

CASE STUDY

THE NORTON KNATCHBULL SCHOOL COMPLIANCE REFURBISHMENT



Client: The Norton Knatchbull School

Location: Ashford, Kent

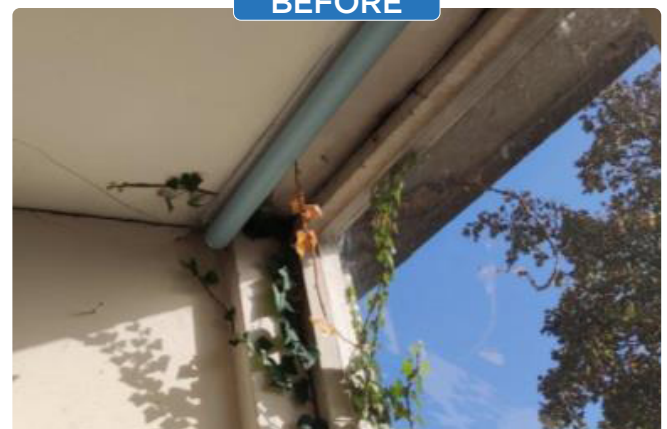
Contractor: Inspire Contract Services

Contract Value: £1.2 Million

THE BRIEF / CHALLENGE

Ashley Consultants were appointed by The Norton Knatchbull School to address considerable structural and fire compliance concerns relating to the Art / DT Block. Failure by the school on previous attempts to obtain funding to demolish and rebuild the block, required Ashley Consultants to take a fresh look at the issues and the most successful approach to achieve funding, while providing the school with the compliant and suitable accommodation to continue the teaching of these specialist subjects.

The original construction was exhibiting worrying signs of structural failure with ceiling plaster falling and emergency bracing to support failing timber windows already in place. Further investigation and survey of the building highlighted general fire non-compliance throughout, non-compliant roof insulation and failed construction with inappropriate heating system exacerbating the ceiling failures.



SOLUTION PROVIDED

Ashley Consultants conducted a full survey of the block, preparing comprehensive technical design, specification, and tenders for two separate projects to address roof structure, compliance and watertightness, and fire compliance generally.

To achieve funding Ashley Consultants successfully prepared Condition Improvement (CIF) applications for each project, securing over £1.24m of funding. Following successful funding applications, full contract administration and project management have been provided with Ashley Consultants liaising between all parties including weekly site visits to ensure site safety and efficiency of programme.

In addition, works were planned and completed to take advantage of the summer holiday periods, extending into term time where the management of works were carefully co-ordinated to ensure the continued safe operation of the school.

The works consisted of:

- Repair & overlay of existing concrete deck including compliant insulation.
- Removal & replacement of unstable ceilings and ceiling panel heating system.
- Installation of new efficient, low carbon air source heating system.
- Replacement of failed windows and flammable exterior cladding with energy efficient curtain wall system.
- L3 compliant fire alarm and emergency lighting adaptations.
- Replacement of non-compliant fire doors, associated asbestos removal, general fire stopping.
- All associated M&E works including fire alarm and emergency lighting.



THE RESULT

The Art and DT Block is now fully fire compliant, watertight and structurally sound, offering a safe, refurbished teaching environment in keeping with the remaining site. The Summer holiday programme also helped ensure that teaching disruption was minimised.

The design included range of energy efficiency solutions allowing the school to meet carbon targets and ensure long-term energy savings. Key specialist curriculum teaching has also been secured.

