

<b>Project Name</b>	South Trelawny
<b>Place</b>	Plymouth
<b>Contractor</b>	C&P Plastering
<b>System</b>	RendaClad
<b>Completion</b>	2015

A brand new DCH development scheme called Trelawny Gardens is a prominently located development in the North Prospect area of Plymouth and has transformed the former site of South Trelawny School into 47 beautiful new homes.

The 100% affordable housing scheme delivered by principal contractor Galliford Try Partnership will provide much needed high quality new homes for affordable rent and shared ownership. This well received and important regeneration project is energy efficient and aims to reduce heat loss, carbon emissions and minimise running costs whilst incorporating excellent features such as colored high performance cladding panels for dormer and bay windows.

The buildings are traditional timber frame construction and with Galliford Try's wish to eradicate blockwork, they utilised innovative materials with the SPSEnvirowall RendaClad proprietary solution. Our BBA solution has primarily been developed for applying a seamless rendered rainscreen system to a timber frame structure, It replaces the need to build the facade with slow cumbersome methods of masonry construction finishing with low performance cementitious renders.

### The Challenges

One of the industry's current challenges other than the shortage of skilled labour, resources, quality, innovation and climate is the method of contract procurement. Competitive tendering has seen the industry look to "value engineer" or as it is becoming to be known "removing quality for cost". Galliford Try linked with SPSEnvirowall who introduced recommended Plymouth installer C&P Plastering and tackled the contract with a collaborative working approach on the modern method of build. All companies have been encouraged to value this concept since all three organisations became members of Constructing Excellence South West.

This open book method of procurement assisted in mitigating unnecessary costs through the tendering period and offered greater time towards the focus of the technical aspects demanded on the contract.

Working alongside ADG Architects of Plymouth, SPSEnvirowall were able to provide a full set of sectional details and NBS specification to ease the transition of original contract drawings to include the RendaClad solution.

### The Benefits

Tried and tested by an independent surveyor, the RendaClad solution has demonstrated to be more cost effective than traditional methods of masonry construction with a rendered finish when looking at a holistic house approach. Further additional benefits of the system include lightweight, durability, strength, fully tested and accredited, low maintenance, guaranteed, and availability of materials. These benefits aided delivery of the entire contract ahead of programme and provided early tenancy for those in need and advanced income to Devon and Cornwall Housing to that initially proposed. It also impacted the ability of preliminary savings to main contractor Galliford Try.

