



Education | New Schools



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Keir Hardie Primary School – Poplar



Keir Hardie Primary School – Poplar



A new two-form entry Primary School and nursery in Newham providing high quality teaching facilities for 480 children as part of a S106 Agreement for Countryside Properties, forming part of a major regeneration scheme.

Project value: £6.4m

Clients: Countryside Properties, LB Newham

Services: Architect (RIBA Stages 4-6), Employer's Agent, Quantity Surveyor, Mechanical & Electrical Engineer, Sustainability & Environmental Engineer, CDMC

Key partners: Mason Navarro Pledge (Structural Engineers)

Background: Keir Hardie Primary School in Canning Town takes its name from the famous leader and founder member of the Labour party, James Keir Hardie, a political activist determined to improve living conditions in areas around Canning Town docks, once described by Charles Dickens as poverty ridden and squalid.

Forming part of a current regeneration programme, Baily Garner worked with the Contractor and Structural Engineers to develop the new 2-3 storey Keir Hardie Primary School, with phased works allowing a new school to be built on the site of the old playground, whilst existing school buildings remained in use. Following occupation of the new buildings, the old school was demolished and replaced with additional play areas and residential properties.

From an early review of approved planning drawings we found that the requirement for natural ventilation was not possible as classroom sizes and layouts would not facilitate single sided ventilation. Our Environmental Engineers undertook a detailed dynamic thermal modelling ventilation analysis on the approved planning design, offering an alternative strategy based upon additional openable windows and windcatchers at roof level, connected to natural ventilation stacks located at the rear of a number of classrooms. This solution provided natural cross-ventilation, fully compliant with BB101, the ERs, also adhering to the planning consent.

Outcomes: The design phase for the project was delivered via a collaborative BIM approach. Revit enabled the design to be interrogated to support other consultants, particularly for energy and environmental assessments and clash detection of services and structure, also helping to explain revised proposals to the Client and stakeholders in a 3D environment.

The new 2-3 storey school building provides two-form entry for 480 children aged between 3 and 11 years, including a nursery, main hall and dance studio, along with an innovative roof garden giving additional external recreation space which includes an outdoor classroom and PE area/running track which the children found particularly exciting. Keir Hardie school children were able to follow the building process first hand, with child sized PPEs provided for organised site visits.

New River College Primary & The Bridge ILS – Islington



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The demolition of an existing educational facility and the construction of an educational facility for two organisations. The two primary uses of the educational uses are a Pupil Referral Unit & Special Educational Needs facility for 43 students.

Project value: £8,998,143 (Design and Build)/£4,158 per m²

Clients: London Borough of Islington

Services: Employer's Agent, Quantity Surveying and Mechanical & Electrical Advisor

Key partners: Haverstock (Architect), Conisbee (Engineers) and Elementa (Mechanical and Electrical)

Background: Lying within a Conservation Area, the existing site contained numerous mature trees and an original building, used as a Pupil Referral Unit, which was in very poor condition. Redevelopment proposals would

demolish and replace this building with a new facility to be shared between two educational organisations, the New River College Primary (Pupil Referral Unit) and The Bridge ILS (special educational needs free school). A separate building would provide residential accommodation for eight of the 25 Bridge ILS pupils.

Outcome: Baily Garner worked with the appointed first stage contractor and the Architects (Havistock), hosting a number of consultation events for local residents, making sure that proposed designs were sympathetic to the surrounding Conservation Area and retained as many of the existing trees as possible. A programme of cost review meetings and site meetings with the Contractor, together with value engineering workshops, ensured that the project was deliverable within Islington Council's funding requirements.



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Moreland Primary School – Islington



Image courtesy of Haverstock

A new two form entry primary school on the Moreland Primary School site. This new development will have the capacity for 420 pupils plus a 52 place nursery and will take place with the majority of the school remaining in operation.

Project value: £12,369,653.00 (Design and Build)/
£3,544 per m²

Clients: London Borough of Islington

Services: Employer's Agent, Quantity Surveying and Mechanical & Electrical Advisor

Key partners: Haverstock (Architect), Conisbee (Engineers) and Elementa (Mechanical and Electrical)

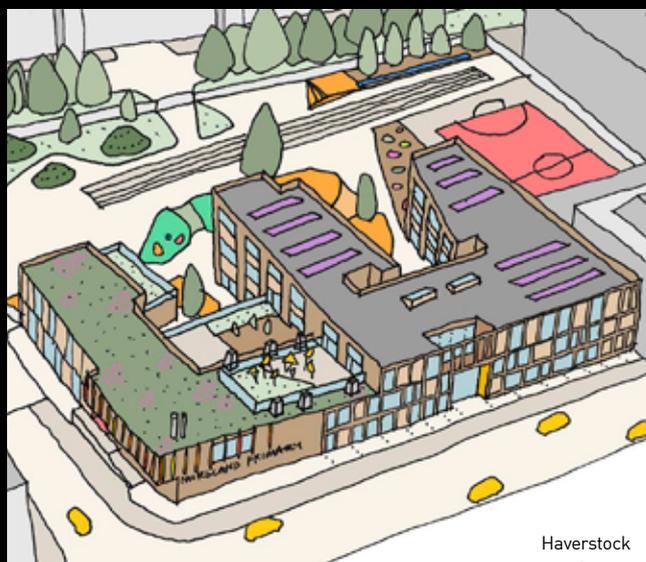
Background: The existing Moreland Primary School was constructed in the early 1960s and, due to its very poor

physical condition, was identified within the education stock AMP data to be in the top 5% of Islington's schools deemed to be in the worst condition. The existing site of approximately 9000m² was under utilised and was reduced to 5,973 m² to facilitate the new development, with the remainder used for a new residential development to be known as King Square.

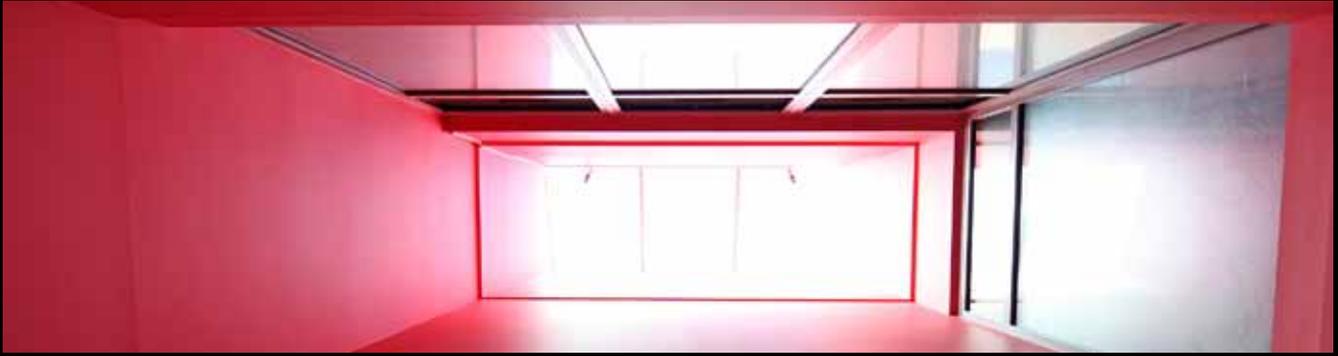
Outcome: Working collaboratively with the contractor our challenge of keeping the school operational during the redevelopment works was achieved. The new building's BB101 compliant natural ventilation is achieved using exposed concrete soffits (thermal mass), windows and the use of wind catchers where required. The BREEAM Excellent design was reviewed by Baily Garner's Mechanical, Electrical and Environmental Engineers to monitor compliance.



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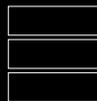


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Back cover Keir Hardie Primary School

Front cover



Keir Hardie Primary School

Moreland Primary School – Image courtesy of Haverstock

New River College Primary & The Bridge ILS – Haverstock

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