



PLOT 1, BARROW ISLAND

Client: Barrow Borough Council

Value: £3.5m

Completion: March 2020

Duration: 55 weeks

Contract: JCT Standard



The construction of a new two storey office building. The built structure needed to provide ‘top-end’ office accommodation facility for multi-use varying businesses and their occupants.

The construction consisted of piled foundations, steel frame, precast block & beam ground floor, in-situ concrete first floor with external wall made up of metal stud inner leaf, masonry/render outer leaf together with aluminium windows and curtain walling and standing seam metal cladding on the roof. Internally metal stud partitions, doors, suspended ceilings complete with M&E services including a lift. External works including roads, foot paths and landscaped areas.

CHALLENGES AND HOW THEY WERE OVERCOME

The construction also needed to be able to withstand the extreme weather in which it would be exposed to due to its coastal environment. Completion of previous projects in this same location gave us experience of which aspects require an extra level of attention. This includes matters such as additional enhancing of details to withstand the strong and persistent wind and rain experienced. In addition, the correct specification of materials was required to ensure they are not ravaged by the salt air.

The coordination of traditional masonry construction and new modern methods. Design coordination meetings were held with all relevant parties. Collaboration with the design team we contributed significantly to the coordination of details resulting in sound construction and minimising disruption of the construction programme. The bringing together of various construction methods is difficult but we managed with success due to organising and involving stakeholders such as specialist subcontractors, suppliers, design team and ourselves.



ACHIEVEMENTS

- The project was delivered on programme
- The project was delivered with zero reportable
- Health & Safety incidents.
- High level of customer satisfaction.
- The amount of construction waste sent to landfill was minimal, with over 96% of the total waste being diverted from landfill.
- Compliance with the Considerate Constructors scheme.
- BREEAM 'Very Good' rating.
- The completed scheme not only satisfied all industry standards but massively enhanced the surrounding area and leads the way for the client to entice other businesses into this industrial area.

