

Centenary Square, Flint

PROJECT DETAILS

This development of a formed local authority office block has formed 33 new build apartments, specifically aimed at providing domestic accommodation for the over-55s.

 **client:** Wales & West Housing

 **contract period:** 54 weeks

 **completion date:** December 2014

 **value:** £3m

The project was completed in collaboration with longstanding Anwyl client, Wales and West Housing. The site was partly funded by the Welsh Assembly Government.

FACTS & FIGURES

apprentices

 **2 M&E workers**

 **4 workshop joiners**

 **1 site joiner**

 **2 brick layers**

80%
of site waste was recycled through the use of lean construction techniques

20% less
BIM Reduction time

6 weeks
ahead of completion date and within budget



**Completed
6 weeks
early and
within budget**

INNOVATION & EXCELLENCE

The project was delivered in a BIM environment. This resulted in a number of benefits :

Improved information co-ordination: the utilisation of a common data environment through the use of cloud based software Dropbox allowed for the access to project information by all members of the project team.

Reduced time: the utilisation of Revit enabled the Anwyl design team to produce drawing 20% quicker. Collectively, the adoption of BIM processes enabled the project to finish six weeks ahead of schedule.

Cost certainty: improved co-ordination of information, minimised the risk of waste and allowed the project to be delivered within budget.

SUSTAINABILITY

The project met Lifetime Homes standards, achieving a Code for Sustainable Homes Level 3+.

-  A+ rated UPVC windows
-  Masonry construction & metal studded walls
-  Sound insulation and air tightness achieved

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CHALLENGES

1

Boiler flues at ground level (identified using BIM).

The Anwyl design team identified this potential problem during the design stage of the project. Consultation with the client and Flintshire County Council Building Control allowed for a solution that met all parties' requirements. The agreed solution was to use space for housing the boiler flues from the ground floor apartments.

2

Redundant water main in footpath.

The next available connection would have taken an additional 6 weeks to procure, which would have meant pushing us beyond our handover date. Early identification of the problem allowed for consultation with the client and Welsh Water to discuss possible solutions. The team negotiated a connection onto a temporary site main with a local resident within the community and with Welsh Water to ensure all apartments were connected and ready in time for the handover date.

3

War Memorial

Preservation of this was key through the life of the project. Anwyl ensured regular maintenance of the Cenotaph ensuring local residents could remain visiting and paying respects. Remembrance Day was also celebrated during the build, a poignant event that commemorated the 100th year of those who died during World War 1.

Anwyl ensured liaison with the public and other design team members to prepare the Cenotaph with safe access and highly sensitive treatment of the external finishes. Although it was not within the contract Anwyl ensured the area around the Cenotaph matched the original finish. Anwyl also replaced a number of broken tiles around the Cenotaph and cleaned all original slabs to a high finish. Anwyl were extremely passionate about the Cenotaph, and wanted to make it as highly presentable as possible for the Remembrance Day Commemorations. This was recognised by Flintshire County Council, the client and the local community.



COMMUNITY ENGAGEMENT

The site was located within a highly populated urban area, the key objective was to minimise disruption to the community and residents. Deliveries, supplies, equipment, plant and site personal had to be regimented to great detail and controlled in order to avoid blocking the main junction.

Anwyl jointly held a pre start drop in meeting at the local community centre, to ensure residents' opinions were accounted for. Anwyl put together a specific programme of works that centred primarily on times of the day that would not cause interference. Newsletters were also prepared and delivered personally by the Site Manager to local residents throughout the project informing them of updates on works due to take place and completion dates.



COMMUNITY INITIATIVES

Anwyl worked very closely with the client to deliver a range of community enhancing benefits to the Town of Flint

Anwyl, Wales and West Housing, Cambria Maintenance and local Subcontractors working on site, joined forces on a White Ribbon Campaign, which aimed to stop violence against women. To show support all parties gathered outside the front of Centenary Square, wearing white ribbons to showcase their support to the Town of Flint and backing toward the cause.

"I'm pleased that our teams in both North and South Wales were able to work together to show their support for such a good cause. We will never condone violence against anyone and we fully back the White Ribbon campaign."

Peter Jackson,
Head of Cambria Maintenance Ltd

everything considered.