

LOCATION:

Kingsleigh Primary School,
Bournemouth

SEN Resource Base

CLIENT:

Bournemouth Borough Council

PROJECT SUMMARY:

- SEN resource centre for children with Autistic Spectrum Disorder (ASD) incorporating two classrooms, sensory room, quiet room, kitchen and plant room
 - Floor area 168m²
 - 7 modular bays
 - All groundworks, foundations and drainage
 - M&E works including automated door access, fire and intruder alarms
 - Completed August 2019
 - Project value £456,000
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CHALLENGE:**Creating a positive learning space for SEN teaching**

Kingsleigh Primary is a community school striving to help each and every pupil achieve their true potential, encouraging children to work to the best of their abilities and to acquire the skills to meet the challenges of a rapidly changing world.

Seeking to open a Resource Base for children with Autistic Spectrum Disorder (ASD) and severe social communication and interaction needs, the school commissioned the design and construction of a bespoke single storey detached modular building, to include two classrooms plus ancillary space for a quiet room and a sensory room.

Using modular building techniques, Enviro Building Solutions successfully delivered a resource base for children needing a more specialised and bespoke approach to their education, designed to meet their identified needs and to facilitate a positive learning experience.



PROJECT CASE STUDY



Enviro worked closely with the Council, School and technical advisors to ensure the design responded to the brief and were proactive in finding cost effective solutions to issues that evolved during both the design and construction. They demonstrated a comprehensive understanding of working within an occupied school environment and exceeded expectation in terms of involving the pupils in the project. The Enviro team had a 'can do' attitude which was refreshing and this has contributed to an excellent building, which is already having a very positive impact on the pupils' behaviour, self-esteem, and consequentially their ability to learn."

Anita Ellis

Client Project Manager, Bournemouth, Christchurch & Poole Council

Special interior fit out requirements

This project called for a building designed specifically to meet SEN standards, designed to complement the existing school architectural style and delivered within a tight time frame of just six weeks. Modular building techniques provided the optimum solution to achieve a quality build incorporating all the required facilities, within the desired build schedule.

Interior fit out was also an important consideration. The two classrooms are both equipped with teaching walls, whilst the sensory room is equipped with special lighting and is designed to provide a calm space, using a specific colour palette which can play a role in supporting children to regulate their emotions. Specific acoustic requirements also have a role to play here.

The exterior of the building features a Plastisol finish with cedar cladding, reflecting the colours and finish utilised for the main school building.

Value engineering yields costs savings

Cost is always an important consideration. Following the first tender submission, Enviro Building

Solutions were requested to value engineer the project, aiming to provide best value for money whilst retaining all the important performance features. The overall cost was successfully reduced by 9% by taking steps such as changing the window specification from aluminium to UPVC, providing an alternative flooring finish and suspended ceiling and omitting VRV air conditioning whilst retaining the breathable buildings requirements for Part L compliance.

M&E works included automated door access, fire and intruder alarms, with external works including fencing and secure gated areas. This is within a residential area so Enviro Building Solutions also screened the boundary fence with planting.

Enviro Building Solutions also designed and submitted planning for the project, achieving this with only minimal issues. The building was completed in August 2019, ready for the September intake.



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