

Client: Chaselea School

Value: £450K

Completion: September 2025



Client: Chaselea Alternative Provision Academy

Trust: Manor Hall Trust

Project Management & Contract Administration: Roger Hannah Ltd

Sector: Education

Project Type: Turnkey Modular Classroom Building

Project Stage: RIBA Stages 1–5 (Full Design, Planning & Delivery)

Completion: Late Summer

Value: £450,000

Floor Area: 144m²

Overview

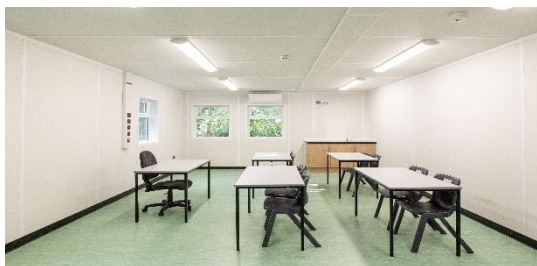
Explore Modular were appointed by Chaselea Alternative Provision Academy, under Manor Hall Trust, to deliver a complete design-and-build solution for a new modular classroom facility. The brief required Explore Modular to take the project from RIBA Stage 1 concept through to Stage 5 handover, including obtaining full planning permission, managing all surveys, and coordinating demolition of the existing modular building on site.

Challenges

The site presented significant technical challenges due to its complex ground conditions. The existing substructure was founded on made-up ground, which required a bespoke foundation solution designed to ensure long-term stability.

During ground investigation, asbestos contamination was identified within the soil. This required close coordination between Explore Modular, the appointed ground investigation team, and a specialist asbestos remediation contractor to safely remove and dispose of the contaminated material in full compliance with environmental and health regulations.

These unforeseen conditions had potential commercial impacts. However, as Explore Modular utilise Simpro for all commercial management, we were able to provide a transparent, open-book breakdown of all additional costs, allowing for swift resolution and minimal disruption to both programme and budget.





Design & Value Engineering

In line with the Trust's requirements, Explore Modular proposed a dual façade solution to achieve the desired balance between aesthetics and cost efficiency. The elevations screened by trees were finished in plastisol leather-grain cladding, while the visible elevation facing the main school was upgraded to a brick-slip façade, ensuring the new building complemented the existing school architecture.

Working collaboratively with the end users, we also developed the internal specification to meet the needs of an alternative provision setting. The classrooms incorporated high-density wall linings to enhance durability, and the central classroom featured a large rooflight to introduce natural light and create an engaging, bright learning environment.

Compliance & Delivery

The new building was designed, manufactured, and installed to achieve full Building Regulations compliance across all disciplines — including structure, fire, thermal performance, and accessibility.

As this was a specialist Alternative Provision facility, the scheme was not designed to DfE Output Specification standards, but rather tailored to the Trust's operational needs while ensuring complete regulatory compliance and long-term durability.

Outcome

The project successfully reached completion on time and within budget. Despite the challenges of complex ground conditions and asbestos remediation, Explore Modular delivered a fully compliant, high-quality modular building providing three new classrooms designed to meet the specialist needs of Chaselea's students.

This project demonstrates Explore Modular's ability to deliver turnkey solutions — managing every stage from planning and design to manufacture, installation, and handover — while maintaining transparency, quality, and client satisfaction.

