



## Pre-School Building, Clophill, Bedfordshire

**Client:** Clophill St Mary's Church of England Lower School, Bedfordshire

**Project value:** £270,000

### Problem:

Pre-school provision was urgently required for the Clophill community and the most obvious location was St Mary's Lower School. However, the site presented various challenges in order to select a suitable location for construction. Our feasibility process identified that the rear of the school was not suitable due to the presence of power lines, and also that a plot to the front – actually the location of the former Victorian village school building - was subject to conservation area constraints, and had adjacent dwellings close by.

### Solution:

PCMS Design consulted extensively in advance with local authority planners in order to arrive at a design solution for the new building which both delivered a modern and flexible pre-school setting, which in appearance terms blended well with the surrounding street scene. This was a challenging site because it was within a working school, but also due to underlying ground conditions; we therefore took care to have ground surveys carried out in advance and made sure that foundations and drainage were appropriately designed. Close liaison was required with the school, Diocese and local authority officers to ensure our design matched everyone's aspirations and requirements.

### Result:

Although the setting represented some challenges, our design has not compromised on functionality or quality. The single storey building – close by the old Victorian school bell tower – has some design features to add interest. Pre-school children have a bright and flexible large play space, with easy access through large doors to a landscaped outdoor play area. Pre-school staff and parents are thrilled with the finished result, which is something the village and school will benefit from for years to come.