



“My school is cool!”

## Five easy steps to building a school

R Schools deliver new schools and school extensions by using a combination of traditional in-situ building techniques and modular manufacturing elements.



# R Schools Process

**R Schools - A brand new service from an established team. We design and deliver new schools and school extensions by using a combination of traditional in-situ building techniques and Volumetric manufactured elements. Our buildings meet EFA (Education Funding Agency) guidelines, Education Building Bulletins and BREEAM energy efficiency targets.**

Whether you are looking for a modern or traditional look to your school, R Schools can develop your vision and produce the school of your dreams.

We take a holistic approach to the build process by looking at your objectives, the site constraints and the existing environment.

Our in-house Design and Architectural team develop the project brief and together we value engineer the final specification. Because we work through a framework agreement you have the confidence that you are in control of the budget, with no hidden expenses or fees. When the design is agreed we will

1

OJEU approved frameworks

We work through an OJEU approved framework of competitive rates.

- R Schools are part of the Pillar Framework, which enables Local Authorities to purchase at preferential rates.
- **No need to tender, just get straight into the design.**

RIBA Stage D

2

We sit down with you and develop the specification from your outline objectives, to a fully developed RIBA Stage D report.

- This report determines the detailed approach to the layout, design and construction of your school. It considers the operational and management issues such as security (secure by Design), energy efficiency (BREEAM), as well as the use of the buildings for after-school activities.

3

Value engineer

As with any project, often we find the aspirations exceed the budget and compromises are needed. With your input our team will value engineer your new school to meet your exact requirements and meet your budget. Our buildings are designed to meet EFA target costs.

Regulation approval

4

Obtain planning and building regulation approval.

- R Schools design and project team will see your school through the planning process so you don't have to.

5

Build your school

Build your school in the most rapid and least disruptive manner.

- R Schools combine offsite manufacturing with limited in-situ construction techniques to deliver your buildings in the shortest and least disruptive way. You can have your new school built in just 20 weeks. Disruption to neighbours is lessened using offsite modules as deliveries are reduced by 80%.



give you a fixed price lump sum for the works which is the maximum you will pay. This includes all fees, site investigation and planning costs.

Working with the R Schools Team speeds you through the design, planning and contract stages allowing overall project times to be dramatically reduced. From the initial enquiry (pre planning) we have delivered completed 1FE primary schools in less than 12 months to handover. You can have confidence that with R Schools your new buildings will be delivered on time and to the quality you expect.

The heart of any school is the teaching environment. Our classrooms are light and airy with large windows and easy access. We believe that the buildings reflect the ethos of the environment, therefore industrial structures and finishes are rejected and bright warm and friendly finishes abound. Learning is more effective in a pleasant environment.

Schools are more than the sum of a number of classrooms, the Assembly Hall, kitchens and service rooms are vital to get the environment right. Adequate storage is also key to the delivery of a building that works.

**If you have a requirement for a new school or extension, please contact the team here at R Schools on 01202 824541.**

**“Despite tight timescales and other challenges, in partnership with Rollalong we’ve been able to develop and deliver three new primary schools critical to our primary education strategy.”**

Capital Works programme Delivery Manager at Wokingham Borough Council.

# Case Studies

## CLEWER GREEN INFANT SCHOOL, WINDSOR



Two storey extension at Clewer Green Infant School in Windsor.

The school expansion to a two form entry school required a sizable extension.

The building replaced an existing extension which was demolished prior to commencement of construction of the new block. It was designed to fit in with existing school buildings on the site. The main school building is a traditional Victorian school and the roofline has been designed so that it can't be seen above the original building.

The new building was completed on site in just 20 weeks over the summer and was ready for the start of the new term in September 2013.

Totalling nearly 300m<sup>2</sup> of floor area, the building consists of a large dance studio, two large classrooms, a staff room and office.

## WINDMILL PRIMARY SCHOOL, WOOSEHILL FOR WOKINGHAM BOROUGH COUNCIL



Wokingham Borough Council had an urgent requirement for a new one form entry Primary school at Woosehill to be ready for the new school year in 2013. We were approached in September 2012 to see if this school could be delivered in time.

The scope of work was extensive, including not only 1440m<sup>2</sup> of building but all external works consisting of groundworks, drainage and rain water attenuation, play areas included a MUGA. Other external works included providing car parks and fencing.

The modules were delivered during four days in early June. During the subsequent weeks the build progressed at speed and the building was ready for the staff to get the school ready for the first pupils.

The reception classroom has been furnished with brightly coloured tables and chairs, toys and even an indoor sandpit. There are a further six classrooms, which will be filled during the next seven years, a library, food science room and a large sports hall, along with other administration areas.

## ST PAUL'S JUNIOR SCHOOL, WOKINGHAM BOROUGH COUNCIL



A bespoke art & general use classroom has been completed for St Paul's Junior School, Wokingham.

The building was designed in close liaison with the school Head and Bursar, both of whom were determined to create a legacy building with a very different appearance. To this end a mono-pitch roof was specified, together with a treated timber vertical overlap cladding system, drawing on designs previously used.

To create an outdoor performance stage, a large decking area was provided to the front of the building, accessed via a 5m wide bi-fold door system.

The studio was acoustically enhanced to allow it to be used for music practice when required, and the extensive design consultancy stage even led to details such as a large number of external power sockets for use during school events.

The school are delighted with the building and are looking forward to many great performances on the decking.

