

Oundle School Sports Centre

A Sports Centre to match the reputation of 'one of Britain's leading schools'

£24m

/ Project value

March 2018

/ The project commenced

August 2020

/ The project was completed

Central to Oundle School's "modern, thoughtful vision of sport", the new £24m Sports Centre delivers "maximum flexibility in the provision of sport and physical well-being activities", while "enhancing the experience of all users including visitors". The centrepiece of the "multi-faceted, multi-functional sports development" is a six-lane, 50m swimming pool that is divisible into two pools through the use of a submersible boom. A floating floor optimises the pool's flexibility further. An eight-court hall offering retractable bleacher seating, adaptable playing spaces, a separate 70-station air-conditioned fitness suite, a dedicated dance studio, and three further multipurpose studios, provide Oundle with the high-calibre sporting facilities that reflect its reputation as "one of Britain's leading co-educational and day schools".

The brief

A traditional contract (CDP and JCT with quantities), we were appointed by Oundle School as the Main Contractor for the design and construction of a new sports centre on a live educational campus.



"The new Sports Centre will support sport at a top competitive level, whilst catering for a multitude of sports and leisure activities at all levels, not just for our pupils but the broader community of which the school is a central part."

Sarah Kerr-Dineen
Head of Oundle School

“GRAHAM clearly demonstrated their experience and capability in the delivery of state-of-the-art sports facilities within schools and universities, and this was a hugely important factor in our decision to select them as our contractor for the centre-piece of the School’s Sports MasterPlan.”

Dom Toriati
Bursar, Oundle School

The challenges

Covering an area of 5,500m², the new Sports Centre was constructed within the live educational campus of the “third largest independent co-educational day and boarding school in England”. To offset potential noise challenges, we implemented a “trenchless construction” methodology for the installation of new services and drainage. Directional underground boring technology was applied, which limited the disruption to above ground finishes.

The solution

The new Sports Centre is a key resource in Oundle School’s promotion of a “positive development environment” with an “inclusive and lifelong participation focus”. Handed over in July 2020, we finalised the remaining demolition/decommissioning and external landscaping (designed by PRP) in September. The majority of the project, which was designed by Saunders Boston, was constructed using CLT panels. This pre-fabricated solution not only provided a high quality finish but also ensured programme certainty. Once the initial site set-up works were complete, our construction methodology progressed simultaneously on two fronts. First, the pool hall excavation and commencement of waterproof concrete works took place, and, in parallel (secondly), the adjacent plantroom and balance tank requirements, plus the waterproof concrete works commenced. Once the new ground floor slab was formed, the focus centred on the formation of the new CLT frame, which was erected on a Just in Time delivery basis with immediate weather protection implemented to protect the frame against water damage. Externally, as the CLT was erected and handed over in sections, our teams began the façade finishes in a sequential manner, closing the building elevation by elevation.

Outputs & Benefits

Off-site manufacturing: Reinforcing our determination to support Oundle’s educational priorities, we utilised offsite fabrication for the vast quantities of CLT that made up the two storey framed building on poured concrete foundations. This approach ensured significant noise reduction in comparison to traditional build methods

Natural ventilation: The sports hall uses a natural ventilation system, and has both Photovoltaic Cells and a thermal hot water system as part of the renewable energy systems within the building

CLT protection: This involved fitting a bonded VCL in the factory that was fully adhered to the top side of the CLT cassette prior to dispatch. This functioned as both the protection membrane for transportation and installation, and the VCL in the roof build up



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

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