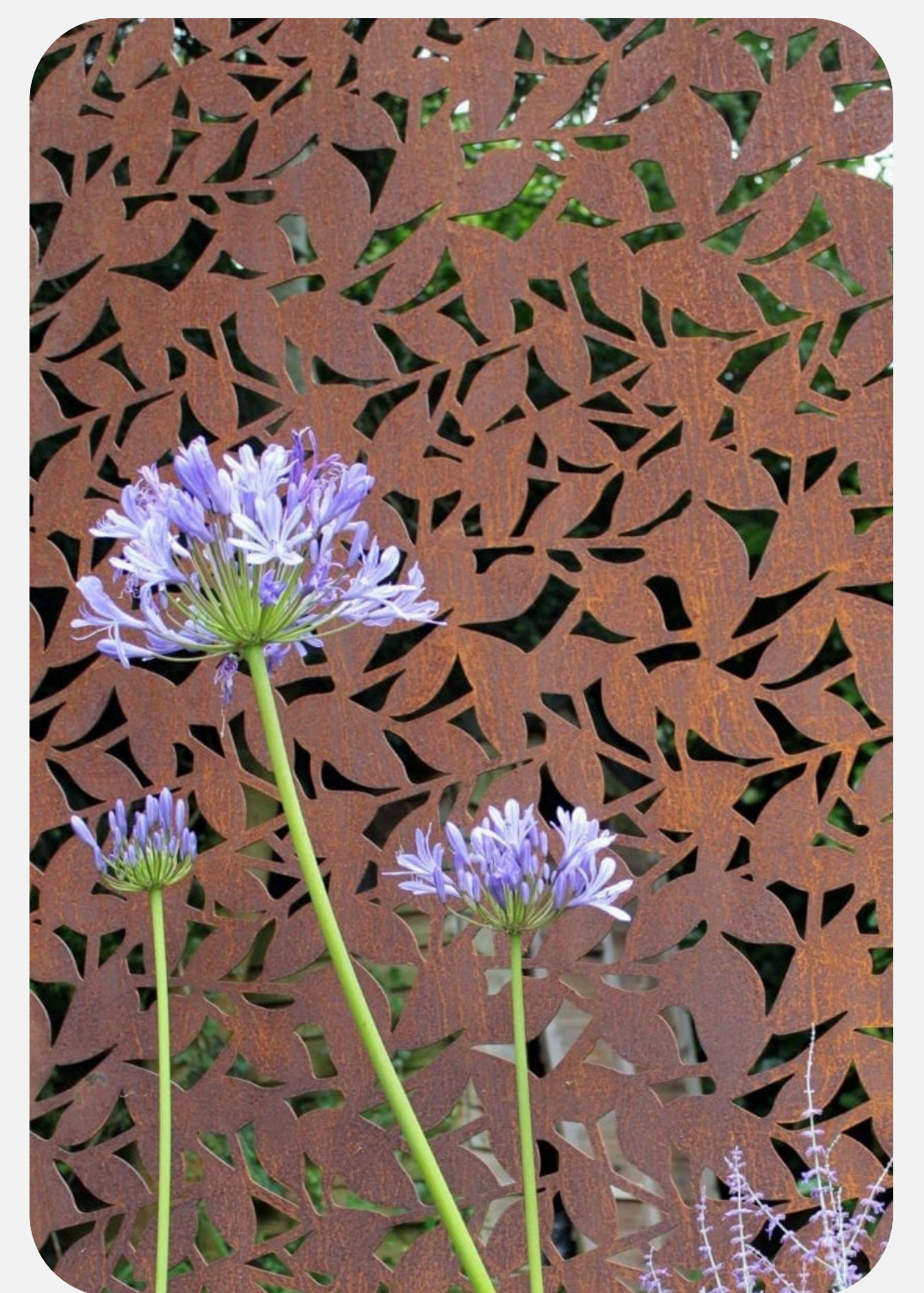
Site Plan



- External sports pitches **will be available** for use by community sports teams and groups
- Existing retained historic buildings will be **repurposed** to house Smiles pre-school group
- All existing community groups using the site **will have access** to these areas during construction to continue providing their services and groups
- The operations of all existing community users **will continue** in the new development as they will be reallocated space



Memorial Garden



- The memorial garden is to be **retained**
- Careful demolition of surrounding structures will be carried out to ensure there is **no disturbance**
- There is an opportunity to **refresh and enhance** the area

- [illegible]

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- The floor plan of the Science Department building is divided into several sections. The top section contains a long row of rooms: three Science Labs (Sci Lab), one Science Prep room, and six General Teaching rooms. To the right of this row is a large open area labeled 'Roof'. The middle section features a row of rooms including two Seminar Rooms, two ICT-Classrooms, one General Teaching room, and another Science Prep room. Below this row is a vertical strip containing three Science Labs, a Workroom, and another Science Lab. The bottom section includes a row of four rooms: one Science Lab, two ICT-Classrooms, and one General Teaching room. To the left of this row is another large open area labeled 'Roof'. The plan also shows various corridors, stairs, and smaller utility rooms.

Building – External



Building Shape

- 'H' shaped buildings creates a **clear layout**
- Three-storey elements focused within centre of site **away from neighbouring homes**
- Two storeys along the North and West boundaries in **response to adjacent homes**
- Single-storey sports changing facilities to the East to **reduce scale around edges of site**
- Upper floors set back to **reduce height and visual impact**

Building Appearance

- Red brick to reflect **traditional Quorn architecture and conservation area**
- Variations of mortar colours to brickwork panels to **increase visual interest**
- Double-height brick facade at main entrance and communal spaces
- Sports hall **distinguished** through metal cladding
- Sixth form and community entrances **highlighted** with recessed brickwork and glazing

Building – Internals



Thank you



Feedback

We welcome your feedback which can be submitted online via the **QR code, via email or by completing a written consultation form**. Any feedback will assist greatly in further developing and refining overall proposals.

We are here to answer any questions you may have.

Scan the QR code or use the below contact details below to submit questions or comments.

Rawlinsacademy@cartwrightagency.com



Following a review of all the feedback and comments received through this consultation, a formal planning application will be made to Charnwood Borough Council. During this process there will be opportunity to make any formal comments on the application as part of this statutory planning process, by responding during the consultation period once the planning application is submitted.

Funding

The project is funded by the Department for Education as part of the School Re-building Programme. The money is allocated for the re-build of the school and this provision only.

