



# New Beacon School

Refurbishment and extension of Preparatory School



**LOCATION**  
Sevenoaks, Kent

**CLIENT**  
New Beacon School

**ARCHITECT**  
Grayston, Alan and Durtnall

**PROJECT MANAGER**  
Baxall Construction

**STRUCTURAL ENGINEERS**  
Colin Toms and Partners

**BAXALL DELIVERY**  
Team 3

**CONTRACT VALUE**  
£899,000

**PROGRAMME PERIOD**  
14 Months



## New Beacon School

The highly reputable New Beacon School in Sevenoaks is another long-term education client for Baxall Construction. Over the past 20 years, the teams have carried out a range of projects including construction of the new build Junior School Block and refurbishment works to other school buildings including classrooms and new kitchen facilities.

This latest contract encompassed the extension and refurbishment of the existing 1970s Preparatory School to modernise and substantially improve the quality, comfort and energy efficiency of the building. A phased approach to the works was taken spanning a 14 month period which involved the team working to extremely tight deadlines during school vacation periods; this enabled the facility to remain fully operational during term time with minimal disturbance nor compromise to the school curriculum.

The original layout of the school took the form of nine separate classrooms accessed off a central, flat roofed communal area. Carried out over the summer vacation period for essential completion before the Autumn term commenced, the first phase of works entailed the replacement of this central area with a new vaulted structure. Light, airy and properly insulated, the communal area was refurbished and transformed into a spacious Activity Hall.

The team continued on with the build of an extension to create a main entrance, library, classroom and disabled toilet facility. This phase was carried out with the school in operation and was kept fully segregated from the classroom areas. Noise and disruption were minimised through daily liaison with the school and the collective planning of work schedules to suit all parties. Constructed from timber with cedar cladding and aluminium insulated windows, the finished design both mirrored and complemented the adjacent school buildings that had been constructed by Baxall Construction previously.

Upon review of the constrictive works programme for the second phase, the team proactively volunteered to carry out the roof replacement and drainage works beforehand during Easter; without this early preparatory work, the Autumn deadline simply could not have been met. The remaining classrooms were remodelled internally to create new, larger layouts, with the added features of a learning support area and office accommodation for the Headmistress and staff.

Throughout the contract, the team worked closely with longstanding sub-contractors who were strongly familiar with the school staff, layout and operational protocol. Early involvement with the client, design team and engineers enabled Baxall to have a major input into the design process from a buildability perspective. In practice, this equated to alternative time and cost efficient solutions such as the installation of bespoke structural steelwork prior to the removal of internal walls.

An outdoor, all-weather activity play area completed the project which was successfully delivered to time and budget.



Eastlands Estate, Maidstone Road, Paddock Wood, Kent TN12 6BU

Telephone: 01892 833344  
 Facsimile: 01892 834816  
 Email: [info@baxallconstruction.co.uk](mailto:info@baxallconstruction.co.uk)  
[www.baxallconstruction.co.uk](http://www.baxallconstruction.co.uk)

