

# ASHE

building  
better

## CASE STUDY

HEATHCOTE  
Primary School



Vickers Way,  
Warwick,  
CV34 7AP



Start **19.09.16** Finish **18.08.17** Duration **48 weeks**



Value  
**£2.9m**



Project Manager  
**Pick Everard**



Client  
**Warwickshire  
County Council**



Architect  
**Lungfish  
Architects**



Form of Contract  
**NEC 3 Option A  
Lump Sum**

## HEATHCOTE PRIMARY SCHOOL NEW SCHOOL

### Introduction

A new primary school was required in Warwick to accompany a new urban development site. The requirement for this school was the ability to extend and grow over time aligned to the growth of the development. The new Heathcote Primary School was completed during August 2017 and handed over to the Community Academies Trust, ready for September's first intake of school children; initially for Reception and Years 1 and 2 with 30 places in each of the year groups

plus an onsite Nursery.

The project consisted of the construction of a new single storey primary school and associated external hard and soft landscaping works on an existing green field site located in Warwick.

The primary school building sub-structure consisted of mass concrete poured strip foundations, sub-structure brick/blockwork, concrete floor slabs and underground drainage/service connections. The main shell of the new building was formed with structurally insulated panel's (SIP's)

“ Overall I'm very happy with the building and the work Ashe have carried out. The project all went well and we would be more than happy to work with Ashe again. Any snagging issues and communication between the school and Ashe were dealt with in a timely manner. The Community Academy Trust have been very impressed with Ashe Construction.

**Mrs Lara Jeffries**  
Headteacher,  
Heathcote Primary  
School



which were pre-fabricated off-site and then erected on-site to form external walls, roof and internal walls. Externally the building has a standing seam roof, aluminium fascia's/soffit's and RWG's, render and brick slip cladding to external walls and aluminium powder coated windows and doors.

Internally building has a full M&E fit out, joinery works, plasterboarding and skim, floor insulation and screed, reflective ceilings, decorations, floor coverings and fixed furniture.

Externally, hard landscaping works have been completed to form new car parking, footpaths and playground areas. Soft landscaping package has been completed around the school building area and new boundary fence line has been erected.

## Initiatives

A number of initiatives were implemented during this project including:

- Using the same team from a similar project to maximise value.
- Switching to off site

construction and using SIPs allowed for a £120k saving.

- By using SIPs the programme reduced, saving time as well as money.

## Social Value

There were no nearby residential neighbours and with site being in the centre of a group of large housing sites, newsletters weren't required. However, we maintained good regular contact and meetings with the home builders' site managers.

Progress images (including drone shots) were provided to the headteacher to keep the school facebook page updated with build progress.

The badger sett located at rear of site delayed the start of the project as we needed to obtain a licence from Natural England to close the badger sett as it was not fully inhabited. In line with the licence we employed an ecologist who monitored the sett for a 30 day period using motion cameras and one way traps to prevent

“ On behalf of Warwickshire County Council I am delighted once again to receive a high quality of build. Many thanks for all the hard work over the last few months to deliver the project on time and to allow the school to open as planned.

**Tracy Jayne Zbilut**  
Project Manager,  
Warwickshire County Council

access into sett by badgers. Once this period had expired and it was confirmed that no badger activity was present at sett we excavated sett out and backfilled.

We had a cycle shelter from a previous project, Cawston Grange Primary School which we transported to site for use on this scheme to save money as project was over budget. Some waste timber was also donated to another local primary school to assist in developing external garden areas.

“ A successful project all round with all targets being met. The spirit on site was always positive which is a testament to the team.”

**Robin Blake**  
Managing Director,  
Ashe



We worked closely with the client to include late changes to project including major redesign to the nursery area during construction, as the nursery was going to be privately run by 3rd party and not the Academy. Also due to Highway planning issues, external design changes were undertaken on external car park and pedestrian areas to facilitate parent drop off areas within the schools boundary line. In total we absorbed an extra £200K of instructed works into project without extending contract programme period.

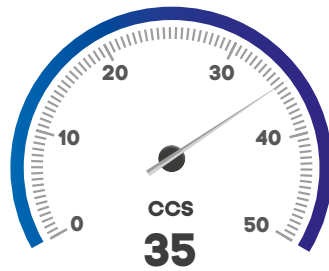
## Awards

Ashe Site Manager, Mark Skillington was awarded the Considerate Constructors Scheme's 'Performance Beyond Compliance'. This is awarded when scores of at least 7 points in the scheme's renowned Code of Considerate Practice are achieved, showcasing that we:

- Care about **Appearance**
- Respect the **Community**
- Protect the **Environment**
- Secure everyone's **Safety**
- Value our **Workforce**

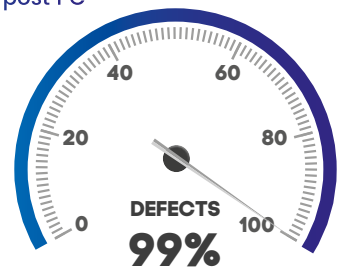
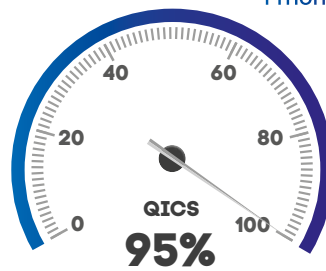


## Safety



## Quality

1 month post PC



## Project highlights

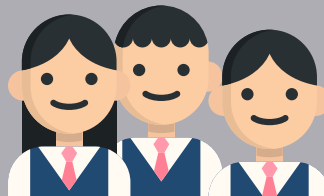


**10/10**  
CLIENT SATISFACTION

**£120K**  
SAVED WITH OFF SITE CONSTRUCTION



**50+**  
NEW SCHOOL PLACES CREATED



**57%**  
LOCAL LABOUR WITHIN 40 MILES



**90%**  
LOCAL SPEND WITHIN 40 MILES



**97%**  
WASTE DIVERTED FROM LANDFILL



OFF SITE CONSTRUCTION REDUCED PROGRAMME