

# Irk Valley Community Primary School



**TOTAL COST** £8.9M  
**COMPLETED** 2010  
**DURATION** 1Y1M

## RESPONSIBLE BUSINESS



### Sectors

- Education, Primary

### Project profile

- A two-storey community primary school built on stilts due to its location on a flood plain

### Consultants

- Robinson Architects - Architects
- White Young Green - Services

### Client

- Manchester City Council

### Stage

- complete

## Project Description

Irk Valley Community Primary School forms part of a framework agreement with Manchester City Council to upgrade and renew a number of primary schools.

The two-storey school features a library, computer suite, fully-equipped kitchen and a recreation hall with a sprung floor, plus an outdoor multi-use games area, cycle tracks and a climbing frame.

The proximity of the River Irk meant that the site of the new school was situated directly in a flood plain, which was at risk of flooding once every hundred years. To address this, Morgan Sindall Construction worked extensively with the design team to ensure that the building satisfied the requirements of the Environment Agency and Planning Authority. The resulting school design incorporated stilts to raise the building from ground level, negating the flood risk.

## Responsible business

### People



Three apprentices directly employed by Morgan Sindall Construction gained experience on this project, and several more were created throughout our supply chain. As a training exercise, Morgan Sindall Construction arranged for the apprentices to build bird and hedgehog boxes, which were then donated to the school for use in its eco area. Morgan Sindall Construction also arranged for donations of tennis nets, a time capsule and a new kit for the school's football team.

Liaising with the community was a top priority throughout the project. Morgan Sindall Construction regularly attended residents' meetings in the evenings to build relationships and communicate site activities to those concerned. The group mentioned the poor state of repair of an alleyway within their neighbourhood and so Morgan Sindall Construction and the supply chain arranged to refurbish this area, providing landscaping, lighting and artwork as a gesture.

### Planet



This project incorporated many sustainable features including rainwater harvesting, aerated materials, Sustainable Urban Drainage systems (SUDs) and an educational 'eco area'. Surface water will run

### Highlights

- A design festival was held by Morgan Sindall Construction and Manchester City Council to allow the children to have a say in the design of their new school. An idea generated by the pupils was developed by the design team, to enable inclusive dining on circular tables.
- Handover of the project was originally planned for April 2010. However, through rigorous scrutiny of the programme, design and procurement strategy, the project was actually delivered in January 2010. This provided the school with a four week 'decant' period and saved our customer money.

### Location

- North West

### Project key facts

The school provides teaching capacity for 420 pupils and 60 nursery pupils

### Related news

Morgan Sindall Construction completes £16.5 million renovation of historic Pantycelyn student hall

Morgan Sindall Construction to deliver two new schools in Buckinghamshire

Morgan Sindall Construction named as preferred bidder for University of Salford Robotics Centre

### Related Links

Pre-school and Primary  
Education

into a new attenuation pond, which will become a haven for wildlife and provide a useful teaching resource. The initiative also reduces the amount of water discharged into the River Irk.

### Challenges

- The proximity of the River Irk, which meant that the site of the new school was situated directly in a flood plain
- During the project's construction, the customer requested that an extension was built to increase the school from a 1.5 to a 2 form entry. This £1.9 million variation involved a major redesign, and had significant effects on the project requiring effective budget and programme management to ensure best value for our customer. Due to the robust processes in place, we were able to accommodate this large extension to the works in a very short timescales requiring only a four month extension of time to the overall contract period.

### Testimonials

*"The school looks superb and is a real credit to Morgan Sindall Construction. I'm sure we will be getting a lot of interest about the school. Well done to everyone who was involved with the project."*

### **Bernard Core**

**Framework One Manager, Manchester City Council**

### Awards

BREEAM Very Good rating

North West Regional  
Construction Awards  
2010 - Manchester  
Best Practice Award