i-SIP Primary School delivered 14 weeks early

innovare
simplifying offsite

PROJECT	Reigate Primary School
CLIENT	EFA
CONTRACTOR	Bowmer and Kirkland
ARCHITECT	Maber
VALUE	£3.7m
LOCATION	Derby
GIFA	2,536 m²

"As architects we want our clients to be delighted with the quality of the buildings we design. Working with Innovaré allowed us to deliver a great school in a cost effective way that was handed over early - an exceptional result ....."

Lee Smith – Associate Architect, Maber

Primary school, nursery & hearing impaired unit urgently required

The primary school needed a cost effective solution for the refurbishment of some existing buildings as well as the construction of a new hearing impaired unit for 26 pupils.

In addition, there were a number of key issues that had to be taken into account with this project:

- Disturbance and risk to pupils, parents and staff had to be minimised
- The new building works had to be completed in a confined area
- High environmental and sustainability goals had to be achieved
- The need for additional and upgraded accommodation was urgent.

Fully FOS compliant solution through optimisation

As well as providing a high quality learning environment with plenty of natural light, the buildings needed to be energy efficient and meet the requirements of the EFA's Facilities Output Specification (FOS). The normal demands of school projects for high acoustic performance were heightened by the need to provide exceptional speech intelligibility for hearing impaired students.

The project used a structural i-SIP System for all external and internal walls as this option demonstrated the best combination of performance, delivery and value. Programme efficiencies from the offsite construction and rapid assembly by Innovaré meant the structure took just 5 weeks to complete.

The Innovaré approach is to engage as early as possible in the project to help contractors and architects harness the adaptability and properties of i-SIP allowing them to overcome design and engineering challenges efficiently. Early involvement with Innovaré helped to optimise the build programme and structure from acoustic requirements, to balancing between daylighting, M&E and acoustic requirements.

Offsite construction meant less time and materials on site and the ability to deliver and install finished panels made it easier to accommodate the site constraints.

Shortlisted for Education Project of the Year 2015 Structural Timber Awards

Close cooperation between the Innovaré team and the contractor resulted in the school being ready for handover 14 weeks earlier than planned. Pupils started in the new buildings an entire term earlier than expected.

The excellent thermal properties of i-SIP allowed sustainability criteria to be met without expensive renewable energy add-ons. Compliance with the EFA's FOS was fully met and sometimes exceeded. Externally the school is finished in brick coloured render and insulated panels to relate to its suburban location - illustrating the design adaptability of the i-SIP System.

The project received praise by critics, including being shortlisted as a finalist for Education Project of the Year in the 2015 Structural Timber Awards.

"....But we didn't stand still. As a team we were able to build on that success to deliver incremental improvements during the rest of the batch of schools, learning lessons and continuing to innovate."

Ian Harris – Director, Maber