



Will Wyatt Court Façade Remediation

Project Case Study



WINNER 2023

FAÇADE
AWARDS UK

Will Wyatt Court Student Accommodation Façade Remediation

Russell Roofing Ltd transformed Will Wyatt Court, an IQ Student Accommodation building in London's Shoreditch, for EQUANS Regeneration. The project aimed to breathe new life into the building's exterior, enhancing its aesthetics and ensuring compliance with current building regulations.

Modern Materials, Striking Design

The new façade incorporates a range of high-performance and visually appealing products. BTS Vantage® IP interlocking plank rainscreen panels, installed both horizontally and vertically, create a unique and modern look. A clean finish is achieved with the BTS Vantage® CS coping system, while colour-matched flashings and pressings from BTS ensure a cohesive aesthetic. Nvelope helping hand brackets and rails provide a robust rainscreen system, and SFS Intec fixings guarantee a secure installation. Finally, hoppers and rainwater pipes complete the functional and visually pleasing system.

Safety and Sustainability at the Forefront

Safety and sustainability were paramount throughout the project. The chosen cladding system boasts a best-in-class A2,s1,d0 fire classification, exceeding fire safety requirements. Additionally, a 25-year warranty provides the client with long-lasting peace of mind. Existing, non-compliant cladding was removed and recycled whenever possible, promoting sustainable practices.

Engineering Expertise Meets Logistical Challenges

Rigorous engineering calculations ensured the cladding system could withstand wind loads. Site-specific pull-out tests further verified the existing building's suitability for the new façade. The project faced logistical hurdles due to the tight construction site with limited space. We employed creative solutions for material storage and movement. The busy location with pedestrian traffic and nearby roads necessitated meticulous access control and logistical planning to minimise disruption. The student accommodation building schedule dictated the refurbishment to occur during the summer break, demanding a well-defined and efficient construction plan.

Phased Approach for Minimal Disruption

Scaffolding was erected in stages, ensuring minimal impact on occupants and the public. The versatile helping hand bracket system allowed for installation on various substrates, showcasing its adaptability. Cladding rails, insulation, and fire protection were installed in a carefully planned sequence, zone by zone, for optimal efficiency. Impact drivers were prohibited during panel installation to prevent damage to the high-quality materials. Regular toolbox talks ensured proper installation techniques by site operatives. Panels were installed in a top-down sequence for efficient use of scaffolding, minimising downtime. The west elevation, with the highest pedestrian traffic, was prioritised for completion to reduce public inconvenience.

Award-Winning Transformation

Will Wyatt Court now boasts a completely transformed façade, showcasing a modern and aesthetically pleasing design. The new cladding system not only enhances the building's visual appeal but also meets all fire safety regulations and offers a long-term solution. Russell Roofing's work on this project was recognised with the 'Best Refurbishment Project' award at the 2023 RCI Façade Awards UK. This project exemplifies our expertise in handling complex façade refurbishments in challenging urban environments. Our commitment to high-quality materials, innovative design solutions, and meticulous construction practices is evident in the successful outcome of the Will Wyatt Court project.

Project Overview

- Client: EQUANS Regeneration
- Value: £2.4m
- Date: October 2021 - December 2022
- Scope: Façade remediation including cladding and render



Pictured: Inner courtyard nearing completion (above) and during works (below)

