

**PACE BUILDING, HATFIELD COLLEGE**  
**DURHAM UNIVERSITY**

Client – Durham University – xxxxxxxxxxxxxxxx

📠 Estates & Building, Holly Wing, Mountjoy Centre, Stockton Road,  
Durham, DH1 3LE

☎ xxxxxxxxxxxxxxxx ✉ xxxxxxxxxxxxxxxx

Architect – PH Partnership – Fausto Pereira

📠 10 Lumley Court, Chester-le-Street, Co. Durham. DH2 1AN

☎ xxxxxxxxxxxxxxxx ✉ xxxxxxxxxxxxxxxx

Completion – January 2016 (5 Months)

Value - £1,500,000 (*JCT Standard Form of Contract without Quantities 2011*)

Site Man. - Trevor Minns & Gary Johnson

Having carried out numerous major refurbishments on student accommodation for Durham University including nearby Owengate, we were awarded the contract to upgrade & fully refurbish the existing student accommodation to provide 21<sup>st</sup> century accommodation, including ensuite facilities for the students.

The inner city landlocked site has very restrictive access and no vehicular access. As part of our tender proposals we devised a scheme of using flat pack cabins erected within a landlocked area of the site to help improve the segregation between the work and the public and to also free up the college parking which would have been lost if standard cabins had been used as planned.

The building consists of 4 linked blocks and is part of Hatfield College, housing 42 students & the Hatfield College Gym. Built in the 1950's it has a cast insitu reinforced concrete frame, floors & roof, but clad in stone, slate & lead to blend in with the neighbouring buildings and is within Durham's City Centre Conservation Area.



## The Works

The initial phase of the project involved the relocation of the gym to temporary cabins and the library to refurbished rooms within the basement of an adjoining building.



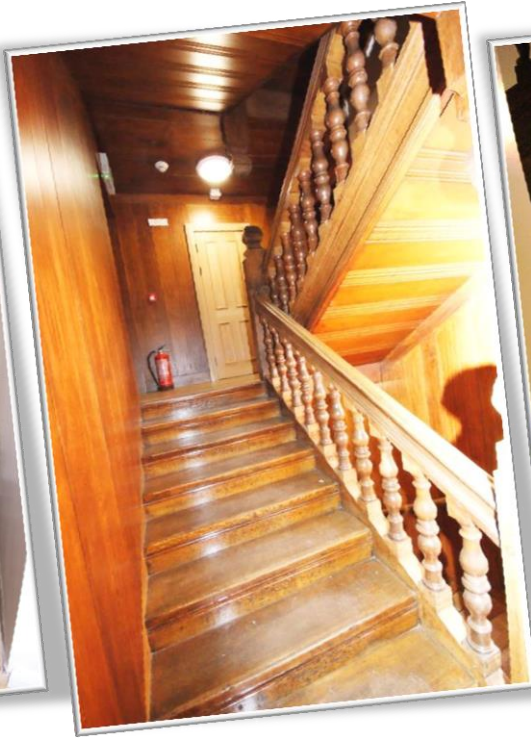
Externally we renewed the lead gutters, installed new windows, carried out stone cleaning and some repointing works.

Internally the building was reconfigured which included the demolition of many internal walls and the construction of new walls to sub divide the rooms more equally and to create space for the installation of ensembles. The building was fitted with new services throughout, including above & below drainage, mechanical, plumbing and electrical. To enable the underground drainage to be installed the basement slab had to be broken out and renewed.

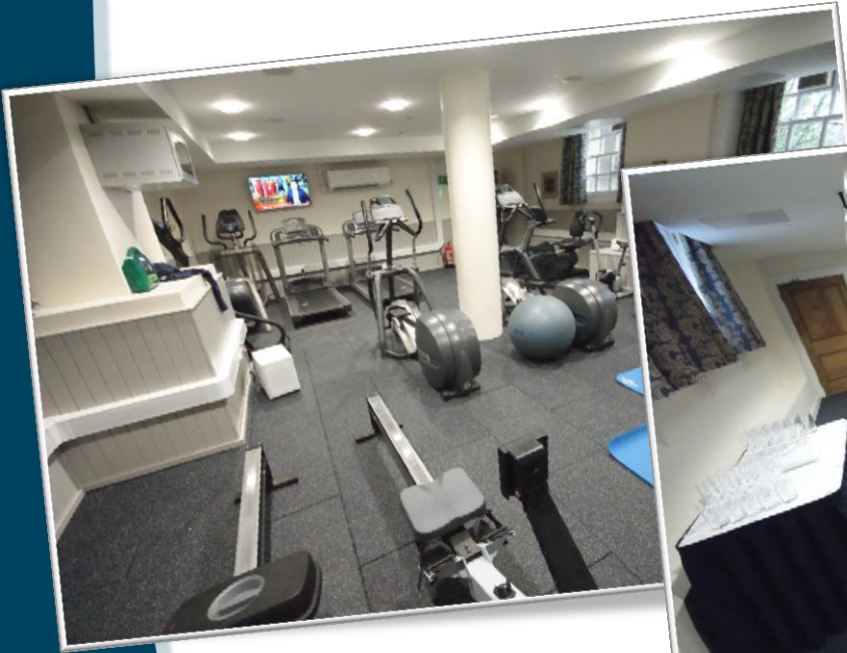
New ensembles bathroom pods were installed in all of the bedrooms. New fire doors, frames & joinery were installed throughout building. On the staircases we had to protect the existing feature/original panel doors, oak stairs, wall panelling, balustrades, etc. to ensure that the original features were retained undamaged.



After replastering, redecoration and the installation of new carpets/vinyls we installed furniture, curtains, blinds and bedding to all of the rooms, so that they were ready for the students to move in.



Throughout, the works were carried out in a considered manner as the neighbouring student accommodation and dining rooms, etc. remained in use during the construction period. Our philosophy of understanding, careful planning and ensuring that we worked around the client's needs certainly helped on this live college site and enabled ourselves and the students to function alongside each other without incident and complaint.



The 42 bed accommodation was successfully completed ready for the students to move into. We have received excellent feedback from the design team and end users.