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Lime Academy Forest Approach

 **Client:** Lime Academy Forest Approach

 **Sector:** Education

 **Location:** Romford, Essex

The Brief

Lime Academy Forest Approach required a temporary classroom building to provide additional teaching space for new students joining the school. The requirement arose at short notice, meaning the building had to be delivered and installed within a very tight programme while the school remained fully operational.

A modular double classroom block was selected to allow rapid deployment without the delays associated with traditional construction. The building had to include two full-size classrooms, WC facilities, storage areas, and all necessary service connections, while remaining compliant with current building regulations and education standards.

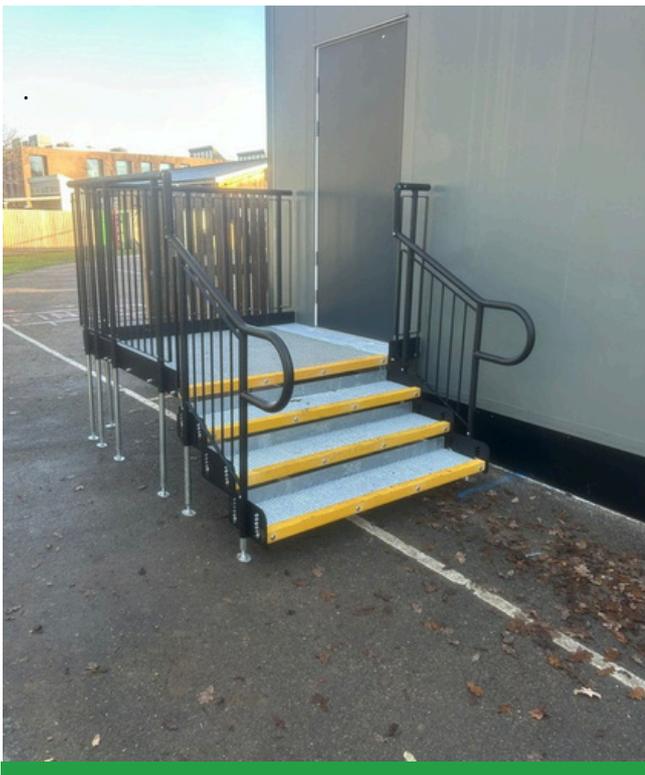
The completed project provided a fully functional teaching environment delivered in a short timeframe, demonstrating the effectiveness of modular hire buildings when additional space is required quickly

-  **Project:** Hire of double classroom block
-  **Location:** Romford, Essex
-  **Hire Cost:** £1022.50 per week
-  **Hire Period:** 2 years
-  **Timeline:** Approx. 5 weeks from instruction to completion
-  **Key Features:** Double classroom modular building, WC facilities, temporary foundations, rapid installation, full service connections.

The Main Features

Outside

- ✔ **Double Classroom Structure-**
The building was supplied as a modular double classroom measuring approximately 8.4m x 19.6m, providing two full-size teaching spaces within a compact footprint while allowing rapid installation on site.
- ✔ **Plastisol-Coated External Panels-**
External walls were finished in plastisol-coated steel cladding, providing a durable, weather-resistant finish that requires minimal maintenance and is suitable for long-term hire use.
- ✔ **EPDM Roof Membrane-**
A rubberised EPDM roof system ensured reliable waterproofing and long service life, protecting the building from weather exposure throughout the hire period.
- ✔ **uPVC Windows and Rainwater Goods-**
High-performance uPVC windows provided natural light and ventilation, while black rainwater goods safely discharged water into the site drainage system.
- ✔ **Compliant Access with Ramp and Steps-**
Access to the building was provided via external steps and a Part M compliant access ramp, ensuring safe and convenient entry for all users. The ramp allowed inclusive access for students, staff, and visitors while maintaining full compliance with current accessibility regulations.



Inside

- ✔ **Two Modern Teaching Classrooms-**
The layout included two 64m² classrooms designed to meet education standards, providing bright, flexible teaching spaces suitable for a range of subjects.
- ✔ **Integrated WC Facilities-**
The building included both standard WC and accessible WC rooms positioned centrally for convenient access from both classrooms.
- ✔ **Inclusive Hygiene Facilities-**
A fully equipped hygiene room and accessible WCs provide dignified, compliant facilities tailored to pupils with additional learning needs.
- ✔ **Storage Rooms and Lobby Area-**
Internal storage rooms and a central lobby improved functionality, allowing equipment to be stored safely while maintaining clear teaching areas.
- ✔ **Fire-Rated Walls and Ceilings-**
Internal partitions and ceilings were constructed using fire-rated plasterboard systems to meet current safety regulations and provide a secure learning environment.
- ✔ **Durable Floor and Wall Finishes-**
Carpet flooring in classrooms and vinyl flooring in circulation and WC areas provided a hard-wearing, easy-to-maintain finish suitable for daily school use.



Challenges

The project presented numerous challenges, which we addressed with determination and creativity. Some of the key obstacles included:



Tight Programme Requirements

The school required additional teaching space within a very short timescale due to an increase in pupil numbers. From initial instruction to completion, the available programme was approximately five weeks, leaving little margin for delays. To achieve this, the team used ready-to-deploy hire buildings and carefully coordinated all stages of manufacture, delivery, groundwork, and installation to ensure the building could be handed over on time. Additional working hours and weekend labour were required to maintain progress.



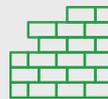
Delayed Order Confirmation

The programme was further compressed due to delays in the client confirming the final order. During this period, the planned completion date had to be revised, which reduced the available construction window. Once approval was received, the team had to react quickly by rescheduling deliveries, arranging labour at short notice, and coordinating subcontractors to ensure the revised programme could still be achieved without affecting the school's need for the building.



Restricted Site Access & Temporary Roadway

The installation location could only be reached by passing delivery wagons across existing school grounds. To allow safe access for heavy vehicles and the installation crane, a temporary roadway had to be constructed. This ensured the ground surface was protected and that vehicles could reach the foundations without causing damage to playground areas or landscaping. Careful planning was required to ensure the roadway could support the weight of transport vehicles and lifting equipment.



Foundation Positioning Around Existing Services

The site contained existing underground services which restricted where foundations could be installed. A survey was carried out before works began, and temporary pad foundations were positioned to avoid conflicts with buried pipes and cables. This required adjustments to the original foundation layout while still maintaining the correct structural support for the modular building. Accuracy at this stage was critical to ensure the building could be installed without delays.



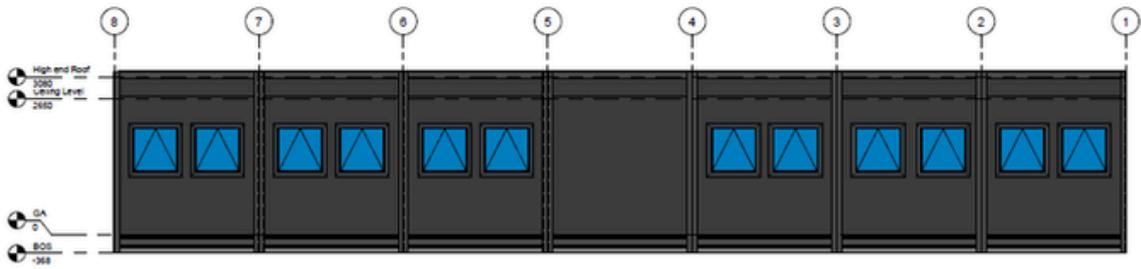
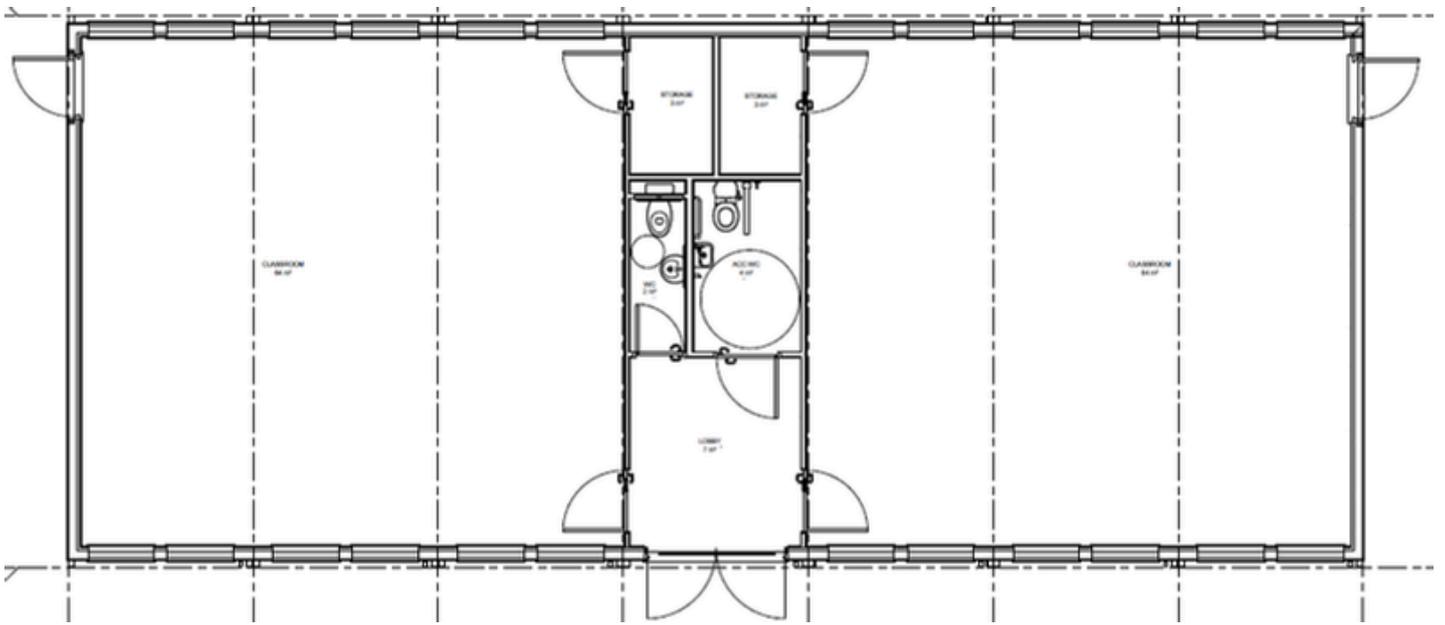
Drainage Connection Constraints

Connecting the new classroom block to the existing drainage system proved difficult due to the distance from the nearest suitable connection point. The solution was to link the building into an existing pumped drainage system serving another temporary classroom on site. This required additional pipework, careful coordination with existing services, and testing to ensure the system operated correctly once the building was in use.

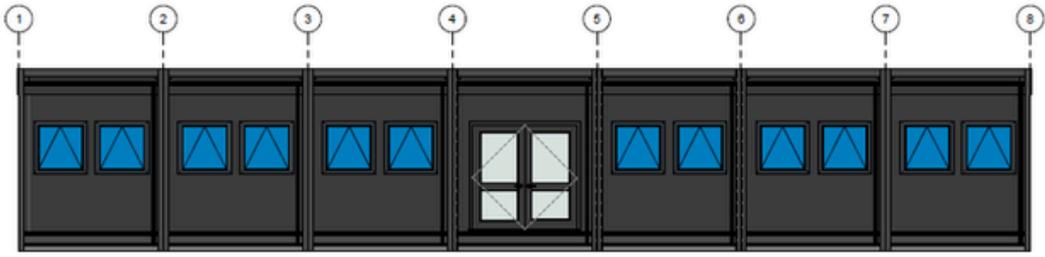


School Safety Requirements and DBS Clearance

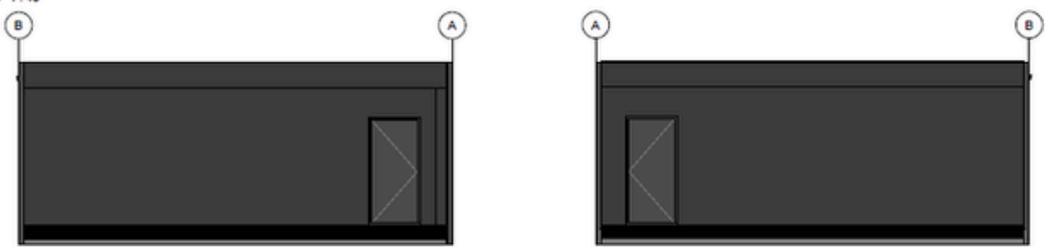
As the work took place within a live school environment, strict safety procedures had to be followed at all times. All site personnel required DBS clearance before being allowed to work on site, and deliveries had to be planned around school hours to minimise risk to students and staff. Temporary fencing, controlled access routes, and close coordination with the school ensured the project could be completed safely without interrupting normal daily activities.



1 North
1:40



2 South
1:40



Design Process

The design process involved producing general arrangement drawings, elevations, and service layouts to ensure the building met the school's requirements while remaining compliant with building regulations.

The approved layout provided two classrooms, WC facilities, storage rooms, and a central entrance lobby, arranged to maximise usable teaching space within the available footprint. External finishes, roof construction, and access details were agreed before manufacture to ensure the building could be installed in a single operation.

Close coordination between the client, council, and project team ensured that foundations, drainage, electrical supply, and service connections were all prepared in advance. This allowed the installation to proceed without delays once the building arrived on site.



The Results

Rapid Response, Reliable Results

The Lime Academy Forest Approach classroom block provided a fast and reliable solution to the school's need for additional teaching space. Delivered within approximately five weeks from instruction to completion, the project demonstrated how modular hire buildings can be deployed quickly without compromising quality.

Despite restricted access, drainage challenges, and a shortened programme, the building was installed safely and within budget. The finished structure provided two bright classrooms, integrated WC facilities, and durable finishes suitable for continuous daily use.

The project allowed the school to accommodate new students without disruption to its timetable, providing a comfortable and fully compliant learning environment. The flexibility of the modular system also means the building can be relocated or reused in the future if required.

This project highlights the advantages of modular construction, showing how ready-to-go hire buildings can provide high-quality teaching space at very short notice.

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The whole project team pulled together to deliver the project on time, including additional days at the weekend to complete the build. Having ready-to-go hire buildings meant we could provide the school with the space they needed at very short notice.

*Marcus Sutcliffe
Managing Director*

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