

College Case Study Proforma

Project name: Kingfisher House, Teaching and Reception Building, Enfield College

Client name and address:

Enfield College
73 Hertford Road
Enfield, EN3 5HA

Project location: Enfield

Design team (contact details)

Architect	van Heyningen and Haward Architects Burghley Yard, 106 Burghley Road London NW5 1AL Email: info@vhh.co.uk
Quantity surveyor	Cook and Butler Partnership 43a Gray's Inn Road London WC1X 8PS
Structural engineer	Arup 13 Fitzroy Street London W1T 4BQ
Mechanical engineer	Arup 63 Thomas Street Bristol, BS1 6JZ
Planning supervisor	ECHarris The Old Rectory Church Road Bowers Gifford Basildon Essex SS13 2HG
Project manager	Hornglade Projects Ltd Riverside Offices Block A Littlebrook Bus Park Dartford Kent DA1 5PZ
Surveyor	N/A
Contractor	Ashe Construction Ltd Ashe House Cooks Way Hitchin Herts SG4 OJE

College Case Study Proforma

Other	N/A
Key College personnel	
1. Jean Carter	Principal and Chief Executive
2. Steve Jakubowski	Vice Principal
3. Kevin Harmsworth	Estates and Facilities Manager
4. David Philips	Finance Director
Programme (Time spent designing and on site)	
Start Date	February 2002
Completion date/handover	March 2005
Financial close	N/A
Commencement of design	February 2002
Commencement on site	August 2003
Original programme	74 Weeks
Actual programme	74 Weeks
Reason for any over run:	Start on site delayed awaiting discharge of Planning conditions
Capital value of the project/square meterage	
Gross floor space:	2450 m ²
Budget cost	£3,245,000
Final construction cost	£3,245,000
Cost per m ²	£1325
Key Reason for any overspend:	
Procurement route:	JCT WCD
Project Overview	
Please provide a brief description of the project.	
<p>van Heyningen and Haward Architects was appointed in February 2002 to develop a Master Plan for Enfield College. The proposals aimed to realise the site's enormous potential and to update and expand the existing building stock. A fundamental objective of the Plan was to rework the entrance sequence and the major external space within the campus, which were both poor. Other potential external spaces were identified for later phases. Subsequently, van Heyningen and Haward Architects was commissioned to execute the first phase of development, completed in March 2005.</p>	
<p>The first phase of the Master Plan is Kingfisher House, a landmark teaching and reception building, and</p>	

College Case Study Proforma

new landscape at the entrance and within the central space. The new building defines both the new College Square and the new entrance forecourt, creating two usable outdoor spaces around which the masterplan can develop.

The double-height public reception is transparent and highly visible from the main road, acting as a shop window for the College. The teaching accommodation comprises 24 large, flexible and naturally ventilated classrooms on two levels and a central corridor which is top-lit. Solar shading to the south aspect facing the road and ventilation towers on the roof create an elegant aesthetic, as well as pleasant internal spaces. The changes have rejuvenated the image of Enfield College and made a pleasant external space at its heart, as well as providing state-of-the-art teaching spaces.

Number of sites effected by the project

One

Curriculum Provision i.e. sports, music, IT, performing arts, motor vehicle

General teaching classrooms
CoVE Early Years classrooms
ICT classrooms

Innovation

What was innovative about our service/key design features, what added value?

Masterplan - new external spaces were formed by the building, creating a heart to the College and resolving the entrance sequence. Also providing a vision for future phases, should further funding become available.

Kingfisher House created a new front door to the college as well as the teaching space required by the brief.

Buildings were designed to act as catalyst for remaining phases, establishing a realistic level of quality and space provision, within LSC funding norms.

Challenges

Were there any challenges during the project? How were these solved?

The budget was very tight, and attention was paid to spend the money wisely. The ambition was to give a consistent level of quality throughout the building, so that no-one felt more or less fortunate.

There was pressure from client (governors) and project manager to use air conditioning rather than passive ventilation. We resisted in order to avoid unnecessary capital and maintenance costs.

Funding Elements

Were any public funds made available to the project other than those provided by the LSC?

No

College Case Study Proforma

Planning Elements

Were there any planning difficulties?

No

Decantment and Migration

Was the project delivered in a live environment? How was this managed?

The College was live through out construction, with no space available for decant.
Temporary huts were hired and located on College playing fields.

Sustainability

Did the design provide any sustainable solutions?

Passive cooling - exposed heavyweight structure to even out variations in temperature - cost analysis showed not as expensive as client thought;
Natural ventilation - deep plan classrooms were cross ventilated via opening windows and chimneys;
Natural lighting - good levels of natural light and low energy light fittings reduce energy bills
Solar control - louvres to south facing windows;
Adaptability - frame structure allows walls to be removed in the future;
Flexibility - movable walls allow short term flexibility
Durable materials - reduce maintenance costs

Partnering

Did this project involve partnering?

No

Continuous Improvement

What were the lessons learnt?

Things that didn't work:

Open plan balcony meeting room now closed in with opening glazed screen;
Solar control louvres do not deal with very low winter sun - blinds have been fitted
Interactive whiteboards also affected by low winter sun - should have been located on walls perpendicular to window wall.

Things that worked well:

The new external spaces have transformed the feeling of the College grounds;
Simple, contemporary materials have also helped to update the image of the College, whilst keeping within budget;
Large widows between circulation and classrooms provide passive security to those in rooms and in the corridors;
Corridors widen to form gathering spaces outside classrooms.

These latter two contribute to the client reporting an atmosphere of calm and studiousness.

Quality and Customer Satisfaction

Were the user client groups particularly pleased with any element of the project? What was their feedback? Please give any client quotes.

College Case Study Proforma

The client has always said how thrilled they are with the new building. In both the client's and the architect's opinion, Kingfisher House has achieved its aims of providing a transformational learning environment, and making the best of the physical opportunities of the site, all on a limited budget. The careful placing of the new building created a series of new linked external places where none existed before, which are well used by the students for socialising. Internally a first class environment has been achieved, incorporating up to date teaching and learning technology. At the same time, the College's presence to the outside world has been signaled by the location of the reception area and entrance lodge facing Hertford Road, both of which are having a positive impact on the image of the College.

Can this Project be used for a reference site? Yes No

If yes, please give contact name and contact details:

Jean Carter
Principal and Chief Executive
Enfield College
73 Hertford Road,
Enfield EN3 5HA
Tel 020 8443 3434
Fax 020 8804 7028

Photographs available? Yes No

Can you provide any conceptual images for use in a case study?
 Yes No

Awards/Nominations

2005 Enfield Design Award for Enfield College, Overall Winner and Winner of Community Category

Completed by: Chris Wilderspin

Date: 31.05.07