



**moduplan**  
modelling • planning • design



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MODUPLAN LTD.

# SUCCESSFUL PROJECT DESIGN & BUILD REPORT

BRING BUILDING SOLUTIONS & PEOPLE TOGETHER



## CLIENT DETAILS

### ADDRESS:

Christ Church of England Primary  
School  
Bent Lane  
Colne  
Lancashire  
BB8 7AA



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# INTRODUCTION TO MODUPLAN

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## Welcome to moduplan

As with all good ideas, the moduplan building system is the result of demand.

Having worked in the educational and domestic construction sector for over twenty years, I saw the requirement for affordable, quality accommodation that was flexible to the client's needs and the variations in every site.

moduplan offers a hassle-free alternative to traditional bricks and mortar and a stylish and modern option in place of unsightly portable cabin structures.

With moduplan I ask our clients to get involved in the design process, choosing their own colours, panel types and finishes.

Our inherently robust design means that all the hard work has been done for you and minimises the need for professional services and fees.

Of course, I'm proud of our products but I place equal value on customer service and satisfaction. All my staff are professional and a pleasure to deal with and together we look forward to helping you create your moduplan building.

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**modu**plan Ltd.

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# **01 OUR CLIENTS BRIEF**

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**Christ Church C of E School is a well respected and popular school on the semi-rural outskirts of Colne, Lancashire. Due to a healthy intake of pupils, there was a requirement to increase its capacity and modernise the teaching environment.**

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## COST EFFECTIVE SOLUTION, COMPLIMENTARY TO LOCAL SURROUNDINGS

The existing Victorian school building had been adapted and extended on previously, but due to the layout and ongoing maintenance issues, working with the existing building would prove expensive and ineffective.

Also, due to a very tight budget, the restrictive nature of the site and onerous Planning conditions, the school needed a cost effective solution that would make best use of the site and be sympathetic to its surroundings.

With the school currently using a portable-cabin building to house two of its classrooms and other classrooms in the old school being too small and outdated, it was decided that a new build solution was the only way forward.



**Christ Church C of E School**

A Church of England primary school situated on the outskirts of Colne town centre. We have good links with our Church and the local community.



Four class bases were needed, with ancillary rooms, for years 3-6 and all housed within one building.

A traditional bricks and mortar build was costed and deemed out of the question due to the restricted budget.



The Building Surveyors managing the project on behalf of the client had worked with moduplan previously on other schools, so we were introduced to the client to see if the Moduplan building system could provide a solution.

Working alongside the design team and the client, moduplan proposed a final design and cost that would not only exceed the client's brief, but be completed well within the completion date and under budget.

## **02 OUR PROPOSED SOLUTION**

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**Working with the design team at Cassidy and Ashton, a linear single storey block was proposed that would sit on the site of the existing portable classrooms overlooking the sportsfield.**

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## BUILDING SYSTEM WITH GENEROUS SPACE, & NATURAL LIGHT

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The proposed design would make the most of the plot whilst affording light and open views to each classroom and circulation space from all elevations.

By using the moduplan building system, budget was released to provide group rooms between each classroom, storerooms, kitchen areas, wc's, office space and a generous entrance area with enough circulation space for 120 pupils and staff to move around comfortably.





**No compromise was made on specification, in fact a higher specification for all fittings and finishes than the rest of the school was achieved throughout acoustic flooring and ceilings, stainless fittings, high grade kitchens, teaching walls and feature lighting. The high quality specification went beyond the finishes though, and extended to a full low energy, high performance lighting and M&E package using air-conditioning to all occupied areas and LED occupancy sensor lighting throughout.**

The floor plan shows a school building with the following rooms and dimensions:

- CLASSROOM 6:** 54m<sup>2</sup> (Pink)
- CLASSROOM 5:** 54m<sup>2</sup> (Pink)
- CLASSROOM 4:** 54m<sup>2</sup> (Pink)
- CLASSROOM 3:** 54m<sup>2</sup> (Pink)
- GROUP ROOM:** 20m<sup>2</sup> (Purple, located between Classroom 6 and 5)
- GROUP ROOM:** 20m<sup>2</sup> (Purple, located between Classroom 4 and 3)
- STAFF:** 7m<sup>2</sup> (Green)
- CLEANERS STORE:** 13m<sup>2</sup> (Yellow)
- A.WC:** 22m<sup>2</sup> (Blue)
- WC:** 10m<sup>2</sup> (Blue, multiple locations)
- ST:** 18m<sup>2</sup> (Yellow, multiple locations)
- ELEC ST:** 18m<sup>2</sup> (Yellow)
- CLOAKS:** 43m<sup>2</sup> (Yellow, multiple locations)
- PLANT:** 13m<sup>2</sup> (Yellow)
- ENTRANCE:** 28m<sup>2</sup> (Yellow)
- STAIRS:** 1.8m<sup>2</sup> (Yellow, multiple locations)

Overall dimensions: 47m x 17m.

**moduplan**

# **03 PROJECT PLANNING**

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**Due to a refurbishment programme in the existing school, budget and timescale for the project were both very limited. However, these are the usual constraints we work to at Moduplan and these are the parameters around which the moduplan building system is designed.**

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## WORKING WITHOUT LIMITS, BUT WITHIN BUDGETS

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A 12-14 week building programme was proposed due to work starting in late January 2019. The work was to be phased as a whole build and the turn-key product had to be ready by April for the school to occupy. Time was also a key factor as the school were using temporary classrooms within the school and even the local secondary school as a resource for teaching.

Access to the site was restricted by the single lane access road and the entrance to the school being adjacent to the site access. Strict vehicle management had to be put into place and deliveries had to be planned with precision to fit around the school's busy schedule. Regardless of this and the mostly inclement weather, moduplan successfully handed over the completed project within the contract period.

It was understood from the outset that the budget was limited and there was no room for additional costs above those quantified in moduplan's cost proposal.

One of the advantages of using the moduplan building system is predictability of costs. Once the ground conditions had been accurately assessed, we were confident that the project could move forward with no risk of additional cost to the client, indeed, the project was brought in under budget and the client could afford additional teaching walls and furniture.



# **04 PROJECT OUTCOME**

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**The school, design and management team and the Diocese were delighted with the completed building which opened on time, on budget and exceeded their expectations for quality.**

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## **SETTING THE STANDARD FOR SCHOOL REFURBISHMENT**

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**The school, design and management team and the Diocese were delighted with the completed building which opened on time, on budget and exceeded their expectations for quality.**

**A Grand Opening was held where the Bishop of Burnley officially opened the facility on the 28th June and the staff and pupils celebrated their new school building. This new teaching block has set the standard for the rest of the school refurbishment with larger classrooms, a contemporary learning environment and more efficient and sustainable energy use.**

**The school can look forward to many years of teaching in this excellent and adaptable facility.**





## GET IN TOUCH

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