

**Client**

Diocese of Gloucester  
(DfE Framework)

**Architect**

Roberts Limbrick

**QS**

Jacobs

**Value**

£6.5m

**Contract period**

45 weeks

**Contract form**

PCSA & JCT D&B 2011  
with DfE Regional A

**Year of completion**

2021

**“As a Trust we have found Kier a very positive partner to work with on the Clearwater CofE Primary School project. Throughout the pre-construction stage they listened to what we wanted, were proactive in finding solutions and very easy to work with. They were professional and efficient throughout and we would not hesitate to work again with them in the future.”**

Rachel Howie, Diocese of Gloucester Academies Trust

**“A huge thank you. A stunning building. A fantastic learning environment. A very enjoyable experience.”**

Kate Moss, head teacher, Clearwater Primary Academy

## Clearwater Primary Academy, Gloucester



A ‘Forever Home’ for a nomadic Primary School which originally operated from dilapidated portacabins and then moved to occupy converted offices with no playground. The new Academy is a spacious new home to 67 pupils but allows for 420-student capacity as the new housing developments in the area become occupied.

Schedule of accommodation includes: 2-storey, 2-form entry primary school with integral nursery (franchised); sports hall, fully fitted kitchen, link bridge with glass inserts in balustrade, bespoke library. Ground floor houses reception and years 1-3; first floor, years 4-6. Outside there is an amphitheatre with six tiers and bench seating, teaching areas, forest area, footpath access to pond area for pupils to explore the natural environment, MUGA, external tarmac play area and grass sports pitch.

The school was designed to fabric-first K-school principles, being correctly orientated and well insulated to be operationally efficient. Exposed concrete soffits provide natural cooling; oversized windows are positioned high up to gain natural daylight, creating a light airy feel; corridors are wider than standard creating a sense of space; and teaching areas are provided with NVHRs and natural night purge cooling.

Project challenges included an initial planning rejection as councillors and residents opposed the build on grounds of loss of community/leisure space, congestion, noise and parking issues. Kier assisted the Diocese in revising plans to achieve permission by moving the MUGA into the site centre and installing an acoustic fence. They also provided commentary on how traffic would not be affected by the building and operation of the school. Planning granted, the Kier site team were chosen for their experience in proactively liaising with neighbours and residents on similar projects and they maintained open communications and regular dialogue at all times.

Further challenges came from ecological factors: slow worms had to be moved off site before the project could commence; environmental factors: the site is in a flood zone so landscaping was designed to retain flood capacity whilst still having space for school and playing fields; practical factors: a car park at the front of the site to facilitate a drop-off which did not affect the residential area; and extra H&S considerations for Covid-19. The project was handed over with 10/10 customer satisfaction.