

Bedonwell School

Building Fire Compliance



BACKGROUND

Bedonwell is a mixed junior and infant school situated in Belvedere, Kent. Part of the Ignis Multi Academy Trust, it is a welcoming school where pupils learn and live by shared values, which include teamwork, manners and kindness.

When considerable fire compliance breaches were brought to light at the school site, a specialist firm of chartered surveyors was employed by the Ignis Trust to assess the requirements in detail and implement the appropriate actions. Inspire Contract Services were subsequently selected to carry out the necessary fire compliance works.

The schools share a large 1930's original timber clad building which, following full condition survey and Fire Risk Assessment were confirmed to offer little fire resistance both internally and externally, with inadequate fire detection and general fire compartmentation compromising escape.

The extensive works required to bring these schools up to a compliant standard meant that careful planning and phasing of the works was necessary. This was put in place to ensure that the daily operation of the schools could continue with minimal disruption to the teaching activities, making full use of any holiday periods wherever possible, and managing works during term time with continued liaison between Inspire and the Client.

CLIENT	Ignis Academy Trust
SECTOR	Education
LOCATION	Belvedere, Kent
DURATION	TBC



BEFORE PHOTOS



THE WORKS

INSPIRE

The scope of works on this project comprised of the following:

- Refurbishment of external walls to upgrade fire resistance and thermal performance, replacing timber cladding with new fire rated Trespa panels and fire rated insulation.
- Complete internal refurbishment, achieving 1 hour fire resistance of the structure and upgrading the thermal performance.
- Installation of fire rated suspended ceilings and associated energy efficient LED lighting.
- L3 compliant fire alarm and emergency lighting system adaptations.
- General fire compartmentation achieved with replacement of non-compliant fire doors, glazing and screens.
- All associated M&E works including fire alarm, emergency lighting, small power, heating & lighting.
- Complete re-wire of all areas, new distribution boards along with major works to the existing heating system.

THE RESULT

Once a full survey of the site had been conducted, a comprehensive technical design was prepared, along with the Local Authority planning application, specification, and tender. The specification addressed structural fire resistance both internally and externally as well as providing early fire detection and warning, safe means of escape and full fire compartmentation.

In order to achieve funding, Condition Improvement (CIF) Applications were prepared for each phase, successfully securing over £3.1 million of funding for the school. Full contract administration and project management were provided for each phase of works, with close liaison between all parties including weekly site visits to ensure site safety and programme efficiency. Wherever possible, works were completed within the summer holiday periods, with other essential works carefully co-ordinated during term time to ensure continued safe operation of the school.

Following the successful funding and implementation of this project, the school buildings are now complete with full building fire compliance achieved.

In addition to the safety of pupils, staff and visitors being secured, the extent of the fire compliance works completed means that the general learning environment and occupant comfort at the school has been improved. The thermal improvements to the structure both internally and externally have also significantly decreased the energy consumption of the building.

COMPLETED WORKS

