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## Cost bank - Bedales school



Bedales School in Petersfield, Hampshire was founded in 1893 as a new kind of public school where weaving and gardening replaced rigger and rifle drill. Bedales' alumni were more likely to become actors or artists than bishops or generals.

In February 2005 the new £7.5 million teaching and administration building was opened and this year, the Walters & Cohen-designed building, bagged an RIBA design award.

In February 2004 Fanshawe was appointed as both QS and project manager on the scheme replacing Currie & Brown after what Fanshawe principle partner, Barry Rose, described as a "parting of ways".

"We took it on and found that costs were not as they should have been. It was a major 'chopping exercise' and yet we still maintained the quality and managed to win an RIBA award," explained Rose.

The new build consists of two south-facing three-storey blocks, teaching to the east, administration to the west, linked by a two-storey social and circulation space, topped by a roof terrace that runs north-south from the main reception area – the central communication point for the whole school.

An entirely timber-framed structure was ruled out as an option early on, largely on environmental grounds. Instead, the new

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building – which was built by main contractor Durtnell - uses concrete as the principal load-bearing material, providing thermal mass as well as structural stability.

Around the concrete core of the building, a Douglas Fir timber frame – propped on the concrete frame – supports the external envelope

Martin Horrox, Bedale’s director of external relations, says that at around £1,700 per m<sup>2</sup>, the building compares favourably to new schools in the state sector and certainly to city academies:

“We are proud to have come in at a cost per metre comparable to any state school. For a building that is so unusual and inspiring with such high quality design – it is a feather in everybody’s cap.”

The use of simple steel balustrades at about £100 per metre – glass would have cost four times as much – is a case in point.

“The project was a good lesson in value engineering,” commented Rose.

**Click here** for a cost breakdown courtesy of the **Architects' Journal**.

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Word of the day



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