

LOCATION:

Greenacre Academy, Medway, Kent

New Offsite

Building for Greenacre Academy

CLIENT:

Medway Council

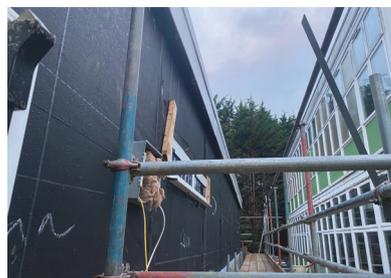
PROJECT SUMMARY:

- Design and construction of a new double classroom building, with stores, WCs and circulation space
- Awarded under a PCSA (Pre-Construction Services Agreement) to give greater certainty to the planning process
- Modular panel system with steel erected on site, panels built in the factory then shipped to site
- Extremely restricted space and limited access on occupied school premises
- Brick slip and render finish to complement existing building
- Floor area approximately 192m²
- UPVC windows and doors
- All groundworks, foundations and drainage
- Fire detection and intruder alarm installations, all integrated into existing BMS system
- Provision of temporary teaching space for the construction phase
- Works included refurbishment of toilet area within an existing adjacent building, addition of a weather canopy and drainage to an external play area
- Externals included construction of a footpath and tree works
- 18-week construction period
- Completed February 2021
- Project value £664,000

CHALLENGE:

Greenacre Academy is a boys' secondary school with shared sixth form located in Walderslade, Kent. It is part of the Skills for Life Trust, which aims to prepare pupils for adulthood by encouraging them to reach their full potential academically, teaching life skills and exposing them to a range of potential careers and mentors from the business world, both locally and regionally.

The school was seeking to increase teaching space in line with the intake for the new school year. The designated site was a corner plot adjacent to the existing building, required to house two classrooms with toilet facilities and stores. Access to the area was extremely tight and demanded a creative approach to achieve the desired end result.



PROJECT CASE STUDY



This was an extremely challenging project in terms of both project planning and construction, due to the space restrictions on site. The finished build optimises the available area and complements the existing architecture of the school."

Richard Sharman,
Project Manager

A different approach to modular building

To respond to these unique site requirements, a panel construction method was selected rather than a more traditional modular build.

As well as working within the space restrictions, the Enviro team was operating on an occupied school premises with strict restrictions on access and egress times to suit the Academy's requirements and to ensure the highest levels of health and safety. As a result, all movements on site were meticulously planned and actioned through Enviro's site manager, liaising closely with the construction team and suppliers delivering to site.

The new building featured a brick slip and render finish designed to complement the existing building, with UPVC windows and doors, providing a floor space extending just over 192m². The project included all groundworks, foundations and drainage, with fire detection and intruder alarm installations linked in to the school's existing systems.

Additional Works

The specification was further extended to include the refurbishment of washrooms in an adjacent building, as well as the construction of a weather canopy

and drainage to an external play area, addition of a footpath for access and some necessary tree works.

As part of the project, Enviro Building Solutions sourced and installed temporary teaching space elsewhere on the site to meet the requirements of the Academy. This was removed once the new building was ready for use at the end of the 13-week construction period.

Bringing together design and planning

The project was managed under a PCSA (Pre-Construction Services Agreement), fostering a collaborative approach enabling Enviro Building Solutions to contribute to the earliest stages of the process. This was followed by a PPA (Planning Performance Agreement) which gave greater certainty to the planning process and enabled a swifter completion schedule.

The finished building occupies a compact triangular site adjacent to the existing school building, housing the required additional teaching space, providing high quality facilities to match the ethos of the Academy and the Skills for Life Trust.



enviro

Enviro Building Solutions Ltd
Units C&D
The Ridings Business Park
Hopwood Lane
Halifax
West Yorkshire HX1 3TT

T: 01422 647610

E: info@envirobsl.co.uk

W: envirobuildingsolutionltd.co.uk