

**Structherm | Cladding**  
**Wyndmill Crescent &  
Beacon View Towers**  
West Bromwich, Sandwell

**Sector:** Social Housing  
High Rise  
Refurbishment

During



After Refurbishment



After Refurbishment

**Client:**  
Sandwell Metropolitan Borough  
Council

**Building Type:**  
Concrete Frame with Brick  
Cavity Infill Medium Rise Blocks

**Project Size:**  
2 x 9 Storey 1264m<sup>2</sup>

**Product:**  
External Wall Insulation &  
Render Finish

## Project Background:

Structherm has recently completed works on two high rise blocks located on the Charlemont Farm Estate in West Bromwich as part of Phase 1 of the Sandwell Decent Homes Partnership (SDHP).

Beacon View and Wyndmill Crescent high rise blocks were constructed in the 1960's using a concrete frame with brick cavity infill. Both blocks suffered from similar problems, which were identified in the Property Condition Survey, and were in real need of refurbishment in order to improve their poor thermal performance.

The project saw regeneration work to both blocks, including brickwork and concrete repairs which were finished with Structherm's External Wall Insulation system to improve both the aesthetics and insulation of the buildings.

## Problems:

- The brick cavity construction provided a very poor level of thermal efficiency with a U-value of just 1.61W/m<sup>2</sup>K
- Poor thermal efficiency meant that each unit within the block was proving expensive to heat, particularly during the winter months
- The exterior appearance of both blocks was looking tired and in poor condition

## Design Solution:

Sandwell Council selected Structherm's "High Build" External Wall Insulation system (EWI) as it offered a number of benefits

The EWI system consisted of a layer of 90mm thick, high performance Mineral Fibre insulation boards, which were fixed to the concrete frame and brick infill using specially selected fixings. Two layers of 3mm basecoat render with glass fibre reinforcing mesh embedded were then applied.

To complete the system, a high performance through coloured Silicone render finish in a striking electric blue was chosen which, when combined with tile effect rainscreen cladding, provides a modern and fresh look to the buildings.

## Results:

- Thermal performance has greatly improved with the U value dropping from 1.61W/m<sup>2</sup>K to 0.32W/m<sup>2</sup>K
- Improved insulation has lowered residents heating requirements, which has resulted in a significant reduction in CO<sub>2</sub> emissions
- The fresh, contemporary design of the buildings, which included a new gull wing roof, new windows and balcony panels, canopies to the front entrance, along with communal area decoration and landscaping has transformed the appearance of the blocks into modern and attractive buildings

Nearing completion



Detail

