CASE STUDY

Edwin Court Building Re-cladding.

About the project.

This scheme involved the replacement of existing defective rainscreen cladding on a 1,400m² four-storey residential hybrid reinforced concrete and timber frame structure located within a C4 marine environment that was constructed by another contractor.

The works involved the renewal of all carrier frames, breather membranes, EPDM air and weather sealing, thermal insulation, fire compartment breaks and the replacement of decorative cement board cladding.

During the survey works, it was identified that the existing timber frame was not in accordance with the "As Built" drawings and was out of level across the vertical plain. This meant that channels had to be installed to take account of the variation with adjustable brackets installed to take up the difference in levels.

Low-level brickwork was also replaced, during the demolition of the existing, it was also discovered that the foundations were incomplete and had to be excavated and made good before the brickwork could commence.

The walkways had extensive works undertaken with a new waterproof non-slip topping applied and existing intumescent paint to the walkway steelwork removed and redecorated. It was also identified that the existing soffit

was not marine grade and needed to be replaced. Repairs were also required to the exiting joists, that had insufficient bearing.

The existing surface water drainage was redesigned with Acco drainage introduced around the building to divert water away.

Quality assurance of the fire safety design elements were achieved by hold point inspections of all compartment fire break installations, coupled with photographic records and on-site inspection by the manufacturers technical representative to verify the installations.

As the building was fully occupied for the duration of the works, care had to be taken to ensure that the tenants had minimum inconvenience.