



Customer: Read Construction / Flintshire County Council
Project Description: All Through School for children aged 3 to 19
Location: Connah's Quay, Flintshire, North Wales
Completion Date: July 2012



A Deeside Commercial Case Study



New School Project Connahs Quay, Chester



Multi-million pound primary school will act as a "beacon" for educational excellence, providing modern, first class facilities for delivering the curriculum in the 21st century.

Deeside Timberframe Ltd was appointed by Main Contractor, Read Construction, to design, supply and erect the timber frame superstructure for Flintshire County Council's "All Through" School in Connah's Quay. The new single storey school is being built on the existing school playing fields and will accommodate 360 primary and 30 nursery pupils and will include 12 classrooms, a nursery, assembly hall, studio, kitchen and community facilities. There will be landscaped play and recreation areas and two new car parks

accessed from Mold Road.

The project involved building one new school on the existing playing fields, then demolishing two old school buildings to create new playing fields.

Construction of the new Connah's Quay school commenced in January 2011 and runs through to July 2012 with the second phase, involving the demolition of the old schools and the development of the playing fields, from September 2012 until December 2012.

Through a rigorous tender and interview process, Deeside were awarded the contract as they were able to demonstrate their significant capabilities in delivering the key drivers of the project, that of:

- Partnering
- Collaborative procurement through the supply chain
- Developing 'Best Value' throughout the project
- Creating a 'Beacon' of excellence within the community

Skilled project management.

Deeside Timberframe worked closely with Read Construction as a full member of the design team throughout the design process. This enabled structural solutions to be found quickly and efficiently, enabling the architects to progress their drawings and details with confidence. Interfaces with all the different finishes, such as the Green Roof System and external render cladding could be detailed well in advance of installation on site.



“We were impressed with Deeside’s approach to project management and their technical skills, which all added value to this project.”

John Pritchard Taylor, Commercial Director, Read Construction Ltd.

A Deeside Project Manager was available at all times to liaise with the other members of the design team and a Deeside Contracts Manager was on site regularly to attend site meetings and to monitor the progress and quality of the erect team. All lifting operations, involving cranes in excess of 80 tonnes, were planned and supervised by Deeside, and in conjunction with Read’s Site Manager ensured that these works were undertaken in a safe and co-ordinated manner.

Through their integrated supply chain partners, Deeside were also able to offer products that would meet the sustainability and environmental aspirations of the council, such as PEFC Certification for the timber components and A+ rated insulation.

KEY FACTS

The following were designed, delivered and installed by Deeside Timberframe Ltd.

- 184mm thick pre-insulated timber wall panels.
- 350mm deep pre-insulated roof cassettes.
- 13m long and 1100mm deep glulam beams to assembly hall.
- Steel frame to assembly hall and classrooms.
- Green roof in lieu of conventional slate or tiled finish.
- Lightweight render panel system and timber cladding used as external finish in lieu of masonry or brick.
- Open plan classrooms with vaulted ceilings.
- 6m long uninterrupted windows and roof lights.
- 198m² open plan assembly hall incorporating 9.5m high walls.



Deeside Company Profile

As an award-winning manufacturer and supplier, operating throughout the UK, Deeside Timberframe designs, manufactures, delivers and installs framing systems for commercial developers, local authorities, regional and national builders, social housing and the private self build market.

Founded in 1985, Deeside is part of the highly successful Bancon Group of companies, which itself has been established for over 30 years and has interests in construction, property maintenance, manufacturing and property development. With headquarters in Stonehaven, Aberdeenshire, the company operates out of a two acre complex and is the base for the operations side of the business from purchasing to estimating and procurement to engineering services using the most sophisticated computer-aided-design software to ensure customers receive high quality, precision-engineered, timber frame solutions tailored to their own individual needs. Deeside’s additional production facility in Stirling is 2.5 acres and houses the company’s machinery and transport to take care of all logistics and is also where a wide range of kits are produced to exacting standards.

Deeside Timberframe holds ISO 9001:2008, Quality Assurance, BM Trada Q Mark and is one of the few leading Timberframe Manufacturers who have staff qualified to Gold Level for UKTFA’s design, manufacturing and timberframe erectors programmes.

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