

# **A PROJECT REVIEW**

*ON TWO EAST LONDON EDUCARE CENTRES*



**Concrete masonry and roof tiles  
made the difference**



# EAST LONDON EDUCARE

## *Hudson park Pre-Primary & Primary school*

### **CLIENTS BRIEF**

The design was to be children-friendly and use had to be made of low-maintenance finishes, which are economical and can be achieved without compromising the quality.

### **DESIGN SOLUTION**

The main buildings run along Devereux Avenue in an east/west direction, creating: Good vehicle access with a controlled entrance and exit and safe drop-off zones, Ideal orientation with the building acting as a sound buffer from the swimming pool and play ground, Enough space for the hockey field to be extended.



**The plum rockface blocks and concrete roof tiles with painted concrete Winblocks provide extra colour to a well rounded off building.**

The low-maintenance aspect of the design was achieved by the use of neutral-coloured rockface concrete block external walls and smooth concrete block internal walls, alleviated by cheerful colours used to highlight several building elements. Although the rest of the existing campus is built of red clay face bricks, due to their much higher cost it was decided to break from them for the new campus. It also afforded the opportunity to create a more contemporary feel to the junior campus, while using similar-pitched roof tiles to create a visual link with the old. Another architectural element used, is the exposed trusses in the Pre-Primary classrooms and the hall, which provide a more spacious environment and permit the use of translucent roof tiles to allow light into the deep classrooms and hall.



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# EAST LONDON EDUCARE

## *Hudson park Pre-Primary & Primary school*



**Concrete masonry and concrete roof tiles created a pleasing and happy environment.**

### **CONCLUSION**

This was an opportunity to acquire and develop a site which is virtually tailor-made for the needs - orientation, access, positions of buildings, landscaping and effect on neighbouring properties. The campus is functioning very successfully, and the basic design decisions have proven to be valid. The choice of concrete blocks has been an excellent one - besides the substantial cost advantage it afforded, it has also proven to be a very acceptable material to all who use the campus. The blocks lend a grander scale to the exterior of buildings than the finer texture of bricks, and there is a "freshness" to them which is pleasing. A light brown coloured block has been used inside the classrooms, which acts as a foil for the brightly coloured artworks of the pupils. This has eliminated the need for plastered walls, except for bathroom and kitchen areas, affording a substantial saving and adding interest. Many positive comments have also been received from people of previously disadvantaged communities", who would have no problem with their schools or other civic buildings being built from concrete blocks, if they were used similarly. The campus has become the pride of Hudson Park and the envy of many other schools.

<b>CLIENT:</b>	The Hudson Park Primary School Trust
<b>ADDRESS:</b>	Devereux Avenue, East London
<b>CONTRACTOR:</b>	Dekon Construction
<b>QUANTITY SURVEYOR:</b>	Kahts Sparks Freitag
<b>CIVIL / STRUCT. ENGINEER:</b>	Sonnekus and Toerien
<b>ELECTRICAL ENGINEER:</b>	Eksteen and Le Roux
<b>ARCHITECT:</b>	Ter Morshuizen & Stratford
<b>MASONRY &amp; ROOFTILE MANUFACTURER:</b>	Inca Masonry Products



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## *Hudson Park Pre-Primary & Junior Primary School*



Pastel coloured face blocks in the classrooms provide a neutral background for the display of children's artwork.

The excellent insulation properties of concrete roof tiles ensure that the classrooms are warmer in winter and cooler in summer. The exposed trusses provide an open and spacious environment.



# EAST LONDON EDUCARE

## *East London Health Resource Centre*

### **CLIENTS BRIEF**

The brief included a 200 - seat auditorium, seminar rooms, conference room and a library / resource centre with both print - and electronic media. Other facilities include three offices, kitchen and ablution facilities. The building was to be of a low-maintenance nature both externally and internally, and the budget was very limited. An important part of the brief was to provide for the possible future expansion of the building on the site provided



**The front entrance section was plastered and a combination of colours provide a cheerful and bright appearance.**

### **DESIGN SOLUTION**

The low-maintenance aspect was achieved by using pastel coloured rockface concrete blocks externally and plain smoothface concrete blocks internally. The uses of these products also proved to be the most cost effective solution and made it possible to stay within the budget.

### **CONCLUSION**

The building has been very well received by the occupants. The pleasant atmosphere created, and quality of space and light have been commented on by many. The simplicity of materials and details used has resulted in an "honest" and unpretentious building which functions extremely well. Initial reservations expressed by some sceptics about the appropriateness of using unplastered and unpainted concrete blocks throughout have been completely dispelled - after three years the whole complex looks neat and remains a source of great pride to the users. There is no feeling of having compromised on the standard of finishes used and the construction costs were a pleasant surprise to the Client as well.



# EAST LONDON EDUCARE

## *Hudson park Pre-Primary & Primary school*

Most of the outer walls were constructed with rockface blocks with sill blocks providing a neat and well rounded off finish.



Rockface blocks (left) and smoothface blocks (below) provide a neutral background that was brightened up by painted columns, cheerful carpets and banners.

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