Cromer Road Primary School

Education / New Build

Key Features:

- Two-stage design & build
- Demolition, new build construction and refurbishment project
- Multi-phased within a 'live' School environment

This project comprised the demolition of three modular buildings and the construction of a new, bespoke teaching block. The new facility, built using a steel frame solution and brick facade, will consist of six key-stage 1 classrooms. In addition to the new build elements, we were also tasked with refurbishing two classrooms in an existing teaching block, in order to revitalise the School's educational environment.

A challenging 'live' School environment

Cromer Road Primary School posed several logistical challenges, including:

- School remained in operation throughout the build, with the exam timetable a necessity to continue as planned
- The site was in a densely populated residential setting
- 11,000 voltage cable running through the middle of our site, which we had to protect and work around
- Local road network was constrictive - the back of the site, the Schools' preferred entrance/exit for deliveries, was a tight one-way street

To this end, we collaborated extensively with the School, ESFA and local stakeholders to identify best practice solutions to mitigate these challenges effectively. Primarily, this included collaborating to achieve a programme that would achieve the builds critical path milestones whilst segregating teaching/play areas to safeguard the School children. To this end, we agreed a six-phase programme to ensure the School could operate seamlessly throughout. Moreover, we implemented a robust traffic management plan to ensure the residents' safety was protected and disruption to the local road network was minimised.

Safeguarding, informing and educating site users

Liaison with the School, staff, parents and pupils was robust throughout. This included regular newsletters, presentations to the School children and weekly staff meetings to ensure all were kept suitably informed on the build.

Client:	Cromer Road Primary School (Education and Skills Funding Agency)
Project Value:	£2,600,000
Programme Duration:	75 weeks
Architect:	Innes Associates
Quantity Surveyor:	Arcadis