

PROJECT CASE STUDY

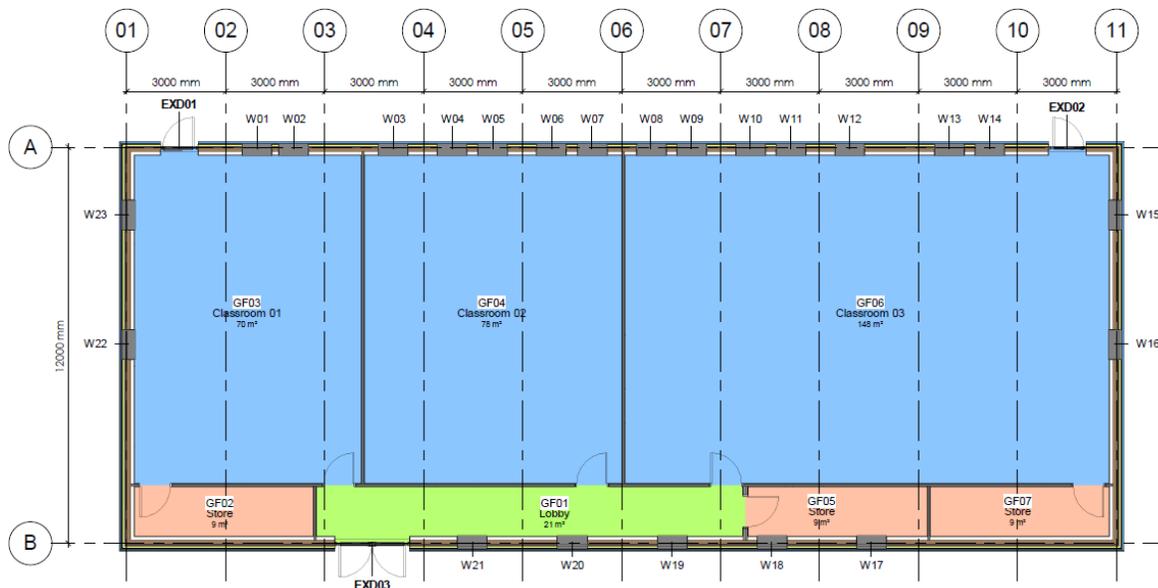


HODGE HILL GIRLS SCHOOL, BIRMINGHAM

AN EXCITING TRANSFORMATION OF TEMPORARY MODULAR ACCOMODATION TO BECOME A PERMANENT LEARNING ENVIRONMENT

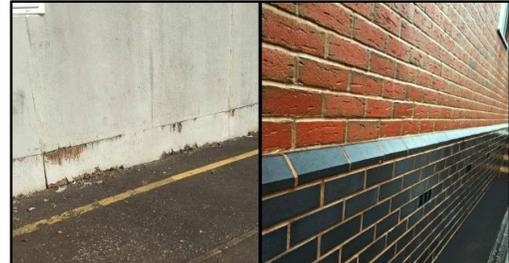
- Project Commencement Date : 05th of October 2015
- Project Completion Date : 18th of December 2015
- Total Transformation Time: 11 Weeks
- Client Budget : £350,000
- Building Area : 360m²

Hodge Hill Girls School first approached Refurb 1 in September 2015 in regards to their 6 year old modular exam hall which had become unfit for purpose due to its poor structural state. Initial discussions with the School Premises Manager highlighted a desperate need for more classroom areas to try and combat the ever growing demand for pupil places. With this in mind, our designers set to work on a design which would transform this large redundant hall into a new multi-purpose Educational Learning Centre, inclusive of 3 classrooms (one of an extremely large size that could still cater for exams), accompanied walk in store rooms and lobby area.



As part of our pre-construction investigations we carried out an air pressure test on the existing building which exposed the poor energy efficiency of the structure, shedding light onto the schools increased energy bill. This survey, tied in with a building condition report meant that the client opted for our Modular Transformation service.

This service involved the complete strip out and replacement of all fundamental parts of the building fabric, including the roof, internal and external walls, the floor, external doors and windows, ceilings, mechanical and electrical fit out and decoration. In addition to this transformation package, we made allowance within the client's budget for a new tarmac entrance ramp and 2no sets of fire exit steps, both finished in a solid brick which matched the buildings new Brick Slip System.



There were many advantages to our approach at Hodge Hill, the main one being the cost of the project, nearly half the price of a new modular building of the same size, however that wasn't just the only benefit that came with the newly refurbished building;

- An aesthetically pleasing and robust external façade, offset by modern merlin grey windows, fascia and rainwater goods.
- Comfortable teaching environments and reduced running costs due to the increased airtightness and higher performing insulation giving excellent thermal properties, and the inclusion of climate control Air Conditioning Units in each classroom area.
- Improved floor feel due to an additional 18mm plywood deck and improved character with laminate effect vinyl (tough and easily maintainable) and commercial grade carpet tiles (easily replaceable).
- Strong internal walls and partitions with extreme rating Duraline plasterboard backed with 9mm OSB raising impact resistance significantly, reducing maintenance and redecoration costs over the building's lifespan.
- Industry leading Resitrix roofing system which came with a 20yr manufacturer's warranty to protect the building for the long term.
- Permanent brick and concrete step/ramp access, eliminating previous health and safety concerns, compliant with current DDA regulations.

From beginning to end, inclusive of pre-construction mobilisation and strip out, the project took just 11 weeks to complete. The Site Premises Manager, Stuart Ledger, was delighted with the outcome;



'I used the Modular Transformation Service on an old dining and exam hall that we had initially hired six years ago. Refurb 1 Ltd talked us through the process, and then guided us through the purchase of the building from its original owner. Eleven weeks later, we had a building that is unrecognisable from the original. Outside, the building looks brand new and is a welcome addition to the school premises. The little details, like the windows and doors matching the handrails and the gutters, have all been well thought through. Inside, the classrooms are now some of the best in the school - the teachers are now arguing over who gets to use them first! It was a first class project experience, and I would have no hesitation in recommending Ben and the excellent site team we had here to anyone that requires building work.'

Mr SL, Premises Manager, Hodge Hill Girls School, Birmingham