



DESIGNING AND DELIVERING  
**DERBY'S SCHOOLS**

# INTRODUCTION

There's an ever-present need for local councils across the UK to ensure a school place for every child, and this is no less true in Derby and Derbyshire.

Ensuring communities are set for growth, children have a space to learn, and parents are supported are three key priorities for both local authorities. Lungfish Architects have worked collaboratively with both councils to drive forward these priorities and develop Derby's future learning landscape.

Both Derby City and Derbyshire County Council are founding members of the SCAPE Group and accelerate many of their projects via SCAPE frameworks. As Lungfish Architects are part of the SCAPE Group, both councils were able to utilise not only the speed of the framework, but also the design-led solutions available from SCAPE.





# DEVELOPING DERBY'S FUTURE LEARNING LANDSCAPE

- 1 | RAVENSDALE INFANT & NURSERY SCHOOL
- 2 | CASTLEWARD SPENCER ACADEMY
- 3 | HIGHFIELDS SPENCER ACADEMY
- 4 | HACKWOOD PRIMARY ACADEMY
- 5 | MURRAY PARK COMMUNITY SCHOOL
- 6 | OAK GRANGE PRIMARY SCHOOL



  
**+10%**

With a population increase of 10% expected by 2039, the need to provide more infrastructure, housing and school places has been one of Derby City and Derbyshire County Council's top priorities in recent years.



# RAVENSDALE INFANT & NURSERY SCHOOL



Location:  
**Mickleover  
Derby**



Client:  
**Derby City  
Council**



Project Value:  
**£6.9m**



Completion date:  
**June  
2022**



Contractor:  
**Morgan  
Sindall**





Crucially, the project required a fast response to ensure 296 children aged three to seven, were back in school in shortest timeframe possible.

## REQUIREMENT

A devastating arson attack created the need for a new infant and nursery school. Crucially, the project required a fast response to ensure 296 children aged three to seven, were back in school in shortest timeframe possible. Submitted for planning within just six weeks and delivered in nine months, the project was accelerated by SCAPE's Regional Construction framework, and the speed of modular design and delivery.

## SOLUTION

Ensuring minimal impact on the children's education, the decision was made to temporarily place all pupils into nearby schools – including three schools delivered by our construction partner, Morgan Sindall, two of which had been designed by Lungfish Architects. To ensure an effective, efficient delivery, the new school was designed utilising modular design and offsite construction techniques, which also allowed for minimal disruption to the nearby junior school.

The new, single-storey school has increased in size by nearly 300m<sup>2</sup> bringing the site in line with the Department for Education's benchmark for a three-form entry nursery and infant school.

Adopting a forest school ethos, the children learn from the natural environment around them, and this a key element of the design. Accommodating 330 pupils, the new school features 10 spacious classrooms, a double-height hall, a library, a group and SEN room and fully equipped catering, staff and admin areas. In keeping with the school's forest ethos, each classroom has their own access to the outdoors plus extensive canopies to allow for outdoor learning.

In total, the school is made up of 58 pre-fabricated modules which were built offsite before being delivered and installed in less than two weeks. This, together with the efficient procurement route, helped ensure the construction of the school completed both on time and on budget in just 45 weeks.



“I am pleased to see the school rebuilt to the highest standards, on budget and on time.”

Councillor Evonne Williams  
Cabinet Member for Children, Young People & Skills  
at Derby City Council

“It’s amazing to finally be home and all back together with our staff, children and families all under one roof. Our new school is a fabulous, modern school and we are really excited and ready to make new memories together here. All the children are very excited to begin learning in their new school and the staff have already made it a magical place to learn in and to make our community feel safe, happy and able to reach their full potential.”

Lorna Blanchenot

Headteacher of Ravensdale Infant and Nursery

“This is a joyous milestone for all staff and pupils at the school and I am pleased to see the school rebuilt to the highest standards, on budget and on time. This has been possible because of excellent partnership working between Ravensdale School staff, the governing body, and school leadership team, Morgan Sindall Construction, Lungfish Architects and the Council. It was deeply upsetting to see the destruction caused by the fire, but these fantastic facilities will help pupils make the most of the first stages of their learning journey. Losing a school has an enormous community impact, and my thanks go to the schools who offered space for Ravensdale children while the building work was ongoing.”

Councillor Evonne Williams

Cabinet Member for Children, Young People & Skills  
at Derby City Council



“Our new school is a fabulous, modern school and we are really excited and ready to make new memories together here”

Lorna Blanchenot  
Headteacher of Ravensdale Infant and Nursery







100%

on time and budget



100%

defect free



10/10

client satisfaction



£1.6m

social value generated



6 weeks

project was submitted to  
planning officials within six  
weeks of the first meeting



modern

methods of construction  
utilised

fast  
procurement

via the [SCAPE Regional Construction framework](#)



# CASTLEWARD SPENCER ACADEMY



Location:  
Canal Street  
Derby



Client:  
Derby City  
Council



Project Value:  
£7.6m



Completion date:  
August  
2021



Contractor:  
Morgan  
Sindall





## REQUIREMENT

With a significant increase in population, more school places were required to service a new community. A brownfield site, formerly utilised as a car park, was identified to become the new home to a one and a half-form entry primary school, providing 315 pupil places and a 39-place nursery.

Procured through the SCAPE Regional Construction framework and delivered by Morgan Sindall Construction, the £7.6m school was funded collaboratively by Derby City Council, the D2N2 Local Enterprise Partnership, Homes England, and section 106 agreements. The new primary school will serve families from the new urban village and the wider local community.

## SOLUTION

Located just outside a busy city centre and a brief walk from the Derby City train station, the project location inevitably meant the space to build the school was going to be minimal. A brownfield site which was previously used as a car park provided an effective solution.

Planning permission was granted in May 2020 with work commencing in the Summer amidst the COVID-19 pandemic. Despite this, Castleward Spencer Academy completed on budget and ahead of schedule in August 2021, opening its doors ready for the new academic year.

Delivered through the SCAPE Regional Construction framework, the new school has helped generate over £3m in social value investment. With 81% spent locally and within 40 miles of the scheme, it has wholly involved the local community and region.

The brownfield site is small (a 5,200m<sup>2</sup> development area), almost half the size that usually required for a school, which significantly influenced the building design. To provide the most efficient outcome whilst providing a playful, innovative, and creative space, the Lungfish Architects team used these restrictions as a catalyst for creativity, designing upwards instead of out.

Complementing the heritage of the local area, the school was built using traditional construction techniques and features a brick exterior. The security of the school site and safeguarding of the pupils is paramount, particularly with its city centre location. With that in mind, the design and position of the building was devised to optimise use of the land for the school and provide a clear, visible main entrance and secure line of sight to the building.

**Castleward Spencer was highly commended at the 2022 SPACES Awards.**





“We are delighted to be welcoming the first pupils to our newest primary school at Castleward. Its state-of-the-art design features such as the flexible use of space, the innovative outdoor play area and the security of a sprinkler system offer a superb environment for learning. The school will be vital in transforming the regeneration of an inner-city area into a thriving community.”

### Councillor Evonne William

Derby City Council's cabinet member for children, young people, and skills

“Site size needn't compromise the children's learning environment, and Castleward demonstrates this. Even though we were working with a space half the size, we've created a one-and-a-half form school that has the needs of the children at heart. Regeneration and maximising space in city centres is important. Not compromising on a child's education is vital.”

### Craig Taylor

Director, Lungfish Architects







10/10

client satisfaction



£3m

social value generated



41/50

CCS score



82%

local labour used



Built on former

brownfield site

highly  
commended

at the 2022 SPACES Awards



# HIGHFIELDS SPENCER ACADEMY



**Location:**  
Littleover  
Derbyshire



**Client:**  
Derbyshire  
County Council



**Project Value:**  
£5.3m



**Completion date:**  
July  
2020



**Contractor:**  
Morgan  
Sindall

**Award:**

Offsite Awards 2021 Highly Commended  
Education Estates Awards 2021 Highly Commended







## REQUIREMENT

With a population increase of 10% expected by 2039, the need to provide more infrastructure, housing and school places has been one of the County Council's top priorities in recent years. With the addition of a new major housing development comprising of 1,200 homes, the council approached Morgan Sindall and Lungfish to support them in the delivery of a primary school to accommodate more than 200 pupils from the new, growing community.



**200 pupils**  
from the new, growing community

## SOLUTION

Taking advantage of the speed of the SCAPE Regional Construction framework, and our delivery partner Morgan Sindall Construction's experience and expertise in offsite construction, coupled with the modular design expertise of Lungfish Architects – a solution was provided for the council that not only created a striking new school but enabled the project to be delivered efficiently within budget and tight timescales. Through comprehensive engagement meetings, the project was submitted to planning officials within six weeks of the first meeting.

As much of the work on the 45 pre-fabricated modules was carried out offsite, within subcontractor Eco Modular's factory in Hull, it could be completed safely and efficiently, unaffected by the logistical COVID-19 challenges facing many construction sites around the country. The school's external framework

arrived with the windows and roof sections already in place, while M&E fittings were also completed within the factory, reducing subcontractor traffic to site.

Work which needed to be completed onsite was done in line with government guidelines and all members of the supply chain worked collaboratively to ensure each other's safety and wellbeing.

The result was a successful handover of keys which took place one week earlier than planned as well as being under-budget.

As well as creating an inspiring learning environment and a central hub for the community, Highfields Spencer Academy handed over early, snag free and scored 9/10 for customer satisfaction. All this in just nine months, despite the logistical challenges posed by COVID-19.



“Highfields is a magical place already, the building is beautiful. The education design is so well considered and the space lends itself to be a really positive space for children.”

“For me as a headteacher, the experience was really positive. It had a great team and they did everything possible to make sure I was involved. We want it to be somewhere the children love coming to every day and the best example of that was one of our pupils asking their parents to drive past the school on a Saturday because they were sad it wasn't open at the weekends. We're so proud of it here.”

Anna Jones

Principal, Highfields Spencer Academy







210

place modular primary school



£1.5m

social value generated



6 weeks

project was submitted to planning officials  
within six weeks of the first meeting



45 modules

built offsite using modern methods  
of construction



early handover

handed over a week early despite COVID  
logistical challenges



Offsite Awards 2021  
Highly Commended

Education Estates Awards 2021  
Highly Commended



# HACKWOOD PRIMARY SCHOOL



**Location:**  
Ashbourne  
Derby



**Client:**  
Derby City Council  
with Redrow & Miller Homes



**Project Value:**  
£4.7m



**Completion date:**  
June  
2019



**Contractor:**  
Morgan  
Sindall







### REQUIREMENT

An innovative, expandable, and modern primary school designed to serve a recent housing development and support a growing community. It was necessary to build a new 14,000 square foot school to accommodate more than 200 children. This was part of a wider plan to build 700 new homes on the adjoining Hackwood Farm estate.



**14,000 FT<sup>2</sup>**  
new build school

### SOLUTION

Considering the rapid growth of the new estate, the school had to be operational by September 2019. SCAPE's speed to market capabilities made it easier for Derby City Council to expedite project delivery.

By using modular construction and off-site techniques, the team was able to complete the project in just nine months, compared to a year for a traditional school building. In total, the school covers an area of 14,000 square feet and comprises 42 carefully made modules. Designed collaboratively by Lungfish Architects, Morgan Sindall carefully constructed modules in a factory off-site, transported them to the site, and lifted them into place. It took only seven days for the school to progress from foundation to having every module in place, enabling rapid and efficient construction.

The single-storey primary school has a large hall, six spacious classrooms, and a 26-place nursery. Internally, the large classrooms feature a modern and bright design throughout, creating positive and engaging learning environments. In addition to natural daylight and ventilation, the building has been designed to provide thermal comfort and acoustics to support educational attainment. With an innovative, expandable design, the school is also future-proofed, as additional teaching space can be added in the future, increasing its capacity to 315 students.

Hackwood Primary School provides a beautiful, colourful, and spacious learning environment for local children and is now at the centre of a new community.



“The SCAPE framework in my opinion is very good. It is good for local labour and it is well thought out, carefully managed and delivers real value for money. Plus you also get real support from the team at SCAPE, which is over and above other providers.

**So the experience has been very, very good.”**

The experience here has been excellent and that has been from initiation through to the project team on site. What I really liked is that you just got on and built it. The team were great, very professional and always found solutions. It was definitely good collaborative working.”

**David Highfield**

Programme Manager, Derby City Council





£ **s106**

Funded through  
Section 106  
agreements



**100%**

on time



**100%**

on budget



**9/10**

client satisfaction



**£1.3m**

social value  
generated



**44/45**

CCS score



# MURRAY PARK COMMUNITY SCHOOL



**Location:**  
Mickleover  
Derby



**Client:**  
Derby City  
Council



**Project Value:**  
£7.8m



**Completion date:**  
August  
2019



**Contractor:**  
Wates





### REQUIREMENT

With the demand for school places growing across Derby, an expansion was required for Murray Park to drive schools places up from 1,100 to 1,650 across years 7 to 11. The new block was designed by Lungfish Architects, constructed by Wates Construction, and procured through SCAPE's Regional Construction framework. In March 2018, the project began on site and was completed ahead of schedule in August 2019, just in time for the new academic year.

### SOLUTION

The Maple Park extension is located in front of the existing school building and includes a reception area, 15 classrooms, as well as modern office space. The school has also benefited from new kitchen areas and reconfigured classrooms as part of the refurbishment programme. The food technology department, as well as the modern foreign languages department and the school kitchen, have been completely renovated with updated appliances.

By partnering closely with Wates and utilising their own technical expertise, the Lungfish team was able to push the boundaries of design by using materials intelligently, to maximise the local authority's budget.

To accentuate the windows, Lungfish gave the elevation plenty of relief, and several key façade elements of the building - such as the main entrance and feature corner window - were clad in orange Trespa to complement the brickwork. Incorporating the latest technology, the block now features underfloor heating, interactive whiteboards, and extra-large corridors to provide a modern learning environment.

**The extension was commended by the Derby Civic Society, for Best New Building.**



“It is a testament to Derby City Council's foresight for the future of Murray Park Community School that we have now handed over these impressive new facilities to staff and students. It was a bold ambition for the school but our first-class team has delivered on the Council's brief to create a truly innovative learning environment for young people.”

### Councillor Evonne Williams

Derby City Council's cabinet member for children, young people, and skills

“Good facilities and learning environment in general are integral to the educational development of students, so it's fantastic to be able to deliver these improvements to Murray Park Community School. There are a number of benefits that come with the expansion of a school in terms of opportunities and curriculum range and were excited to see the positive impact it will have on pupils. We are thrilled with our fantastic new building. It has completely transformed our student's educational experience. Working with Wates has been a pleasure and the delivery of the building ahead of schedule was much appreciated. We would also like to express our thanks to the local authority who have worked tirelessly in the background to ensure the best service.”

### Nicola Caley

Headteacher of Murray Park School







Increase pupil capacity from

1,100 to 1,650

school places



9/10

Considerate  
Constructor Score



Commendation

Best New Building  
by Derby Civic Society





# OAK GRANGE PRIMARY SCHOOL



Location:  
Boulton Moor  
Derby



Client:  
Derby City  
Council



Project Value:  
£9m



Completion date:  
August  
2023  
(in progress)



Contracted:  
Morgan  
Sindall





**As part of the Derby Schools Programme, Oak Grange Primary School is now the fifth new school Derby City Council has procured via SCAPE, delivered by Morgan Sindall, in partnership with Lungfish Architects as the principal designer.**

## REQUIREMENT

The addition of 990 new homes within the Snelsmoor Grange and Fellow Lands Way housing developments of Derby is set to increase demand for primary school places in the area.

Part-funded through Section 106 contributions from housing developer, Belway Homes, Derby City Council approved the construction of a modern and spacious 1.5 Form Entry (FE) school to cater for 315 primary and 39 nursery children.

Procured through the SCAPE Regional Construction framework, Morgan Sindall Construction commenced construction in August 2022, and it is currently on track to complete on time and budget by August 2023, ready for the new academic year.

It was important that the new school formed the heart of the new housing estates, with the local community and social groups able to use the facilities at evenings and weekends.

## SOLUTION

Morgan Sindall Construction worked closely with Lungfish Architects to ensure the school design remained in keeping with the surrounding rural landscape, whilst also referencing its agricultural past.

In line with both framework targets and the client's own sustainability aspirations, Morgan Sindall's Intelligent Solutions approach has significantly reduced the amount of carbon emissions throughout the build process. The team mobilised its 10 Tonne Carbon Challenge to save 14.78 tonnes of carbon dioxide through alternative construction methods.





“It’s very exciting to see the school building coming together. Walking through corridors and into classrooms makes Oak Grange Primary School very real. We can imagine the children playing, learning and growing and it will be an absolute privilege to be with them at the start of their journey in September.”

**Sarah Coleman**

Headteacher designate  
Oak Grange Primary School

“We are now approaching 1,700 school places delivered for Derby City Council within the last four years. Lungfish Architects is thrilled to be working closely again with the council and Morgan Sindall to provide vital school places for a growing local community.”

**Nathan Webb**

Project Architect at Lungfish Architects



# SOCIAL VALUE

Together with our delivery partners, we are committed to finding new ways to invest in your local community. Through a combination of strategies and processes, we share a vision with our delivery partners to deliver more for the public sector and maximise the social value of each and every project.

That is why we are proud to be a founding member of the National Social Value Taskforce and have fully adopted the National TOMs (Themes, Outcomes, Measures) in partnership with the Social Value Portal.

SCAPE and our delivery partners strongly believe that social value is essential. Our partners are committed to accomplishing their framework agreement targets, and continue to seek innovative ways to bring genuine community benefits to each and every one of your projects.

To enhance our core performance management approach which includes the measurement of time, cost and quality, we also include minimum standards of local spend, SME engagement, training and apprenticeships as well as a vastly expanded array of TOMs throughout our organisations which are all embedded in our social value policy.



# SUSTAINABILITY



**Every construction and infrastructure project can be part of our response to the climate emergency.**

With so many local authorities across the UK now declaring a climate emergency, SCAPE frameworks are built with sustainability at their centre. Our net zero by SCAPE service draws together the resources you need to help deliver carbon reduction projects across new build and retrofit.

Our delivery partners have developed the very latest in technology innovations and construction methods to help you achieve net zero builds, now. These projects can also achieve savings in running costs and maintenance in the longer term. From greener transport solutions to flood defences, our expertise in sustainable build is at your disposal.

Recognising the outstanding work done by LETI and RIBA in 2019 and 2020 in defining the standards needed to decarbonise UK building stock, we've identified the four key capabilities that our frameworks must deliver for you:

- Enable new building designs that are carbon-neutral as early as 2021 and promote the adoption of this design approach towards all new-build projects by 2025
- Enable construction of new buildings that are carbon-neutral in operation as early as 2022, and promote this standard for all new construction by 2030
- Enable retrofit, refurbishment and adaptation of existing buildings that delivers the highest possible performance and minimises operational (or in-use) carbon emissions from buildings
- Enable the lowest possible environmental impacts from all construction activity on every project - minimising embodied carbon

SCAPE is the only public sector framework to have been recognised as a Champion of the Construction Leadership Council's Carbon Reduction Code.

In 2021, across our construction and civil engineering frameworks, our teams delivered

Fair payment

**97%**

Local labour - within 40 miles

**78%**

Local spend - within 40 miles

**78%**

SME spend

**81%**

SME engagement

**88%**

Waste reduced from landfill

**98%**



# ABOUT SCAPE

SCAPE is one of the UK's leading public sector procurement authorities, dedicated to creating spaces, places and experiences that leave a sustainable legacy within the community.

Since 2006, SCAPE has accelerated over 12,000 projects across the UK with their direct award frameworks, property services and innovative architectural designs.

Working with SCAPE is all about partnership, bringing together the brightest talent from the construction industry and the local economy. SCAPE projects are collaborative, compliant and fully performance managed to ensure delivery efficiency, taxpayer value targeted local economic enrichment and offer a direct response to the climate emergency.

SCAPE operates with a buying power of £18bn and is actively performance managing over 1,800 live projects. SCAPE is a member of the National Association of Construction Frameworks (NACF) and in 2020, was named in 'The Sunday Times Top 100 Best Not-For-Profit Organisations to work for' in the UK.





## ABOUT LUNGFISH ARCHITECTS

Lungfish is a modern architectural practice based in the East Midlands and operating throughout the UK. Its team of professionals provide lead consultancy design services for architecture and interior design for RIBA Stages 0-7.

The practice has registered members of Royal Institute of British Architects (RIBA), Architects Registration Board (ARB) and the Chartered Institute of Architectural Technologists (CIAT) and operates within a construction value capacity of £80-£120m at any time.

Lungfish's projects range from £1m to £20m+ and include exemplar and published designs. Whilst 50% of completed projects to date have been traditionally constructed, Lungfish has successfully delivered over 80 projects utilising modern methods of construction (MMC) as the design-led solution.







Creating a world everyone deserves

[www.scape.co.uk](http://www.scape.co.uk)

[www.lungfish-architects.co.uk](http://www.lungfish-architects.co.uk)