

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

