

Designing Buildings for the Immediate and the Future

When planning your Estate Strategy, we know how hard it is to balance immediate and future needs.

The immediate need may be due to existing buildings and facilities that need replacing and future needs may be to position your setting as educational experts in chosen areas.

We are often told by clients that fulfilling these two needs is approached as a two-phase project. The immediate need is acknowledged as priority and the future need is secondary; something to be worked towards over the next few years.

What if there was a way of combining the two?

Modular building design is a clever solution to achieving both immediate and future estate strategy within one building footprint.

A single storey building can be engineered in modular to have a second storey on top, right from the concept design stage.

At the initial consultation, building design can allow for structural aspects to easily facilitate a second stage of construction in the future.

The positioning of staircases and lifts are considered for the second phase and the building layout and floorplans are designed with this in mind for a smooth transition into phase two.

Design of the building can be such that it delivers on the immediate need whilst also providing the scope to carry out the second phase easily to meet those future needs.

Modular construction is one of the very few building methods that can do this.

Traditional methods built from the ground up cannot be altered without heavy cost, upheaval, and major structural construction work, so leave no ability to even consider future needs. The standard recommendations for immediate and future needs specified in traditional brick and block are for two buildings, one for now and one for the future.

This is a big drain of resources and adds unnecessary expense to the estate strategy. Combining further investment to be found for the future building, additional and associated costs of double the planning and site preparation, all result in a financially unviable recommendation.



Phase 1 and Phase 2 over a 2 year build

At Modulek we help many independent schools balance their need for new educational buildings, now and for the future.

Lady Eleanor Holles School on the outskirts of London, is not only one of the top girls schools in the country, it is also one of the oldest. To meet a large expansion new building project, the construction was designed to be built in two stages over a two-year period.

At the initial consultation stage Modulek were able to satisfy the immediate needs of a single storey classroom block for LEH, as well

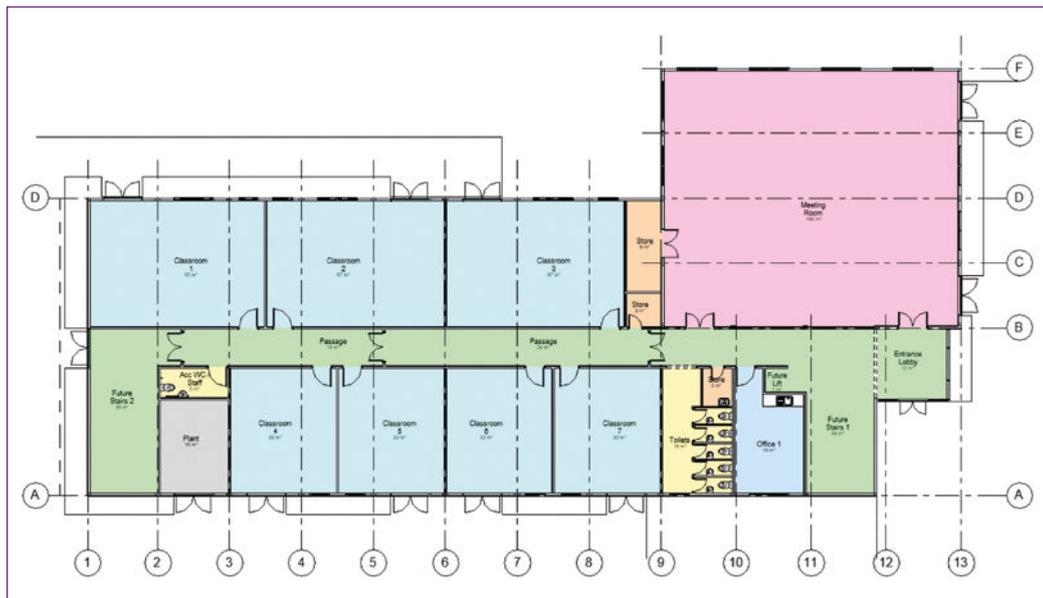


design the layout to accommodate the second phase to run as a separate construction project the following year.

“The single and most important aspect of this project was that it enabled the school to keep operating with the works carried out exclusively in the summer holiday break, over two consecutive years.”

Paul Sisodiya
Estates Manager at Lady Eleanor Holles

Constructed off-site and installed into place 70% finished, the first and second builds were both completed in a short timeframe with minimal disruption to the school.



Please do reach out to us if you are considering your immediate building needs with future needs in mind. Our experienced team of Directors are on hand to answer any questions and provide financially viable solutions to help you meet your Estate Strategy.
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Come and see us at:

**Independent Schools Association
Annual Conference**
18th – 20th May

**Independent School's Bursars
Association**
23rd – 25th May



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