

# Bassingbourn Barracks EWI Edinburgh Square



## PROJECT DETAILS

**CLIENT** AMEY Defence

**PROJECT** EWI Edinburgh Square

**LOCATION** Bassingbourn

**START DATE** January 2024

**DURATION** 40 weeks

**END DATE** October 2024

**VALUE** £2.2m

## PROJECT BACKGROUND

Bassingbourn Barracks is a fully operational, British Army Mission Ready Training Centre (MRTC), responsible for training troops for operations abroad. Service personnel live and work at Bassingbourn with their families.

Amey Defence is a leading contractor who manages and refurbishes properties and key strategic defence buildings in the UK. McConnell was appointed by Amey to complete the Bassingbourn EWI project to the 37 Service Families Accommodation properties within Edinburgh Square.

The project involved the installation of a full EWI system as well as replacement of windows, doors and roofs, completely transforming the external envelope of the buildings. Once complete the properties would benefit from measures that prolong the lifetime of the external envelope, increase whole house energy efficiency, reduce fuel bills and carbon emissions.

## PROJECT DELIVERY

With the relatively short timescales to complete the project and the sensitive requirements of the stakeholders involved, it was essential that works were planned meticulously and executed collaboratively.

Prior to commencement, the team completed the works to a pilot property. This ensured all stakeholders agreed with the scope and specifications, whilst also ensuring the works were sequenced efficiently.

The scaffold was designed to provide access to all elevations and was set slightly below the roof line to facilitate the roof replacement. The scaffold was raked back to avoid fixing ties to the building which meant unimpeded access for the EWI. It also meant the base lift internal board could easily be removed to allow installation of the EWI and then top coated without the need for scaffold adaptation.

## AT A GLANCE

- ▶ External refurbishment and energy efficiency improvements to 37 houses
- ▶ EWI installation
- ▶ Replacement windows, doors and roofs
- ▶ Daily engagement with families
- ▶ Project delivered on-time and within budget
- ▶ Careful consideration of effects of works on local wildlife

The team built a relationship with the Unit Welfare Manager as well as employing a Family Liaison Officer to communicate with residents. This was essential where two of the properties within the programme were active training houses which also contained sensitive equipment, meaning that during exercises, work could not take place. The team liaised with the Unit Welfare Manager to programme works around these training days and temporary signage was installed to ensure all members on site were aware. We returned the houses with additional measures in place to allow the training equipment to be reinstated easily.

With works taking place on an active military facility, site security was paramount. To ensure delays were not incurred, the team ensured all of the supply chain began the security process four to six weeks prior to accessing site, meeting with each partner to show examples of expected security application.

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## ENVIRONMENTAL FACTORS

Ecological reports indicated that there was evidence of a bat living within one of the properties on the programme. The site team therefore had to re-sequence this property to prevent delays to the programme. To prevent disturbance of the bat, signage was clearly placed around the building and the scaffolding was redesigned to allow the animal easy entry and exit. Works were completed with an ecologist present on site and only hand tools were used when working on this property.

To ensure local wildlife would continue to thrive, the team installed a number of measures including: a bat box for the bats living on site, 1F felt underlay on the roofs which is bat friendly, bee bricks, swift boxes, and hedgehog highways within the fencing to allow hedgehogs to move freely across the base.



## CRITICAL SUCCESS FACTORS

- ▶ Previous experience of working on MOD sites and the ability to streamline the strict on-boarding and vetting processes
- ▶ The appointment of a Family Liaison Officer with an emphasis on a collaborative approach that was highly communicative and sensitive to all stakeholders needs
- ▶ Well informed logistical planning and adaptable construction programmes
- ▶ Compliance with our ISO 9001, 14001 and 45001 management systems and safe operating procedures saw us deliver high quality installations
- ▶ The highest regard for environmental protection with the facilitation of environmental expertise on site.



## SCOPE OF WORKS:

- ▶ Full EWI system to all 37 Service Families Accommodation
- ▶ Replacement doors and windows
- ▶ Replacement of main roof coverings
- ▶ Installation of bracing
- ▶ Replacement of fascias, soffits and rainwater goods
- ▶ Removal of chimneys
- ▶ Replacement of SVP's including swan-neck around soffit to prevent roof penetrations
- ▶ Replace single-storey extension roof coverings
- ▶ Insulate main building and single-storey roof extensions
- ▶ Replacement PCC canopies
- ▶ Fencing
- ▶ Electrical works
- ▶ Asbestos removal
- ▶ Fencing
- ▶ Landscaping
- ▶ Underground drainage adaptations

