

Case Study

St Agnes Primary School



Delivered for Manchester City Council

A new building to replace an existing school to provide modern accommodation for 360 children
Value: £6.2 million | March 2009



WILLMOTT DIXON
GROUP



St. Agnes Primary School



INVESTOR IN PEOPLE

Introduction Willmott Dixon won the contract as part of its partnership framework with Manchester City Council.

St Agnes replaced the existing school with a three-storey facility that gave 2,300 square metres of teaching space and a "roof top" play deck to maximize space.

During work, Willmott Dixon created a temporary school site two streets away before demolishing the old school and building a new, larger school.

Key Fact • This was the first time the sustainable Eurban system has been used for an entire project.

Details St Agnes was developed using the Eurban timber system, a sustainable building technique that creates nearly zero waste. The load bearing timber panels come from sustainable forests and are fitted together on site like a giant Meccano set.

Eurban replaced the need for other higher carbon embedded materials such as steel, concrete and block. The system was first used by Willmott Dixon as a concept for its demonstration Re-Thinking 'school of the future' at the Building Research Establishment in Watford, which attracted the attention of Manchester City Council.

Successes Although the site was extremely confined, clever use of a design from Robinson Architects allowed Willmott Dixon to create the new primary school on the same footprint as the original school but with enhanced educational facilities for more pupils.

The project was delivered £160,000 under budget and on time.

Sustainable achievements There is zero waste to landfill due to the manufacture process of Eurban with all by-products going either as biomass fuel or reconstituted in other products e.g. particle board. The panels come to site in finished sizes so there was no waste to landfill from site during assembly.

The site team also segregated waste for other materials using different skips for metal, packaging and general waste. There were also bins available for mastic tubes, and this segregation of waste enabled the site to divert an overall 93% of waste from landfill.

BREEAM Rating Very good

Relationships This was a framework contract and it was a joy to work in true partnership with our client, Manchester City Council. For the project to succeed, we had to establish strong relationships very quickly and become an integrated project team.

Testimonials **Bernard Core, Framework One Manager, Manchester City Council**

"St Agnes School is an innovative project – the first of its kind in the country – and Willmott Dixon was keen for us to embrace that innovation. Being at the forefront of innovation is a risk, albeit a calculated risk. Their enthusiasm and expertise encouraged us to take the plunge and now we have a fantastic school that is absolutely fit for purpose.

Willmott Dixon's expertise in supply chain integration and sustainability has been invaluable. We are now five years into our partnership framework and we expect a company like Willmott Dixon to be able to deliver a quality building on time, within budget, and we expect 10 out of 10 in terms of health and safety. Now we want to raise the bar and get added value from our partners. Willmott Dixon has delivered that on St Agnes School."

Contact Bob Athroll, education sector manager | 01675 467666



WILLMOTT DIXON GROUP