



# News Update

WELCOME to issue 13, 2013 edition of our newsletter which gives details of some of the major projects The Faircloth Group has been working on over the past few months.

Since Faircloth was established 30 years ago, the company has worked across all sectors, adapting its skills and contacts to successfully complete a number of varied projects.

Since its formation the company has built more than 230 factories, including seven industrial estates.

During that time its work has been governed by the importance of offering good service to customers – and this is a philosophy that remains at the heart of Faircloth today.

The company continues to specialise in design and construction of commercial and industrial units, providing concrete and steel solutions through the expertise within Faircloth and Atcost.

Specialist labour covers all the trades with the majority of staff being long-serving employees.

Highlights of the past few months include diverse projects from a Subway unit in Bristol to the transformation of a former Bacofoil factory in Amersham.

For more information about Faircloth, please do not hesitate to contact either David or Darren Faircloth or visit the websites at [www.faircloth.co.uk](http://www.faircloth.co.uk) or [www.atcostgroup.co.uk](http://www.atcostgroup.co.uk)

**Work underway on new retail units and library in Milton Keynes**

<b>Client:</b>	<b>British Land</b>
<b>Value:</b>	<b>£3.2 million</b>
<b>Duration:</b>	<b>24 weeks</b>
<b>Architects:</b>	<b>TTG Architects</b>

Architect's impression of the new retail units being built at the Kingston Centre, in Milton Keynes.

**A vacant pub in Milton Keynes is being transformed into a new retail complex and library by The Faircloth Group.**

The £3.2 million project for British Land and Tesco involves the demolition of the former Kingston Tavern pub to construct a terrace of seven units and a new library.

The design for the Kingston Centre project was put together by TTG Architects.

"One of the biggest design challenges was maximising the achievable development area on a site heavily constrained by major highways and a number of property, statutory and landscape easements and covenants," said Iain Whittington from TTG Architects.

"Positioned as it is, away from the main centre and across a busy perimeter road, a further design challenge was creating a sufficiently prominent building with a strong visual draw. This has been achieved with the creation of an unbroken 70 meter long by six meter high structurally glazed curtain wall as the primary frontage."

The foundations for the units will be Continuous Flight Auger (CFA) piles with a non-ground bearing slab. The structural frame will be steel with un-capped structural glazing and a curved detailed parapet and fascias.

The work also involves a Section 278 agreement under the Highways Act to realign the Winchester Circle road.

"The creation of the new road alignment, intersections and crossing whilst maintaining 24 hour traffic access to the centre is the biggest challenge in this project," said Steve Webber, Contracts Manager for Faircloth.

"The end result however will be a lively retail and leisure environment that will enhance and extend the shopping experience for customers."

Leading food retailers Frankie & Benny's, Nando's, Chiquito, Prezzo, and Café Nero have already taken up new units and two further retailers are currently closing deals for the remaining space.

Work on the development is due to be completed in December 2013.



# Faircloth drives ahead with Costa Coffee unit in Derby

Work is underway on a new drive-through Costa Coffee unit at a retail park in Derby.

Faircloth Group is constructing the 160 square metre unit, a standard 'pod' design used across the Costa chain, at the Wyvern Way Retail Park together with McDonald Architects and Knights Cloutman.

The site presented some initial challenges in gaining planning permission, including its location on a potential flood plain, its proximity to existing units on the retail park and its orientation.

Some retail park tenants were concerned that its orientation would create a backlog of traffic to the drive-through facility that would impact on their business, but the car park layout has been rotated by 90 degrees to address this.

All of these challenges were successfully overcome thanks to the commitment of the partners involved and work on the 16-week, £450,000 project is now progressing.

The finished building will be covered in zinc cladding, with a curved shell and two gable ends, one glazed and one using composite cladding.

Architect Eamonn Rooney, from McDonald Architects, said: "There have been some challenges getting this project up and running but we are pleased we were able to meet all the requirements and achieve planning permission."

Martyn Knights, Project Manager with Knights Cloutman, said: "Faircloth were well ahead of the game in this project as always, making life easier for us.

"The curved frame and zinc cladding are challenging to construct, but working with a company like Faircloth that has its own metal fabricators means we can be confident it won't be a problem."



**Client:** Costa Coffee  
**Value:** £450,000  
**Duration:** 16 weeks  
**Architects:** McDonald Architects

Progress photo of Costa Coffee in Derby.

# Faircloth turns around empty unit after DIY chain collapses



**Client:** British Land  
**Value:** £1.3 million  
**Duration:** 18 weeks  
**Architects:** RPS Group Architects

Completed new glazed frontage and canopy.

The Faircloth Group is renovating a former Focus DIY unit in Leamington Spa ready for a new retailer to move in.

Faircloth is halfway through the 18-week project to completely strip and refurbish the 40,000 square metre building situated on the Leamington Shopping Park on Tachbrook Park Drive.

The unit has been empty since the Focus store chain went into administration in 2011 and it is being prepared for incoming tenant Debenhams.

Faircloth is working with architects RPS Group and engineers Evolve UK in the £1.3m contract, carried out on behalf of British Land.

The front of the unit has been demolished, leaving the steel structure in place, and is being replaced with aluminium composite cladding and glazing.

The roof covering is also being replaced with cladding and further work has been needed to divert drainage, build a service yard and install a sprinkler tank at the rear.

Paul Kay, Project Engineer with Evolve UK, said: "This particular project was a challenge, balancing structural upgrades to the exterior with the formation of a new rear service yard.

"We have worked with Faircloth before and it has always been a smooth process. They are easy to communicate with and very proactive, they like to get things done."

Keith Rowley, Principal Associate with architects RPS Group, said: "The unit had originally been constructed with post tension brickwork, which made it difficult to change. To introduce the new cladding and glazing we have had to remove whole panels from the front of the building and reconstruct it.

"What's great about Faircloth is that it has its own steel fabricators as part of the business, which is unusual these days. We don't have to bring in a separate contractor which makes the process much smoother."

# Industrial village transformed and ready for business



Twenty-one industrial units at the Leyton Industrial Village, London.

## An industrial village in London has been transformed and is ready for business earlier than expected thanks to The Faircloth Group.

The project, which was carried out on behalf of the Workspace Group, included the construction of 21 industrial units at the Leyton Industrial Village, in East London.

Tim Balsom, Building Surveyor at the Workspace Group, said: "The existing terrace of units to the rear of the site were severely dilapidated and un-lettable.

"Faircloth took charge of the site and from day one progressed the scheme professionally and efficiently, resulting in a practical completion that was seven weeks earlier than programmed, which subsequently allowed us to bring the units to the market earlier than projected.

"The work was completed to a very high standard of finish and their assistance extended beyond the project, enabling us to provide options to the tenants such as mezzanine levels."

The new steel portal sheds were designed to a high spec with composite panel roofs, extruded metal wall cladding and glazed doors with canopies.

All the units are designed to Environmental Agency requirements to be able to cope with a one in 100 year storm.

Ricardo Molina, of Clark Smith Partnership Engineers who worked with Faircloth on the project, said: "We have had a long and successful relationship with Faircloth creating a strong work ethic between both companies."

The buildings come complete with all service infrastructures and an estate road to service the new units.

Tim added: "It is our intention to work with Faircloth again at the earliest opportunity; they fitted into our design team seamlessly and professionally and are a joy to work with."

The project was completed in April.

**Project:** Leyton Industrial Village  
**Client:** Workspace Group  
**Value:** £2.3 million  
**Engineers:** Clark Smith Partnership



Twenty-one industrial units at the Leyton Industrial Village after the work was completed.



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# Warehouse rises up from the ashes after fire disaster



**Project:** Pegasus Road, Croydon  
**Client:** Workman  
**Value:** £1.3 million  
**Architects:** McDonald Architects

The new warehouse facility at Pegasus Road.

**A new industrial warehouse has risen from the ashes with the help of The Faircloth Group.**

The warehouse, situated on an industrial site in Pegasus Road, Croydon, was completely destroyed by fire in 2011.

Faircloth were called upon by property management and building consultancy, Workman, to restore the building and bring it back to use for commercial storage.

The new warehouse replicates the original unit with a 22,242 square foot footprint and additional first floor office space.

Consent was also granted to change the use of the building from B2 (general industrial) to B2 and B8 (storage and distribution).

Architect Eamonn Rooney, of McDonald Architects, said: "The building was designed to obtain a BREEAM rating of very good.

"Design included upgrading the standard masonry details to replicate the previous unit but to include a more robust weather and airtight shell. Low level facing brick externally, composite metal wall and roof panels with internal blockwork was also incorporated into the design to match the previous building."

A local planning act also required additional fire vents to the roof and walls.

"The building has been brought up to a very good standard, and we are delighted to welcome tenants back," said James Delamere, of Workman.

"This is the first time we've worked with Faircloth and we have been very pleased with their services and the work carried out and wouldn't hesitate to work with them again in the future."

The £1.3m project was completed in May 2013 on time and within the budget.



How the new warehouse took shape.



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For more information about how Faircloth or Atcost can help with future development projects, please call either David or Darren Faircloth.