



PROJECT
CLIENT
VALUE
CONSULTANT

KENTISH TOWN PRIMARY SCHOOL
LONDON BOROUGH OF CAMDEN
£2M
BAQUS NIGEL ROSE, CONISBEE,
HAVERSTOCK ASSOCIATES



BACKGROUND

November 2009 marked the start of a £2million project to extend and alter Kentish Town School, Islip Street, Camden, NW5 2TU, to accommodate the integration of 14 pupils diagnosed with autistic spectrum disorders (ASD).

The project arose as a result of Camden Council's strategy to include children with ASD within the mainstream school setting and to address the number of pupil places for children with ASD.

SCOPE OF WORKS

- A new single-storey classroom block extension (total area approximately 460 square metres), which included traditional strip foundations, beam and block ground flooring, steel portal frames, pitched timber roofs with

natural Spanish slate tiles, brick and timber external walls clad with western red cedar, aluminium double glazed windows and curtain walling, finishings and domestic type services.

- Remodelling and refurbishment of parts of the existing school (total area approximately 700 square metres).
- External works including hard and soft play areas, and landscaping.

The new extension houses two resource base spaces, two classrooms and ancillary spaces along with major adaptations to the existing school in order to best meet the needs of children with ASD.

“Our school looks beautiful and is now fully fit for purpose. You can now appreciate the redeveloped school in all its glory.”

Calvin Henry, Headteacher, Kentish Town School



MULTI-PHASED WORK

The work was undertaken in six phases, with a sectional completion date for each one. Parts of the school were relocated into new areas as each one completed, with Lakehouse taking possession of old work areas at the same time.

New fire evacuation plans were completed for each phase to maintain a working fire escape route that was appropriate with the changing layout of the school.

Lakehouse's working areas were secured using temporary timber walls to ensure that the school staff and pupils could not gain access, and remained safe from harm.

LOW CARBON TECHNOLOGY

The project is expected to achieve a BREEAM 'Very Good' rating. High specification insulation was installed to external walls, stud walls, and to the roof, and all the floors benefit from underfloor heating.

Passive infrared (PIR) sensors, were used throughout the building.

ASBESTOS REMOVAL

Asbestos was discovered in some of the old windows, within block walls, and underneath floor tiles. It was identified as low grade asbestos; a fully qualified, approved asbestos contractor was employed to undertake safe removal.

“I am looking forward to providing your children with the best of everything we are able to offer, within the most glorious environment.”

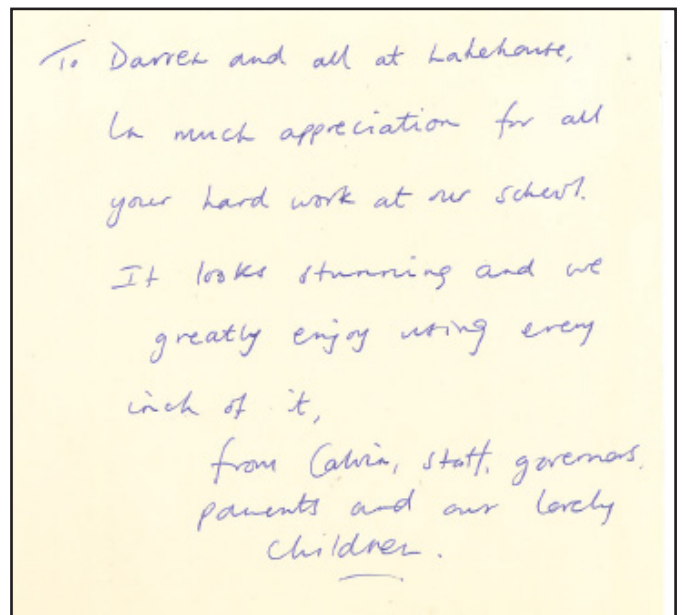
Calvin Henry, Headteacher, Kentish Town School



SCHOOL FAIR - A BIG HIT WITH LOCAL CHILDREN

Company mascot Lenny Lakehouse attended Kentish Town School's summer fair on 15 July 2011, much to the delight of staff, pupils and their families. The fair was organised by friends of the school, and Lakehouse was invited to provide sponsorship and support, having successfully helped out with the school's Christmas celebrations the year before.

The school band proved to be the main attraction, made up from pupils of the school, and other fun activities included a bouncy castle, face painting, stalls offering a range of refreshments, and a raffle. Lakehouse was proud to donate the star prize, a fantastic iPod Touch, which Lenny Lakehouse presented to the worthy winner.



CLIENT FEEDBACK

In the school's September 2011 newsletter Headteacher Calvin Henry addressed parents saying;

"Thank you to so many of you for your very positive comments about how our school is looking. Like you, I think that our school looks beautiful and is now fully fit for purpose. With Lakehouse's portacabins removed from the west end corner site of the school, you can now appreciate the redeveloped school in all its glory."

CONSIDERATE CONSTRUCTORS SCHEME (CCS)

The school was registered with the Considerate Constructors Scheme (CCS), and scored a fantastic 35.5 out of 40 for both audits. Bi-monthly meetings with school staff were scheduled to ensure that everyone was kept fully informed of progress. A notice board at the front gate of the school was used to update parents and local residents on a monthly basis.