

case-study

crayford town hall
dartford

perfect blend **TM**

a vibrant point & meeting place for the local community

The regeneration of the old Crayford Town Hall, in the south-east London borough of Bexley, is completed and aims to give a major boost to the town centre.



The scheme includes some 180 new homes, a new library, modern community facility, restaurant, health centre and shops, delivered in two phases.

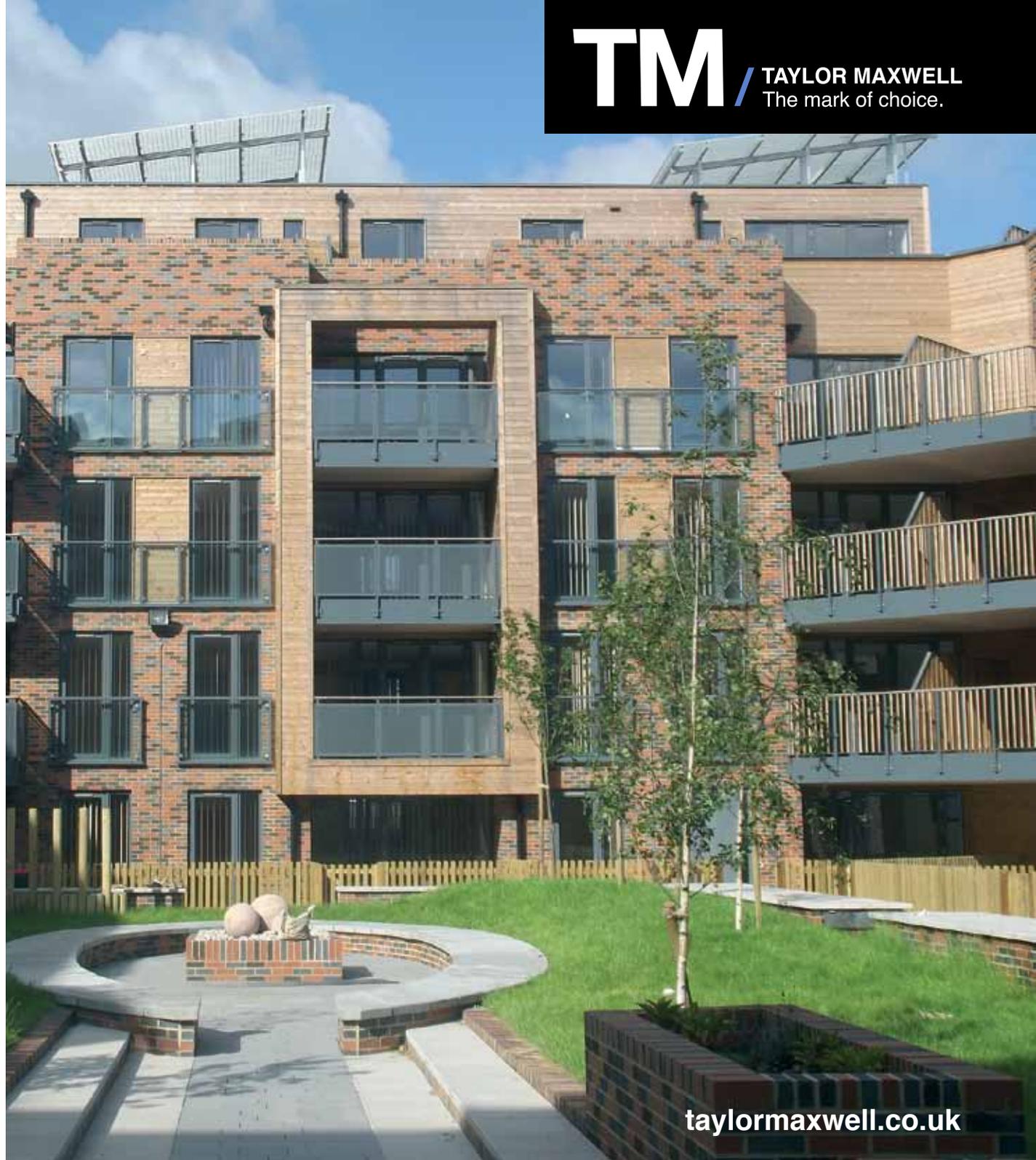
It also features an attractive new town square, designed with landscaping and public art features, to create a vibrant focal point and meeting place for the local community.

The first phase, consisting of 144 mixed-tenure affordable flats and maisonettes, is due to hand over in July 2012 with a library and community centre soon to follow. Phase 2, which includes a doctor's surgery in the former Town Hall

plus retail and 44 private sale flats, is due to commence in the autumn.

The council's officers and members were particularly concerned with the colour and appearance of the facing materials and especially the brickwork, in order to give an appropriate setting to the former Town Hall.

The brief for Taylor Maxwell was to bring the project into budget without losing the Architects' vision.

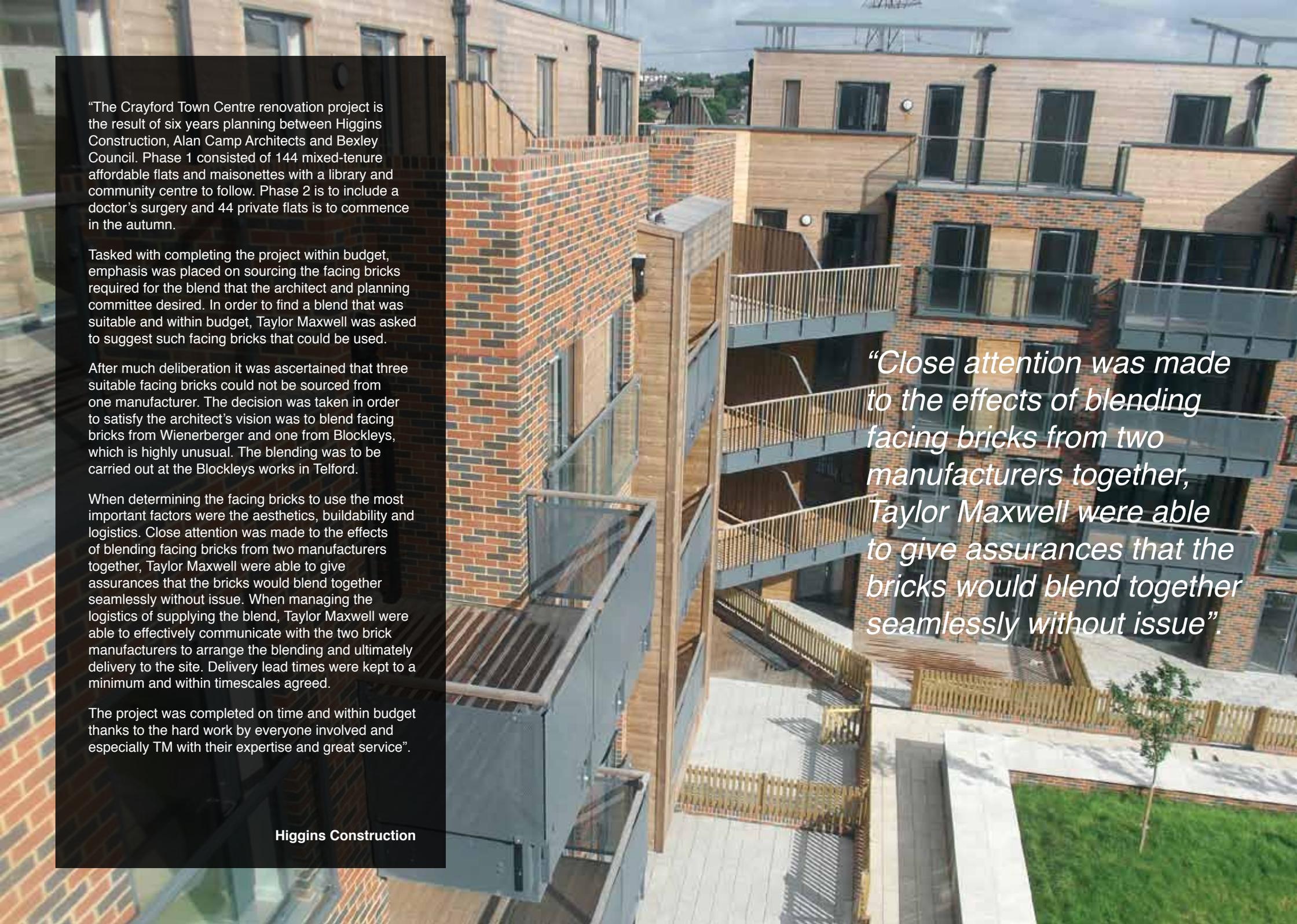


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Following discussions with Alan Camp Architects and the Higgins Construction design team, three bricks would be used in a blend, inspired by the way Dutch builders blended bricks to establish a particular style. Two of the bricks were sourced from Wienerberger and one from Michelmarsch Brick Holdings, laid in standard stretcher bond.

Working closely with TM technical representatives, the Architects presented sample panels of various mixes to Bexley's planning officers and committee members as well as arranging site visits to similar completed projects elsewhere in South London.

To ensure the blend was correct and the Architect was happy, a 100-brick sample was delivered to site to establish the percentage split between the two manufacturers.



“The Crayford Town Centre renovation project is the result of six years planning between Higgins Construction, Alan Camp Architects and Bexley Council. Phase 1 consisted of 144 mixed-tenure affordable flats and maisonettes with a library and community centre to follow. Phase 2 is to include a doctor’s surgery and 44 private flats is to commence in the autumn.

Tasked with completing the project within budget, emphasis was placed on sourcing the facing bricks required for the blend that the architect and planning committee desired. In order to find a blend that was suitable and within budget, Taylor Maxwell was asked to suggest such facing bricks that could be used.

After much deliberation it was ascertained that three suitable facing bricks could not be sourced from one manufacturer. The decision was taken in order to satisfy the architect’s vision was to blend facing bricks from Wienerberger and one from Blockleys, which is highly unusual. The blending was to be carried out at the Blockleys works in Telford.

When determining the facing bricks to use the most important factors were the aesthetics, buildability and logistics. Close attention was made to the effects of blending facing bricks from two manufacturers together, Taylor Maxwell were able to give assurances that the bricks would blend together seamlessly without issue. When managing the logistics of supplying the blend, Taylor Maxwell were able to effectively communicate with the two brick manufacturers to arrange the blending and ultimately delivery to the site. Delivery lead times were kept to a minimum and within timescales agreed.

The project was completed on time and within budget thanks to the hard work by everyone involved and especially TM with their expertise and great service”.

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Higgins Construction

delivering a quality product

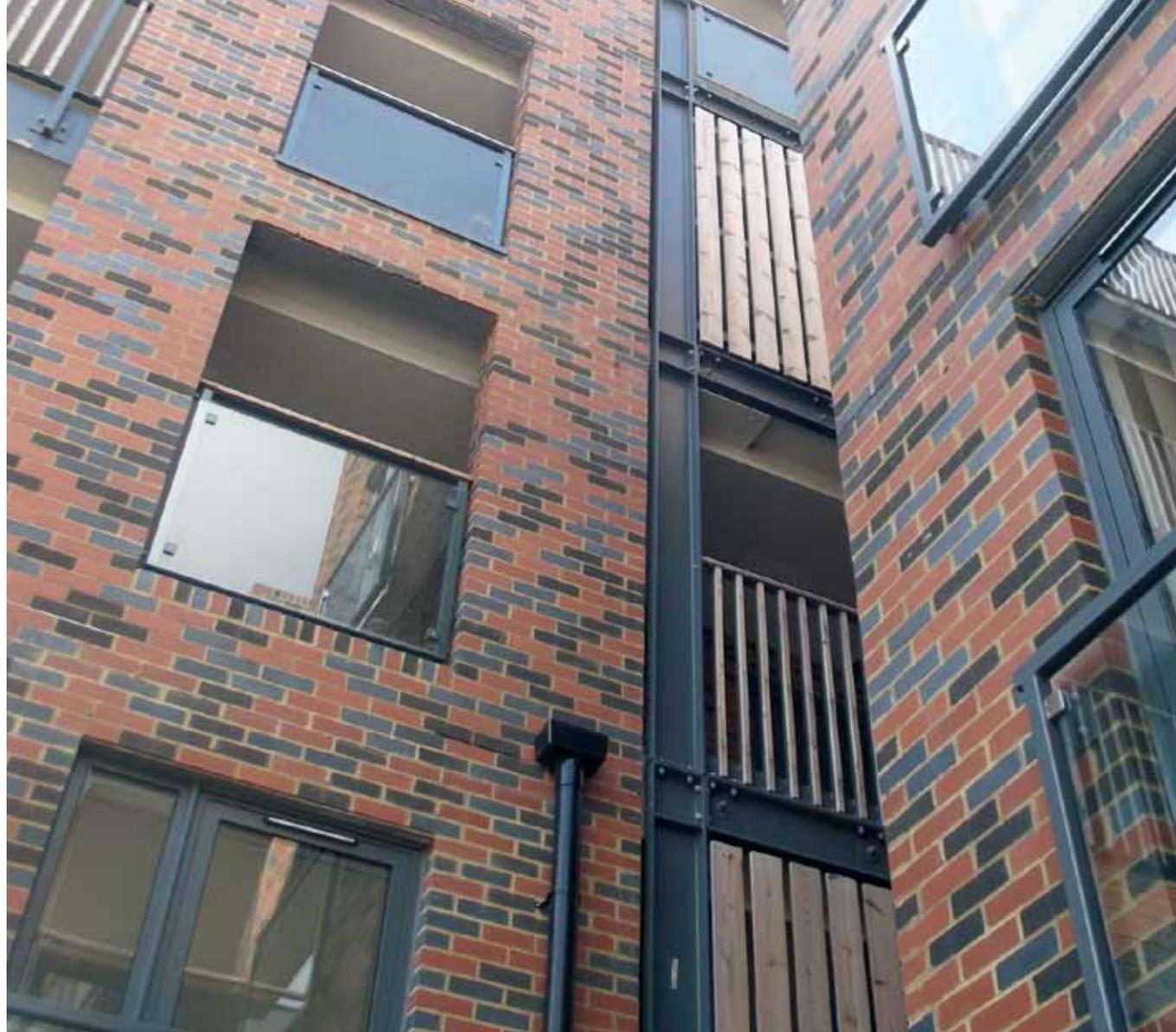
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The bricks from Wienerberger were delivered to Michelmarsch Brick Holdings at Telford, where they were blended with the Blockley product, then delivered on pallets to site. Across this process there was very low wastage.

Despite a number of different parties involved and competitors working together, the products were delivered on time within the budget proposed and satisfied the architect's vision for the Crayford Town Hall.

Alan Camp Architects' Associate Partner Gurjeet Bahra said: "It has been refreshing to work with the many proactive suppliers involved in this project.

"In particular Taylor Maxwell showed concern for aesthetics and buildability as well as the ability to work within a constrained budget, which gave confidence to the council's members that we with Higgins would deliver a quality product on this sensitive and important site."



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Taylor Maxwell Glasgow
Centurion Business Park, 3 Seaward Place, Kinning Park, Glasgow, G41 1HH
T: 0141 418 0300 F: 0141 418 0500 E: glasgow@taylor.maxwell.co.uk

Taylor Maxwell Edinburgh
1a Clerk Street, Loanhead, EH20 9DP
T: 0131 448 2020 F: 0131 448 2720 E: edinburgh@taylor.maxwell.co.uk

Taylor Maxwell North East
Unit 16, Bankside, The Watermark, Gateshead, NE11 9SY
T: 0191 460 4736 F: 0191 461 1115 E: northeast@taylor.maxwell.co.uk

Taylor Maxwell Leeds
Taylor Maxwell House, 10 Glebe Terrace, Leeds, LS16 5NA
T: 0113 204 3220 F: 0113 204 3225 E: leeds@taylor.maxwell.co.uk

Taylor Maxwell Manchester
Carlton House, 18 Albert Square, Manchester, M2 5PE
T: 0161 832 5213 F: 0161 832 0926 E: manchester@taylor.maxwell.co.uk

Taylor Maxwell Nottingham
9 The Triangle, Enterprise Way, ng2 Business Park, Nottingham NG2 1AE
T: 0115 969 9351 F: 0115 986 1940 E: nottingham@taylor.maxwell.co.uk

Taylor Maxwell Birmingham
6080 Knights Court, Solihull Parkway, Birmingham Business Park, B37 7WY
T: 0121 329 1440 F: 0121 779 5593 E: birmingham@taylor.maxwell.co.uk

Taylor Maxwell Cardiff
13 Cathedral Road, Cardiff, CF11 9HA
T: 02920 374 545 F: 02920 238 542 E: cardiff@taylor.maxwell.co.uk

Taylor Maxwell Bristol
Taylor Maxwell House, The Promenade, Clifton, Bristol, BS8 3NW
T: 0117 923 7083 F: 0117 973 8255 E: bristol@taylor.maxwell.co.uk

Taylor Maxwell Theale
The Hop Store, Unit 6, Brewery Court, Theale, RG7 5AJ
T: 0118 930 6888 F: 0118 930 2888 E: reading@taylor.maxwell.co.uk

Taylor Maxwell Barnet
Cosmo House, 53 Wood Street, Barnet, EN5 4BS
T: 0208 440 0551 F: 0208 440 0552 E: barnet@taylor.maxwell.co.uk

Taylor Maxwell Witham
The Matchyns, Rivenhall End, Witham, CM8 3HA
T: 01376 515 055 F: 01376 515 066 E: witham@taylor.maxwell.co.uk

Taylor Maxwell Leatherhead
Ashcombe House, 5 The Crescent, Leatherhead, Surrey KT22 8LQ
T: 01372 388 366 F: 0118 930 2888 E: leatherhead@taylor.maxwell.co.uk

Taylor Maxwell Twyford
Brewery House, High Street, Twyford, Hampshire, SO21 1RG
T: 01962 718 240 F: 01962 715 983 E: twyford@taylor.maxwell.co.uk

Taylor Maxwell Exeter
Taylor Maxwell House, Pynes Hill, Rydon Lane, Exeter, EX2 5AZ
T: 01392 413 613 F: 01392 422 696 E: exeter@taylor.maxwell.co.uk

Vobster Cast Stone Co. Ltd.
Newbury Works, Coleford, Radstock, BA3 5RX
T: 01373 812 441 F: 01373 813 384 E: sales@caststonemasonryt.co.uk



Taylor Maxwell House
The Promenade
Clifton
Bristol BS8 3NW

T: 0117 973 7888