

# West Hill Primary Academy

## Roof Replacement Project



## BACKGROUND

West Hill Primary Academy is a mixed gender school in Kent which is part of the Galaxy Academy Trust. It operates on an extensive site comprising of a number of buildings dating from the 1880's to the 1960's.

Following a full survey of all roofs on site a total of 7 flat roofs and 5 pitched roofs were found to have excessive and progressive damage causing considerable water ingress to classrooms, facilities, and services.

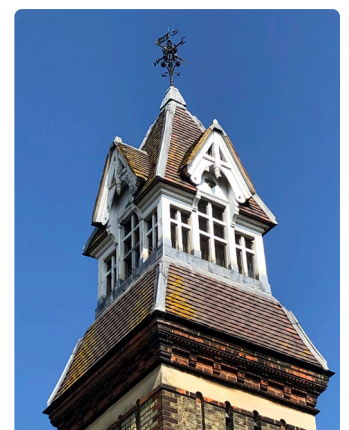
Several flat roofs were found to be saturated and inadequately insulated, requiring complete replacement, while many of the pitched roofs were found to have sufficient deterioration to the structure to require complete replacement or extensive repairs where feasible.

The roof on the original building, which dated back to 1889, was also found to require extensive remedial works including the detailed restoration of the original clock tower.

Following the roof condition survey, a full technical design and specification was proposed to address the required refurbishment works. A Condition Improvement Fund (CIF) Application was then submitted on behalf of the Academy by Ashley Consultants and this was successfully awarded.

Inspire Contract Services were then awarded this contract in July 2021.

CLIENT	Galaxy Academy Trust
SECTOR	Education
LOCATION	Dartford, Kent
DURATION	16 weeks





# THE WORKS

INSPIRE

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

- Replacement of seven flat roofs including installation of improved insulation to meet regulations.
- Replacement of dilapidated associated windows with new powder coated aluminium windows, which offer maintenance free operation.
- Replacement of all associated soffits / fascias and rainwater goods.
- Renewal of five pitched roofs including replacement of original tiles and battens, associated leadwork to abutments with brickwork, valley gutters and back gutters.
- General repair, refurbishment & decoration of the original clock tower.



# THE RESULT

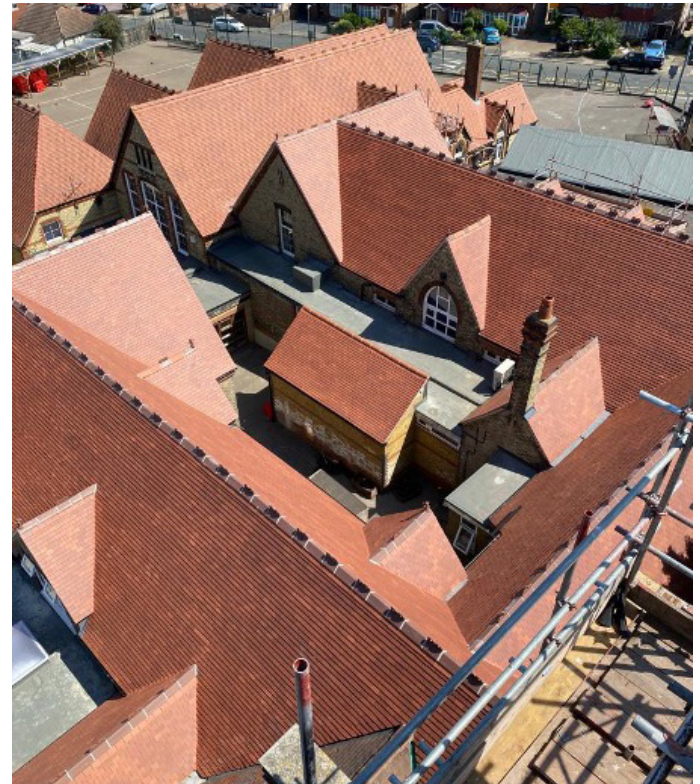
During the lead-in period, a detailed programme of works was prepared and agreed with the client and this was used throughout the project to ensure the works did not affect the day to day running of the school.

Works were originally planned to take advantage of the summer holiday period. However, due to delays and material shortages caused by the pandemic, some of the works extended into term time and needed to be undertaken during the general occupancy of the school.

It was therefore imperative that all works were carefully managed and co-ordinated in order to minimise disruption and ensure that the school's daily operations were safely maintained. All Health & Safety documentation including the Construction Phase Plan was issued to the client during the site mobilisation period to ensure all safety measures were in place.

The involvement of Inspire Contract Services from inception to completion ensured works were delivered to achieve maximum school benefit and compliance, with completion on time and within the CIF secured funding that had been allocated.

Watertightness throughout the school has now been successfully achieved, meaning that teaching can continue uninterrupted. The general learning environment has also been improved and compliant insulation has helped to lower the energy consumption of the building.



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