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WELCOME



Artist's impression of new school buildings and pedestrian boulevard

Welcome to our exhibition on plans to redevelop Hadleigh High School. Bowmer + Kirkland has been selected by the Department for Education (DfE) as the main contractor. The project team has been working closely with the school in preparation of the transformational plans you can see today.

Why is this project necessary?

The current buildings at the school are in a poor condition and approaching the end of their useable life span. The DfE has tasked Bowmer + Kirkland with developing a scheme that will; better accommodate students, staff and the community; enable the school to remain operational on-site during construction; target net zero carbon in operation; and provide improved facilities.

What is being proposed?

The plans represent a major investment from the DfE and a more welcoming, inspiring and safe environment to teach and learn. The proposals include the demolition of all existing blocks on-site and the construction of two new school buildings - the main school and a sports centre. The regeneration will be largely constructed off-site to help minimise disruption to neighbours.

How can the community share their views?

Before we submit our planning application we welcome feedback from the community.

Please share your views via our website, clicking on the QR code above or by filling in one of the feedback forms available here today. If you have friends or family who were unable to attend, the exhibition display is available at [hadleighhighplans.co.uk](https://www.hadleighhighplans.co.uk)



"Hadleigh High is a caring, happy and safe environment and our students and staff deserve the very best facilities. Following an extensive design process with the DfE and specialist on the design team we are delighted to be able to share with you our proposals for the future of our school and our community. The plans will deliver a more sustainable and efficient education facility where we can meet our core values, to be resilient and strive to be the best version of ourselves through working hard, aiming high and being kind"

Nicola Shingleton, Headteacher.

Artist's impression of the main school and central heart area



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PROJECT TEAM



Artist's impression of a birds' eye view of the proposals from the south east



Department
for Education

The Department for Education (DfE) is responsible for children's services and education, including early years, schools, higher and further education policy, apprenticeships and wider skills in England. The Hadleigh High School was prioritised through the DfE's School Rebuilding Programme due to the need to address the condition issues in some of the existing buildings.



Bowmer + Kirkland is appointed to the DfE's national construction framework and is the contractor selected under this framework. Bowmer + Kirkland is one of the UK's largest privately owned construction contractors and is active in most market sectors, including education. Bowmer + Kirkland will manage all aspects of the project to ensure the works are carried out safely, on time, to the right quality and with the least disruption possible to neighbours.



Penrose Learning Trust includes five primary schools and four secondary schools with a collaborative culture, sharing best practice, an inclusive environment, supporting each other to develop and support staff, and ensure learners are equipped with the attributes to succeed.



CPMG Architects has significant expertise in the design of learning environments and collaborate closely with Bowmer + Kirkland. CPMG's approach is centred on listening and understanding, to ensure designs are tailored to the needs and aspirations of the school, and to respond to the individual constraints and opportunities of each particular site.



Ares Landscape Architects has worked with Bowmer + Kirkland in collaboration with the DfE for many years to develop and create site masterplans and successful educational external spaces throughout the UK. Ares has forged a relationship with Bowmer + Kirkland that has helped define effective and successful educational sites each unique to the individual schools' needs.



WSP Planning Consultancy and Heritage teams work with clients and design teams to secure planning permission for new development. Securing sustainable future uses for land and buildings, WSP work collaboratively to balance the interests of key stakeholders and the requirements of the planning system.



Stonyrock has been supporting Bowmer + Kirkland with community engagement services for over a decade. Providing the tools to engage with neighbourhoods throughout the planning process from scheme conception to completion. By enabling conversations we help the project team understand the views of residents and other stakeholders.



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LAYOUT



1. Proposed teaching block

2. Proposed sports centre

3. Seven Bus bays

4. External dining
5. Pedestrian boulevard

6. Central heart informal space

7. Covered external spaces

8. Memorial garden
9. Horticultural area

10. 3 court MUGA (Multi Use Games Area)

11. Football pitch

12. Training grids
13. Long jump, football and rugby pitch retained

14. Cycle parking (three areas)

15. Parking (two areas)

16. All-weather pitch retained

Masterplan

The layout of the site has been a key consideration in planning the regeneration of Hadleigh High School and includes the following elements;

- Careful consideration of proximity to surrounding homes

Consolidates the built area creating more valuable outdoor space

Retains the majority of mature trees around the boundary with planting strategy

Considered pedestrian and vehicle access including seven bus bays

Improved street presence, pedestrian boulevard and central heart
- Extensive outdoor space for sport and soft informal and social areas

PV canopy areas including external dining and teaching

Features that ensure safeguarding of students on site

Improved access for community use of facilities outside of school hours.

Artist's impression of outdoor central heart with canopies



Artist's impression of external dining area



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DESIGN



Artist's impression of hard and soft informal areas with canopies



Artist's impression of main school entrance

Matching the vision of Hadleigh High and directly supporting their core values to work hard, aim high and be kind, the architects have followed a comprehensive set of design principles in order to deliver an inspiring and sustainable place to teach and learning, including;

- reducing the number of buildings on the site with a more compact footprint and three storey main school
- ensuring the school can remain operational throughout construction
- energy efficiency – the new buildings will target net zero carbon in operation, aligned with the Government's 2050 targets
- materials and building technology that create optimised learning spaces taking advantage of natural light
- clustering of departments, connecting key spaces to external areas and excellent passive supervision
- clear zoning and secure lines to improve opportunities for community use
- central heart space of main hall, drama and dining forms flexible performance and events hub
- sensitive approach to massing and external materials chosen in support of views into school site.

Artist's impression of view across dining area to external dining



Artist's impression of fitness studio



Artist's impression of DT room



Artist's impression of food room



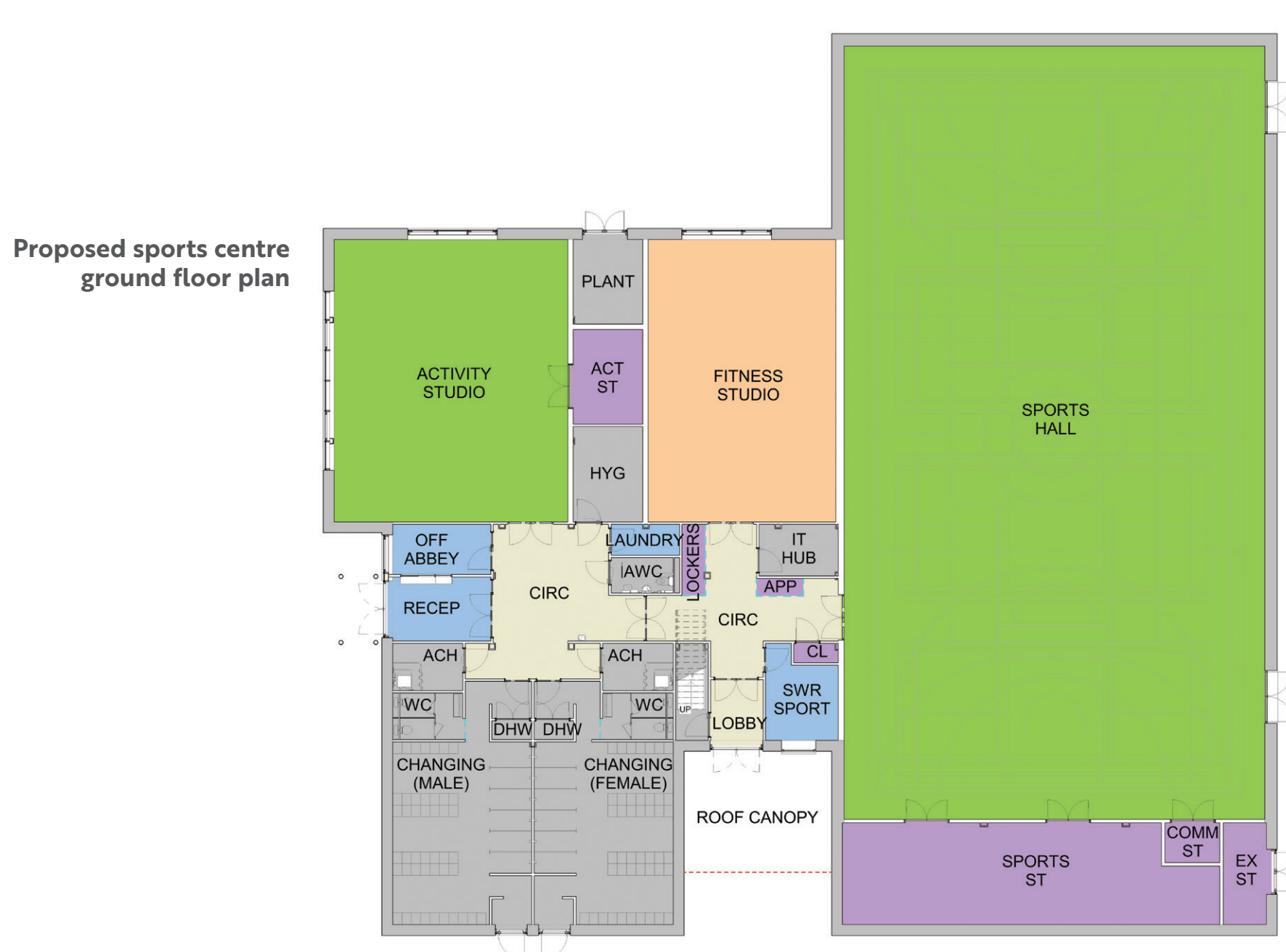
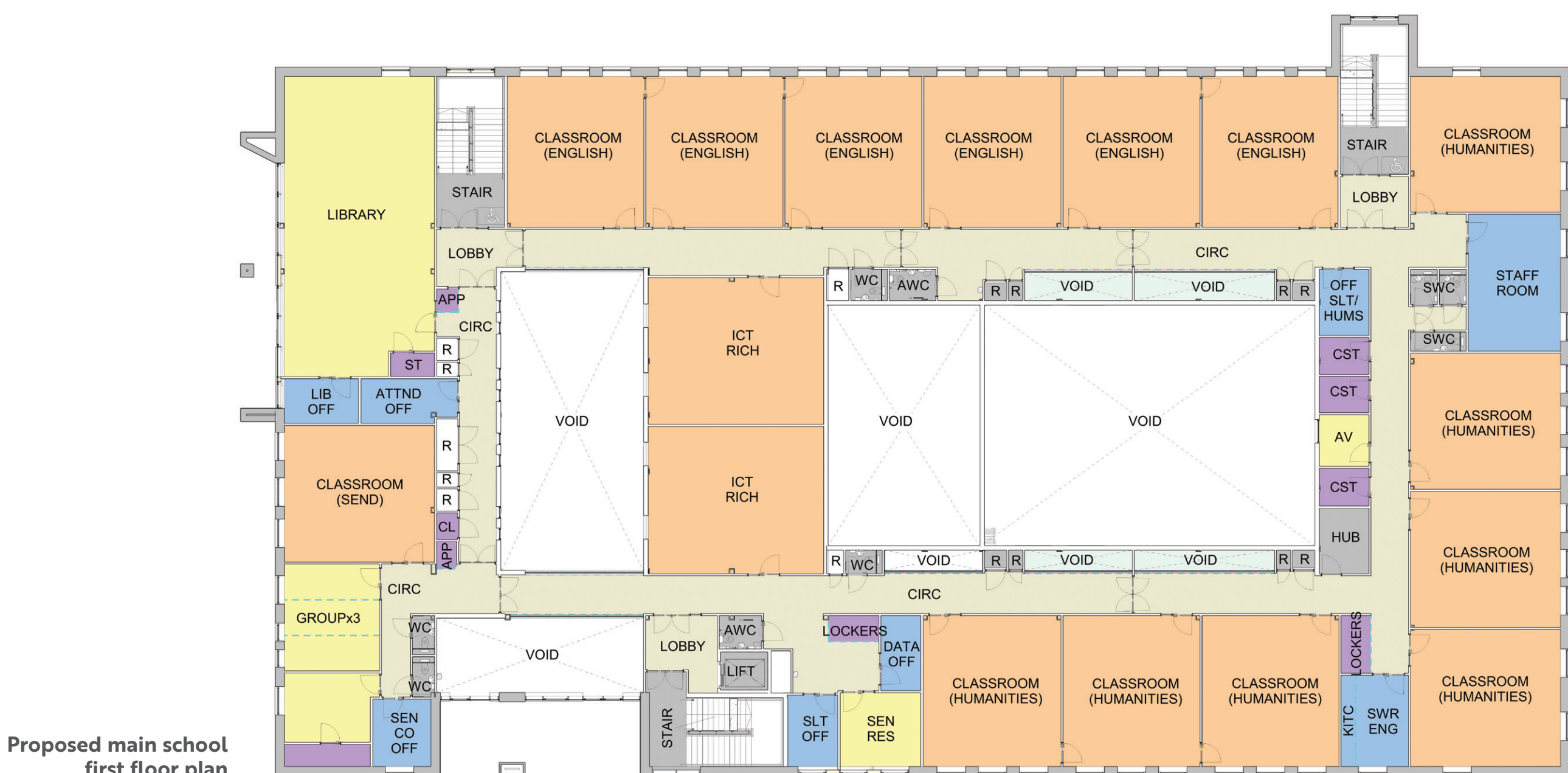
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INTERNAL LAYOUT

Please find below floor plans of the main school and sports centre:



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TEMPORARY ACCOMMODATION AND CONSTRUCTION PHASING



Photos above showing examples of temporary school buildings to be used during construction

Bowmer + Kirkland has extensive experience of managing sites where the school remains open. If the proposals for Hadleigh High School are approved, during construction some departments will move into temporary accommodation. Modern Methods of Construction and optimised components for efficient manufacturing reduce time on-site and improves health and safety. Bowmer + Kirkland will establish noise mitigation and air quality (dust management) plans. Students' safety and the maintenance of high-quality education are paramount.

The construction will be phased over approximately four years.



Additional temporary accommodation will be installed under permitted development rights. The first phase will see the creation of construction access and compound including perimeter hoarding to ensure the safe operation of the school.



The second phase will see the installation of Ground Source Heat Pumps and demolition of several buildings and part of the Multi Use Games Area (MUGA) to allow for the construction of the new main school building.



The school will decant into the new building and all the temporary accommodation will be removed. A new MUGA will be constructed and additional existing buildings will be demolished.



The final phase will see the construction of the sports centre remaining existing buildings demolished, before final landscaping of the site.

Artist's impression of student entry route towards main school



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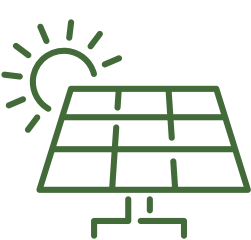
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SUSTAINABILITY CREDENTIALS



Artist's impression of birds eye view showing bio solar roofs

The new buildings have been targeted by the Government as being Net Zero Carbon in operation. Bowmer + Kirkland use a 'Fabric First Principle' which ensures the fabric, heating, ventilation, water and lighting systems are designed to be energy efficient and robust. The proposals meet the local authority requirement for BREEAM Very Good and will deliver a biodiversity net gain in excess of the Government's 10% target. The following sustainability and biodiversity supporting aspects are being considered for the new building:



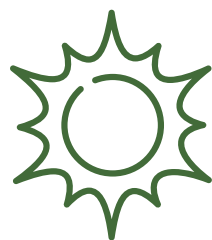
use of photovoltaic panels (PVs)



maximising of daylight penetration in design to reduce use of artificial lighting



minimisation of construction waste and ensuring a high percentage of what is generated is diverted from landfill through reuse or recycling



solar gains are kept at a manageable level allowing comfort to be achieved without the use of air conditioning



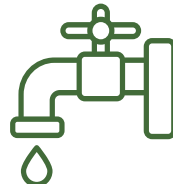
effective surface water management



ground source heat pumps



reduction of CO₂ emissions through incorporation of high insulation standards



reduction of water use in building facilities



additional trees will be planted, whilst majority of existing trees will be maintained



introduction of habitat areas as well as bird and bat nesting boxes



compliant with latest building regulations and the DfE's standards of Be Lean, Be Clean and Be Green.

Photo showing PV panels installed by Bowmer + Kirkland at Belvidere School, Shrewsbury



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SOCIAL VALUE



For Bowmer and Kirkland, the main contractor, creating social value means making a positive impact on peoples' lives and local communities. For the proposed Hadleigh High School scheme, we will strive to meet the DfE Framework's and Babergh District Council's social value expectations, and to comply with the Public Services (Social Value) Act by:

- creating a social value plan, setting project-specific KPIs (key performance indicators) and monitoring progress
- understanding community needs and collaborating with relevant stakeholders to meet them
- using a social value calculator (TOMs) to quantify social value (in £)
- documenting social value impact through case studies
- having a dedicated social value resource.

Once planning permission has been granted Bowmer + Kirkland will set targets on the following KPIs:

- spend with local suppliers
- employment of local labour
- notify the local Jobs Hub of site vacancies
- engage local apprentices
- provide local T Level placements
- participate in local education programmes
- offer site visits for local schools and organise art for site hoarding.

NEXT STEPS

This exhibition display is available on the project website

Please share your feedback via; the QR code, paper forms available today, the website or by email **by 23rd January 2026**

The project team will review your comments together with those from other stakeholders before submitting a planning application to Babergh District Council

The detailed planning application documents will be available on the Council planning pages ahead of the local authority making their decision on the application

If the plans are approved construction will be phased over approximately four years including final landscaping

Thank you for coming to our exhibition.



Modern, inspiring, sustainable school



Landscape design that carefully considers the surroundings and useable outside space



Major investment in Hadleigh from the DfE



Layout that permits the widest community use to occur outside of hours



Transformation of the learning environment for all students and staff



Improved department organisation and fully accessible site



High quality architectural design reflecting Hadleigh High School's core values



Comprehensive construction management plan to help minimise disruption to neighbours



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