



PROJECT

CONSTRUCTION OF EARLY YEARS EXTENSION AT
FIRS FARM PRIMARY SCHOOL

CLIENT

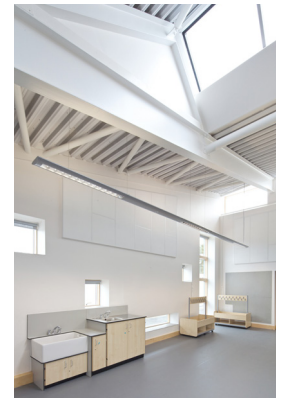
LONDON BOROUGH OF ENFIELD

VALUE

£2.1M

CONSULTANT

WHITE YOUNG GREEN



The aim of this project was to increase Firs Farm Primary School, Rayleigh Road, Palmers Green, N13 5QP, from two forms of entry to three forms of entry, and to replace all of the existing temporary buildings with permanent purpose built accommodation.

Lakehouse was responsible for many elements of the design, including precast sills and thresholds, Bauder and Kalzip roofing, external doors and windows, washroom cubicles and fittings, electrical and mechanical services and distribution routes.

The buildings were designed to achieve a BREEAM rating of 'Very Good'.

SCOPE OF WORKS

Early Years Block (925m²)

The single storey building consists of six southern facing classrooms with associated auxiliary accommodation. The canopy along the length of the building allows each classroom to have a covered outdoor learning and play space.

The building was constructed with a steel frame, large cavity walls and profiled sheet roofing and timber/aluminium windows - all specified to achieve high energy performance. The existing staff room was remodelled and knocked through to provide an enlarged space into the new Early Years extension.

Plant Room (50m²)

A new plant room was built to supply the whole school with an upgraded heating system, and the existing plant room was refurbished as a kitchen so that meals can be prepared for all pupils on site.

CONTRACT DETAILS

Start date: 29 August 2011

End date: 13 May 2011

Duration: 42 weeks

Form of contract: JCT Standard Building Contract With Quantities 2005, Revision 2 2009





ASBESTOS REMOVAL

Chrysotile (white asbestos) was discovered in roofing sheets, which were buried in the ground. The asbestos was removed and disposed of by a specialist, licensed contractor.

LOW CARBON TECHNOLOGY

The materials and construction methods were selected to have a long life-cycle and to be as low maintenance as possible. Running costs have been reduced as a result of the high thermal efficiency of the building and natural ventilation, removing the need for energy intensive mechanical ventilation and lighting.

The walls, floors, roof and windows are highly insulated, thus keeping the heat in during the winter and keeping the building cool in the summer. The classrooms have been designed to maximise natural light levels, while reducing electricity use. The Early Years block achieves this through large windows and

North lights that direct glare free light into the back of each classroom.

A bank of photovoltaic cells has been incorporated into the roof. This will generate 20% of the building's energy needs, and allow the school to supply electricity back to the National Grid at weekends and during school holidays, thereby generating some income for the school.

CONSIDERATE CONSTRUCTORS SCHEME

The project was registered with the Considerate Constructors Scheme (CCS), and achieved excellent scores for both audits - 35 out of a possible 40 for its first audit, and 36 for its second.

The school is based in a cul-de-sac, surrounded by houses and flats. Working hours were 8am to 5:30pm, with deliveries arranged around the children's break times in order to minimise health and safety risks, and disruption to the school.

“Site Manager Ronnie Powell, with company backing, has adopted a proactive approach to the principles of the Scheme and sets a very high standard. Impact on the school, neighbours and passing public is negligible due to the efforts being made by one and all on site. Everything on the project is of the highest calibre.”

George Humfrey MaPS, Considerate Constructors Scheme monitor