

# ALTMORE SCHOOL

## LONDON E6

Clifford Devlin won a competitive tender to build a new staff room attached to the main building. Works commenced in July 2013 at the outset of the Summer holiday.

The lack of a side or rear access to the site required us to convey materials and equipment to/from the site via the School's main entrance. Extensive protective measures were implemented to allow us to deliver plant, including a mini-digger to site.

The works involved demolition of a small structure to make space for the new building. Whilst excavating we discovered that the main building had no foundations, requiring an underpinning system to be designed and implemented using concrete cubes.

The original specification was re-engineered to install Glulam timber beams to create the building's structure which helped reduced programme. Felt roofing was installed to the roof structure. Oak-effect vinyl flooring was laid on a suspended floor system, an MF-ceiling erected, bi-fold doors and a folding partition installed to enable the space to be converted into a training room. A new kitchen was fitted and all M&E work completed to allow immediate occupation on completion of the project.

We value-engineered a number of environmental features to make the project more sustainable. These included:

- Solar panel-powered roof lights (fitted with rain-sensor shut-off systems)
- Two air-source heat pumps providing renewable energy to power heating and air-conditioning systems (which replaced the more expensive and inefficient underfloor heating spec)
- A low-energy hydroboiler tap for the hot/cold water system.

The works were completed within budget, with no safety incidents or major issues/complaints. The School's Head Teacher has since invited representatives of local schools to visit the new staff room and showcase its features.

**Discipline:** Building

**Duration:** 14 weeks

**Completed:** Nov 2013

**Value:** £150k

**Client:** London Borough of Newham

*We were very impressed with the way Clifford Devlin dealt with a number of unexpected challenges they encountered on this project. Their multi-disciplined service portfolio allowed these issues to be overcome efficiently and with a minimum of fuss.*

**Steve George**, Principal Building Surveyor, London Borough of Newham



# LATHOM JUNIOR SCHOOL

LONDON E6

Clifford Devlin won a competitive tender to convert a Caretakers House on the grounds of the School into rooms for staff and admin. The building was enclosed in metal hoardings and a separate gate installed to prevent un-authorised access. During term-times deliveries were restricted to out-of hours, temporary hoardings installed around work areas and operatives marshalled around the premises by the Site Manager.

Asbestos found in the plaster on the building's walls was removed under controlled conditions by Clifford Devlin's licenced Asbestos Division. Following this the building was stripped of loose items, existing services etc and internal partition walls removed. Variations to scope made by the School required us to install temporary works - structural steel supports - to accommodate changes to the building's interior.

A 50mm thermaline wall insulation was affixed to the building's interior walls. New suspended ceilings were installed throughout and fitted with acoustic quilts. Two air-source heat pumps were installed to provide renewable energy to power the building's heat and air-conditioning systems.

M&E works included installing CAT-5 cabling, setting up wireless-internet hubs on each floor and linking a new fire panel to the School's existing fire alarm system. Other fire-stopping features included erecting fire screens on the stairwells and applying intumescent paint to the staircase. Girls/boys toilets were refurbished and disabled toilets installed.

The original scope of works was extended considerably with a number of variations including:

- Structural alterations
- Additional demolition
- Tarmac/paving
- Repointing brickwork
- Installing fencing

**Discipline:** Building

**Duration:** 21 weeks

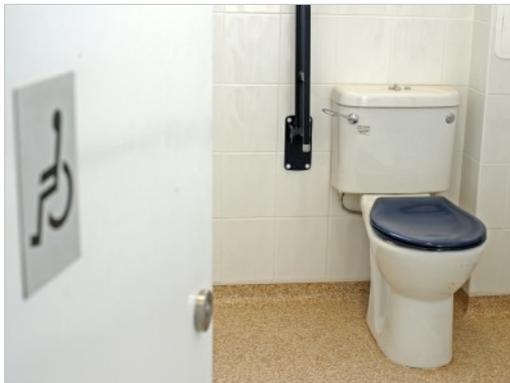
**Completed:** Jan 2014

**Value:** £ 320k

**Client:** London Borough of Newham

Clifford Devlin seamlessly accommodated a number of changes to the original scope to deliver a high quality refurbishment project.

Steve George, Principal Building Surveyor, London Borough of Newham



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# SALISBURY PRIMARY SCHOOL

LONDON E6

Clifford Devlin was appointed by the London Borough of Newham to re-model and refurbish a largely redundant 3-storey building into 4 new classrooms, staff room and welfare facilities.

Due to the start date being postponed 3 weeks we needed to instigate an accelerated programme to complete the 4 new classrooms in time for immediate occupation on the first day of the Autumn Term.

Set-up involved erecting a site compound inside the school's grounds, adjacent to the side access gates. This was enclosed in 2.4 metre steel hoardings which were painted (in the School's colours).

Clifford Devlin's licenced Asbestos Division removed asbestos containing materials from the building's roof under semi-controlled conditions before the building was stripped of its existing services and loose items back to its shell.

Theramacell acoustic partition walls were installed to create the 4 new classroom spaces on the ground and first floors. The room layouts were re-engineered to create more light and space which

involved re-locating radiators, ceiling lights and existing pipework to accommodate a renewable-energy air-source heat pump. These rooms were decorated, carpeted and fitted with a new lighting system and floor-mounted projectors. A shower room and girls/boys toilets were constructed on the ground floor with disabled adaptations.

The classrooms were completed in time for occupation at the start of the Autumn term in September. Following this all other works were enclosed using temporary hoardings to prevent access by students.

Partition walls were installed on the 2nd floor to create girls/boys toilets and a staff room with fully-fitted kitchen facilities. New fire doors were installed throughout.

**Discipline:** Building

**Duration:** 10 weeks

**Completed:** Jul 2013

**Value:** £200k

**Client:** London Borough of Newham

*We were very impressed with the way Clifford Devlin completed the works with the minimum of fuss and disruption to the daily routine of the school. They were able to re-schedule work to overcome unavoidable delays to stay on-programme which is so important to school building projects.*

**Ben Leissi**, Principal Building Surveyor, London Borough of Newham

