

Ben Jonson Primary School

London, E1



The Ben Jonson Primary School project comprised a two storey, one form entry extension to meet BREEM Very Good. The construction included 10 new classrooms with additional rooms and hall whilst the school remained in full occupation. The main challenges of the project were time and budget. Rooff were appointed through a two stage tender process, in order for the client to quickly select a suitable construction partner. This allowed us to co-ordinate detailed design completion and to negotiate an agreement of the final contract sum.

The project programme was very tight through procurement, detail design to completion all in 12 months (eight month construction process). Rooff facilitated a steep learning curve when the detail design team transferred from Tower Hamlets Technical Services, the initial planning design, to GHM Group. The design period involved rapid production of information and therefore weekly design team meetings were held by our senior project manager.

An additional challenge was to simplify the original design to meet the client's budget. With value engineering we were able to use alternative and more efficient sustainable methods which included photovoltaic panels on a green roof and passive ventilation. Rooff are proud to have successfully completed the project on time and in budget, along with meeting BREEM Very Good rating.

This scheme is a very good example of demonstrating Rooff's approach to collaboration and design management.

Client: London Borough of Redbridge

Architect: GHM Group Architects

Employers Agent: London Borough of Redbridge

Quantity Surveying: ERM

Contract value: £2.05M

Form of Contract: JCT 2005 Design and Build

