

**ST JOSEPH'S RC PRIMARY SCHOOL, NEWTON AYCLIFFE**  
**EXTENDING & ALTERATIONS**

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 – Thornton Firkin – xxxxxxxxxxxx  
☰ Old Brewery Court, 157 Sandyford Road, Newcastle upon Tyne,  
NE2 1XG  
☎ xxxxxxxxxxxx ☒ xxxxxxxxxxxx

Completion – April 2011 (4 Months – On Time)

Value - £80,000

Contract - JCT Intermediate Form of Contract & Minor Works Form of Contract

Site Man. - Gregg Ovington

Having won the job through a competitive tender we worked with the consultants to redesign the building layout and specification to bring the build cost within their budget.

Once work commenced on site we found additional asbestos and Building Control also insisted on some further changes to the design which added extra cost to the job and a potential overspend. We again worked with the design team to find further savings these included:

1. Altering the external levels and existing path levels to eliminate the need for retaining walls and handrails to the main entrance. Nett saving +£2000
2. Removal of an automatic electronic fire roller shutter to the reception hatch by redesigning it and installing a miniature fire door to maintain the fire compartments. Nett saving +£1000
3. Changes to the extract system. Nett saving +£200.
4. Plus other minor items, circa £500.

The main focus of the project was to extend and alter the existing admin area for the staff, including forming a new heads office and secretary's office/reception.



The works were carried out at the main visitor's entrance so we had to work with the school to establish a temporary entrance but maintain safeguarding of the children. The working areas were fenced and hoarded off to ensure that there was a physical barrier between the working site and the pupils, staff and visitors. The

project also involved asbestos removal which again was organised, planned and managed to ensure health and safety of the workers, staff, general public and pupils. We also organised our deliveries and vehicle movements so that they did not coincide with the school start, lunch and finish time to ensure the safety of the children and



parents.

Overall the works were completed on time, to a high standard, under budget, to the satisfaction of and minimal disruption to the school and without any safety incidents.