

Kingsgate Primary School

Bespoke educational setting for West Hampstead pupils

£12.4m

/ Project value

September 2015

/ The project commenced

June 2017

/ The project was completed

Generating £1m in savings as a result of our innovative design strategy, we delivered a new two storey school building (GIFA - 2,392m²) and expansion to Kingsgate Primary School. This £12.4m project incorporated nursery accommodation and a community centre, as part of a mixed-use masterplan of a former industrial estate in West Hampstead, London. Tailored to the client's vision, our two-phase design and construction programme was completed on time and within budget, and featured modern methods of construction (MMC), including a cross laminated timber frame system as a more efficient alternative to traditional structural frame solution.

The brief

As part of a 'Two Stage Design and Build' contract, London Borough of Camden appointed us to expand Kingsgate Primary School to provide 420 new primary school places, supporting its transition from two-form to four-form entry. The West Hampstead site was specifically chosen as it was large enough to support a new school building to act as the epicentre of a mixed-use development of private housing, plus workspaces, affordable housing and public realm.



"Contribution to design development was excellent. We would be very happy to work with GRAHAM again, and to bring the team in earlier to the design development process."

Kate Cornwall-Jones
Team Leader London Borough of Camden

"The new building and the playground are lovely. The learning environment is spacious, bright and calm. Teachers can already see a hugely positive impact on the way children learn. Parents and children were so happy and excited when they came into school on the first day of term."

Liz Hayward
Executive Headteacher, Kingsgate Primary School

The challenges

Situated in close proximity to a rail network, and enclosed by residential property, the constrained site required strict adherence to a bespoke Traffic Management Plan, which saw the implementation of curfews on deliveries during key school times and the installation of signage and speed humps. Completed in two distinct phases, we utilised digital construction tools to determine the optimum phasing solution and the interfaces at all stages of construction.

The solution

Exceeding client expectations, we conducted a noise survey over a prolonged period of time to assess the impact of passing freight trains and, using a professional recording studio, we modelled the acoustics for the client and Headteacher to auscultate. Upon consultation, the noise impact of rail traffic was deemed negligible. As a result, the original design was remodified with the requirement for isolation springs removed, creating a much more efficient foundation design and culminating in £1m of savings. Incorporating the delivery of enabling works, such as the demolition of existing industrial units, tree removal and the construction of a retaining wall, in parallel with the construction programme, the target completion date of August 2017 was adhered to. This ensured that the school opened as planned ahead of the new school year. Aesthetically, the iconic school building's civic façade stands out with cross-laminated timber and intricate grey brickwork. Meanwhile, its distinct saw-toothed and double-pitched roofline pays homage to the area's rich industrial past while daylight is maximised through the north clerestory windows into the teaching spaces, offering a spacious quality throughout the school.

Outputs & Benefits

/ **BREEAM:** BREEAM Excellent

/ **On Plan Delivery:** Kingsgate Primary School was completed on time and on budget

/ **Design Savings:** Our innovative design achieved £1m in savings for London Borough of Camden

/ **Enabling Works:** Enabling works involved the demolition and clearance of the whole site in addition to civil engineering works to the boundary with Network Rail

/ **Circulation:** The building provides natural daylighting and ventilation, flexible teaching space, free flow between the inside and outside, which provide play areas for teaching activities and enhanced learning



For more information on how we're delivering lasting impact:

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