



STUDENTS IN SUSTAINABILITY

Reusing, recycling and disposing of waste responsibly made all the difference in successfully completing a fast-track project to timescale and within budget.

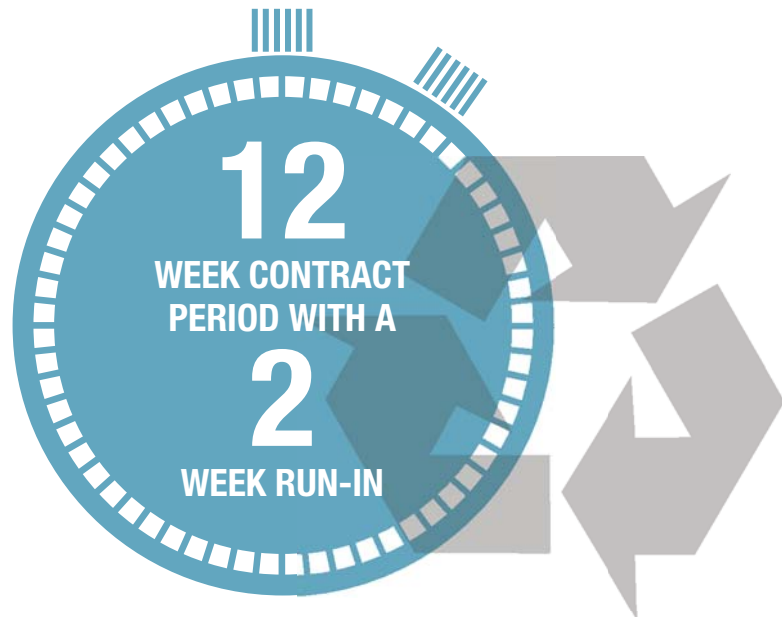
ENVIRONMENTAL CASE STUDY

Faraday Complex, Lancaster University

Focus – General sustainable work



OVERBURY COMPLETES A CRITICAL LECTURE THEATRE PROJECT FOR LANCASTER UNIVERSITY AGAINST ALL THE ODDS. AND IT MAINTAINED THE CLIENT'S AND ITS OWN ENVIRONMENTAL ASPIRATIONS WITHOUT A SINGLE DELAY.



Working under very tight time constraints can sometimes be a challenge. Overbury undertook a fast-tracked contract with a tight deadline at Lancaster University. Project manager Kevin Jinks says:

“The time frame was such that we worked non-stop to ensure the project was completed successfully, on-time and within budget, for the start of the new term.”

Students at the Faraday Complex were sitting down to lectures just two hours after Overbury had completed this fast-track contract for Lancaster University.

The university must also be pleased; it has just contracted Overbury to carry out more work at its Bowland College building.

TIME FOR ACTION

Initially negotiating the Faraday Complex project as a 15 week job with a four week run-in, Jinks tells how due to a variety of reasons the contract period got squeezed to 12 weeks with a two week run-in. Add to that the fact that this renovation of a 1960s building uncovered the presence of asbestos, and it was always going to be touch and go that it was completed on time. Jinks says:

“The thing is there was no room for error. Every hour that we delayed completion would have been an hour in which a thousand students couldn't use their new lecture theatres.”

With this amount of time pressure the last thing you'd think would be on Overbury's mind is sustainability. However, with the university very keen to be green, the project, which features five lecture theatres, common areas and toilet facilities, was designed and constructed to a BREEAM Very Good rating. This meant Overbury had to pull out all the stops with its fit-out.

CLEVER THINKING

In addition to the relatively simple tasks such as ensuring all timber used in the build was FSC certified and that paints were low VOC emitting, the Overbury team adapted the design and reused elements to boost environmental credentials and save money. For example, the existing ductwork was cleaned and adapted for use as part of the ventilation strategy, rather than simply installing new ductwork throughout. This saved on material costs and meant that the difficult to reach installations in the roof didn't have to be removed.

Similarly, sanitary ware, something that not many of us would think about recycling, was another big cost saving measure. Instead of ripping out and replacing the old loos and wash basins, Overbury stripped them all out, cleaned and reinstalled them. Jinks says:

“The trick was to spend where we had to and adapt and retain good quality fixtures and fittings, when the chance arose.”

This was done in a round about way with one particular element of the building, a heavy concrete projector room floor slab. Cantilevering out above the main lecture theatre, it had to be demolished very carefully

using a crash-deck scaffold and diamond drills. The large chunks of reinforced concrete were then taken off site by a specialist contractor and broken up for use as hardcore.

Jinks says:

“The same contractor supplied us with hardcore for our hard-standing for the skips, and when we had finished he came back and recycled it again. That’s a double recycling within a single project.”

BRING IN THE SPECIALISTS

Specialist contractors were also used to remove all waste from site, after it was separated into designated bins. Overbury recycled over 75% of all waste. It also had over 400 fluorescent light tubes crushed and disposed of safely to abide by environmental and health and safety requirements. Similarly, an expert came fully suited up and removed the asbestos safely. Jinks says:

“We have reused, recycled and disposed of waste very responsibly throughout the project, and while you need the know-how to do that, you also need the cooperation of all the operatives on-site. At times, we had 90 guys working, and, via inductions and toolbox talks we got the environmental message through to everyone.”

One operative even benefited personally from the sustainable agenda. The mahogany sills of the old windows were too good to waste and so when Jinks was asked if they could be given a good home off site, a few checks were made and the lucky chap was allowed to take them home to make into garden furniture.

Jinks says:

“This project has been an unusual one for Overbury. We don’t usually tackle building works like window and roof replacement. However, our expertise in the fit-out market, coupled with good contacts with all kinds of contractors, meant that we could take on the challenge.”

The result: a new lecture theatre complex for Lancaster University, which has been designed and built with all the best environmental aspirations to the fore. And, it opened ready for the new University year on time, on budget and is very sustainable.

If you would like to discuss an upcoming project please call
Dan Jarrold on **020 7307 9106**

www.overbury.com



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PROJECT**