

## OUR LADY STAR OF THE SEA, HORDEN CONSTRUCTION OF A NEW SCHOOL

Client – Diocese of Hexham and Newcastle

☒ St Vincent's Diocesan Offices, St Cuthbert's House, West Road, Newcastle upon Tyne NE15 7PY

☎ xxxxxxxxxxxx ☒ xxxxxxxxxxxx

Architect – Wm. C Harvey – xxxxxxxxxxxx

☒ Harford House, Cowen Road, Blaydon On Tyne, Tyne & Wear, NE21 5TW

☎ xxxxxxxxxxxx ☒ xxxxxxxxxxxx

Completion – September 2010 (15 Months – On Time)

Value - £2,200,000

Contract - JCT Standard Form of Building Contract LA with Quantities

Site Man. - Neale Torr

We won a competitive tender to construct a replacement school for the Diocese of Hexham & Newcastle in Horden. The existing school remained operational during the works so the works had to be planned and organised to ensure that there was minimal disruption, and the health & safety of the pupils and staff was paramount. Noisy and disruptive works were planned out of

school hours, i.e. holidays, weekends and nights. Deliveries etc. were co-ordinated so that they did not coincide with school start and finishing times. As

the principle contractor our site manager also continually liaised with the head and his staff to keep them informed of what works were being carried out and effects if any on the school environment. The vehicular access to the site was shared with the schools main entrance (vehicular & pedestrian/pupil), see plan.





The new school was constructed in the planned timescale, which allowed the school to relocate before and during the summer school holidays. This enabled us to carry out the asbestos removal, demolition and bulk earthworks before the school return, thus minimising risks, noise, etc.

The existing school was structurally unstable so works near to the existing school had to be co-ordinated to ensure that the existing building did not collapse. We also worked with the design team and were able to move and lift the new building which reduced the build

costs and ensured that the existing building and its temporary support were not undermined.

Throughout the works the head and school staff had regular site visits and meetings, which ensured that the completed building met their needs and expectations. Several things were changed/introduced whilst construction was taking place, including creating a lobby to reduce drafts, heat loss and noise, a wall was moved to make the ICT suite larger, cupboards were moved and introduced, etc. Overall the school has ended up with a building that is ideal for their needs.



No KPI's were recorded on this project however, the new building was completed ahead of programme we had the luxury of ensuring that things could be fully tested and handed over with very few snags and the 6 months list only contained a few minor items. The new school was completed ahead of time and under the contract value which has allowed the client to carry out further landscaping works, etc. There were no reportable

accidents on site, with very few minor accidents, i.e. cuts.

Our vast experience of school works enabled us to add to the design and carry the works to a very high standard which has been commended by not only the school, the Dioceses and the Designers, but also representatives from other council educational departments who have been impressed with the design and build quality and are looking at using this a footprint for other new schools.

**Plan of Site**

