

Case Study

# Orpington College



New four storey building, refurbishing existing tower | February 2010  
Value: £26 million



**WILLMOTT DIXON**  
GROUP



INVESTOR IN PEOPLE

**Introduction**

Willmott Dixon has transformed campus life for students at Orpington College by creating a new four-storey building called the 'Ozone' to house a new learning research centre, teaching and research facilities and allow the use of state of the art, eco tech ICT facilities. The 11 storey tower was also refurbished and a new build reception and refectory area were added.

**Key Facts**

- New build and refurbishment completed 10 weeks ahead of programme
- Project carried out on live site with 1,500 16-19 year old students
- Disruption kept to minimum through planning and close working with the College
- Now attracting record student numbers

**Details**

The Ozone gives Orpington College a new era in its history, with modern IT facilities to encourage the very best in learning, alongside a new study centre. High specification classrooms make use of the latest technology, and the eco-friendly elements that include energy efficient heating and cooling systems make Orpington College one of the most innovative and exciting campuses in the South East.

**Successes**

The build process went very smoothly, with any issues, delays and queries quickly resolved to ensure the project finished significantly ahead of schedule.

With over 20 per cent additional works, changes were managed within the original project duration and exceeded the client's expectations.

The scheduling took full account of milestones in the school curriculum, including revision periods and examination sittings, to minimise impact on student studies.

Minimising the disruption proved a success – the school achieved its best results in five years in 2009 and also had the highest intake in 2010.

**Sustainable achievements**

Removal of site waste saw 94 per cent diverted from landfill.

The Termodeck system was used in the construction of the Ozone, which, using the thermal mass of the building and a highly efficient thermal heat wheel, meets all the college's heating and cooling requirements.

Most classrooms have been installed with Ecoquiet PCs which use 50% less energy than a standard PC and are "whisper quiet".

**Relationships**

Local residents were kept informed of works, routes and timings of any unusual deliveries to site via letter drops and informing the police on movements of unusual loads. Open evenings were also held for local residents to raise any questions about the work in progress and access arrangements.

**BREEAM Rating**

BREEAM 'good' rating.

**Testimonials**

**Simon Norton, Principal and Chief Executive**

"As the client at Orpington College, I wanted to let you know how pleased I am with the performance of Willmott Dixon. I'm proud of our new buildings, IT and facilities!

You have handed over the main new build and refurbishment 10 weeks ahead of programme and on budget. Managing the project was challenging on such a tight site, particularly as we have had to continue to use it for our 1,500 16-19 year old students, but the disruption was kept to an absolute minimum through excellent planning and close, effective working with the College.

Willmott Dixon has also contributed to our curriculum by showing our students studying project management how exactly this works in practice-on a complex project."

**Contact**

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