



**PROJECT** AMALGAMATION OF DUPPAS JUNIOR AND WADDON INFANTS SCHOOL  
**CLIENT** LONDON BOROUGH OF CROYDON  
**VALUE** £3.2M  
**CONSULTANTS** MOTT MACDONALD, PELLINGS LLP



## INTRODUCTION

In October 2010 Lakehouse successfully completed a £3.2 million project for the London Borough of Croydon to amalgamate Duppas Junior School and Waddon Infants School.

New Aerodrome Primary School at Goodwin Road, Croydon, Surrey, CR0 4EJ, now caters for 400 plus pupils. It includes a nursery, children’s centre, and ‘Indigo’, a special needs provision.

## PROJECT OVERVIEW

The new school was designed to achieve a BREEAM rating of ‘Very Good’. The development comprises the construction of a new children’s centre to the east of the existing school,

new classrooms immediately to the north and south of the school, and the refurbishment of existing classrooms. All the new buildings are single storey, with strip foundations, and suspended beam and block flooring.

1200m<sup>2</sup> of green roof was installed, providing vibrant splashes of colour and interest to the roofscape, whilst also providing an element of support for the local ecology.

The existing building is mostly finished in render so the new extensions were finished with a polymeric render, in order to achieve a high quality finish and further improved thermal performance. The new buildings are fully DDA compliant.

***“This project has presented a number of challenges, due to its complicated nature and the condition of existing buildings. Lakehouse maintained its commitment to complete the scheduled works throughout, and at times ensured various aspects of work were completed ahead of time to help smooth transitions within the school.”***

**Stuart Daynton, Project Manager, Mott MacDonald**



### PHASED WORKING

To safeguard the children and minimise disruption, and to enable the school to remain fully functional, the project was undertaken in various sections and four phases:

- Construction of single storey children's centre (1000m<sup>2</sup>)
- Services enabling package
- Modular construction
- Main works

At the outset and the start of work on each phase Lakehouse isolated each section of the school from the rest of the building.

### CONTRACT DETAILS

**Start date:** 1 October 2009

**End date:** 30 August 2010

**Duration:** 42 weeks

**Form of contract:** JCT Design and Build

### CONSIDERATE CONSTRUCTORS SCHEME

The site achieved a score of 32 for its first Considerate Constructor Scheme audit, and then 34 for its second, with consistently high marks for being 'considerate' and 'a good neighbour'.

Monitor Doug Chalmers said *"New site managers have introduced a number of features and procedures which have added to an already creditable first report, and the site has achieved a very good overall score."*

### OPENING CELEBRATION

The grand opening took place on 8 November 2010, and lots of activities were planned to get the Aerodrome off to a flying start. The celebrations closed with the burial of a time capsule that contains messages of feelings about the new school, and hopes for the future.

***"On a number of occasions Lakehouse were asked to carry out additional works, at short notice, which they did without the need for lengthy negotiations, and to a high standard. The effort and work that has been put in by Lakehouse during this project is to be commended."***

**Stuart Daynton, Project Manager, Mott MacDonald**