



Ashorne Hill Management College

Deeley Construction completed an extensive refurbishment of this existing building while the facility remained in use

Contract value £1.75 million
Client Tata Group

Timeframe March 2011 - October 2011
Architect Callingham Associates

Contract JCT Design & Build 2011
Engineer Couch Consultants

Ashorne Hill Management College is owned by Tata Group, who also own Tata Steel Europe (formerly known as Corus) and Jaguar Landrover. The Group use the College as a training and exhibitions centre for their diverse business interests. It is also available as a commercial conference and training facility to other corporate users.

Deeley Construction won the competitive tender in a two stage procurement process, demonstrating expert knowledge of the construction process at every stage.

The project involved new cladding works to an existing building included an extension to the kitchen, a new contemporary fit out of the dining room and concourse. This was the first time this particular cladding system had been used on an existing building and this experimental system exceeded expectations.

It was a particularly challenging project as the building was in use for much of the 26 week programme. The rapid schedule was only possible as a result of a good client working relationship, tight planning and effective communication to overcome noise issues and disruption.

Some of the distinguishing features of the fit out included a superb marble feature panel, central staircase and balcony.



Ashorne Hill Management College

High quality and affordable office:

The Ashorne Hill Management College was scheme was procured on a Two Stage Tender process. At Stage One, it was indicated that the ceiling to the dining area would be a suspended ceiling. Therefore, we allowed for mobile towers and scissor lifts to fit the ceiling.

As the design developed, the interior designers specified a painted MF Ceiling finish with acoustic panels. To ensure we could safely produce a quality finish for the client, our contracts manager introduced a birdcage scaffold to the dining area. We did not pass the additional cost of this onto the client.

We will continually work with our clients and supply chain to look at new ways of achieving the desired product.

Supply Chain Partners:

The key sub subcontractors on the scheme were as follows:

Piling - Van Elle
 Cladding - Construction Profiles
 Mechanical - Daly Engineering
 Electrical - Claddagh Electrical

BREEAM Status:

Our client did not require us to gain a BREEAM rating. However by working in conjunction with our mechanical and electrical subcontractors and Greenway & Partners Limited, the following sustainable and renewable energy technology was incorporated into the mechanical and electrical services:

- VRV air to air heat pumps for space heating and cooling.
- VRV waste heat recovery to heat kitchen domestic hot

water.

- PV panels (photo voltaic) for on-site electricity generation and export to the grid.
- T5 fluorescent lamps (highly efficient).
- PL fluorescent lamps (highly efficient).
- High frequency control gear in the lighting fittings (highly efficient).
- LED general lighting. external lighting and spot/display lighting (very highly efficient).
- PIR/Absence detection on lighting controls.
- Automated lighting controls / scene setting (both on external and internal lighting systems).
- Automated and time/date controls to ensure all electrical systems shut down after "last man out".
- Heat recovery to all ventilation systems (restaurant/kitchen/conference rooms).
- BMS mechanical control systems.
- Inverter speed control drives to all electric motor driven mechanical plant / AHU's / pumps VRV units / condensers.

Completion to agreed programme:

The project at Ashorne Hill Management College was an extremely challenging project in terms of delivery timescales.

For example, we were required to install concrete piles within the existing dining area to support a new mezzanine floor. In order to achieve this - we installed the piles over the Easter break, reinstated a temporary ground floor and reinstated the floor finishes to allow the college to take occupation of the dining area after Easter. We returned to the dining area in the summer when we had 6 weeks to carry out an extensive fit out of the extended dining area.

The works were completed on programme causing minimal disruption to the client's operations.

