Becket Keys Secondary School

Education / New Build

Key Features:

- Two-stage design & build
- New three storey teaching block
- External works to create new sports & recreation areas

A new three storey teaching block was developed via closed panel timber frame solution on the south eastern corner of the grounds at Becket Keys. The block delivered further teaching space, shared community space and a sixth form centre. Other works included the extension and refurbishment of external areas to create three netball courts and an informal play area.

Design changes and an innovative response

The project was procured on a two stage process, with us being appointed at Stage 1 design. Prior to planning, there were varying construction options mooted, with the construction originally slated to be concrete or steel frame.

Upon discussion in design workshops with the key stakeholders, it became clear that this option would take the project over budget and that the programme would be under pressure with the build taking place in winter.

We sought to develop an alternative solution in these early stages and worked with our timber frame provider to offer a solution. The closed panel offering ensured the building would be watertight quicker than the original solution and completed earlier than expected (June instead of September). This choice also produced a significant cost saving for the client.

Construction within a 'live' School environment

The site was very challenging, with it being landlocked and adjacent to an occupied teaching block, a playground and a sports hall used for exams. The logistics of the site resulted in very little space for our site set-up and led to us employing 'just in time phased' deliveries. Works were also deliberately programmed to ensure works did not clash with the School's exam timetable.

We engaged with the school throughout the build, including hosting a 'Maths in Construction' class and donated excess materials and pallets to the school for their allotment area.

Client:	Russell Education Trust (Education and Skills Funding Agency)
Project Value:	£3,250,000
Programme Duration:	51 weeks
Architect:	Innes Associates
Quantity Surveyor:	Mace Group