



Bridgecore

tp bennett



CORNERSTONE FOR CONSTRUCTION EXCELLENCE

KIER CONSTRUCTION – CRAWLEY

Presented by
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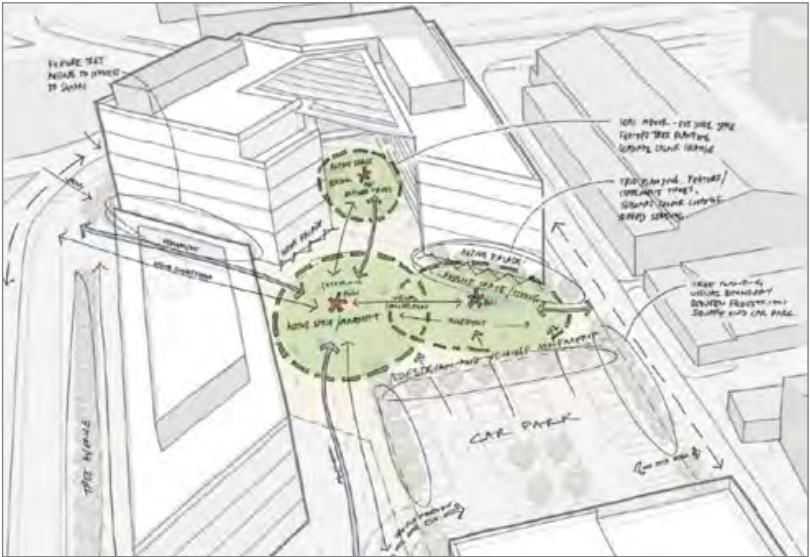
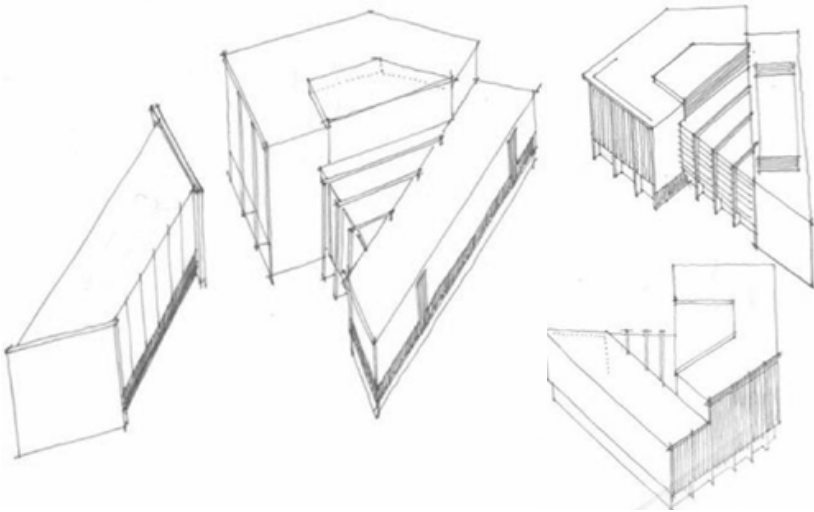
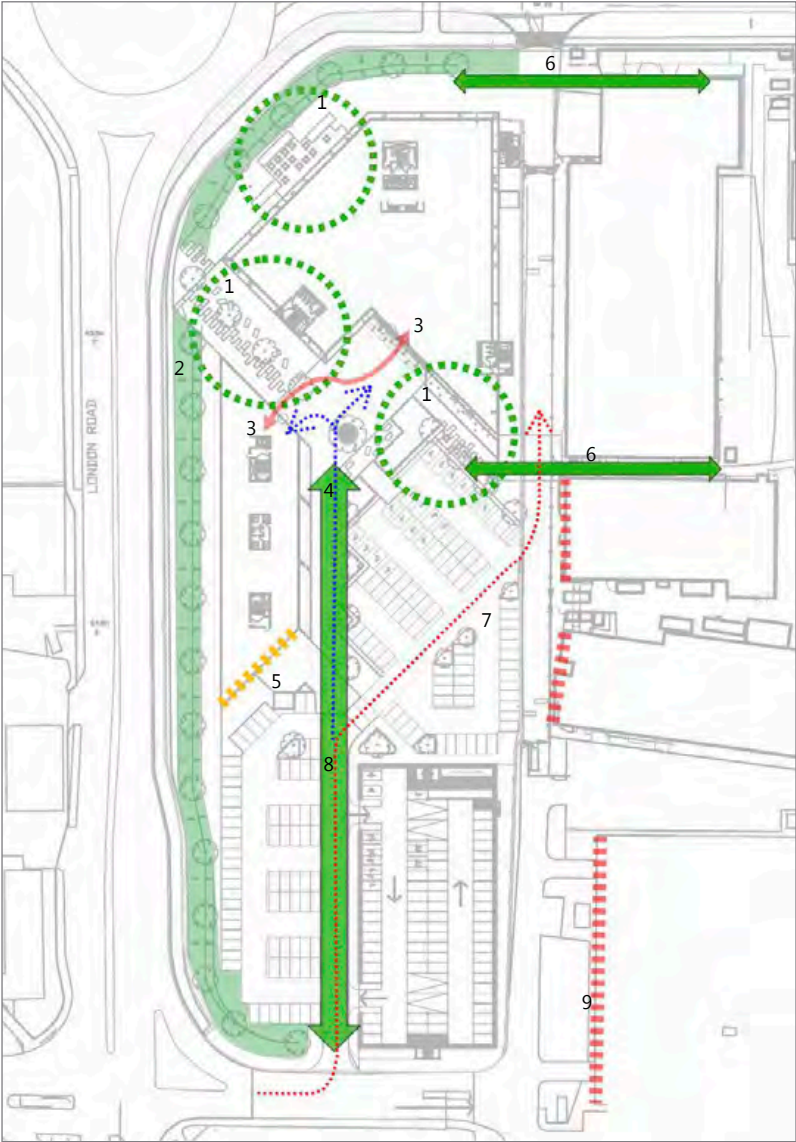


27 SEPTEMBER 2017

INTRODUCTION

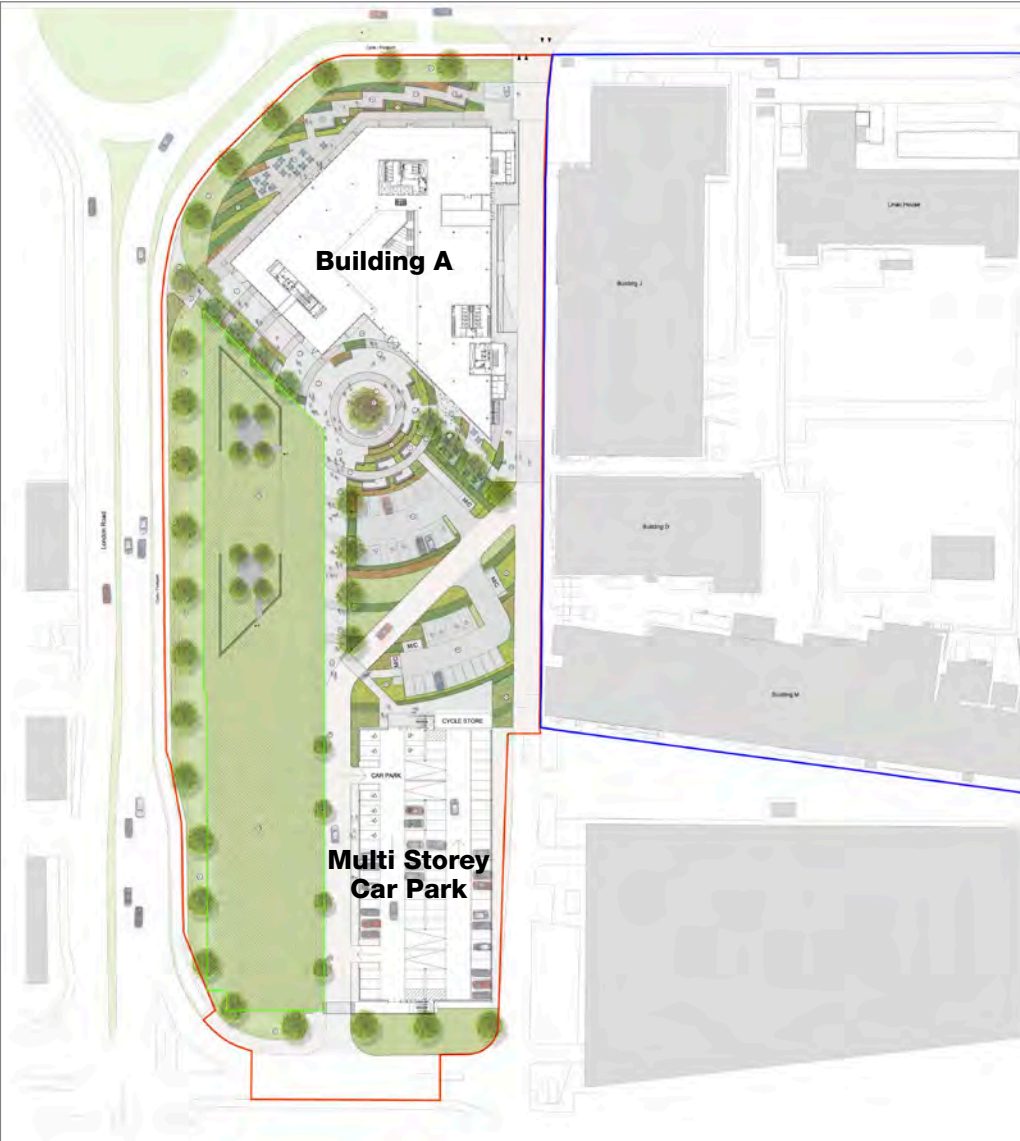
- Elekta 2023 Global Oncology HQ
- Bridgecore Developments Selected
- Technical & Financial Solutions
- Unconditionality
- Building Contract Let to Kier

DESIGN

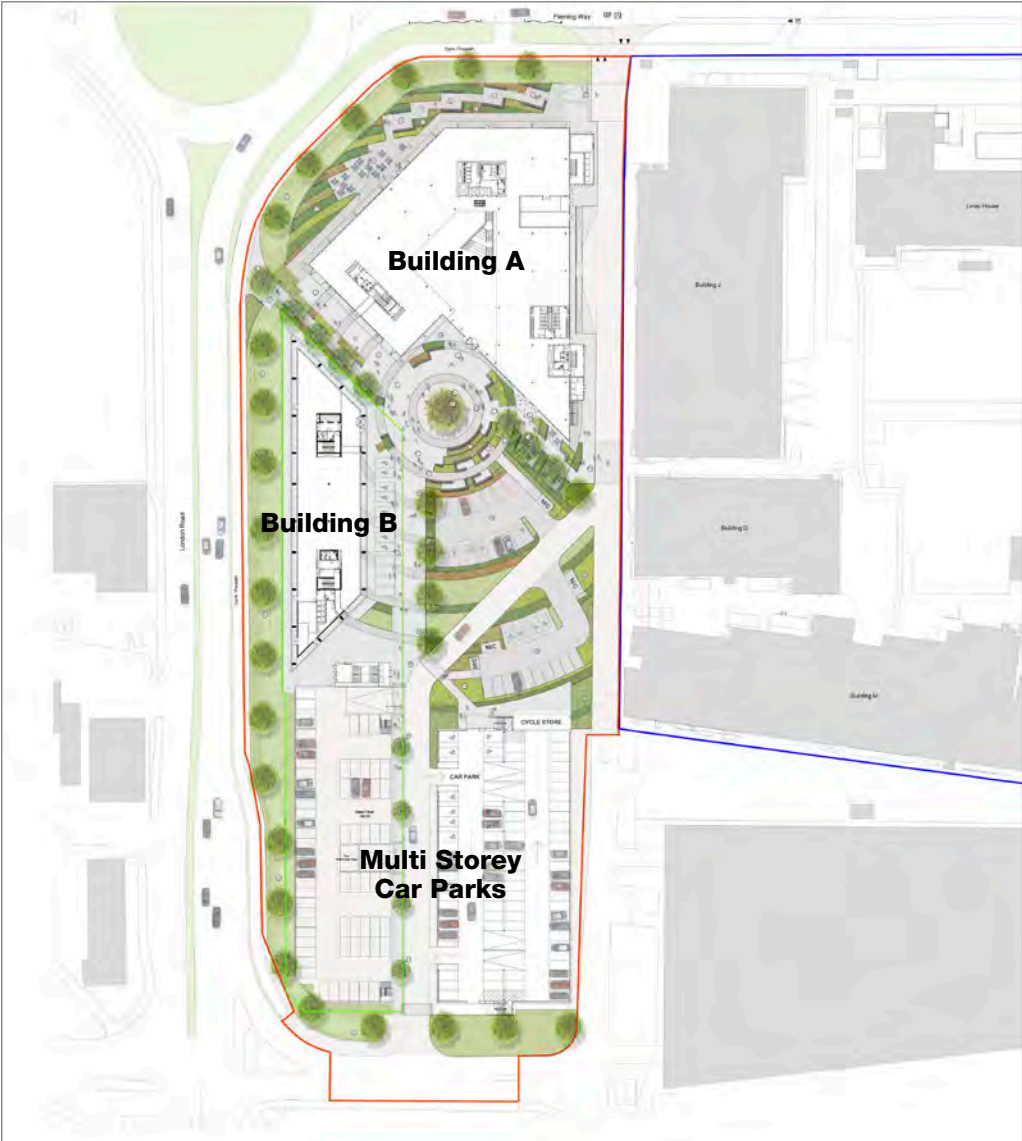


RHP ARCHITECTS MASTER PLAN CONCEPT

DESIGN



PHASE 1 - CURRENT SITE PLAN

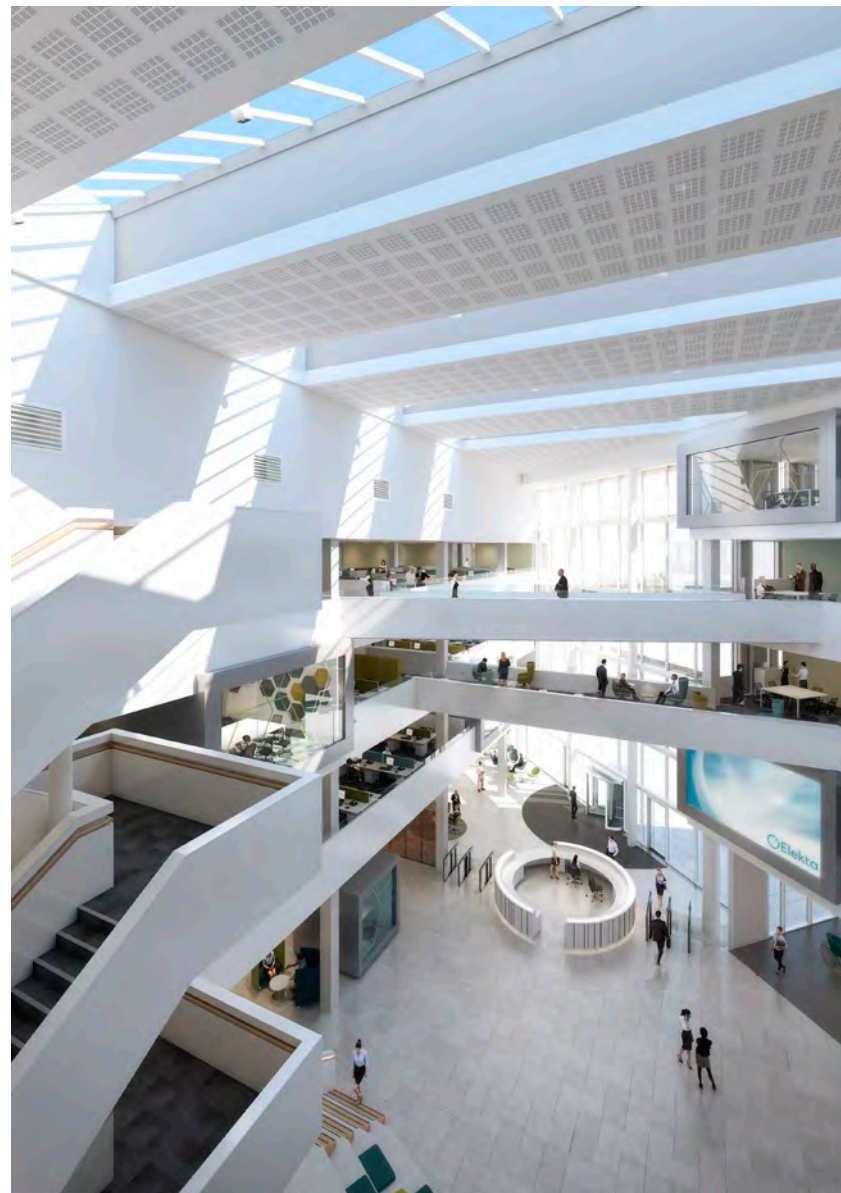


PHASE 2 - FUTURE SITE PLAN

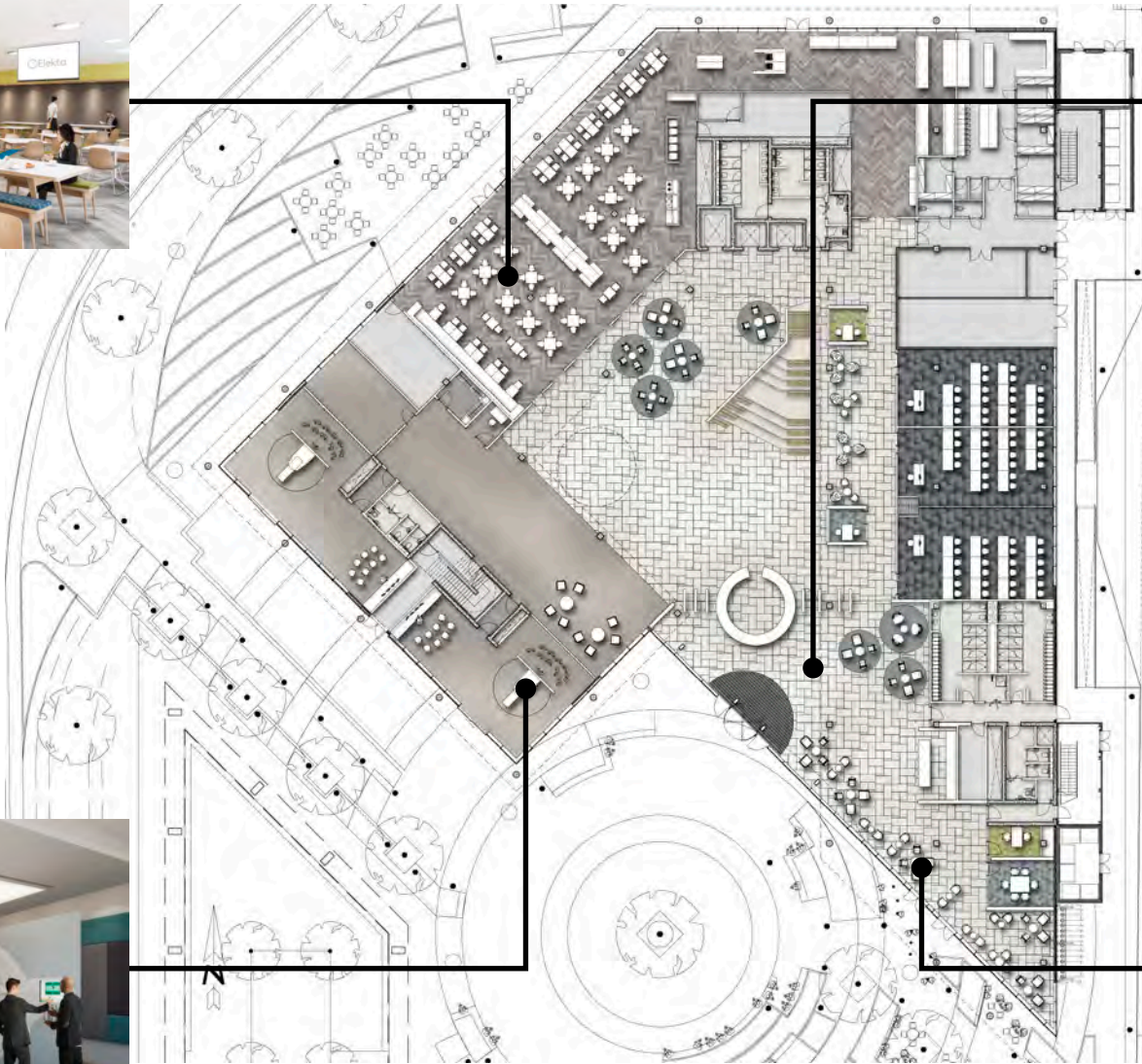
DESIGN



DESIGN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



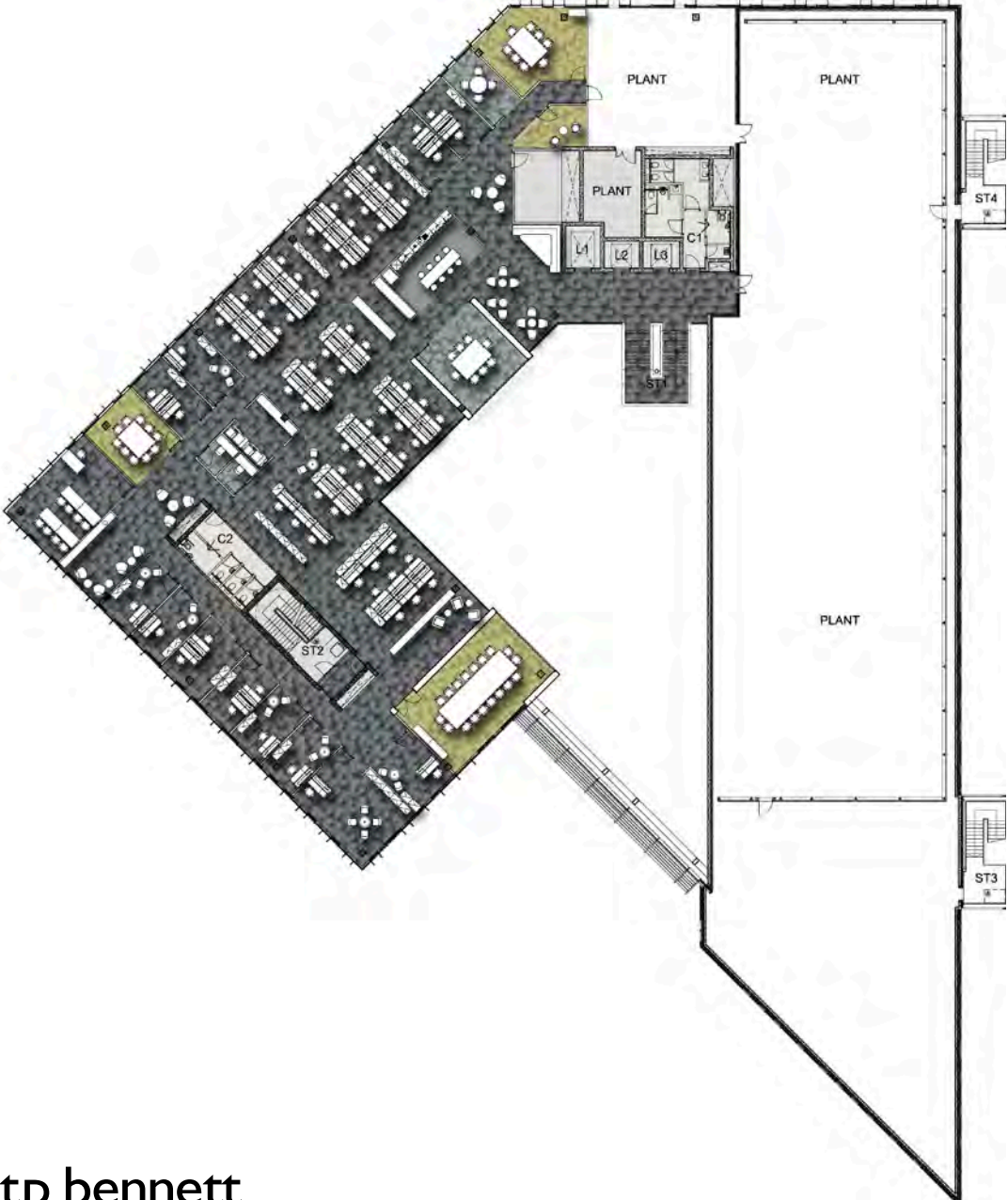
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



CORNERSTONE

VALUE: £36M

CLIENT: BRIDGECORE FOR ELEKTA (UK) LTD

The design & build of circa 111,132 sq ft high quality office space and external works, with a new Multi Storey Car Park for 378 cars. The new campus shall provide 2 new office buildings A&B, with Kier Constructing Building A, the MSCP and the extensive landscaping.

Building A follows a continuous floor plate which contains a central atrium space (The largest South of London). The southern elevation returns into the site with a 'break' provided between the built forms. The Works include provision of a 378 space decked car park, atrium bridges and sewer/service diversions and new 278 Works. Building A and the Car park is being developed for Elekta who are presently in the neighbouring buildings. Elekta are expanding their Research and Development and main administration facilities to the new premises.

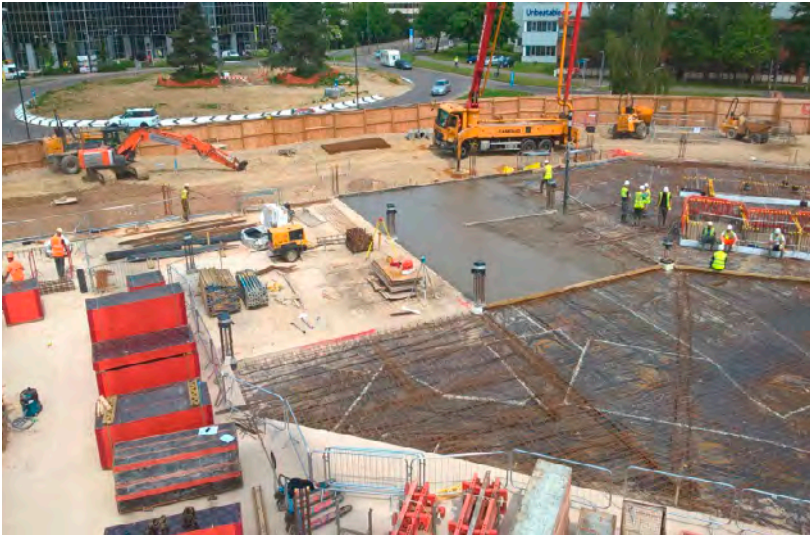
The Contract Value for Kier is circa £36m including the fit out. (Cat B). The construction consists of CFA piles and a ground floor bearing slab. The Superstructure is constructed of a Post Tension Concrete Frame and the envelope consists mainly of curtain wall. The Cat A works include toilets, lifts, Ceilings, Floors with M&E Services. The CAT B includes further office space, meeting rooms, training facilities, café and break-out areas, fully functioning working kitchen and a restaurant. The 378 spaced Car park is a steel frame with concrete decks encased in a steel mesh to 3 elevations. Extensive Landscaping.



CORNERSTONE FACTS

- Value: £36m to CAT B fit out
- Area: 10,500 sqm
- Client: Bridgecore
- End User: Elekta
- Main Contractor: Kier
- Fund: Santander
- Architect: tp bennett
- Engineer: Price & Myers
- PM & QS & CDMC: Quantem
- M&E: NG Bailey
- Concrete Frame: MJ Gallagher
- Groundwork's: Drivepoint
- Cladding: Fleetwood
- Dry-lining & Ceilings: Astins
- Steel: Builders Beams
- Duration: 96 weeks – Completion due November 2017
- Sectional Completion of MSCP: Handed over to Elekta 01 February 2017
- Current Programme Week: 90 of 96

EARLY DAYS



PT FRAME CONSTRUCTION

For the Cornerstones project there were originally two options one in steel composite and one in RC Flat slab 300mm. As an alternative to these a PT solution was suggested as VE and then adopted utilising a 250mm PT slab for the 9 x 8m grids which offered a lighter and cheaper solution and also removed the logistics headache of handling large steel members on site. It also removed the need for large cranes and traffic management on the surrounding busy roads and roundabout.

The benefits of PT are largely as follows;

- Reduction in slab depth compared to RC of up to 30%
- Reduced Concrete and Reinforcement.
- Quicker placement time.
- Reduced number of traffic movements as less material = less deliveries
- Potential reduction in craneage
- Reduced floor to floor height, which is especially advantageous for tall buildings which may benefit from an additional floor level or reduction in external cladding system.
- Better deflection control for the designer.
- Flexibility in design allowing larger spans and therefore increased options for end user.
- Reduced foundation requirements.

In general a PT solution should always be favourable compared to RC when larger spans are required (>6m), cheaper than steel and offers greater flexibility in design.



CORNERSTONE



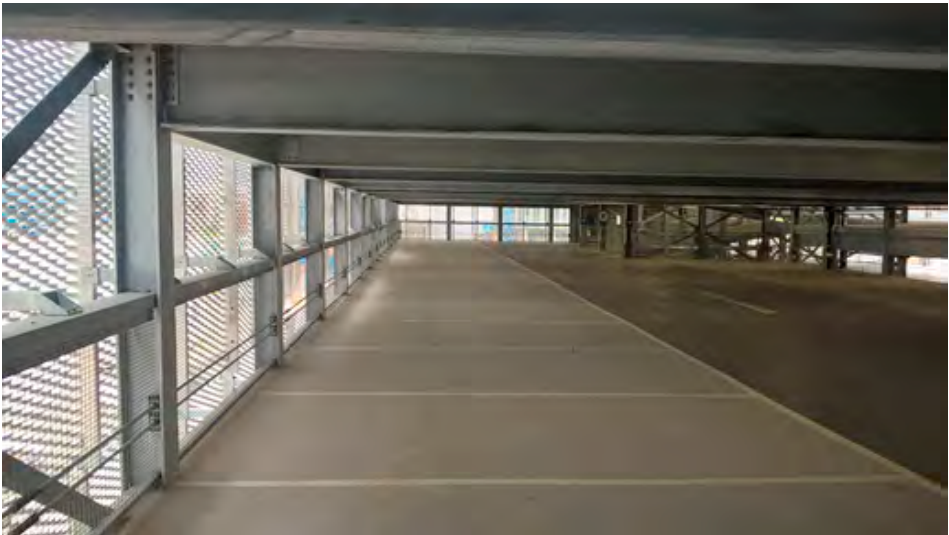
CORNERSTONE



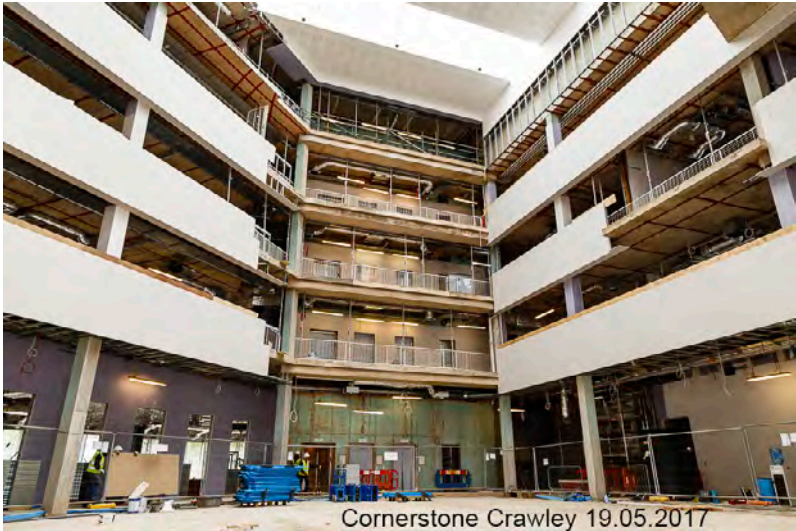
CORNERSTONE



CORNERSTONE – PROGRESS



CORNERSTONE – PROGRESS



**END OF PRESENTATION
SITE TOUR**