

# LAIRDSLAND PRIMARY SCHOOL



**hub**  
West Scotland

## FACT FILE

**Project Type:** New-build using exemplar design principles

**Project Value:** £7.7million

**Gross Internal Floor Area:** 2,108m<sup>2</sup>

**On Site:** February 2014

**Operational:** Summer 2015

**Location:** Strathkelvin Place, Kirkintilloch

**Supply Chain Partners:**  
Architects – Walters & Cohen

Civil & Structural – Woolgar Hunter

Mechanical & Electrical – Morgan Sindall Professional Services

BREEAM Consultant – Morgan Sindall Professional Services

Quantity Surveyor & CDMC – Sweett Group

Landscape Architects – Iglu

Contractor – Morgan Sindall plc



**PARTICIPANT: EAST DUNBARTONSHIRE COUNCIL**  
**EXEMPLAR PRIMARY SCHOOL WHICH HAS BECOME A REAL LIFE BENCHMARK FOR SCOTLAND**

The Scottish Futures Trust worked in partnership with East Dunbartonshire Council and leading architects through an innovative consultation process to create a reference primary school design. hub West Scotland developed the design with Morgan Sindall plc and the Design Team and is turning it into reality: a high-quality, sustainable and affordable primary school fit for modern teaching and learning.





The Lairdsland Primary School Project reached a major milestone in January 2014 in achieving Financial Close between East Dunbartonshire Council, hub West Scotland and main contractor Morgan Sindall. The works commenced on site in February 2014 and the school will be ready for occupancy in summer 2015.

The site is bounded by the Forth and Clyde Canal to the north, Canal Basin and Strathkelvin Place to the east, Park Burn to the west and neighbouring houses to the south. Donaldson Street crosses the site adjacent to the south boundary with an existing road running through the site being removed.

The project comprises the design and construction of a new 280-place primary school to replace the existing Lairdsland School. The school will provide 11 classrooms with the flexibility to incorporate formal, project based, specialist and outdoor learning spaces, supporting school curriculum.

The new Lairdsland Primary School design responds to the Curriculum for Excellence with each class having a quieter formal learning area, which then breaks out to a more informal project space. Both spaces together are considered to be 'the classroom'. The project and specialist teaching spaces benefit from opening to a north-facing learning deck and fantastic north views along the Forth and Clyde Canal.

The solution is a linear two-storey building that runs east-west along the canal. The school grounds face south and the building's formal learning

spaces are oriented south, with six spaces on the ground floor and five on the first floor.

The large school hall is adjacent to the entrance, with easy access to toilets. The location of the hall means it can be used after school hours without allowing access to the remainder of the school. A separate dining area doubles up as an activity and music area and can also open to a covered outdoor dining area on the canal.

Value for Money was key in the delivery of the innovative design process and remains integral to the construction phase.

Environmental sustainability is key and the building is on track to achieve a high energy performance rating of B+ and a BREEAM accreditation of 'Excellent'.

- This exemplar primary school solution is efficient, effective and flexible in order that the Lairdsland model for 280 pupils with a requirement of 11 classrooms can be adapted in scale to respond to different briefs and sizes of primary schools elsewhere in Scotland.
- Staff are located on both the ground and first floors with a general office and the head teacher's office adjacent to the entrance. Staff work and social spaces are on the first floor with a meeting room. The staff room has views over the marina and also offers some passive supervision from the first floor over the playground.
- The school building achieves Scottish Futures Trust's standards of 7.5m<sup>2</sup> per pupil and cost parameters of £2,425/m<sup>2</sup>.

#### COMMUNITY BENEFITS

- As part of the commitment to deliver Community Benefits, hub West Scotland and Morgan Sindall are working in partnership with East Dunbartonshire Council Youth and Employment Scheme to deliver an agreed level of employment and training outcomes.
- The Project has appointed a consultant to work with the pupils of Lairdsland Primary School to develop eye-catching artwork for the site hoarding. This will add value to the main pedestrian route at the marina during the construction phase.

