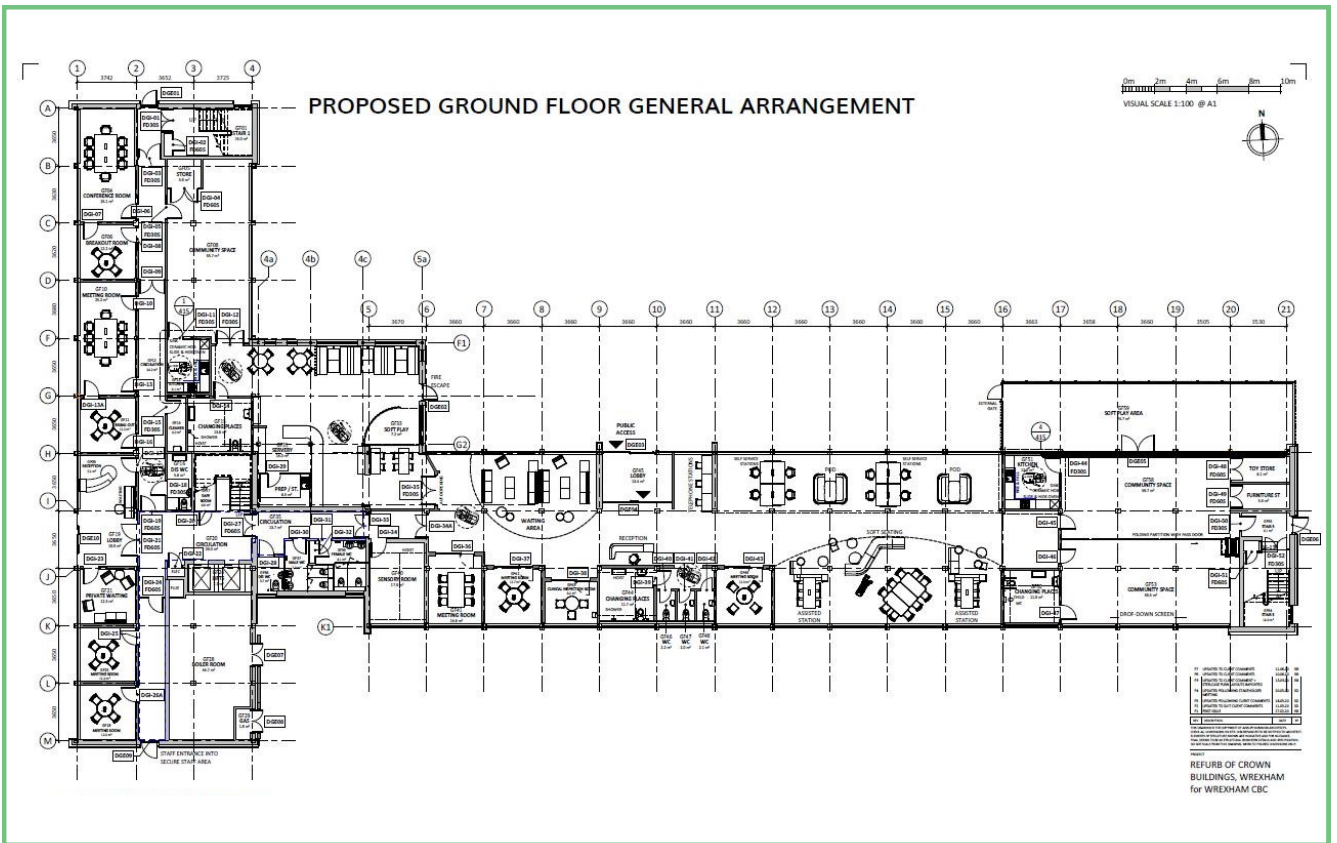




CASE STUDY: PUBLIC SERVICES
CROWN BUILDING





Design Overview

The existing building skin was in good condition but was outdated and needed a contemporary upgrade. The internal layout was stripped back to its circulation core and revamped to include new uses for the local community. Retrofitting the external skin allows the building to be retained instead of being demolished and a new building built in its place.

The reworking on the interior layout created a new main entrance that is marked out in contrasting oxidised copper. The ground floor is redesigned as a community hub with a café, meeting rooms, children's playing area, community spaces and 3 changing places. Upper floors are kept as an open planned office spaces for the county council.

Retrofit and Sustainability

- A new roof build up.
- PV panels installed on the roof.
- New PPC aluminium double glazed windows.
- Improvement of the thermal performance of the building from the original EPC D rating to an EPC A rating.
- Existing concrete cladding covered in PPC aluminium rainscreen.

CASE STUDY: PUBLIC SERVICES

CROWN BUILDINGS

Name of Building

Crown Buildings

Date Completed

Autumn 2021

Project Cost

Undisclosed

Building Type

Public Services

Location

Wrexham

Client

Wrexham County Borough Council

Main Contractor

Read Construction

Awards

LABC Building Excellence Awards 2022 -
Wales Region - Best Public or Community
Building - Winner
National Awards - Shortlisted

Construction Excellence Wales Awards
2022 - Shortlisted for Net Zero Award

2022 Ystadau Cymru Award - Wales
Region - Recognising "excellence in active
management of the Welsh public sector
estate through strategic collaboration
and good practice guidance" - Winner

Building Overview

The building was originally built in the 1960's and provided four storeys of office accommodation. The brief required the remodelling and refurbishment of the building to meet the council's current and future needs, whilst incorporating much needed improvements in environmental performance. The upper floors were refurbished to provide flexible office accommodation with open plan areas, individual offices, meeting rooms and break out spaces, designed to accommodate modern working methods. On the ground floor, a new main entrance into the building was introduced from the north, addressing the main public Waterworld car park. This leads into a new centre for the provision of social services, with fully accessible spaces providing community and specialist services to the public, including 'Changing Places' facilities. A small extension is provided to provide café facilities for visitors to the building.

Externally, a scheme of elevation enhancement was introduced, with new PPC aluminium double glazed windows, combined with PPC aluminium rainscreen panels in two copper colours, fitted over the concrete panels in a random pattern to break up the massing of the elevation. The new main entrance is highlighted in a colour reminiscent of oxidised copper, picking up on design cues from the nearby Waterworld building. Standing seam metal cladding has been installed over the existing brick finish to the central core, and installed on an angle at the gables, with a feature chevron providing interest and a subtle way-finding device to draw people around to the new entrance. A new roof finish and PV panels are provided, with all these measures helping to improve the thermal performance of the building from the original EPC D rating to an EPC A rating.

The scheme was successfully handed over to Wrexham County Borough Council in November 2021.

