

Byron Court Primary School Expansion

Expansion programme delivers extra teaching space

£12.9m

/ Project value

August 2017

/ The project commenced

December 2018

/ The project was completed

Turning Byron Court Primary School's motto "believe it, achieve it" into a reality, our £12.9m expansion programme has transformed the London, Wembley based school from a three-form entry school into a five-form entry school. Facilitating a significant increase in pupil capacity from 660 to approximately 1,050 by 2020, the 16-month project incorporated the construction of new teaching classrooms and ancillary facilities including a kitchen, a two-court sports hall, a non-floodlit Multi-Use Games Area (MUGA) supplemented by the reconfiguration of the existing grass playing field, and associated landscaping.

The brief

Byron Court Primary School's main focus for the project was the construction of modern facilities that would provide enhanced teaching space with the capacity to accommodate increasing pupil numbers. The provision of improved dining and kitchen facilities, the creation of year group clusters, where a large group room is at the centre of each zone, enabling works, and improved access to the school site (1.83ha) were additional key priorities of the brief.



"The Byron Court team have been pro-active, flexible and a pleasure to work with, they have taken the Council's and School's aspirations and delivered a wonderful learning environment for the school community to enjoy."

Jas Yembra
London Borough of Brent

“This project is an excellent example of how we focus on engaging with local residents and stakeholders throughout the programme. The establishment of a bespoke Transport Management Plan was an important element of this project and helped to alleviate some of the genuine concerns around the project.”

Rob Joyce
GRAHAM Development Director

The challenges

Described as being “located in a leafy Wembley suburb”, Byron Court PS is surrounded on all sides by large semi-detached residential properties. In addition, South Kenton Train Station is approximately 140m to the west and Northwick Park Hospital is only 500m to the northwest. Naturally, there were genuine concerns from local residents and other stakeholders ahead of the construction programme. At planning 760 had signed a petition in opposition to the school expansion. To assuage some of the valid objections, we employed a Community Engagement Advisor to liaise regularly with residents, issued a monthly newsletter and created a bespoke Transport Management Plan (TMP). A strategy was devised, centred on the escort of all supply chain deliveries to and from site, the inspection of vehicles so that building waste was not transferred onto the neighbouring roads, and penalties for any TMP transgressions.

The solution

Completed in December 2018, the three phased scheme involved new build modular construction, new build traditional extensions, alterations, remodelling and refurbishment, and external works and services. Key members of our design team, including a Design Manager, remained with the project from pre-construction through to handover. Phase 1 consisted of the construction of a new two storey classroom block inclusive of 20 classrooms, group rooms and staff areas all linked at ground level to a new hall and kitchen. Demolition works were the focus of Phase 2, and encompassed the demolition of the existing dining hall, kitchen and three single storey classroom blocks to make way for the two-form entry expansion. Phase 3 saw the school occupy the new building before the subsequent demolition of additional classrooms and the creation of sports pitches and further car parking space.

Outputs & Benefits

/ **BREEAM:** BREEAM Excellent

/ **On plan delivery:** Byron Court Primary School was completed on time and on budget

/ **Improved access:** Vastly improved wheelchair access and DDA compliant as previous areas in the original school were inaccessible

/ **Envelope:** The cladding was built directly off the foundations, which allowed the ground slab to be installed later

/ **Traffic management:** A bespoke Transport Management Plan was created with all supply chain deliveries escorted to and from site and fines imposed for transgressions

/ **Conservation:** The site contains a Grade II Site of Importance for Nature Conservation (SINC) and a number of trees were replanted



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

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