

GEMINI RETAIL PARK, WARRINGTON TATA STEEL



The original Boots and Next stores on Warrington's Gemini Retail Park were completely demolished after being gutted by fire. To ensure that the two retail units were back up and running as soon as possible, speed was of the utmost importance commercially and so a rapid re-building programme was set in motion immediately.

The challenge

The first task for the main contractor was to demolish and remove what remained of the original fire-damaged structure before re-building the two units from ground slab up. This process took about 12 weeks and during this time the architects RGP were busy finalising the design specifications and plans for the new building.

As speed of erection was of the utmost importance commercially, the re-building programme had to be very tight and so composite panel systems were the preferred option for the majority of the building envelope.

The solution

Tata Steel's Trisomet® and Trimapanel® insulated panels were chosen for speed of build to reduce the stores downtime and Trisobuild® built-up system was used to create a firewall to the rear of the Boots area of the unit.

The Trisomet® roof panel system has Colorcoat HPS Ultra® pre-finished steel (Goosewing Grey) for the external weather face as does the Trisobuild® for durability. The vast majority of the vertical cladding is composed of Trimapanel® insulated wall panels with Colorcoat Prisma® pre-finished steel (Silver Metallic) which provides a modern looking but robust external weather face – these panels were installed on both units. The Next unit was then finished with stone overcladding and a Stratascreen® engineered aluminium rainscreen façade system in a special corporate blue colour surrounds the main entrance of the Boots store.

All the internal faces of the Trisomet® roof panel system and the Trisobuild® and Trimapanel® wall cladding systems that have been installed on the Boots unit feature Colorcoat® High Reflect pre-finished steel (White). This unique internal finish provides at least 85% reflectance which improves the daylight factor, thereby reducing the amount of energy required to achieve the same level of lighting. This can give possible annual energy savings of up to 12% and reductions in CO₂ emissions of 2-3% per year.

“We required a varied range of long-lasting roofing and cladding products for the building envelope and chose the Tata Steel package because of the Platinum® and Confidex® guarantees they offered. As well as having a proven track record of supplying cost-effective building envelope solutions, all the Tata Steel products specified are certified ‘Very Good’ to BES 6001, and the weatherside of the external pre-finished steel products are also covered by the Confidex® guarantee.” Says Jonathan Wiedermann, JLL Director Building & Construction.

Other complementary low carbon initiatives include triple skin Factory Assembled Insulating Rooflights (FAIRs) together with a double glazed full height façade to the front of the Boots unit. This allows natural daylight to flood into the store and auto sensors on the low energy fittings enable constant light levels to be maintained throughout, regardless of the brightness outside.

Client: JLL (acting on behalf of landlord under approval of Loss Adjuster)

Architect: Ratcliffe Groves Partnership

Internal fit-out architects: Child Graddon Lewis Architects Construction

Building refurbishment & restoration contractor: J M Scully Limited

Roofing & cladding contractor: Norwest Industrial Roofing Limited

Tata Steel products: Trisomet®, Trimapanel®, Trisobuild® and Stratascreen® systems; Colorcoat HPS200 Ultra®, Colorcoat Prisma® (external face) and Colorcoat® High Reflect pre-finished steel (internal face)

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