

Client: Northfleet Girls School

Value: £500K

Completion: September 2025



Northfleet Girls School – Modular Learning Block

Client: Northfleet Girls School

Contract Type: Design & Build

Procurement Route: Open Procurement (MEAT Winner)

Contract Value: £500,000

Gross Internal Area: 288m²

Completion: September 2025

Project Overview

Explore Modular were appointed under a Design & Build contract following an open procurement process, where our tender achieved the highest score under the Most Economically Advantageous Tender (MEAT) criteria. The project delivered a new modular learning block comprising three modern teaching spaces — two 30-student classrooms and a larger drama studio designed to support creative curriculum delivery.

While planning permission was obtained by the client, Explore Modular took full responsibility for technical design, manufacture, delivery, and installation of the modular building.

Design and Construction

The building was constructed using Explore Modular's refurbished steel chassis system, demonstrating our commitment to sustainable construction and the reuse of high-quality structural materials. The external façade features a Cedral Click finish in a vertical installation, offering a durable, contemporary aesthetic in keeping with the surrounding campus architecture.



Site Challenges and Groundworks

The chosen site was located on a mound formed from surplus spoil during the school's original construction. This presented unique ground stability challenges that required detailed investigation and remediation. Explore Modular undertook comprehensive site preparation works, including:

Cutting into and reshaping the mound to create a level and structurally stable platform.

Soil sampling, borehole analysis, and WAC (Waste Acceptance Criteria) testing to confirm the nature and bearing capacity of the made ground.

Ground-penetrating radar surveys to identify any subsurface obstructions or voids prior to excavation.

This detailed approach enabled the design of a robust foundation solution, which was reviewed and approved by Building Control, ensuring full compliance and long-term performance.



Outcome

The project was successfully delivered on time and within budget, overcoming complex site conditions without compromise to quality or safety. The new 288m² modular building provides bright, energy-efficient, and flexible learning environments that support both academic and performing arts education, reinforcing Northfleet Girls School's commitment to delivering outstanding facilities for its students.