



Ashby's Point Façade Remediation

Project Case Study





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Russell Roofing Ltd recently completed a comprehensive façade remediation project for EQUANS Regeneration at Ashby's Point in Tonbridge, Kent, on behalf of Town & Country Housing (TCH). The project addressed fire safety concerns and improved the overall aesthetics of the residential building.

The project encompassed a significant refurbishment of the building's exterior, encompassing more than 1,000 square metres of façade replacement. This involved the removal of the existing combustible external cladding systems and insulation across all elevations.

We supplied and installed a new, non-combustible insulation system, followed by a robust helping hand support system. The aesthetic aspect of the building was addressed with the installation of Rockpanel cladding in a wood effect finish. To further enhance the visual appeal, routed lines were added to the cladding, mimicking the look of traditional timber planks.

The project also included the supply and installation of a bespoke, powder-coated aluminium screen for the car parking area at ground level. Additionally, fire-stopping measures were implemented, along with cavity closures to ensure a comprehensive fire safety upgrade.

Quality Assurance

A robust Quality Assurance system was established, demanding meticulous photographic records at every stage of the works. These records were electronically shared with TCH, enabling them to monitor progress and maintain transparency. Upon completion, we provided all relevant operation and maintenance (O&M) information and certifications.

Collaborative Problem-Solving

The building remained fully occupied throughout the works so our commitment to collaboration proved instrumental in overcoming this obstacle. Open communication with TCH, coupled with consultation with the original building architect, facilitated the identification of innovative solutions.

A significant challenge involved traditional scaffolding 'tying', which was deemed unsuitable for this specific scheme. Through collaboration, we were able to devise alternative scaffolding solutions that ensured project completion without compromising safety or resident well-being.

The project presented several challenges beyond the occupied building. Storage limitations due to the ongoing occupancy necessitated careful planning and logistical expertise. Additionally, working from scaffolding on a full steel frame building demanded a high level of expertise and safety protocols.

Successful Outcomes

Our experience and commitment to quality ensured successful outcomes in all areas. Existing, defective fire-stopping measures were effectively addressed, and the project also included the waterproofing of a defective roof build-up, further enhancing the building's overall integrity.

The successful completion of the façade remediation project at Ashby's Point exemplifies Russell Roofing's commitment to quality, collaboration, and innovative problem-solving. The project not only improved the building's aesthetics but also ensured the safety of its residents by implementing a comprehensive fire safety upgrade. Through open communication and a commitment to exceeding expectations, we solidified our reputation as a trusted partner for complex façade remediation projects.

Project Overview

- Client: EQUANS Regeneration
- Value: £1m
- Date: May 2022 - May 2023
- Scope: Façade remediation works



Pictured: Ashby's Point before (above) and alternative scaffolding solution used (below)



The works were carried out in a timely manner and risks mitigated where possible by implementing innovative ideas. The quality of delivery and end product was excellent with the building safeguarded from the risk of fire for years to come.

Matthew Heathcoat,
Project Manager, TCH

