

Client: Kent County Council

Value: £240,000

Completion: October 2024



Hawkhurst Primary School – Modular Classroom

Client: Kent County Council

Contract Type: Design & Build

Procurement Route: Open Procurement

Contract Value: £240,000

Completion: October 2024

Project Overview

Explore Modular was appointed as Principal Contractor to deliver a fully turnkey modular classroom for Hawkhurst Primary School. The 87sqm building was designed to accommodate 30 pupils and included a teaching area, plant/store room, and accessible entrance. As part of our role, we provided a complete design, manufacture, delivery, installation, and fit-out package.

The project was delivered within a live school environment during the summer term, with a clear focus on minimising disruption and ensuring site safety.

Constraints – Restricted Access & Rural Location

The steep topography of the site presented significant access constraints. Due to the gradient and limited space, it was not feasible to locate the crane within the standard build area. Instead, the crane had to be positioned at a distance, partially in the road, to allow for safe module lifting.

Additional constraints included:

- Need for partial road closure and traffic management during the installation period.

- Rural access meant modules had to be transported via a scheduled, specialist modular delivery service with escort vehicles.

- Close coordination was required with an adjacent neighbour to gain access through private land.

Explore Modular developed a detailed Logistics and Crane Lift Plan, including:

- Traffic management coordination with the local authority.

- Notification to residents and neighbours.

- Use of marshals for safe movement of vehicles and crane operation.



Challenges, Successes, and Risk Mitigation

Challenges:

- Safe crane operation from the roadside due to steep site constraints.
- Avoiding disruption to school operations and maintaining public safety during delivery and installation.
- Ensuring programme certainty in a short summer delivery window.

Mitigation Measures:

- Advanced planning and stakeholder engagement to secure temporary permissions for road and neighbour access.
- Off-site manufacturing of the modules to reduce installation time on site.
- Tree management: arrangement with a specialist contractor to cut back trees interfering with the lift zone.
- Daily site coordination meetings during install to ensure safety and sequencing.

Successes:

- Project delivered on time and within budget.
- No incidents or delays during delivery or installation.
- The school praised the minimal impact on their day-to-day operations.

