

Education ~ Soham 3rd Primary School

Soham, Cambridgeshire



Concept Masterplan.

Images of the Completed School, in Mid Winter



Project Description

Laid to cropped agricultural land within the Fens, the site is to accommodate the third, new Key Stage 1 & 2 Primary School in Soham, built across 2 phases. The project is currently at Milestone 5, tender issue pre-construction.

The first phase shall see the main building developed adjacent to The Shade highway, with the second phase extending southwards from Phase 1, located between hard & soft sports pitches. The final layout of the site will provide two separate wings of accommodation - one for Key Stage 1 (including the nursery) & one for Key Stage 2.

To the north of the building, a series of break out spaces & external classrooms are to be provided for Reception & Year 1 classes. These spaces shall be enclosed by a boundary hedge with secure fences, containing interesting & robust planting, with features of play for each year group and seating provisions. The northern boundary is planted with an avenue of trees providing a green elevation to residential houses located along The Shade.

The Pre-school shall occupy the eastern end of the building with its own enclosed private, secure garden, containing bright, colourful safety surfacing, play equipment, raised borders & planting that shall provide a safe yet stimulating environment for toddlers.

To the south of the building, a hard court area is bordered by further outdoor classrooms & an enclosed habitat garden; where bog planting, pictorial floral planting, insect houses & wildlife can be observed by class groups. The site is very exposed & will be planted with a native shrub belt & trees to provide some relief from the Fenland winds that sweep across the site from the SW.

ELD Requirements

- To complete a tree survey, AIA to BS 5837: 2005, (current at the time);
- To complete a Walk Over Survey, a Flora Survey & Phase 1 Habitat Survey with recommendations to gain 'very good' BREEAM rating;
- To complete concept design & detailed design with specifications for MS4 planning submission;
- Provision of Design & Access Statement, MS3 & MS4 reports & risk register contributions;
- MS5 Tender Package Issue.
- Attendance at meetings;
- Liaison with client, design team & Local Authority to gain planning approval for development & novation to main contractor during construction.

Project Particulars

Client: Cambridge County Council
 Architect: Pick Everard
 Capital Value: £5 million
 Main Contractor: Morgan Sindall

