

# Tolworth Infant and Junior School

## Royal Borough of Kingston upon Thames

**Services:** Multi-disciplinary - architecture, project management, building surveying, quantity surveying, CDM co-ordination, structural engineering, building services engineering

**Contract Dates:** July 2010 - February 2011

**Contract Value:** £1,650,000

### Project Overview

Keegans were awarded the project management and design of works required for the demolition of the Tolworth Infant and Junior Schools existing dining block and its replacement with a new dining facility, a new Children's Centre and a 'bulge' classroom to serve both the schools and the greater community.

The new facilities blend aesthetically with the existing main school building while creating a positive, safe and secure environment for learning incorporating good ventilation and natural light.

This project demonstrates the principles of sustainability and design for ease of maintenance and low whole life costs; and it aims to meet the DCSF 60% Zero Carbon Emission target. The project complies with statutory documents in order to meet DfES requirements such as the Education Reform Act 1988, School Premises Regulations, Disability Discrimination Act 1995; Building Regulations, Special Education Needs and Disability Act 2001.

Following receipt of the initial brief from the Client, Keegans were aware that a flexible/cost effective solution would be required thus calling for an innovative form of

construction to be adopted. Our vision for the project was therefore to provide a high impact and affordable building that meets all of the Clients requirements whilst in keeping in context with the surrounding community.

Keegans therefore held a series of workshops with Client representatives to consider the various construction techniques available. Following these workshops a modular form of construction was selected which allows a high level of pre-fabrication which in turn leads to a reduction in site based overheads, construction time and hence leads to a reduction in site overhead costs.

In adopting this innovative procurement route, Keegans have opted to procure the works under the JCT Constructing Excellence form of building contract which has enabled a 2 stage procurement process. This in turn has enabled our design team to develop the designs to meet the modular form of construction being used.

By adopting the above approach we have realised the following opportunities/benefits:

- Reduction in construction period
- Reduction in capital cost when compared to traditional construction techniques



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- The principles of sustainability and design in terms of ease of maintenance and low whole life costs
- Achievement of BREEAM Very Good and U-Values above building requirements
- Meeting the 20% renewable planning requirement
- Design and procurement undertaken in a “Right First Time” method
- High levels of consultation with end users to ensure the facility meets their requirements

