



CASE STUDY: FACADES

IBIS HOTEL READING

FACT FILE

- Everlast tendered the scheme through Cumming Group, who acted as the Project Management consultant on behalf of Accor Invest, and appointed principal contractor. The scope of work included the installation of a new rainscreen cladding system to the building's elevations and lift tower, as well as the installation of new spandrel panels.

- Everlast conducted the initial intrusive survey to support the working in conjunction with the Employers Fire Engineer, Structural Engineer and Architect. Allowing the FRAEW report to be produced which identified the need to remove and replace the combustible ACM cladding materials with a compliant system achieving a minimum fire rating of A2, S1, DO.

- The hotel is located in Reading city centre, with a single-track access route at the rear that had to remain accessible at all times to meet local fire brigade requirements during the works.

Client:
Architect:
Project:
Building:
Location:
Timescale:
Products Used:

Project Size:
Value:

Accor Invest
LMA Architects
Roofing works and Façade Installation
Full Site
Reading
Completed: January 2023 - December 2023
Sto Ventec Glass Panels
Metaline Aluminium Cassette system
1830m²
£3.4M

THE CHALLENGE

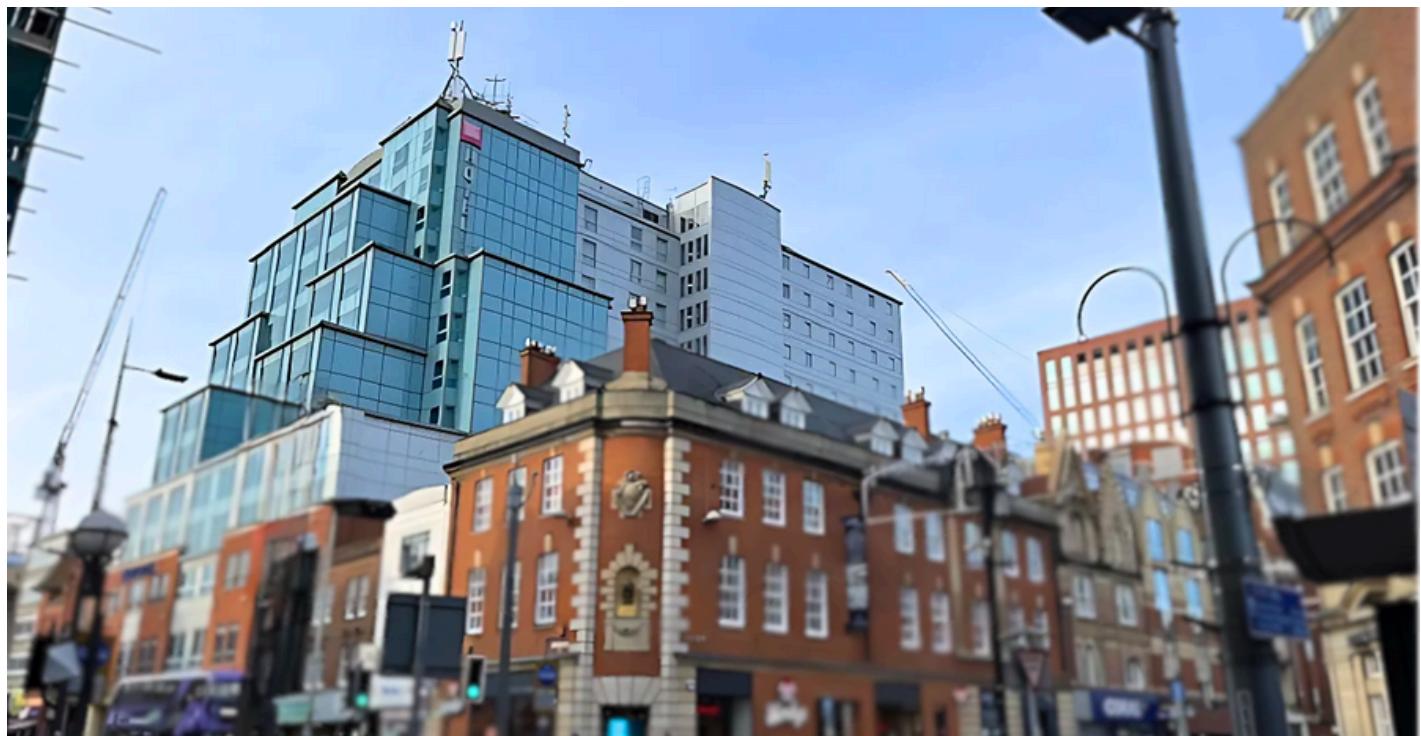
In response to updated fire safety regulations for high-rise buildings in the UK, the Ibis Hotel in Reading required renovations to meet the new standards.

Everlast has successfully delivered several projects for Accor Invest in the past, ranging from roofing works to complete façade remediation schemes.

In 2023, the Ibis Reading project was entrusted to Everlast as part of our Façade Division's work.

Initially, Everlast supported the project with an intrusive survey in collaboration with the Employer's Fire Engineer, Structural Engineer, and Architect. This allowed for a FRAEW report to be produced and in turn, a construction specification for the proposed remediation works.

Upon completion of the FRAEW report, it was identified that the combustible ACM cladding materials needed to be removed and replaced with a new compliant system, achieving a minimum fire rating of A2, S1, DO.



The services required included the installation of a new Rainscreen Cladding system to the building's elevations and lift tower, along with new spandrel panels.

The hotel was required to remain operational throughout the duration of the works, with the client enforcing strict working hours and a desired completion timeline to minimise disruption to the business.

To meet these requirements, additional labour was allocated to ensure productivity was maintained, accounting for later start and earlier finish times to prioritise the wellbeing of the hotel residents.

Situated in the heart of Reading city centre, the hotel's primary access is via a single-track route at the rear. A key requirement was to keep this access route open at all times, in accordance with local fire brigade regulations, to ensure emergency access during the works.

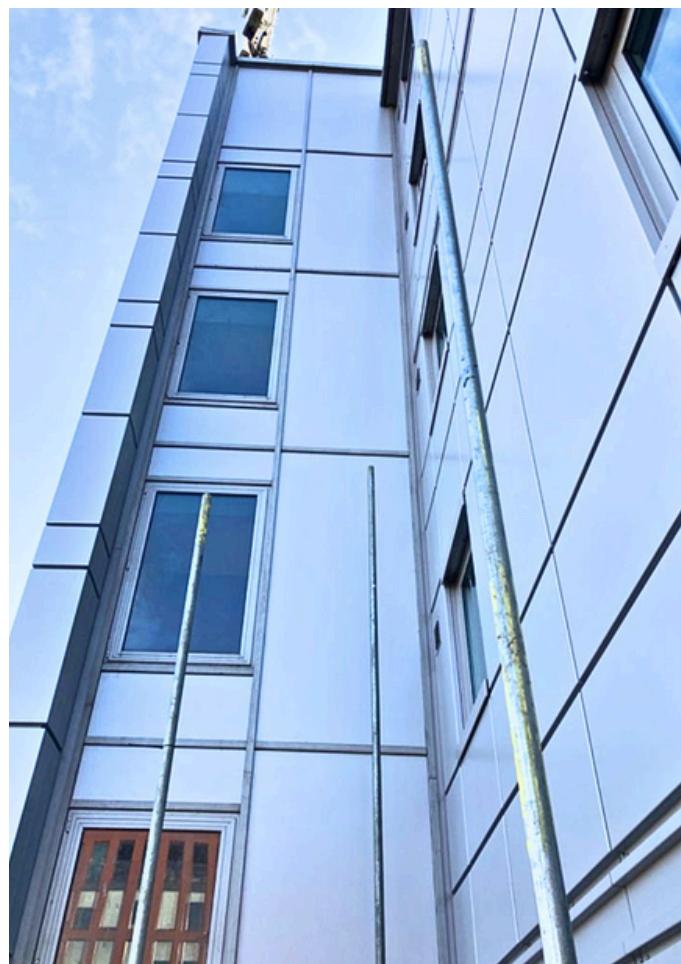
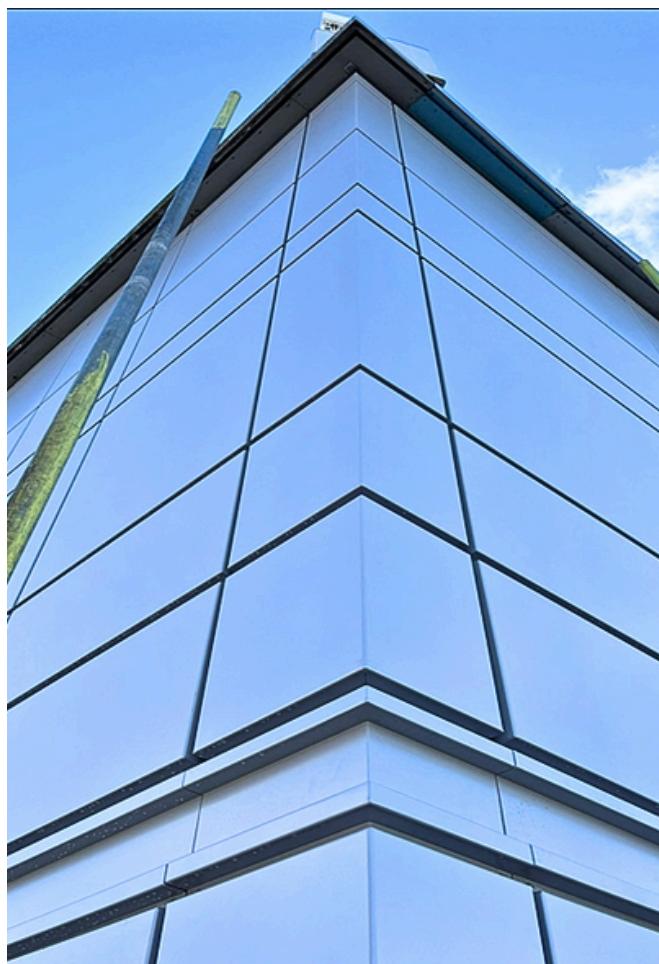
THE APPROACH

Everlast Facades approached the Ibis Hotel renovation with a thorough understanding of the complexities involved, particularly due to the building remaining occupied during the works.

Everlast also has prior experience delivering projects in "landlocked" locations, particularly in busy city centre environments. This experience proved invaluable as it provided essential insights into the complexities of working in constrained spaces and the importance of efficient logistics and planning for this project.

To meet the client's requirement of maintaining access to the main entrance during construction, Everlast designed and built a large-scale gantry system above the delivery entrance. This gantry system was crucial in allowing heavy goods vehicles (HGVs) to safely pass beneath it, ensuring that the flow of deliveries was uninterrupted while maintaining the necessary clearance for operational traffic.

In addition to the gantry, Everlast installed a 1000kg goods hoist adjacent to the structure. This hoist system was integral to the project's logistics, enabling the efficient transportation of materials to the upper levels of the building. The hoist allowed for just-in-time deliveries, with materials being lifted from ground level to the gantry, where they were stored temporarily. From there, the materials were systematically distributed up and around the scaffold, ensuring smooth and timely access to work areas.



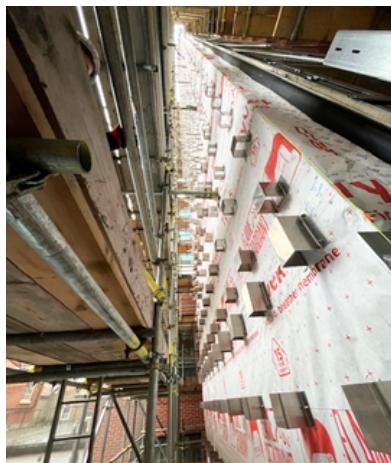
THE OUTCOME

The client is now assured that their building is not only compliant with current fire safety legislation but is also a safe, and more secure asset.

The comprehensive remediation of the façade and cladding will eliminate any potential fire risks, offering peace of mind that the building now meets all required safety standards.

Everlast's extensive experience in delivering rainscreen refurbishment schemes for live residential buildings played a key role in ensuring that the project caused minimal disruption to the hotel's daily activities. Our careful planning and efficient execution allowed the works to proceed smoothly, maintaining a high level of service for the hotel residents throughout the process. Additionally, our ability to manage logistics in a constrained, city-centre location ensured that the project was completed within the agreed timeframe, all while adhering to strict health, safety, and quality standards.

By delivering the project efficiently and with minimal impact on the hotel's operations, Everlast not only met the client's expectations but also provided a long-term solution that enhances the building's safety and value.





BUILDING THE FUTURE TOGETHER

Established in 1999 Everlast is now respected as one of the UK's leading specialist construction companies across all sectors including, commercial, retail, healthcare, industrial, and residential.

We deliver a valuable and enduring difference for the built environment, holding safety, innovation, and sustainability at the heart of everything we do.

Building open and trusted relationships with clients, partners, and employees, within a rewarding and enjoyable culture that enables everyone to prosper and share success

GET IN TOUCH

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