

# Laleham Gap School - Residential SEN



<b>PROJECT</b>	Laleham Gap School
<b>CLIENT</b>	EFA
<b>CONTRACTOR</b>	Wates Construction
<b>ARCHITECT</b>	Ellis Williams Architects
<b>VALUE</b>	£12m
<b>LOCATION</b>	Kent
<b>GIFA</b>	1,010m <sup>2</sup>

Laleham Gap School - for children with Speech, Language & Communication difficulties, was relocated through the Priority Schools Building Programme, requiring a 30 place residential block to be built alongside the main school building.

## Offsite construction delivers variety of design requirements

The client required this 30 place residential block erected quickly and cost-effectively, but without compromising on the design flexibility needed to meet the specific needs of the SEN students. The targets for building performance and insulation were also strict to ensure that the heating costs for the building were minimised. The students have a variety of needs affecting both access and building design which required close partnership between the Wates Construction and Innovaré from very early on in the project.

## Early collaboration to deliver a complete service

Early collaboration with Wates was key to ensuring that Innovaré could deliver a complete service for this project. Regular design team workshops involving Wates and Innovaré specialists ensured the design criteria were met, including wider structural openings for wheelchair access and ample space for disabled toilets. This collaboration helped adapt the design in a way that could reduce risk and intelligently engineer value into the solution using the i-SIP System, whilst allowing a level of

flexibility and freedom for the finish Wates were keen to feature.

Wates and Innovaré built a strong partnership, meeting regularly prior to site commencement, including a visit to the Innovaré factory for the entire Wates team to have a clear understanding of the i-SIP System and its benefits.

Using i-SIP simplifies the process of meeting specific design needs as the required panels are precision made in factory controlled conditions. The full structure i-SIP design also allowed the dry structure to be created extremely quickly with minimal waste. Once in place, the natural ventilation strategy for the building was met by having carefully designed apertures machined into the panels, further reducing onsite work and potential complications.

## Project flexibility delivered within a tight build timetable

The early design involvement and high level of collaboration ensured that a very tight build timetable could be delivered with the required flexibility and performance aspects required for

the students. Installation proceeded smoothly and from installation of the soleplates to fitting the roof decks took just 13 days. The dry structure was then immediately available for fit-out and follow-on work. The tight production tolerances meant there was minimal detailing work needed to ensure air tightness of doors and windows. All of the building performance criteria were met or exceeded.

