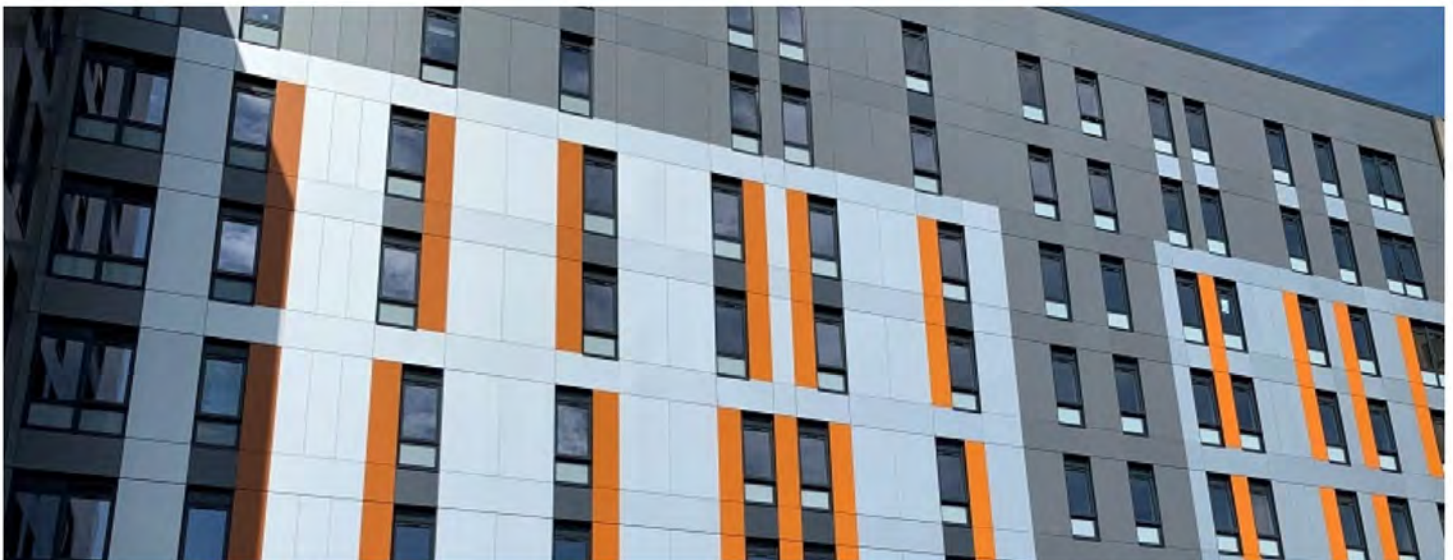
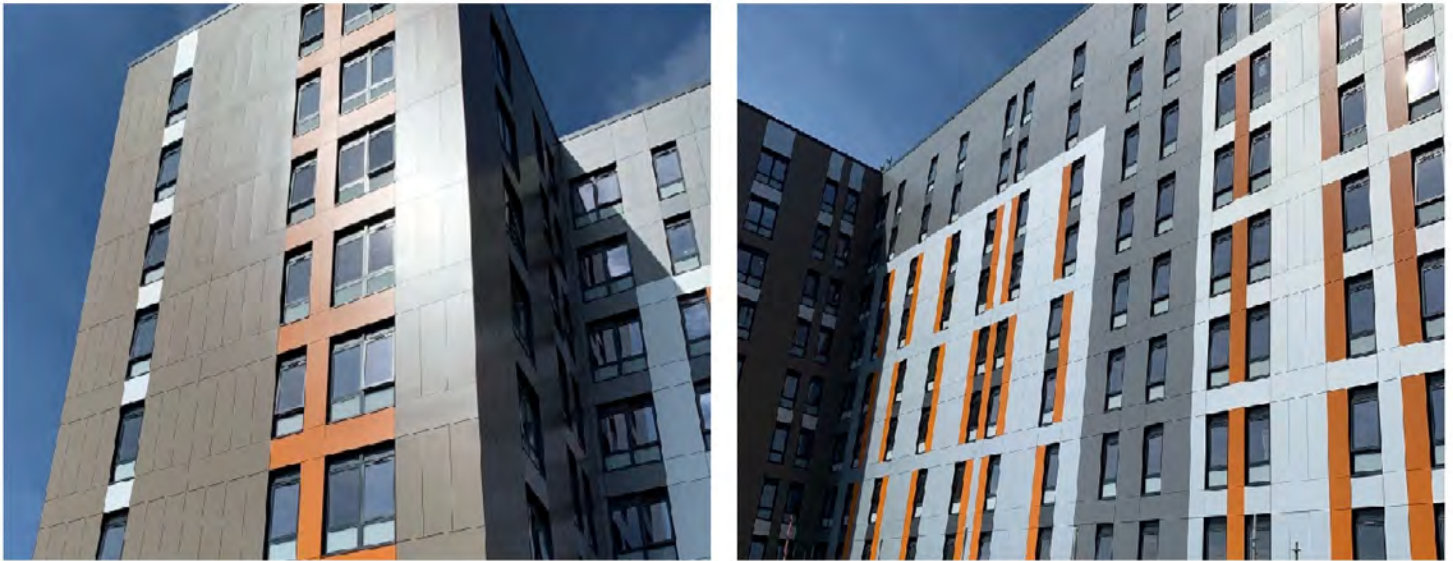


Oldway Centre, Swansea



T&T Facades was awarded a 7500m² cladding contract with new client WRW Construction. The project comprised the redevelopment of an existing 13-storey Swansea office block into much needed student housing. The existing city centre building was extended to include the construction of an additional two storeys to the block creating The Oldway Centre, consisting of 556 new en-suite student bedrooms including 12 studio apartments, a management area, show accommodation, common rooms, laundrette and a ground floor retail unit.

T&T Facades was responsible for the design, supply and installation of the rainscreen cladding package on the scheme, comprising Rockpanel rainscreen and various ancillaries including flashings, cavity barriers and parapet coping.

Project Value: c. £ 2.5m
Main Contractor: WRW
Architect: Lawray



Oldway Centre, Swansea

PROJECT CHALLENGES:

Location

Being 200 miles from the office it required us to set up a local base for site staff plus we hired a local dedicated contracts manager. Plus, it being a large project in the city centre, the logistics of deliveries, storage, public safety etc also proved problematic which we resolved through tight programme planning, JIT deliveries and regular safety briefings.



Refurbishment Project

The building butted up against another live old building (not owned by the client). We therefore had to deal with significant deviations to the building tolerances without access to the necessary gridlines and datums in order to achieve a flush façade and achieve the architect's intent. Amongst other things, it required us to design and source various different lengths of brackets to enable us to close the gaps between the finished façade and the substrate to take out the tolerances of the old existing concrete frame.

Oldway Centre, Swansea

The cavity barriers also had to be sourced oversized and cut in to accommodate the tolerances whilst still following the manufacturers strict guidance to ensure compliance with approved Doc B and the building strategy.

The issues required T&T to work very closely with the window and SFS installers, coordinating the trades on site whilst always keeping our client WRW in the loop. It was critical to the project's success to work well with the supply chain, both up and down.

Key supplier, Russ Church of FGF commented:

"Rockpanel initially contacted us to enquire as to whether we could recommend a company, with the knowledge and expertise to take on the Design and installation of their cladding. We immediately thought of T & T Facades having worked with them on many projects in the past."

Client Targets

A further significant challenge, directed by the client, was to achieve (as much as possible) zero waste and maximise cost effectiveness. This required us working very closely from the outset with the Architects, Lawray. Effectively, it required a back worked design process. In order to maximise the cladding panel optimisation it required us refining the architects design to shift the original position of the windows to get 100% yield from the raw sheets where possible. This could have so easily been a project producing heavy wastage and increased costs had the intelligent collaboration on design and detailing not taken place, and at the correct phase.

Suppliers and materials were sourced with sustainability and carbon footprint in mind using distributors and manufacturers located as close to Swansea as possible which included FGF Ltd (Bristol) for rainscreen cladding products, Ash & Lacy (Port Talbot) for flashings and Siderise (S. Wales) for cavity and fire barriers.

Rockpanel rainscreen panels and Rockwool insulation was used throughout the building. Both products are 100% recyclable and meet all the requirements to optimize energy consumption. Furthermore the insulation products achieve A+ and A ratings in the BREEAM UK BRE Green Guide and all window trims are 100% recyclable aluminium. The cladding solution is fully non-combustible and exceeds approved Doc B minimum requirements.

We worked to a very tight programme of 24 weeks. Despite starting late due to client delays, the target of students being able to move into Block A in September 2019 was still achieved.