



PROJECT

DESIGN AND BUILD OF TWO NEW CLASSROOMS, AND SOME REMODELLING OF ST. WILLIAM OF YORK PRIMARY SCHOOL

CLIENT

LONDON BOROUGH OF LEWISHAM

VALUE

£600K

CONSULTANT

BAILEY PARTNERSHIP, GREEN TEA ARCHITECTS



St. William of York R.C. School, a one form entry Catholic Voluntary Aided primary school, is located at: Brockley Park, Forest Hill, SE23 1PS

- Refurbishment of the existing SEN resource room for use as a cloakroom
- Upgrade of IT and networking systems, complete with all services
- Associated external works, and connection to mains drainage and service mains

SCOPE OF WORKS

The project comprised the design and construction of two additional classrooms, breakout areas and cloakroom spaces, located above the roof of the existing school hall, from prefabricated modular units. In addition, a number of modifications were made to the school, including:

- Removal of existing cloakrooms and toilets
- Provision of additional storage internally and externally,
- Relocation of the SEN resource room

WORKING IN OCCUPIED BUILDINGS

Part of the contract was undertaken during the school term, whilst the school was fully occupied. To minimise disruption the delivery of the steel frame and prefabricated modular units, together with major work processes, were phased to coincide with school trips and the summer holiday period.





DETAILS OF CONSTRUCTION ELEMENTS

New Build

- Solid concrete pad foundations
- Structural steel frame
- Five prefabricated modular units
- Powder coated aluminium windows
- Cedar clad modular units
- Cavity wall construction new store
- Liquid applied roofing finishes
- Secondary steelwork and timber staircases, powder coated balustrade
- Fabric canopy

Refurbishment

- New floor finishes
- New cubicle doors

CONTRACT DETAILS

Start date: 30 May 2011

End date: 2 September 2011

Duration: 14 weeks

Form of contract: JCT Design and Build

CONSIDERATE CONSTRUCTORS SCHEME

The school was registered with the Considerate Constructors Scheme (CCS), and scored an excellent 36 out of 40 for its first site audit, qualifying the site for a 'performance beyond compliance' certificate.

CCS monitor Peter Ball commented: *"This is a smaller but nonetheless excellently presented site with a highly professional attitude to all aspects of the scheme code. Every effort has been made to work with the school and neighbours to minimise any disruption. Well done."*

OFFICIAL OPENING OF NEW CLASSROOMS

On 14 October the Lakehouse delivery team joined Bishop Patrick Lynch, Professor Anne Bamford (Director of Education for Southwark Diocese), staff, parents and pupils, for the official opening of the new classrooms. Guests were invited to take a tour of the new facilities, and to celebrate the strong foundations on which the school has grown since 1971. Headteacher Sharon Lynch thanked the team for their hard work, and spoke of the special relationship that was formed with the school during that time.

"This is a smaller but nonetheless excellently presented site with a highly professional attitude to all aspects of the scheme code. Every effort has been made to work with the school and neighbours to minimise any disruption. Well done."

Peter Ball, Considerate Constructors Scheme monitor