
Modern design and build facilities,
**tailored** for the **education sector**
ZONE
Design. Build


# ZONE
Design. Build

We plan, design, and build modern facilities for the education sector, tailored for dining halls, social space, classrooms, special needs and offices.

Our integrated project delivery model provides seamless coordination between stages from consultancy to construction with an in-house specialist team, delivering faster projects for less cost.

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# ZONE Design. Build

Our population is growing, and with that comes an inevitable strain on many aspects of life. Looking at the education sector, the latest data published in the School Capacity (SCAP) survey tells us just that. 23% of state-funded secondary schools are currently at or over capacity and since 2010, the number of school places has had to increase by almost 1.2M overall.*

Education is literally the future. We send our kids to school in the hope that they will learn, play and create for a better world. If we can't give them the adequate environments to do this, we run the risk of them never reaching their full potential.

With less and less schools winning the vital capital funding needed to maintain and expand their campuses, construction projects are increasingly harder to get off the ground. We wanted to create a way for schools to enhance their spaces without the constraints of traditional building methods.

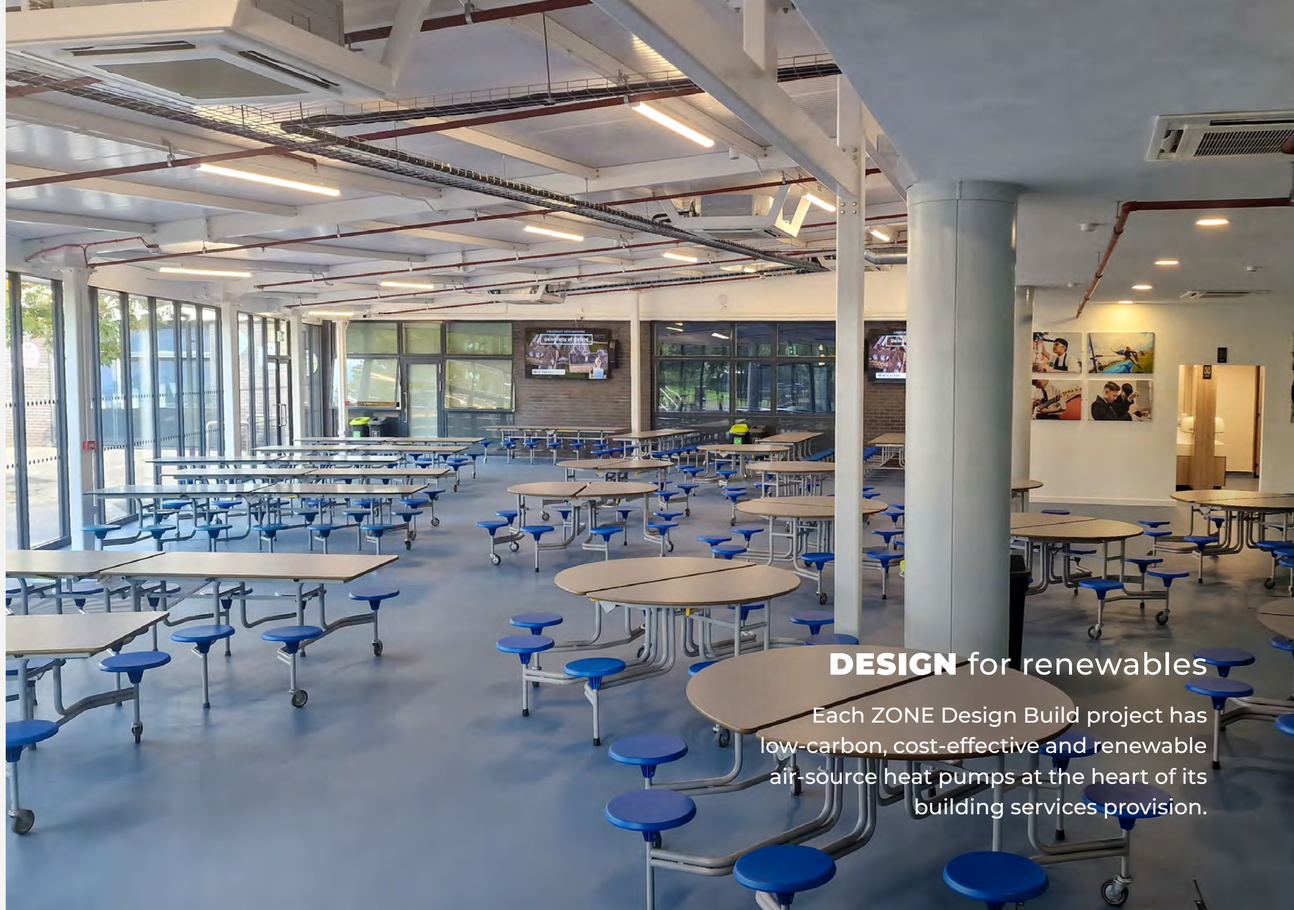
ZONE is our way of offering class leading build times and value per $m^2$ that cannot be matched by traditional methods. Whether it's an extension to an existing building or a new, stand-alone structure, ZONE can give you the extra space you need at less cost. Environmentally efficient with striking modern lines, they look equally stunning alongside existing buildings, both historic and contemporary.

Get your campus and your students ready for the future - talk to us about your new ZONE building today.



**www.zonedesignbuild.co.uk | enquiries@zonedesignbuild.co.uk | 0800 102 6404**

*Gov.uk statistics



**DESIGN** for renewables

Each ZONE Design Build project has low-carbon, cost-effective and renewable air-source heat pumps at the heart of its building services provision.

# Turning Concepts into Reality

ZONE is a unique design platform for the delivery of high-specification building extension projects to the education sector, with class leading build times and unrivalled value per $m^2$. Minimalist architecture, open plan, light filled interiors and designed from the ground up for energy efficient operation.



# A smarter way to build, **saving time and cost**

## **Modern** minimalist architecture

Simplifies build complexity, reduces red tape and cost per m² without reducing quality.

## **Typically** two-thirds the cost of traditional build

Significant savings from streamlined design and integrated approach.

## **Ideal** for 50m² to 1000m² projects

Optimised for mid-scale education builds where traditional and modular methods fall short.

## **Cost** certainty from the start

Early-stage concept design is developed alongside detailed cost planning, ensuring construction budgets are realistic, transparent and achievable before committing to professional fees.

# Reducing Risk and Controlling Project Costs

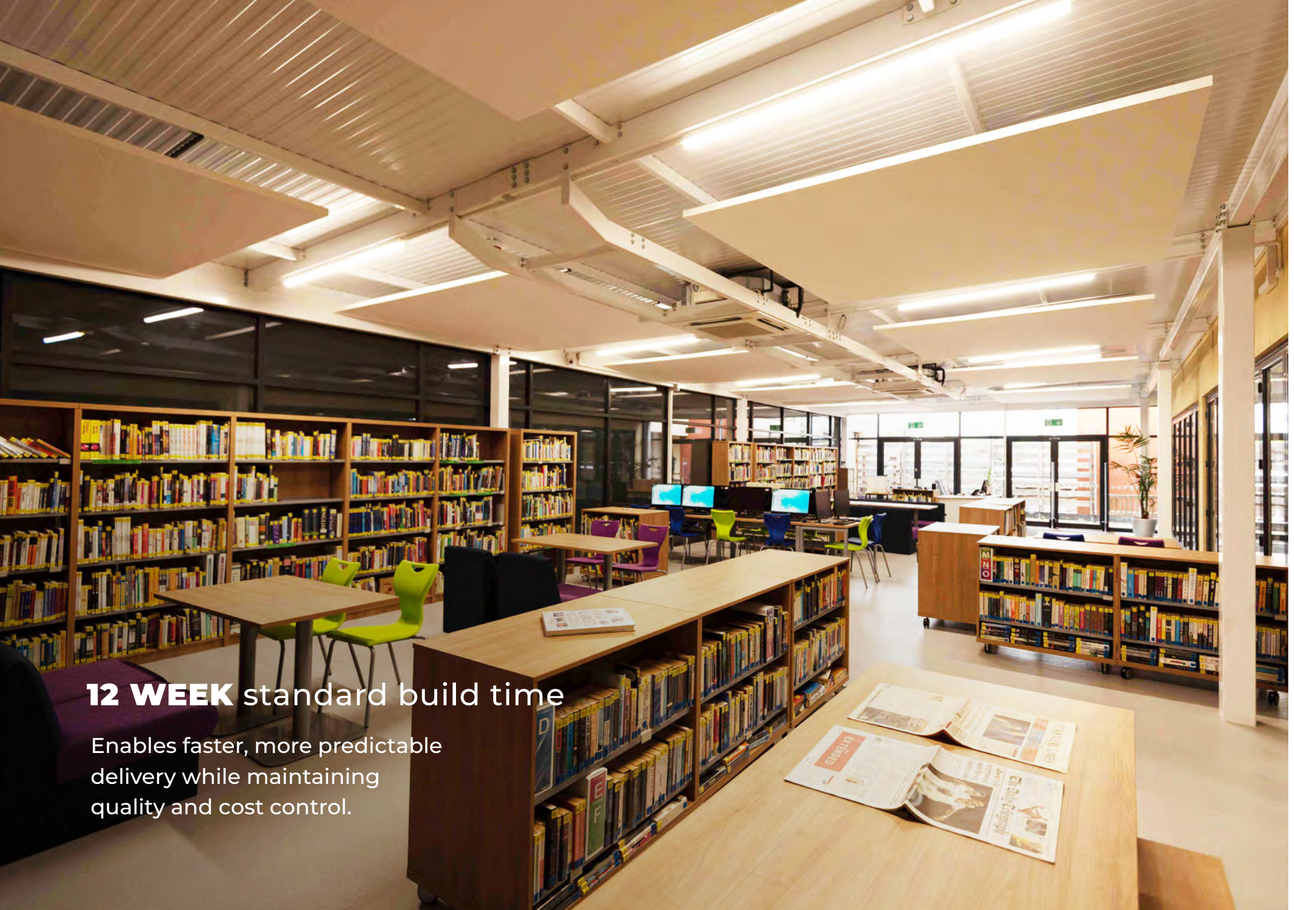
The use of off-site manufacturing techniques for the principal build elements of a ZONE extension bring a number of benefits when compared with traditional construction or modular building options. Reduced costs from an efficient production process, reduced site disruption with short programme times, reduced lead-in time from project award with a simpler procurement process and reduced risk of variables on-site; all resulting in a reliable, short contract duration and ultimately a fixed price.

An additional benefit is that the project location is not limited by modular building delivery and cranage restrictions as is often the case with off-site manufacture. Once the enabling civil engineering works are complete, ZONE is delivered to site as building components.



**MODERN** minimalist architecture

Simplifies build complexity, reduces red tape and cost per m² without reducing quality.



**12 WEEK** standard build time

Enables faster, more predictable delivery while maintaining quality and cost control.

# Creating Inspired Educational Environments

ZONE design has evolved over the past decade with an increasing focus on energy efficient building services and high performance envelope systems, but original glazed elevations remain central to the design language. Externally, the minimalist facade can enhance existing architecture and internally, natural light filled spaces contrast with typical classroom environments, creating an atmosphere for students to thrive with the added benefits of easier classroom supervision.


# Design Flexibility

Naturally open plan, with the steel frame internal to the building envelope and capable of wide span applications, ZONE concept provides bespoke construction solutions to meet the demands of increasing student intakes in the education sector. With many schools short of dining space, ZONE building extensions avoid the limitations on internal layout, ceiling heights and natural light often associated with modular buildings. Flexible, multi-use spaces can be developed including the addition of internal walls or partitions for applications such as break out rooms, teaching space, and administrative centres.



**INCREASE** usable space

Realise the benefits of flow between existing and new, without the restrictions of layout, floor level and ceiling heights associated with modular buildings.

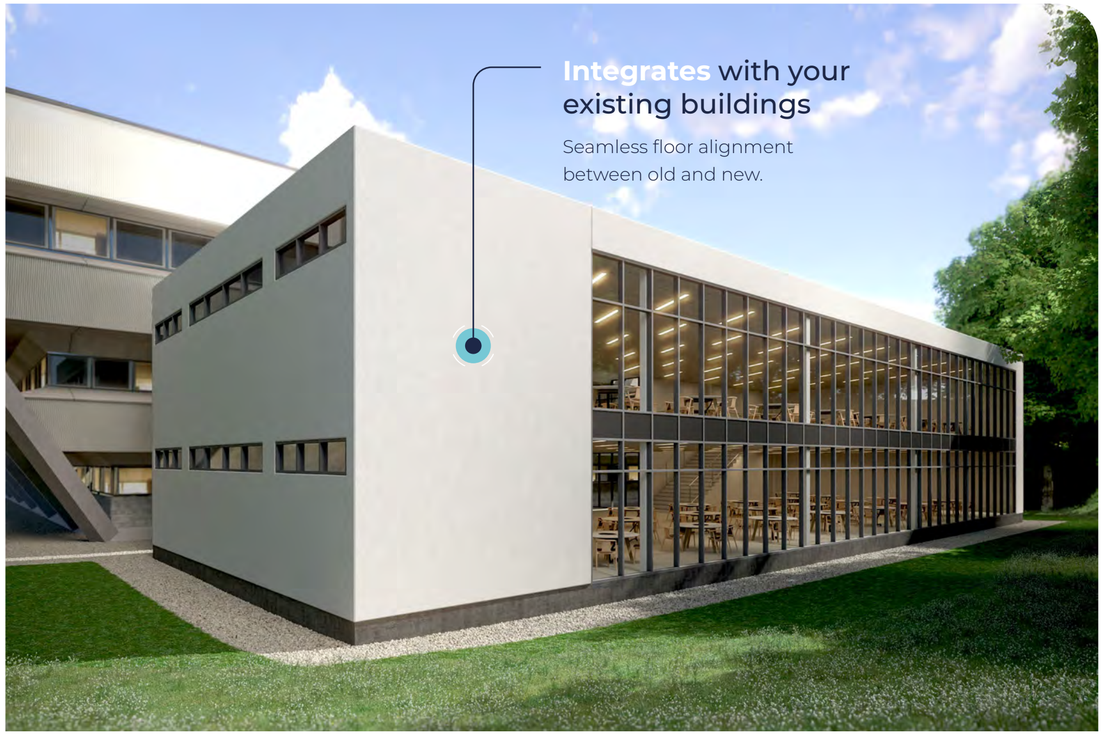
# Designed around your site, **shaped by your needs**

## **Building** extensions or standalone facilities

Adaptable to existing sites — extensions or new spaces.

## **Adapts** to any layout and purpose

Custom-designed for challenging spaces and flexible use — from classrooms to breakout zones.



## **Integrates** with your existing buildings

Seamless floor alignment between old and new.

**FRICTIONLESS** project delivery

Design build efficiency with all services under one roof, means at least 30% less cost than traditional design, procure and construct methods.

# Proven Building Envelope Efficiency

ZONE is a proven design platform with the performance of key construction envelope elements tried and tested. This reduces design specification requirements ahead of the project build which otherwise impact on lead in time. It reduces risk and the potential for cost overrun during the construction process. Confidence in the energy efficiency and reliability of our building envelope, and working closely with specialist building energy consultant partners, we are able optimise the specification of our building elements, including renewables offset where required, to ensure the new project achieves the required energy efficiency rating and building control compliance.

# Why a Building Extension and not a Modular or Traditional Construction?

Developed from the outset as a building extension model, ZONE design drives maximum value per $m^2$ by incorporating one, two or even three of your existing building elevations within the new space. This approach also brings clarity to the basis for design and the regulatory approval process. ZONE design connects naturally with the established built environment, easing the flow between new and old, for both form and function.



**CREATIVE** light-filled spaces

Primary glazed elevations with solid wall details, enhance existing building architecture to create natural, light-filled spaces that foster great learning environments.

## Built for long-term use, **compliant from day one**

### **Highest** thermal and energy performance

Challenges preconceptions about energy use in modern educational buildings.

### **Sound** insulated, solid floor slab

Durability and acoustic performance for busy school environments.

### **Designed** for Part L compliance

Meets latest energy regulations and supports funding.

# Replacing your old modular classroom?
# **Don’t settle for more of the same.**

Many UK schools still have outdated modular buildings; 30 years old, freezing in winter, overheated in summer and long past their prime. The default response? Replace them with another modular cabin.

ZONE is not another modular building. It is a permanent, high-specification building extension designed specifically for the education sector, delivered at speed, without the costs and disruption of traditional construction.

**ZONE Building Benefits**

- Cost certainty from the start
- Faster build times than traditional methods
- Significantly reduced running costs
- Flexible layouts with real architectural presence to enhance learning
- Designed for comfort, energy efficiency and long-term use



# No fixed layouts,
# **just flexible possibilities.**

**Designed for change,**
ZONE interiors can be reconfigured as your school grows.

# Not modular by default, **this is the ZONE difference.**

### ZONE Building Benefits

- Glazed elevations for natural light and better focus
- Year-round comfort with high-performance insulation and services
- Acoustic control for calm, focused learning
- Clear sightlines for safety and easier supervision
- Fully integrated ICT and smart infrastructure
- Meets DfE energy, ventilation, and build standards

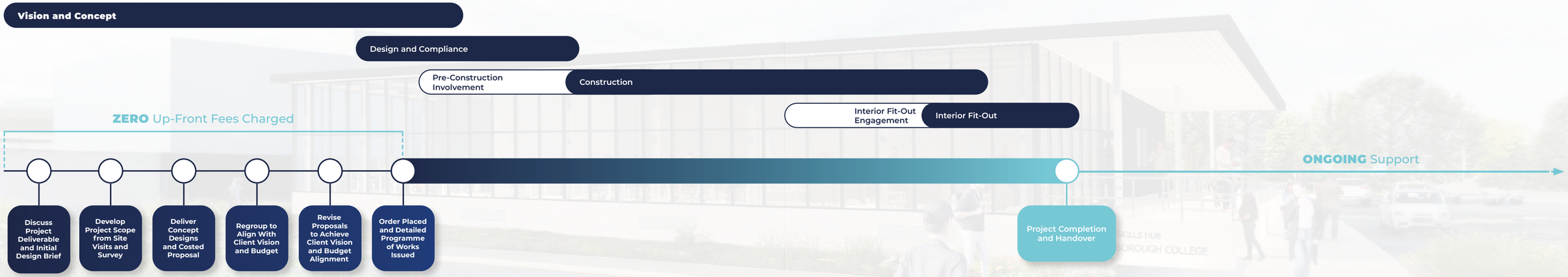
### Teaching and Learning Benefits

- Enables specialist curriculum expansion
- Flexible layouts for inclusion and SEND provision
- Reduced disruption thanks to faster build times
- Inspires pupil engagement and attendance
- Supports staff recruitment and retention
- Extra space for timetable flexibility
- Natural materials and architecture staff are proud to work in



# ZONE Design. Build Methodology

Delivering faster projects for less cost




## Traditional build

Design Consultancy Detailed Plans & Specifications

- Design Fees Incurred At Risk
- No Project Cost Verification
- Knowledge Loss at Handover
- No Continuity of Pre-Construction Involvement

Bid Process & Contractor Selection

- Redesign Costs Necessitated by VE Measures
- Bidding Process Costs
- Knowledge Loss at Handover

Build

Interior Fit-Out

Handover

# ZONE Design. Build
# Case Studies

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# The Regis School, Bognor Regis

## Case Study

Size: **358m²** Use: **Dining Hall**

The Regis School (TRS) is a secondary 11–18 academy with close to 1600 pupils on roll. Located in Bognor Regis and part of the United Learning group, TRS is committed to academic excellence, character development and creating a supportive learning environment. With facilities including a drama theatre, music recording studio, sports spaces and a university-style hub, the school offers an inspiring setting. However, the original dining space seated only 400 students, creating bottlenecks and crowded lunchtimes.

**“Lunchtimes transformed, 1600 cleared in 22 minutes”**

The solution was a bespoke ZONE building extension, enabling all pupils to pass through the dining space in just 22 minutes. The light-filled, open-plan interior was designed for energy-efficient operation and has transformed lunchtimes. What was once a logistical headache is now a smooth routine, with three serving areas and fingerprint payment scanners supporting speed and flow. Pupils can now dine and socialise with ease, while behavioural incidents have fallen dramatically. The inclusion of WCs within the extension has helped, as facilities are visible and well-used, preventing loitering or mess.

The project scope involved demolishing an outdated glazed extension and constructing a new subfloor with masonry facing to match the existing building. The free-standing steel structure was manufactured to BS EN 1090 standards, with insulated roof, vinyl flooring, aluminium guttering and full compliance with Building Regulations, including BB101 ventilation requirements. Features such as an air source heat pump, LED lighting, fire safety measures and a lightning conductor enhance performance.

The result is a spacious dining and social environment that supports calm, positive lunchtimes. Delivered with no upfront design fees, faster build time and reduced costs compared to traditional methods, the ZONE extension combines quality with efficiency. Advanced pre-construction modelling and the proven envelope system ensure reduced long-term operational costs.

ZONE Design. Build are delighted to have collaborated with The Regis School to deliver a future-proofed facility that enhances the school’s provision.

# Loughborough College, Leicestershire

## Case Study

Size: **345m²** Use: **Student Breakout Space**

Over the years, Loughborough College has invested in and developed its campus to meet the needs of its 5,000 on-site students. Dale Richardson, Director of Estates and Sustainability, talks about the college's need for a social hub, and the importance of selecting the right construction partner.

*"Throughout developing the campus, there has never really been an opportunity to deliver a specific social breakout space for the students, and we've been craving that for some time. We had a redundant concrete slab from a previous building that was left on site which gave us an opportunity."*

Having known them from a previous role, Dale contacted ZONE Design. Build to see what was possible. Taking into account the needs of the college, a concept was developed that soon had the green light from key stakeholders.

*"I like working with (ZONE Design. Build). They're forthcoming with everything, there are no hidden costs and they're solutions orientated which is great for someone like myself. It's above anything a traditional build can do. For the value, it's superb."*

**Dale Richardson,**
Director of Estates
and Sustainability at
Loughborough College

Floor to ceiling glazing wraps one half of the structure, flooding the 30m x 11.5m interior with natural light whilst creating an inviting view from the outside. Accessible ramps and handrails were added to either side of the existing foundation, leading up to automatic sliding doors. Stepping inside, modern LED space lighting and a temperature control system ensure comfort all year round.

*"It's a very simple structure with a lot of opportunities for progression inside of them. Because of that, they're able to build them very quickly. The speed that this went up was absolutely fantastic and we were all taken back by that – very impressed."*

Emblazoned on both sides of the building in bold, extruded orange letters is the name "1909 Lounge". Inherited from a previous concept, this name pays homage to the college's history whilst perfectly accenting the modern silhouette of a ZONE Glazed Building. Custom graffiti-style artwork adorns the interior walls, featuring college branding and values.



*"It's designed to be for the students. The name underpins when the college was formed in 1909. It's a place for the students to relax, dine and study and I think that really comes across in this building. This is one of the key drivers for new cohorts and it's really about giving them an opportunity to engage with each other."*

Now complete and hosting a new cohort of students, the building stands proudly in the heart of the campus. Playing a key role in the future of the college, it is seen as a central hub to gather, socialise and hold events.

*"The 1909 Lounge will play a key role in the future of the college. We've already based Fresher's around this area, Pride will be held here and student council will more than likely end up coming over to this location. I would highly recommend (ZONE Design. Build) to anyone for their building, without a shadow of a doubt. They've delivered here, and we'll continue to work with them moving into the future."*

**SCAN**
to watch the case
study in action
bit.ly/ZONE-LCCS




# The North School, Ashford, Kent

## Case Study

Size: **178m²** Use: **Dining Hall**

The North School is a thriving secondary academy located in Ashford, Kent and forms part of the Swale Academies Trust. With a student roll of 1,280 and a dedicated sixth form provision, the school offers a broad curriculum in a supportive and inclusive environment. The North School is committed to fostering achievement, respect, resilience and community through high expectations and individualised learning support.

Zone Design. Build were proud to deliver a high-specification ZONE building extension at The North School, to further enhance the student experience. This project forms part of the school's continued investment in its facilities to better serve its growing student population.

The new enclosed dining and social space was designed from the ground up for efficient year-round use. The ZONE building offers a light-filled, open-plan environment that promotes student wellbeing and social engagement. The layout has been planned to separate queuing and eating areas, easing congestion and allowing for smoother lunch and break times. The extension is seamlessly connected to the existing dining room at the same floor level, enabling the school to use its current servery without the need for additional catering facilities.

Beyond the building, the landscaped surroundings incorporate additional outdoor seating, giving students more choice in how and where they spend their social time. Designed in compliance with all applicable Building Regulations and BB101 ventilation standards, the space supports comfort and usability in all seasons.

The installation included extensive groundworks and subfloor construction with masonry detailing to match adjacent architecture. A freestanding steel structure was designed and manufactured, complemented by an insulated steel profile roof, safety vinyl flooring and PPC aluminium rainwater systems.

ZONE Design. Build managed the entire scope of the project, from detailed design and structural calculations to compliance and commissioning. The result is a high-performance, multipurpose space that aligns with the school's ethos and strategic development goals.

This transformative build has enhanced functionality and visual appeal, improving the dining experience, supporting students' social development and enriching daily life at The North School.

**Key features of the build include:**

- Air source heat pump system with cooling mode
- LED space lighting for energy efficiency
- Curtain walling system with commercial-grade double doors and window
- TRITON polycarbonate roof canopy for additional covered space
- Fire defence sprinkler system and integrated security features (CCTV, PA, access control)

# Beamont Collegiate Academy, Warrington

## Case Study

Size: **200m²** Use: **Dining Hall**

Beamont Collegiate Academy prides itself as a place in which young people can thrive as a result of the high quality teaching they receive. Situated in Warrington, it opened its doors in 2013 and currently enrols just under 900 pupils aged 11-16. September 2016 saw a move to a new state of the art building with facilities for art and performance, engineering and sport. However, as the academy has grown in popularity over the years, it became apparent that more dining space was needed.

*"We had too many children, to put it bluntly, standing up trying to eat a hot meal..."*
Gareth Harris, Principal, Beamont Collegiate Academy

Beamont's usually calm and orderly environment was hitting a snag every lunchtime as a result of overcrowding in an inefficiently designed space. This resulted in a rushed and intense lunch experience for too many children – something that needed to change. Help with the search for a solution came from close to home. Streetspace Structures had previously carried out projects in other schools that belong to the TCAT multi-academy trust and, with Beamont as a member, the success of these projects led the trust to recommend us to come up with that solution.

The existing dining hall opened out into a courtyard, which was the perfect canvas to extend the space into. Proposing a bespoke ZONE Glazed Building, the previously semi-outdoor area would become a modern, light-filled hall in its own right. Crucially, this would be achieved by not adding to the existing footprint of the main building.

*"(ZONE Design. Build) not only stuck to their timescale, but they were very accommodating when carrying out construction. Installation happened during exam season, so we occasionally needed noise to be at a minimum level for obvious reasons. Streetspace were able to manage and influence that to allow the students to concentrate."*

The new space adds just over 200 m² to the existing dining hall, along with contemporary furniture for the students to enjoy. Essentially a building within a building, the new ZONE feels like a natural part of Beamont, without the need for costly and disruptive construction methods. Instead of knocking through, the glazed envelope extends to meet existing walls with windows, still allowing natural light into other areas of the school. Not only that, but the new glazed front gets constant use as the main entrance and exit for students.

Adding an educational element to the process, engineering students were also able to witness and be a part of the project from the ground up. ZONE Design. Build allowed access to members of the team, giving students both valuable experience of and exposure to the construction industry.

**Gareth Harris,**
Principal, Beamont Collegiate Academy

*"It's taken away that hustle and bustle that was at the core of our problems that we would endure at lunchtimes. All of that is a result of the calmer, more peaceful space we've got here now. They can sit down on great furniture in a great, bright space that allows them to see dining as a social experience as opposed to something they need to endure before going back to class."*

Aside from dining, Beamont are also making use of the new space in other ways. As well as extra curricular uses, the space gets used for important social events for the students. A great example of this is hosting previous year 11 pupils to collect their exam certificates, along with parents and members of staff. Ultimately, it cements Beamont Collegiate academy as a school that is committed to improving the lives of the young people of Warrington and the local area for years to come.

**SCAN**
to watch the case study in action
bit.ly/ZONE-BCACS

# Townley Grammar School, Bexleyheath

## Case Study

Size: **198m²** Use: **Dining Hall**

Townley Grammar School is a selective academy for girls aged 11–18, with boys admitted to the sixth form. With almost 1,600 pupils on roll, the school is widely recognised for its academic excellence, performing arts specialism and award-winning education.

Despite its strong curriculum offer, the school's existing dining provision was under pressure. As student numbers increased, lunchtime periods became congested, particularly for sixth form students who had limited access to dedicated social spaces. To improve flow, reduce overcrowding and enhance the daily experience for all pupils, Townley Grammar School commissioned two bespoke ZONE structures to create modern, purpose-designed dining and social spaces.

The dual installation, comprising an enclosed glazed courtyard beside the main dining hall and a mono-pitch canopy for the sixth form outdoor area, has transformed lunchtimes across the school.

The new courtyard provides a year-round indoor environment that connects directly with the existing building. Here pupils can naturally flow from the dining area with pain points reduced and flow improved.

The design prioritised comfort, compliance and seamless integration with the existing school environment.

The enclosed courtyard comprises:

- A fully enclosed steel structure manufactured to BS EN 1090
- Curtain walling
- Pivot commercial double doors
- Steel profile insulated roofing and foundation
- Subfloor construction with masonry finishes
- LED lighting
- Longwave infra-red heating and fire safety systems which maintain internal temperatures in line with BB101 (Ventilation of School Buildings) and achieve full M&E compliance

From initial concept to installation, ZONE Design. Build closely with Townley Grammar School to ensure the project delivered practical, lasting improvements aligned with the school's values and daily needs. These new spaces will support wellbeing, reduce crowding and provide a welcoming environment for future generations of students.

# Sponne School, Northamptonshire

## Case Study

Size: **208m²** Use: **Dining Hall**

After completing their new Sports Hall, financed by the Condition Improvement Fund (CIF), Sponne School were pleased to find construction costs below expectations. The school urgently needed a new dining room extension, as the current space could accommodate less than 15% of pupils.

***"Our dining hall had 150 spaces, but with 1,350 students, it wasn't enough. Students ate in disposable containers, often sitting in corridors or outside. We needed more indoor social space near the kitchen,"*** said Sue Wagstaff, Business Manager at Sponne School.

The extension needed to double the floor space and connect with existing facilities, but the surplus budget wouldn't cover a traditional build. The school turned to ZONE Design. Build for a cost-effective solution.

***"We had approached another company, but after speaking to (ZONE Design. Build), the difference was clear. They knew their product well and offered solutions to all our questions,"*** Sue added.

ZONE Design. Build proposed their ZONE Dining Hall – bespoke glass structures that integrate seamlessly with existing buildings at a fraction of the cost of traditional builds. Staying within budget, they created a stylish, durable dining space for up to 200 pupils. The design also addressed heating, cooling, ventilation, and insulation, providing a comfortable, year-round solution.

The project transformed an underused outdoor area into a bright and functional dining room, expanding capacity and creating a versatile space for students to dine, relax, and study.

***"The dining hall is busy at all times – before school, during breaks, and after hours. The sixth form use it as a quiet study area, enjoying the light and inviting environment,"*** Sue noted.

Year 10 student Georgia shared her thoughts: ***"It brings people together; all year groups can sit together here, which is nice."***

Sue concluded: ***"I'd recommend (ZONE Design. Build) to other schools. The result is even better than we imagined!"***

# The King’s (The Cathedral) School, Peterborough

## Case Study

Size: **240m²** Use: **Dining Hall**

Founded in 1541 by King Henry VIII, The King’s (The Cathedral) School is one of the oldest schools in the country, with a rich heritage rooted in the education of cathedral choristers. Located in the heart of Peterborough, it has since evolved into a high-performing all-through academy, educating boys and girls aged 7 to 18. While proud of its historic links, the school continues to thrive as a modern learning environment that values academic excellence, personal development and community engagement.

As part of its ongoing investment in facilities, The King’s (The Cathedral) School commissioned ZONE Design. Build to deliver a purpose-built, year-round dining and social space. The aim was to relieve pressure on existing areas, enhance pupil wellbeing and create a flexible indoor environment that supports the school’s ethos of excellence and community.

Now a member of the Girls’ Learning Trust, WHSG is nationally recognised for its academic excellence and inclusive community ethos. The school’s outstanding provision across all areas was confirmed by Ofsted in March 2025.

**Design & Build Scope**
The project involved a full ZONE Glazed Building installation; a high-performance, enclosed structure designed for compliance with Building Regulations, including BB101 guidance for ventilation in schools.

At 20m wide by 12m deep, the building significantly increases usable indoor space without the cost and complexity of traditional construction.

**Key elements included:**

- Free-standing steel structure manufactured to BS EN 1090 standards
- Insulated steel roof panels and a high-performance guttering system
- Curtain walling system with glazed elevations to maximise daylight and connectivity
- Commercial pivot double doors for durable, accessible entry points
- Insulated concrete floor slab with vinyl surface finish for hygiene and durability
- Heating and lighting designed to comply with the Non-Domestic Building Services Compliance Guide
- Integrated fire safety measures to meet Part B compliance
- Optional folding partition for space flexibility



**Outcomes**
The ZONE building provides a controlled, comfortable environment throughout the year, supporting dining, social interaction and informal learning.

Delivered as a turnkey project, it included all design work, site preparation, compliance certification and installation, ensuring a smooth process from concept to completion.

The 10-year warranty and robust compliance with the Construction (Design and Management) Regulations 2015 provide further assurance of build quality and performance.

For a growing school with over 1,250 pupils, this new facility supports both day-to-day operational needs and the broader goal of nurturing confident, well-rounded individuals. By selecting a ZONE Glazed Building, The King’s School has invested in an efficient, future-ready solution that balances cost, performance and architectural quality.

# Canons High School, Edgware

Case Study

Size: **176m²** Use: **Multi-use Space**

Canons High School is a comprehensive school with a long history in the Harrow area. Originally established as Downer Grammar School, it became Canons High in 1974 and marked its 50th anniversary in 2024. Now an academy, the school offers a wide curriculum and supports over 1,200 students, including a Sixth Form of nearly 300. With a strong emphasis on inclusion, excellent behaviour, teaching and wellbeing, the school continues to invest in enhancing its learning environment.

In line with these ambitions, Canons High School commissioned the construction of a new glazed building, designed to provide a high-quality, multi-use space for students and staff. This aligns with the school's ethos of providing excellent opportunities and an outstanding environment for learning.

**Project Overview**

ZONE Design. Build were engaged to deliver a full design and build solution. The project involved the design, manufacture and construction of a glazed building, positioned between the school's existing main teaching and admin blocks, utilising previously underused space.

This modern, accessible space was developed to meet all relevant Building Regulations and achieve the year-round internal temperature performance recommended under BB 101: Ventilation of School Buildings.

**Key Deliverables**

ZONE designed and built the new glazed structure which sits on an insulated concrete base and features a precision-engineered steel frame. The project includes high-spec insulated roof panels and full-height curtain glazing to the front and rear, filling the new space with natural light.

Inside, it is finished with slip-resistant safety flooring, LED lighting and efficient heating and cooling from an air source heat pump. The building delivers excellent year-round comfort and enhances the site with a clean, contemporary design that complements the existing campus.

**Outcome**

The completed glazed building, known as the 'Learning Hub', offers Canons High School a flexible, comfortable and fully compliant indoor space. Designed to sit seamlessly within the existing school campus, the structure contributes to a modern learning environment and supports the school's continued growth and inclusion initiatives, including its new ARMS (Additionally Resourced Mainstream School) provision for SEND students.

With the addition of this facility, Canons High School reinforces its commitment to delivering an excellent environment for learning in line with its core values.

# Blackburn College, Lancashire

## Case Study

Size: **320m²** Use: **Sixth-form Multi-use Space**

Established in 1888, Blackburn College is one of the UK's largest further education providers, offering courses across 14 sectors along with apprenticeships and employer training. The campus underwent a £50 million modernization from 2007–2013, including the Beacon Centre — a five-story, BREEAM 'excellent' building for creative arts, health, and public services.

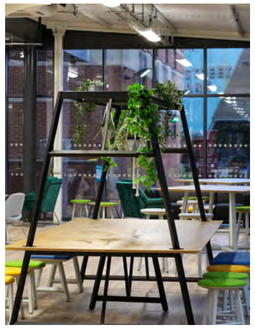
An exciting new redevelopment plan for 2021 entailed an extensive refurbishment of the St Paul's Building, remodelling the Blackburn College Sixth Form to provide new drop-off services, scientific laboratories, a student hub, and computing suites; demonstrating the continual investment of the college towards developing the sixth-form programme they offer students.

As part of the new facilities, ZONE Design. Build were engaged on a Design & Build project basis for a new sixth-form student social space, providing a high quality multi-use area extending out from the building's main entrance and sixth form courtyard cafeteria. With project works impacting a prominent campus building and a major thoroughfare through the site, a tight 14-week construction programme for completion was necessitated in order for the new student space to be fully operational for the start of the 2021 Autumn term.

ZONE Glazed Buildings are ideal for fast-track projects in the education sector such as the Blackburn College Student Social Space, developed as a cost-effective and efficient building envelope to extend existing buildings. The new ZONE has transformed an underutilised undercroft to the building frontage, into 320m² of vibrant new space, with new internal entrances enabling flow between the refurbished cafeteria and the newly constructed breakout area.

A strong supply chain, proven design systems, and an experienced, resourceful project management team enabled ZONE Design. Build to deliver the Blackburn College Student Social Space. The redevelopment of the former St Paul's building was officially unveiled in October 2021 to coincide with Colleges Week, welcoming over 300 students starting new academic courses. With the creation of a high-quality social and dining space, Blackburn College campus now offers a self-contained environment integral to their new Sixth-form Centre, with an architectural form that effectively complements the building's design.

Now, as the North West hub for OxNet and Russell Group universities, Blackburn College offers students enhanced tutorials, enrichment activities, work experience, and networking, supporting a well-rounded education in a self-contained, modern setting.




# Castle Donington College, Leicestershire

## Case Study

Size: **175m²** Use: **Dining Hall**

Castle Donington College is a mixed 11–16 secondary school located in Leicestershire, with over 650 pupils on roll. The origin of the College can be traced back to 1911, when only four teachers taught 216 local children, in what is now St. Edwards Primary School.

Moving to its current Mount Pleasant site in 1957, the school has always prioritised expanding the educational offer for local pupils; installing specialist subject blocks and widening curriculum and intake over the years.

Now part of the East Midlands Education Trust, the College converted to academy status in 2022 and continues to pride itself on a caring and aspirational environment where academic excellence, creativity and personal development are valued.

**Project Overview**

In line with its commitment to providing a stimulating and supportive setting, the College identified the need for an additional enclosed dining and social space to accommodate students more comfortably, particularly during winter months.

The school's existing facilities lacked sufficient sheltered space for pupils to gather, eat or relax throughout the year and so the leadership team sought a high-quality solution that could be integrated with existing buildings, while meeting all regulatory and operational needs.

Working closely with East Midlands Education Trust, Zone Design. Build were delighted to deliver a bespoke ZONE Glazed Building, providing a modern enclosed area for dining and social interaction.

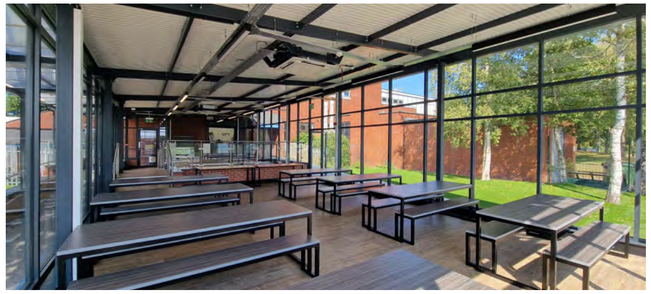
The completed, free-standing BS EN 1090-compliant, steel structure includes:

- Insulated subfloor and masonry facing to match adjacent buildings
- Steel profile insulated roof, raised above the height of the adjoining flat-roofed building, to ensure increased light and space
- PPC aluminium rainwater goods
- LED space lighting and air source heat pump system (with cooling mode)
- Safety flooring, fire safety measures and drainage connections
- Aluminium curtain walling and dual pivot commercial doors for durability and access

**Results**

The new facility has transformed the lunchtime and social experience for students, offering a comfortable, weather-resistant space that reduces pressure on internal dining areas. With full compliance to Building Regulations and a focus on long-term performance, the canopy is a strategic investment in both infrastructure and student support.

Castle Donington College remains committed to creating a safe, inspiring environment where every pupil is supported to thrive. The new ZONE Building stands as a tangible expression of that vision.



# The Bishops' Blue Coat C of E High School, Chester

## Case Study

Size: **140m²** Use: **Dining Hall**

Officially registered as an academy in April 2011, The Bishops' Blue Coat is a Church of England High School in Great Boughton, Chester, situated close to the river Dee. The school is a co-educational institution for secondary and sixth-form students.

With plans to increase their dining capacity, the school were looking to utilise external space for a new dining hall through an integrated extension to an existing on-site building, incorporating a covered access ramp to run adjoining the new structure. This would enable the school to provide a dedicated canteen and dining space for KS3 students, in-line with their existing Bistro for KS4, and Huddle for sixth-form students.

Following a detailed consultation process, the Streetspace team proposed the design and build of a 20m x 7m ZONE Glazed Building, configured to the specific requirements of the school with the design split across two levels with a continual roof line. To provide cover over the access ramp, a 20m x 2m TRITON Walkway canopy with a mono pitch roof was integrated into the overall design to run alongside the ZONE structure, its advanced multiwall polycarbonate roofing enabling natural light to flow into the dining area whilst offering protection from UV rays and inclement weather.

Meeting the ambitions of the school to deliver a dedicated canteen facility for KS3 students, the split-level design of the dining hall enables the school to separate a new servery area from its seating area to effectively ease congestion and help maintain a safe, orderly flow through the new space.

The design flexibility of the ZONE building platform enabled the new construction to integrate well with existing architecture. Double glazed curtains, combined with an insulated composite warm roof, helps to maintain a consistent temperature throughout the new dining hall and provide a high level of insulation, while reducing noise transmission. With Streetspace fulfilling all HVAC requirements, internal lighting and vinyl flooring works were completed by the Main Contractor, giving the internal space an appealing contemporary feel, with long benches and tables integrated to provide generous seating space for the students.

## **REDUCED** project costs

Proven envelope systems, building services and FF&E, de-risk design specifications to deliver high quality projects at guaranteed maximum price.

*"The completed dining space has been very successful, with its insulated steel roof, double-glazed aluminium curtain-walling and HVAC system maintaining a comfortable environment at all times; I would have no hesitation whatever in recommending the (ZONE Design. Build) turnkey solution to any organisation looking to create cost-effective dining space."*

***Anthony P Cliff,***
***Dip. Arch, ARIBA Chartered Architect***



# King Edward VI Handsworth School For Girls, Birmingham

## Case Study

Size: **105m²** Use: **Dining Hall**

Parents want their children to receive the best education and subsequently applications are highest at schools where pupils achieve excellent results. Head teachers will be under pressure to raise admission quotas to meet this demand and avoid upsetting families. However, many excellent schools are at capacity and lack the necessary funding to initiate full-scale modifications using traditional building techniques.

This was the predicament faced by King Edward VI School for Girls, Handsworth; a high-achieving school with a fantastic local reputation. They identified that outdoor space, adjacent to existing buildings, had the potential to accommodate a much-needed extension to their dining hall area.

Anthony P Cliff, Client Design Advisor for the school, evaluated a number of options before selecting a ZONE Glazed Building. With dining facilities extended into the stylish, temperature controlled extension, the newly realised ZONE not only created a more spacious and ambient dining experience but allowed premium space to be freed up in the core building. Our design allowed the new Dining Hall to adapt to and elevate the surrounding architecture by creating a one of a kind contemporary focal point that belied the cost efficiency of the project.

With much of the ZONE Glazed Building manufacture and construction completed offsite, the ZONE Design. Build structural glazing specialists were able to install the contemporary build swiftly and efficiently without compromising either the look or lasting nature of the architecture. The streamlined building programme allowed the project to be completed on time, fitting perfectly between term times and consequently having minimal impact on the smooth running of the school.

The ZONE Design. Build team worked closely with the client, from concept to installation, to ensure that both their practical and architectural requirements were satisfied and they ended up with a dining area structure that exceeded their initial vision, while still coming in at a substantially lower cost than a traditional build. Compared to the traditional brick build, the light and sophisticated space created a welcome sense of grandeur to the school's dining facilities, enjoyed in equal measure by students and staff at the school.

# Park High School, Stanmore

## Case Study

Size: **136m²** Use: **Library Study Area**

Park High School is a high-achieving academy in Stanmore, North London that has been repeatedly judged by Ofsted as outstanding in every aspect. The school are justifiably proud of their Sixth Form provision, where students make progress that ranks among the top 10% nationally. With 1500 pupils, it's vital that the congested site is used effectively to ensure their wellbeing and safety is always maintained.

In 2018 the school needed to increase the study space available to their sixth form students, as well as wishing to fulfil a long-held aspiration to have a larger library space that could better support younger students who often join the school with low literacy levels. ZONE Design. Build were approached by the school to advise on possible solutions, given the limited level of funds available for the project.

An under-utilised courtyard space created by the recently added Sixth Form building was identified as a potential location, and ZONE Design. Build designed and installed an 18.9m x 7.2m ZONE Glazed Building Extension to fill this area, giving a highly flexible space suitable for many uses, including incorporation into the Sixth Form space if a more suitable location for the library is identified in the future.

The steel-framed construction is fully compliant with Part L of the Building Regulations, with an air-source heat pump system that provides heating and cooling to ensure the environment is consistently comfortable all year round, aided by the insulated roof, floor and thermally broken glazing. Any floor finish can be specified including carpet type finishes, although the school selected a hard-wearing vinyl with an eye on other potential uses such as dining in the future.

To help create the library environment, suspended acoustic panels were installed that help reduce the reflectivity of the space and bring down the ambient noise levels. The school fitted out the space as part of the refurbishment works being carried out in the adjoining Sixth Form study spaces, ensuring a consistent aesthetic is maintained through the whole area.

# Denmark Road High School, Gloucester

## Case Study

Size: **148m²** Use: **Dining Hall**

Denmark Road High School, a leading girls' grammar school in Gloucester, suffered from a chronic lack of space in its canteen area. The school had previously submitted a funding bid to cover a new dining hall and drama studio, but when this was not granted a solution was still urgently required to provide additional dining space.

The ZONE Design. Build project team recommended a ZONE Dining Hall which would create the space needed at a fraction of the cost of a traditional new build. With a footprint of 18.5m x 8.0m, the project was delivered at a third of the price tag for the school's previous proposal.

The completed project has a stunning roof design that incorporates additional high-level glazing, flooding the space with natural light. An air-source heat pump system provides heating and cooling to maintain a comfortable temperature in any weather. The space has proved extremely versatile and is used for a range of other purposes including assemblies, break out space and parent evenings.

School Site Manager Chris Brown said: ***"Denmark Road High School suffered from a lack of space in the canteen area. After our funding bid was unsuccessful, we sought an alternative solution on a smaller budget and (ZONE Design. Build) provided just that. We opted for a glazed building extension that made use of space in front of two adjoining traditional build structures – the design was just right, providing us with a light atmosphere."***

To minimise disruption, works commenced as soon as the school's public examinations were complete in July, with all works complete and the area ready for use when students returned in September. Chris commented: ***"(ZONE Design. Build) did a great job and completed on time. The results have not only resolved the school's dining space issues, giving students more space to sit and eat, but the building also looks great – creating a real wow factor! (ZONE Design. Build) offered a great service and value for money – I would highly recommend them."***

# Catmose College, Oakham

## Case Study

Size: **230m²** Use: **Dining Hall**

Catmose College is an oversubscribed secondary academy school; rated as an 'outstanding school' in all categories in their Ofsted report in 2012. Students are primarily drawn from Oakham and surrounding villages, although many are attracted from a wider area including Leicestershire and Melton. The school offer a broad range of experiences beyond the classroom to build core skills that are critical for success in adult life.

The school's primary aim is to encourage maturity, independence and individuality; providing the necessary skills and knowledge to be of value to themselves and society. Student talent is fully realised by instilling high expectations, emphasising the importance of hard work and doing one's best in every circumstance aided by the committed staff whose contributions make the College truly exceptional.

ZONE Design. Build were delighted to win the tender to create much needed increased dining space from under-utilised paved outdoor space behind an existing building.

By offering total project delivery, the delays and miscommunication commonly associated from dealing with multiple professional bodies and structural glazing contractors, were avoided and a stunning design was realised on time and considerably cheaper than a traditional build. The fantastic ZONE Dining Hall fulfilled its practical function while the modern design created a superb bright, light and ambient space; optimising the dining experience for students and staff alike.

ZONE Design. Builds turnkey solution provided a superior dining space for Catmose College that echoed the schools' core values of independence, resilience and leadership. By investing in our architectural design expertise we were able to construct an exceptional bespoke build; comparable to a modular build but superior in every way.

# Notre Dame School, Devon

## Case Study

Size: **308m²** Use: **Dining Hall**

Notre Dame is a comprehensive school for girls in Plymouth, Devon. It was founded in 1865 and is part of a worldwide network of Catholic schools founded by the Sisters of Notre Dame. The school has been on its current site since 1966.

As a priority, the school wanted to extend its dining space. The building had originally been designed for 300 pupils. But over time, numbers have increased and the school now caters for more than 850 students and more than a hundred teachers and staff.

Having outgrown its facilities, overcrowding was becoming an issue. It was becoming increasingly difficult to effectively manage the congested dining space and the school did not want to compromise on cleaning or safety. The school was also keen to avoid the kinds of behavioural issues that typically arise where student social spaces like this are filled to capacity.

ZONE Design. Build designed a glazed canopy that would enclose an outdoor area and give Notre Dame the larger dining and social space it wanted. In-house designers produced a CGI design that illustrated just how the finished structure would look, sited adjacent to the current dining hall and kitchen, and how it would work with the sloping ground levels around the installation site.

The planners specified heaters for temperature control and integrated multiple doors and windows for ventilation. The canopy has three sets of sliding doors and four sets of double doors, all of which help with cooling the building. They would also help to prevent and ease any congestion issues.

The installation was carried out entirely during term time, but the construction team ensured that there was no disruption to the school day and that the existing school buildings could remain fully operational.

Providing design and build, ZONE Design. Build were able to complete this project extremely quickly. The design was finalised and approved, and work begun on site in under a month; this amazing glazed building was completed in 11 weeks.

The building has maximised the use of the space and has alleviated the overcrowding issues. The entire school community is enjoying the new dining and social facilities within this stunning glazed building.

streetspacestructures
Creating All-Weather Sport, Learning and Social Environments for Generations

**Streetspace Structures**

Creating inspired spaces where students can thrive, our permanent structures provide the perfect solution for secondary schools, independents, universities and sports clubs looking to develop large scale, architectural covered environments.

With experience, project capability and engineering expertise, we bring your creative vision to life in steel, engineered timber, glass, fabric membranes and advanced construction composites.

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**enquiries@streetspacestructures.co.uk**

# Canopies and Walkways

# Streetspace Structures
# Canopies and Walkways

Streetspace Structures offer an extensive variety of design formats for canopies and covered walkways, allowing for customised covered space solutions that are both cost-effective and tailored to suit a wide range of use requirements, differing architectural styles and budget availability.

**Outdoor Dining Areas**

Outdoor dining canopies offer additional dining capacity, as well as serve as multi-use learning spaces, allowing students more time outdoors while providing effective protection from the worst of the weather in winter and limiting exposure to harmful UV rays during the summer.

Our outdoor dining canopies have been designed to cover a range of budgets and use cases. All of our canopies are permanent freestanding structures and can be specified with either steel or engineered timber frames.

**Enclosed Canopies**

Year-round weatherproof dining and social spaces can be created very cost-effectively by specifying options on a canopy structure including wall panel systems, heaters and lighting.

Streetspace canopy systems offer great flexibility, and when combined with an unparalleled range of options, substantial weather protected spaces can be created very economically. For certain use types such as dining and social space, an enclosed canopy design can effectively utilise available external areas.

**Playground Canopies**

Vibrant all-weather playground canopies can be created to maximise use of outdoor learning and play spaces. Available in a wide choice of architectural affordable canopies with steelwork that can be coated to any RAL colour, and a polycarbonate, tensile membrane or green roof.

Playground canopies from Streetspace are available in a range of different formats and styles, from structures that span entire playgrounds to lean-to type canopies alongside classrooms. In all types of weather, playground canopies can provide shelter for pupils and create functional multi-purpose covered areas.

Glulam Timber Outdoor Dining Area Canopy

Polycarbonate Enclosed Canopy

Barrel Vault Outdoor Playground Fabric Canopy

Shield Tensile Fabric Outdoor Dining Area Canopy

**Playground Shelters**
Playground shelters provide year-round covered dining and social spaces with protection from the rain and UV rays. The benefits attribute to increased learning and play in the engaging outdoors.

Designed for long term durability, our playground shelters are designed with a unique steel frame configurable with side options, seating and colour schemes.

**Covered Walkways**
Covered walkways serve a dual purpose, to protect site users from adverse weather conditions while providing clearly defined access routes to connect buildings. These structures help promote foot flow across sites, creating a safer and more pleasant environment.

The design flexibility of Streetspace TRITON and ORION systems enables changes of level and direction to be accommodated with ease, providing an efficient and neat solution for covered walkways.

**Entrance Canopies**
Entrance canopies can be configured with custom design to create an inspiring focal point for a building, providing valuable weather protection for visitors and creating a great first impression.

The adaptable design format of our TRITON entrance canopies enables irregular cover shapes, access ramps and steps to be incorporated within the structure. Enclosed, fully glazed entrance canopies help to reduce energy costs and maintaining a comfortable working environment.

**Outdoor Classrooms**
Adding cover in the form of a canopy can turn existing outdoor areas into true multi-purpose learning spaces while offering a robust defence against sun exposure and unpredictable weather.

At Streetspace, we offer a wide range of canopy designs suitable for use as outdoor classroom space. Our canopies are permanent freestanding structures and can be specified as steel or engineered timber frame with a range of tensile fabric and polycarbonate roof coverings.


Barrel Vault Outdoor Classroom Fabric Canopy

Glass Entrance Canopy


Playground Shelter


Polycarbonate Covered Walkway

**School Shade Sails**

Shade sails are among the most practical, affordable and eye-catching ways to improve outdoor spaces in schools, offering both shade and shelter for pupils. Visually stunning design themes can be created when the vibrant coloured sails are positioned together.

Where the primary objective for a covered space is shade from the sun and UV protection, Streetspace ORION Hypar Shade Sail canopy is a cost-effective and visually appealing choice. Constructed using high quality fittings and the highest quality shade mesh materials on the market.

**MUGA & Sport Canopies**

Sportspace Canopies are designed to retain the benefits of playing outdoors, while offering protection from the elements and from UV exposure. For the best year-round playing experience to investment outlay in covered outdoor courts, Sportspace Canopies are permanent structures, architecturally designed and engineered around a long-span steel frame.

Enabling valued sports facilities to be used all year round and into the evenings, Sportspace365 structures are attractively designed and offer a natural playing environment. These are versatile structures, providing high quality covered space with a genuine “no glare” ambience from the architectural fabric roof.

**Covered Spectator Areas**

One of the most positive characteristics of sports is how much support it generates in terms of spectatorship, from family and friends to staff or even members of the general public. Spectatorship, therefore, can be considered a fundamental and diverse element of sports, and one that we strongly believe merits consideration.

Our range of covered spectator areas and shelters can be developed to suit a variety of specifications. Often compromising a wide coverage, our structures are intended to be cost-effective and utilise materials that are highly durable and reduce noise reverberation.

**School Bike Shelters & Parking**

The provision of dry, secure facilities for storing bicycles can be considered essential for encouraging the use of more sustainable forms of transportation, contributing to reduced carbon emissions whilst promoting health and well-being for pupils and staff alike. In modern learning environments, bike shelters and parking facilities represent a valuable resource for schools and other sectors.

Our cycle shelter and parking facilities encompass designs that are accessible and familiar to cyclists, with functional and proven capabilities across the range. Ideally suited to environments such as schools and sports facility sites.

Polycarbonate Covered Spectator Area Canopy

Barrel Vault Sports Canopy

Hypar Fabric Canopy

Bespoke Glass Bike Shelter

## Our Brands

Streetspace Group delivers specialist design, manufacturing and construction services across a range of market sectors; from design build construction projects for sport, learning and play, to modular cycle parking, street furniture and zero-waste storage infrastructure.

Our structures business operates primarily in the education sector, starting with canopies, progressing to enclosed structures for greater weather protection, to year-round, energy-efficient building construction. ZONE Design. Build is our construction platform, providing a unique methodology in the industry, creating additional classrooms, changing rooms, offices, reception areas either as extensions or standalone buildings.

With over 20,000 units in service across the UK and North America, metroSTOR works with city authorities, housing providers and waste management organisations, providing product solutions designed to make municipal waste management and recycling easier while reducing fire risk, improving accessibility and enhancing the street scene.

urbanspec is the specification sales brand, with an integrated design and engineering methodology that delivers class leading product systems for bike parking, bin stores, canopies and street furniture.

Streetspace Group Head Office is located in Hythe, Kent, with UK offices in Hull, East Yorkshire and metroSTOR Inc offices in Connecticut, USA and Manitoba, Canada.



ZONE
Design. Build

We plan, design, and build modern facilities for the education sector, tailored for dining halls, social space, classrooms, special needs and offices.

Our integrated project delivery model provides seamless coordination between stages from consultancy to construction with an in-house specialist team, delivering faster projects for less cost.

**www.zonedesignbuild.co.uk**

streetspacestructures
Creating All-Weather Sport, Learning and Social Environments for Generations

Creating all-weather sport, learning and social environments for generations, Streetspace Structures is the name for large scale, architectural covered space. We have the design technology and engineering expertise that brings creative vision to life in steel, engineered timber, glass, fabric membranes and advanced multiwall plastics.

From energy efficient glazed buildings as dining and social space, stunning wide span tensile membrane structures for sport, biodiverse green roof shelters to everyday canopies and walkways providing shelter from the elements, we demonstrate proven project solutions.

**www.streetspacestructures.co.uk**

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Safer Neighbourhoods. Cleaner World

Accelerating the shift towards sustainable communities, our product systems deliver on the metroSTOR Safer Neighbourhoods, Cleaner World methodology; reducing fire risk and waste costs, while improving local environments and helping deliver sustainability targets.

Developed to withstand the rigours of the urban street scene, over 20,000 metroSTOR external storage units have been installed over the past decade across the UK and USA, earning a reputation for rock-solid durability and proven effectiveness.

**www.metrostor.uk**

urbanspec
External storage systems, bike parking and street furniture

urbanspec is the external works brand from Streetspace, with an integrated design and engineering methodology that delivers class leading product systems for bike parking, bin stores, canopies and street furniture.

Easing the journey through specification, design and engineering, to manufacture, installation and aftercare, urbanspec product systems reduce design time, de-risk specifications and remove hassle on site for architects and contractors alike.

**www.urbanspec.co.uk**

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