

Ellingham Primary School

Royal Borough of Kingston upon Thames

Services: Multi-disciplinary - architecture, project management, quantity surveying, CDM co-ordinator, structural engineering, mechanical and electrical engineering, landscape architecture

Contract Value: £6,500,000

Project Overview

Keegans were commissioned by the Royal Borough of Kingston to provide multi-disciplinary services to Ellingham Primary School. The proposed works included:

- The demolition of an existing single storey building
- The erection of a new two storey building
- Construction of a new entrance with drop off and pick up area
- Landscaping works to provide efficient use of external space

The site is 0.71 hectares in size, and contained the original 1950's school building, with various extensions over the years and a Caretaker's house built in 1974. A single storey extension with nursery and reception was constructed in 1998.

Keegans were commissioned to replace the existing facility in order to fully comply with BB99 (Building Bulletin: Briefing Framework for Primary School Projects) and DDA requirements. While upgrading the school to meet current teaching standards, this new facility expanded the school to become a 2-form entry school.

Demolition and construction of the new building was located and phased to minimise disruption to the school teaching session.

We worked very closely with the school stakeholders to ensure expectations were met, the school could remain in operation with the least amount of disruption and health & safety matters adhered to.

Also liaised with the planners to gain the relevant planning permission which included the demolition of the old school.

We carried out all the relevant surveys: topographical, full R&D asbestos survey and services survey.

The **first phase** was to construct a temporary school in which the pupils were decanted to as one part of the school was sectioned off and demolished first in order for the new school to be constructed.

The **second phase** was to construct the new sports hall and hand it over to the school in order for the old sports hall to be demolished and remaining part of the new school constructed.

Phases 1 & 2 were handed over to the school allowing for **phase 3** - the removal of the temporary decant school and the demolition of the remaining part of the old school.

Phase 4 involved new landscaping, security and access points created.

