

Offsite construction provides cost-effective and rapid delivery solution for new build Primary School



PROJECT	Castle Hill Primary School
CUSTOMER	Hampshire County Council
LOCATION	Basingstoke
CONTRACT	Two stage design and build
COMPLETION	2015
VALUE	£4.7m

Issue

Hampshire County Council required rapid delivery of a new build Primary School to meet tight timescales for the start of the new academic year. As part of the Education Basic Needs (EBN) Tranche 3 Programme, the project had to be in accordance with the SEaL framework regulations.

The project therefore required an efficient construction process that would provide rapid delivery without compromising on design flexibility.



Solution

Two correlating solutions were formed at the beginning of the project to meet the build's challenging requirements. These were person and process based:

- Osborne identified and formed a dedicated team to design and construct the school – including team members involved in previous Education Basic Needs works to provide expertise on the preconstruction process and share lessons learnt
- Structurally Insulated Panels (i-SIPs) were chosen to take advantage of faster build schedules

A flexible offsite solution provided rapid delivery of an energy-efficient, watertight structure that could be achieved much quicker than through using traditional methods. In addition, the large format of the panels reduced the number of joints, minimising heat loss through cold bridging and air infiltration. The i-SIPs were erected during cold weather periods in December eliminating the frost risk associated with blockwork.

Outcome

Through using a modular method of construction, Osborne successfully delivered a school building within the tight project timescales, with 17% cost savings being achieved.

The final school building housed 7 classrooms, a Learning Resource Centre, main hall, toilets, and a reception area. A soft handover of the school ensured that a member of the Osborne team remained on site for a further 6 weeks from the first occupation. This provided the school staff and caretakers with assistance regarding the security and locking procedures of the new school, with these processes being filmed for future staff training.

