

Alexander House

Kings Park, Seaforth, Liverpool

Sector: Social Housing
High Rise
Refurbishment



Before refurbishment

Client:
One Vision Housing /
Bramall Construction

Building Type:
Concrete Frame
Concrete Cladding Panels

Project Size:
High Rise Block 4,167m²

Product:
• External Wall Insulation
& Render Finish



After refurbishment

Project Background:

One Vision Housing (OVH) is a registered provider of social housing with more than 11,500 homes across Sefton, Merseyside. Since stock transfer from the council in 2006, OVH has been at the forefront of the wider regeneration of Sefton providing high quality affordable homes in thriving communities.

Kings Park is a £20m investment scheme that will modernise three high rise blocks and remodel the open spaces to provide quality homes with lots of secure and accessible recreational areas for everyone to enjoy in safety. It will also see the creation of 140 new homes and will provide a catalyst for the wider regeneration of this part of Seaforth.

Part of the plan for this bold regeneration scheme was to add two new full height wings to each high rise block and to add three new storeys to the top, adding 109 new apartments to the existing 174 flats.

Client Requirements:

Phase one was the refurbishment and development of the first of the high rise blocks, Alexander House. The block was constructed using insitu concrete for the frame and then overclad with concrete coffered panels. The block was in a bad state of repair, looking dilapidated and urgently requiring external refurbishment to give it a new lease of life and to improve its thermal performance in order to drive down the heating demand and in turn reduce carbon emissions.

Design Solution:

Once the new wings and extra storeys had been built Structherm's "High Build" External Wall Insulation (EWI) was specified for the external cladding. This consisted of a layer of high performance, 80mm thick, Mineral Fibre insulation boards fixed to the concrete frame and cladding panels using specially selected fixings. Two layers of 3mm basecoat render with glass fibre reinforcing mesh embedded were then applied. To complete the system the client chose a high performance through coloured Silicone render finish in white and grey, to provide a distinctive and striking design.

Results:

- Thermal performance has improved greatly with the U value of the walls dropping from 1.70W/m²K to 0.35W/m²K.
- The carbon footprint has reduced as it now requires less fuel to heat each flat to a comfortable temperature.
- The fresh, contemporary design, along with new high performance windows has transformed the appearance of the block into a modern and attractive building which provides a regeneration statement, visible across a wide area of south Sefton.



Alexander House after refurbishment, showing one of its new wings and the additional three storeys, along with its distinctive grey and white render finish.