



St Andrew's Building 4

New Southgate, London N11

Value: £2.5m
Client: ESFA / Russell Education Trust
Programme: 65 weeks
Contract: JCT 2011 Intermediate with Contractors Design

Description: Alteration, Refurbishment and Fit Out

Works to Building 4's 2nd floor vacant office space, which is located in an occupied business park, provide expanded facilities for St Andrew The Apostle Greek Orthodox School.

Works involved new mechanical and electrical installations, sprinkler alterations and improvements to fire safety of the building fabric, new external fire escape and staircase. We also undertook at short notice a fast-track refurbishment within Building 6 for the School.

Following appointment, it became apparent the requirement to modify existing services to suit the proposed layouts would require significant additional works. Following surveys and a validation report a complete re-design of the services followed. It also became evident that existing fire protection was completely inadequate, and this was addressed by removal of all existing internal linings to upgrade fire protection.

The services upgrade and fire protection work caused significant initial delay, however, our Client took a short-term lease on the vacant Building 6 which we were able to modify and refurbish to provide the required teaching spaces in time for the new academic intake.

