

180 Stratford High Street – ACM & EWI Cladding Replacement

Client: Savills / Aberdeen Standard

“ With Capitals previous experience of large scale cladding replacement schemes on high rise blocks and our knowledge and expertise of fire related requirements, we were able to guide the design solution from a technical point of view and achieve a value for money and a fast track procurement and delivery process ” Patrick Madigan – Project Director for Capital

Capital were commissioned by Savills, on behalf of Aberdeen Standard to manage the delivery of an ACM & EWI cladding replacement scheme to 3.No blocks of resident flats at 180 Stratford High Street.

Capital acted as Design Coordinators, Project Managers, Structural Engineers, CA and Principal Designers for the project and were responsible for managing the initial investigation works and option appraisal, formulating and agreeing the design solution with the D&B contractor, appointing third party consultants for independent sign off (i.e. Façade Consultants, Fire Engineers and Approved Inspectors).

We were also responsible for developing and formulating the employer's requirements and contract documents, coordinating the design team, Contract Administration and agreeing sign off and handover procedures on site.

The scheme came about as a result of the existing cladding panels failing the BRE test for combustibility. The client therefore decided to replace the existing combustible panels with panels of limited combustibility / A2 panels. The EWI areas were also replaced as again the existing EWI areas did not meet the required performance.

The design solution was developed through a process of detailed investigations, significant consideration in terms of the design solutions, third party input in respect of design approval and sign off and close cost control.

The project was procured under a two stage design and build design process where the contractor was fully engaged from the start and worked closely with the design team to develop and agree the most appropriate and cost effective design solution.

Planning Permission was achieved via a non-material amendment planning application and Building Regulation Approval via an Approved Inspector. The project started on site in Oct 2019 with works due to be completed in Mar 2021.



Services

- Design Coordination
- Project Management
- Contract Administration
- Structural Engineering
- Principal Designer

Facts & Figures

- Contract Value: £7.9m
- Dates: October 2019 to March 2021
- Contracts: JCT Design & Build Contract