



**Customer:** Russells Construction / LPC Living  
**Project:** 17 Townhouses and 62 Apartments  
**Location:** Radclyffe Park, Trafford Road, Salford  
**Completion Date:** November 2011



## A Deeside Residential Case Study



### New Homes Project Wates Construction



**Following a lengthy and very competitive tender process, Deeside Timberframe Ltd were appointed by Main Contractor, Russells Construction, to design, supply and install the timber frame structures for the residential part of this large scale project.**

The project, consisting of a 50,000 sq ft supermarket, a 359-space surface car park, a mixture of townhouses and apartments, a Travelodge Hotel and a dozen retail units, had to be built to a very tight timescale due to the requirement of the supermarket to open as soon as possible to service the local community. Deeside were able to demonstrate a successful track record in delivering key projects of this kind, within tight deadlines but just as importantly to

a very high quality and on budget. The houses on the site were constructed in long terraces of 7 and 10 units and were 3 storeys high, incorporating a terraced area accessed from the 2nd floor level. The cladding systems used were brick or render with timber cladding utilised around the terrace area. These units bordered the 2 storey car park on two sides, therefore all window openings were on the external elevations, with velux roof lights used to bring additional light into the upper floor rooms. The roof was finished with a lightweight roof cladding system which incorporated the required insulation.

The apartments were 3 storeys high but were built off a steel and concrete podium, thus raising the units another storey and a half off external ground level. They were split into 2 blocks of 30 and 32 units each, with each apartment spread over

two floors, and accessed via a stair core at either end. Each property had its own balcony or terrace accessed via glazed doors off the lounge. The lightweight roof finish was also used on the apartments along with Photovoltaic panels which were spread across the length of the building.

### **Design and Construction**

Once appointed Deeside worked in conjunction with the architects, Falconer Chester Hall, to bring the current planning drawings up to construction level, incorporating Deeside's timber frame details and specification. This ensured that drawings were right first time and suited what was going to be built on site. This was vitally important on this particular site when considering the short lead in time and the need for the superstore to be completed and opened on time.



“Deeside’s approach has proved valuable on this project as it was imperative that timescales were met and all health and safety issues were carefully adhered to due to the nature of the site. The team at Deeside have a very approachable nature coupled with highly-skilled professionals.”

**Mike Pickles, Project Surveyor,  
Russell’s Construction**

The site itself was bound by the busy Trafford Road (A5063), by a primary school, and by a previous new build housing development, therefore there were strict delivery times and working hours to be adhered to. In addition, and as the construction was to be built using mobile cranes, careful planning and co-ordination with the Main Contractor was needed to ensure the local community were not adversely affected by the works. As Deeside’s Contract Managers are all CPCS certified, they were able to prepare the crane plans in house in conjunction with the timber frame deliveries ensuring smooth and cohesive plans were in place well in advance of the construction phase.

### Building Relationships

The crucial part of this project was to ensure there was good communication between the Main Contractor and Deeside. With a short

lead in period, construction deadlines linked to the superstore and the proximity of the site to main roads and existing properties, communication was critical to ensure the programme was achieved. However, this could not be at the expense of safety, both on and off site, or quality which was a pre-requisite of the developer. This crucial aspect was recognised by Russells and Deeside and a strong integrated approach was adopted by both from the outset across the design phase, followed by the construction teams on site.

The strong relationship has continued, as following on from the successful completion of this project, Deeside and Russells have since worked together on the construction of an 87 bedroom Travelodge Hotel in Loughborough and look forward to working together in the future.



## 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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