



# paxton primary school

CORIUM Case Study

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Client \ Paxton Primary School

Architects \ Paul Murphy Architects

Contractor \ Extraspace Solutions

Awards \ Finalist Offsite Construction Awards 2016

– Best use of Volumetric Technology and  
Best Hybrid Construction Project

## **Transformed in just 22 weeks thanks to fast track offsite construction methods of CORIUM**

The £8.25million primary school, located in the London Borough of Lambeth, has been transformed from a single form entry school into a three-form school that accommodates 720 local children, three times the number previously enrolled. The new school includes 23 classrooms over four stories, two double height sports halls, dining halls, various teaching areas and is situated on a split level 3,736m<sup>2</sup> site.

An important factor driving the design solution for the project was the importance of the school remaining open and fully operational throughout the construction period. It needed to be completed in time for the start of the new school year, meaning that speed of construction was of vital importance. Extraspace Solutions, the main contractors, worked closely with Paul Murphy Architects to come up with the most energy effective and low maintenance service solution, matching the clients' needs.

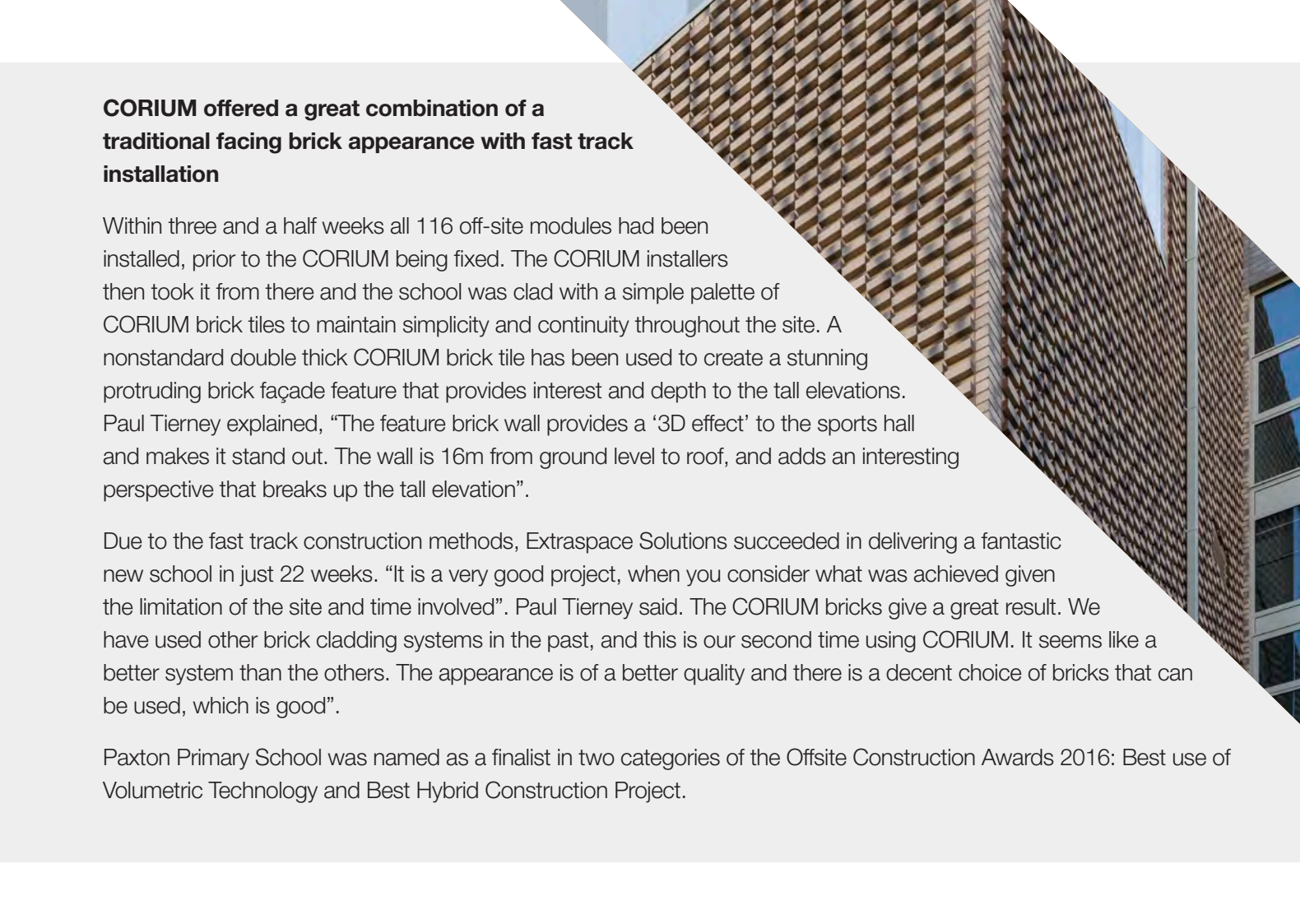
The original project plans called for a traditional face brick finish. It was soon established that the CORIUM system would provide an ideal solution. Extraspace Solutions had used CORIUM previously and knew that the school could be completed in a shorter timeframe than using traditional facing brick. CORIUM offers a traditional facing brick appearance, fast track installation and the benefit of all weather installation, as well as the need for achieving a stack bond pattern. All this was a massive plus for this incredibly time sensitive project.

“Speed was a very, very big factor in the selection of Corium” Paul Tierney, Managing Director of Extraspace Solutions said; “We’ve used it before and we know how efficient it is – with the timeframe we had and the fact that it is four storeys, traditional brick would have been incredibly slow”.

Using the CORIUM system meant many of the building components were completed prior to site delivery, resulting in a time saving of approximately 50%, compared to traditional construction methods. There was minimal disruption to staff and students and with sustainability high on the agenda, Extraspace Solutions were able to dramatically reduce journeys to site, as well the amount of waste created when compared to a conventional build.

The finished project is exactly as everyone had hoped, if not better, which is a great result.





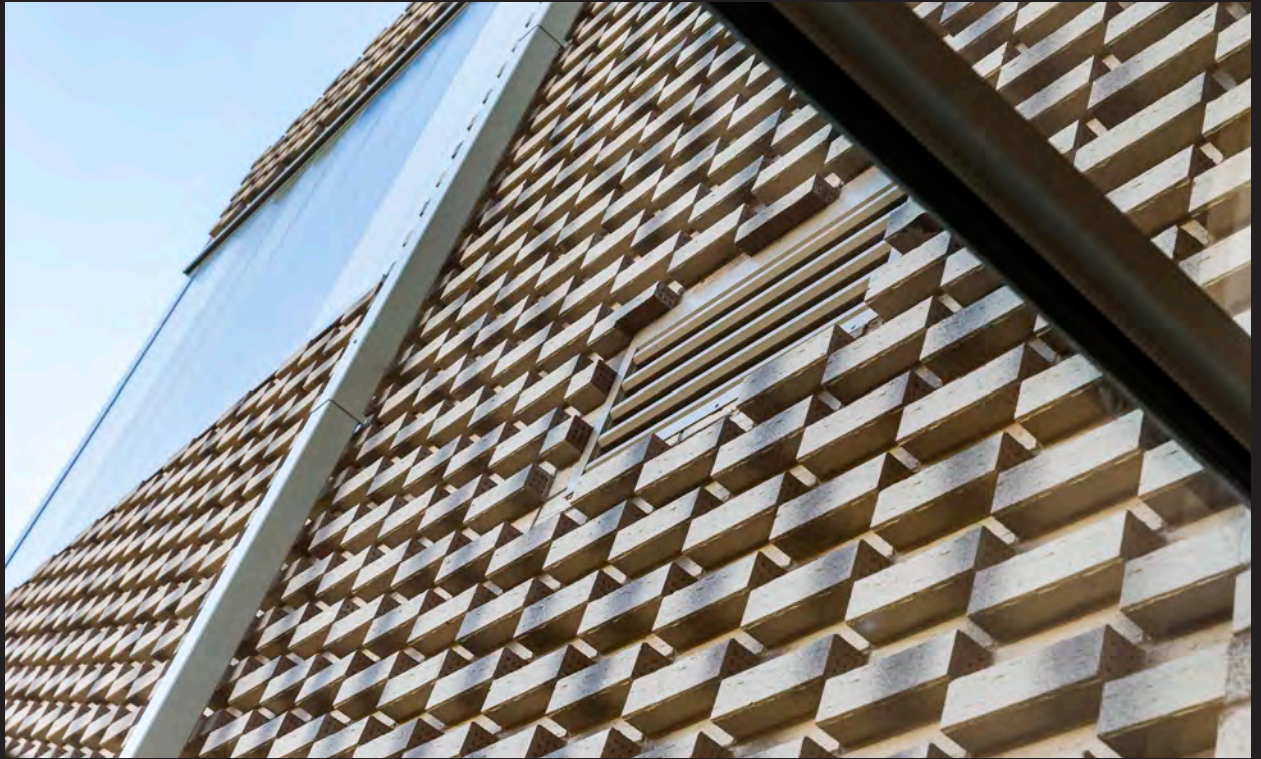
**CORIUM offered a great combination of a traditional facing brick appearance with fast track installation**

Within three and a half weeks all 116 off-site modules had been installed, prior to the CORIUM being fixed. The CORIUM installers then took it from there and the school was clad with a simple palette of CORIUM brick tiles to maintain simplicity and continuity throughout the site. A nonstandard double thick CORIUM brick tile has been used to create a stunning protruding brick façade feature that provides interest and depth to the tall elevations. Paul Tierney explained, “The feature brick wall provides a ‘3D effect’ to the sports hall and makes it stand out. The wall is 16m from ground level to roof, and adds an interesting perspective that breaks up the tall elevation”.

Due to the fast track construction methods, Extraspace Solutions succeeded in delivering a fantastic new school in just 22 weeks. “It is a very good project, when you consider what was achieved given the limitation of the site and time involved”. Paul Tierney said. The CORIUM bricks give a great result. We have used other brick cladding systems in the past, and this is our second time using CORIUM. It seems like a better system than the others. The appearance is of a better quality and there is a decent choice of bricks that can be used, which is good”.

Paxton Primary School was named as a finalist in two categories of the Offsite Construction Awards 2016: Best use of Volumetric Technology and Best Hybrid Construction Project.





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