Compass Secondary School

Education / Refurbishment and External Works

Key Features:

- Refurbishment and external works within a 'live' School
- Asbestos survey and removal
- Tightly confined site

The aim of the project was to update Compass School's education offering into an excellent, state-of-the-art, modern teaching facility.

Works include the remodelling and refurbishment of the three storey Block G and the link access to Block F. We also converted the reception office into a dining area and changed the Block G into a new main school entrance, along with mixed use classrooms, reception and WC facilities. Moreover, we were tasked with the provision of a water fountain on the ground floor of Block F, with fire strategy works also delivered to achieve the required fire compartmentation levels and incorporate Block F's internal stairs as the second means of vertical escape in an emergency.

Refurbishment was undertaken within a fully functioning school and the building was adjacent to occupied teaching facilities. Therefore, liaison with the school to avoid any disruption was essential.

Construction within a densely populated residential area

Operating within the London Borough of Southwark, our main impediment was the busy, residential and confined site area. Therefore we utilised workshops within the early stages to collaborate and agree upon a robust traffic management and logistics plan.

Compliant, comprehensive and timely asbestos works

Another impediment was the contamination on site. To mitigate this risk in an efficient, compliant and timely manner; we programmed a professional survey with an indicative asbestos removal period following. Once the survey was completed, this removal period was confirmed within the overall programme. Through our experience of similar impediments, we were able to provide an accurate representative time element on the initial programme. This ensured the confirmed time period, following the full survey, was within the initial indicative timeframes.

Client:	Compass Secondary School (Education and Skills Funding Agency)
Project Value:	£444,000
Programme Duration:	16 weeks
Architect:	Innes Associates
Quantity Surveyor:	Mace Group