



PROJECT

EXTENSION AND REFURBISHMENT OF
BOXGROVE PRIMARY SCHOOL

CLIENT

LONDON BOROUGH OF GREENWICH

VALUE

£1.1M

CONSULTANT

GLEDSDALE ASSOCIATES, PELLINGS LLP



block. To improve disabled access to the upper level of the existing two storey block, a first floor link has been created, served by a new platform lift.

Boxgrove Primary School, Boxgrove Road, London, E2 9JP caters for children aged 3–11. The school comprises a number of one and two storey flat roofed school buildings surrounded by playgrounds and grassed areas.

SCOPE OF WORKS

The project comprises the construction of a single storey administration block and an adjoining two storey teaching

The new buildings have created space for:

- Four new classrooms
- New entrance to the school
- New reception area and office
- SEN therapy room and sick bay
- Additional parking spaces (including a disabled persons parking space)

“Lakehouse kept us informed of progress on a weekly basis. Their site manager was always available, very approachable and always tried to help with any difficulties. They always acted professionally on site. Overall we were very pleased with the results and would be happy to work with them again.”

Holly Broughton, Headteacher of Boxgrove Primary School





DESIGN

The school's existing entrance and reception area was confusing and compromised the security of the school. The new improved, modern entrance/reception has multiple controlled access points.

Four new dual aspect classrooms have extended the school from its existing capacity of 1.5 form entry to 2 form entry, providing a modern teaching environment.

The use of external render finish and large windows with coloured glass feature panels has made a clear distinction between the new and old buildings. Landscaping at the front of the school has softened the building for users and surrounding occupiers and contributes to the visual amenities of the site.

CONSTRUCTION ELEMENTS

- Traditional strip footings
- Timber frame super structure
- Timber rainscreen cladding
- Metal monopitch roof

CONTRACT DETAILS

Start date: 1 June 2010

End date: 13 December 2010

Duration: 28 weeks

Form of contract: JCT Standard

CONSIDERATE CONSTRUCTORS SCHEME

Sites and companies that register with the Scheme are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

The project achieved 36 out of a possible 40 for both audits, with CCS monitor David Cowperthwaite MCIQB commenting: *“Project creates a good first impression and has some excellent procedures in place. The team have achieved a high level beyond compliance. Congratulations.”*



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David Cowperthwaite MCIQB, Considerate Constructors Scheme monitor