

HAMPSTEAD SCHOOL

LONDON BOROUGH OF CAMDEN

We were appointed by the London Borough of Camden to validate and expand upon a Condition Survey, which found areas within two blocks of poor repair and maintenance. Our team undertook three stage feasibility/design reports which, in combination of the Condition Survey, helped to develop the extent of the brief.



The two blocks are locally listed, and all works and designs were carried out sensitively. The West Block incorporates the main entrance, library, general teaching, ICT, sixth form area and offices. The North Block provides art rooms, technology classrooms, gym, swimming pool and changing facilities.

The works consisted of fabric refurbishments of most of the internal areas and all the external facades. Full roof covering replacement was undertaken to the North block and flat roof areas to the West Block. All windows to the West Block and sash windows to an indoor swimming pool in the North Block were replaced with double glazed timber sashes. Electrical items included the replacement of antiquated lighting, remedials to electrical circuits and extensions of the fire alarm system to provide an L1 coverage. New ventilation systems, inclusive of an Air Handling Unit, were introduced to the swimming pool, changing rooms and toilets.

Working within a live school always provides a challenge of coordinating the works to ensure the students and teachers are fully protected. Clear segregation was provided between the worksites

and school. Traffic light systems were also in place for movement around site. Large amounts of the disruptive works were done outside of the school hours, whilst taking the local residents into consideration.

Another key challenge was the school's lack of alternative teaching space, which meant that a very tight phased programme had to be implemented. Occasionally, areas needed to be handed back to the school before they were fully complete, but these were done so in a manner safe for occupation and did not cause undue inconvenience.

Our team carried out regular site visits and monthly formal progress meeting with intermittent informal meetings, ensuring continued improvement and communication. The informal meetings provided a good platform to discuss alternative solutions and share knowledge.

Each member of the project team was encouraged to share any alternative methods to achieving each element of work, whether this was to save cost, ease of construction, sustainability, or longevity.



Client

London Borough of Camden

Value

£1.8M

Services provided

Building Surveying
Principal Designer
Mechanical & Electrical Engineering
Structural Engineering