

CASE STUDY

WEST HILL PRIMARY ACADEMY ROOF REPLACEMENT



Client: Galaxy Academy Trust

Location: Dartford, Kent

Contractor: Inspire Contract Services

Contract Value: £545,000

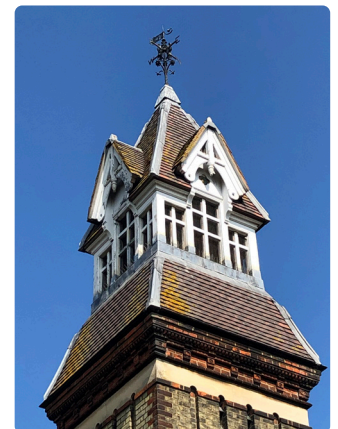
THE BRIEF / CHALLENGE

Ashley Consultants were asked to investigate several roof leaks throughout the extensive site comprising of a number of buildings dating from the 1880's to the 1960's.

Following a full survey of all roofs on site a total of 7 flat roofs and 5 pitched roofs were found to have excessive and progressive damage causing considerable water ingress to classrooms, facilities, and services.

Several flat roofs were found to be saturated and inadequately insulated, requiring complete replacement, while several pitched roofs were found to have sufficient deterioration to the structure to require complete replacement or extensive repairs where feasible.

The original building roof dating to 1889, was found to require extensive works including restoration of the original clock tower.

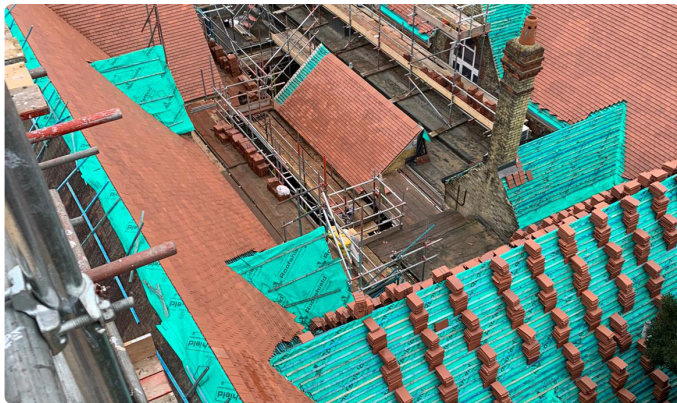


SOLUTION PROVIDED

Ashley Consultants conducted an extensive survey of the roofs on site completing a full technical design, specification, and tender to address all replacement and repair works. We then prepared and submitted a Condition Improvement Fund (CIF) Application on behalf of the Academy.

Following a successful CIF 21-22 funding application, Ashley Consultants provided full contract administration and project management of the works, liaising between all parties including weekly site visits to always ensure site safety and programme efficiency.

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



The specification consisted of:

- Replacement of seven flat roofs including installation of improved insulation to meet regulations.
- Replacement of dilapidated associated windows with new powder coated aluminium windows, which offer maintenance free operation.
- Replacement of all associated soffits / fascias and rainwater goods.
- Renewal of five pitched roofs including replacement of original tiles and battens, associated leadwork to abutments with brickwork, valley gutters and back gutters.
- General repair, refurbishment & decoration of the original Clock Tower.



THE RESULT

Watertightness throughout the school has been achieved, ensuring uninterrupted teaching. The general learning environment has also been improved and compliant insulation has helped to lower the energy consumption of the building.

The involvement of Ashley Consultants from inception to completion ensured works were delivered to achieve maximum school benefit and compliance, with completion on time and within the £598,000 CIF secured funding.

