



Working in collaboration to deliver high quality special needs education facilities.

CLIENT

Cumbria County Council

LOCATION

Ulverston, Cumbria

CONSTRUCTION VALUE

£8m

CONTRACTOR

Seddon Construction Ltd

START - COMPLETION DATE

May 2018 - June 2019

SECTOR

Education

FORM OF CONTRACT

JCT Design & Build 2011

DELIVERY TYPE

Design & Build



The design and build of a new two-storey special educational needs (SEN) facility to accommodate pupils aged from two to nineteen years with profound and multiple learning difficulties.

The scheme consists of a new 80-place school with special facilities, including sensory rooms, a therapy suite, hydro-therapy swimming pool, physiotherapy rooms, rebound trampoline therapy alongside modern teaching spaces with the latest technology. The new facilities will replace the existing Sandside Lodge School, which is no longer fit for purpose, and will incorporate the county’s Special Educational Needs and Disabilities Resource Team supporting the school to achieve Centre of Excellence for Autism.

Working in collaboration with the Council’s design team, our preconstruction team applied value engineering solutions to the architects’ unique drawing whilst not compromising on high quality expectations, and ensuring tight budget restrictions were met. The initial design incorporated a wave roof feature which through thorough investigation and discussions could not be achieved within the clients budget. Working in partnership with the client, architect and skilled subcontractors we were able to closely match the design concept on budget.

During preconstruction our delivery team identified constraints in relation to the existing unused Grade II buildings such as asbestos, Japanese knotweed and bat nests. Detailed surveys were undertaken, including several bat surveys, a dusk emergency survey and a dawn re-entry survey which located six common pipistelle bat roosts, along with potential maternity roosts in the existing porch.

Gaining the European Protected Species License (EPSL) from Natural England was a pre-commencement condition of the project’s planning approval. It was vital all requirements for license approval were met to prevent delay to the project programme.

Further key considerations were identified during preconstruction, including organising deliveries around the times of the local schools and residents, ensuring minimal disruption to the running schedule of the school and drop off/pick up times of the pupils. A delivery timetable has been set up to ensure the smooth running of deliveries/traffic management.

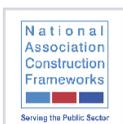
KEYKPIs



For more information please contact:

NWCH MANAGEMENT TEAM

Web: <http://nwconstructionhub.org>



“ This is an exciting development which will create a centre of excellence for special needs learning in Cumbria. The new-build will provide much-needed modern, purpose-built facilities for pupils and staff at Sandside Lodge as well as a base for our Special Autism Teaching Support team.” **Cllr Sue Sanderson, Cumbria County Council**