



CASE STUDY

Royal Academy of Dramatic Art (RADA)

MEP Surveys, Fire Compartmentation Surveys,
CAD Bureau



Challenge

RADA is a world leader in dramatic arts training, transforming the next generation of talent. They operate out of several properties in Central London which vary greatly in age, construction and condition. As part of their continual improvement programme, RADA wanted to achieve a better understanding of their buildings to ensure they remain fit for purpose and safe for all those that use them. To achieve this, they turned to Drake & Kannemeyer LLP, given their expertise from previous projects. Drake & Kannemeyer LLP conducted fabric surveys and engaged Sircle to provide the additional services essential to the client's needs. These services including mechanical, electrical, and plumbing (MEP) surveys, CAD audits, and fire compartmentation surveys. This collaborative effort aimed to ensure that RADA's facilities are safe and well maintained.

Solution

Planning was key to the success of this project. Before starting, we engaged with the client to produce a scheduled programme of activity, factoring in the need for flexibility.

This approach ensured that any disruption to the day-to-day running and use of the properties was minimised, allowing for continuity, maximising efficiency and avoiding any downtime. Next, we agreed on the scope of works, data to be collected, tags and references to be used, access, H&S and other areas to ensure we could be as efficient on-site as possible.

Working in liaison with the RADA facilities teams, our in-house survey teams attended site to complete the surveys and collect the asset data, take photos, video and audio commentary using tablets, rather than carry multiple devices. This technology allowed us to efficiently collect and move between assets and reduce the time on site to deliver the reports quickly upon completion of the surveys.

After the MEP surveys were completed, our fire safety team conducted compartmentation surveys for each building within the agreed scope. The purpose was to identify fire compartment boundary walls, floors, ceilings, enclosures, and doors, and assess whether these components were sufficient to prevent the spread of fire and smoke as intended.

The surveys were done in consultation with the client's fire strategy drawings and the HTM 05-02, which informs fire

safety on these types of buildings. After completing the fire compartmentation surveys, we provided the client with a comprehensive report that included key survey data, risk assessments, and photographs to support follow-up actions within the recommended and prioritised timeframes.

Our in-house CAD bureau team then updated the client's general arrangement CAD drawings, including the fire compartmentation drawings, using third-party drawings supplied by the client.

Outcome

The client now possesses the accurate CAD and fire compartmentation drawings essential for maintaining their buildings and ensuring long-term compliance. In addition, the detailed data we provided from the MEP Surveys empowers the client to efficiently manage their assets to SFG20 standards, ensuring optimal performance across their portfolio of complex sites.

Our fire safety team's data collection has given the client invaluable insights into each building's fire and smoke containment capabilities, strengthening their overall safety strategy and reducing potential risks.

As a next step, we're assisting the client in selecting a suitable CAFM system to streamline their maintenance and compliance management.

“ We couldn't be more pleased with the services provided by Sircle. If you are in need of reliable, efficient and thorough surveying services, I fully recommend Sircle. ” Olivia Sangster-Bullers. RADA

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Project Management

Project Management
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