

# 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

**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

