



# Oaks International School: Cherry Hinton Hall

Cherry Hinton Hall is a primary and nursery school in Cambridge run by Oaks International School. The Grade II listed building had been marred by a number of poorly designed extensions over recent decades and was in dire need of modernisation and expansion in order for the school to expand its capacity from 50 pupils to 200.

## The solution

With a successful track record of modernising and expanding historical buildings, Building Solutions (the specialist building and refurbishment arm of VINCI Facilities) was selected to conduct the diverse range of works.

Now complete, the following proved crucial to successful delivery of the £2.1m 42-week project:

## Health and safety

Ensuring safety was a top priority, as the school is located in the middle of a public park and was required to remain partly occupied for the majority of the works. Therefore, Building Solutions implemented the following measures:

- » All working areas were encapsulated with hoarding to provide total exclusion.
- » DBS (Disclosure and Barring Service) checks were conducted for all personnel throughout the supply chain.
- » Just-in-time deliveries and collections were utilised to minimise congestion on site.
- » A traffic management plan was enforced with strict hours of 10am-3pm, along with strict control of access and escorting arrangements throughout the public space.
- » Client meetings took place daily to ensure activities were fully co-ordinated with the needs of the school.

## Challenging the brief

The project saw Building Solutions challenge the client's brief when appropriate and offer more suitable alternatives. For example, the refurbishment works specified that walls and ceilings be skimmed with heritage plasters, such as horse hair lime plaster. However, Building Solutions discovered that skimming wouldn't be suitable due to poor surface conditions and therefore worked with conservation specialists to install a suitable plasterboard lining prior to skimming.

## Flexibility

The school required a fast pace of progress which was often challenging due to the level of unforeseen issues hidden within the existing structure. For example, when surveying the basement, Building Solutions identified previously undetected asbestos. This led to remedial works including the removal of 100+ bags of contaminated waste, encapsulation of walls and replacement of contaminated M&E services.

Ultimately, the unforeseen challenges resulted in Building Solutions conducting c.£200k of additional works within a five-week programme extension. This rapid pace was only possible due to the efficiency of Building Solutions' team, who held weekly meetings with the design specialists to ensure that early decisions could be made and resources directed as efficiently as possible in order to meet the strict programme.

## SCOPE OF WORKS

- » Demolition of previous extensions.
- » Internal layout alterations.
- » Removal of asbestos to basement area.
- » Complete refurbishment, including M&E services to the ground and first floor of the Main Hall and specialist finishes including lime plaster.
- » Construction of separate multi-purpose building with green roof.
- » Construction of two-storey extension linking the Main Hall with the adjacent cottage.
- » Construction of 'open classroom' within the courtyard to provide teaching/play space.
- » External landscaping.
- » Installation of new playground equipment.
- » External fabric repairs.

## KEY RESULTS

- » Building Solutions achieved zero accidents and passed all ten audits with zero issues being identified. Performance was so strong that the team were awarded the H&S trophy at VINCI Facilities' annual Team Safety Performance Awards.
- » More than £1m was spent with local suppliers.
- » A satisfaction survey saw the client score Building Solutions 8/10 or above across all 12 metric areas, including a full 10/10 for Health and Safety.
- » The success of the project led to it receiving a commendation for 'Best Conservation, Alteration or Extension of a Building <£2m' at the Cambridge Design and Construction Awards.



BUILDING SOLUTIONS



For further details, please contact:

Steve Edgson: 07901 104415, steve.edgson@vincifacilities.com  
Matt Hickman: 07711 597741, matt.hickman@vincifacilities.com