

Classic Builders

White River Place – Cladding Replacement



INTRODUCTION

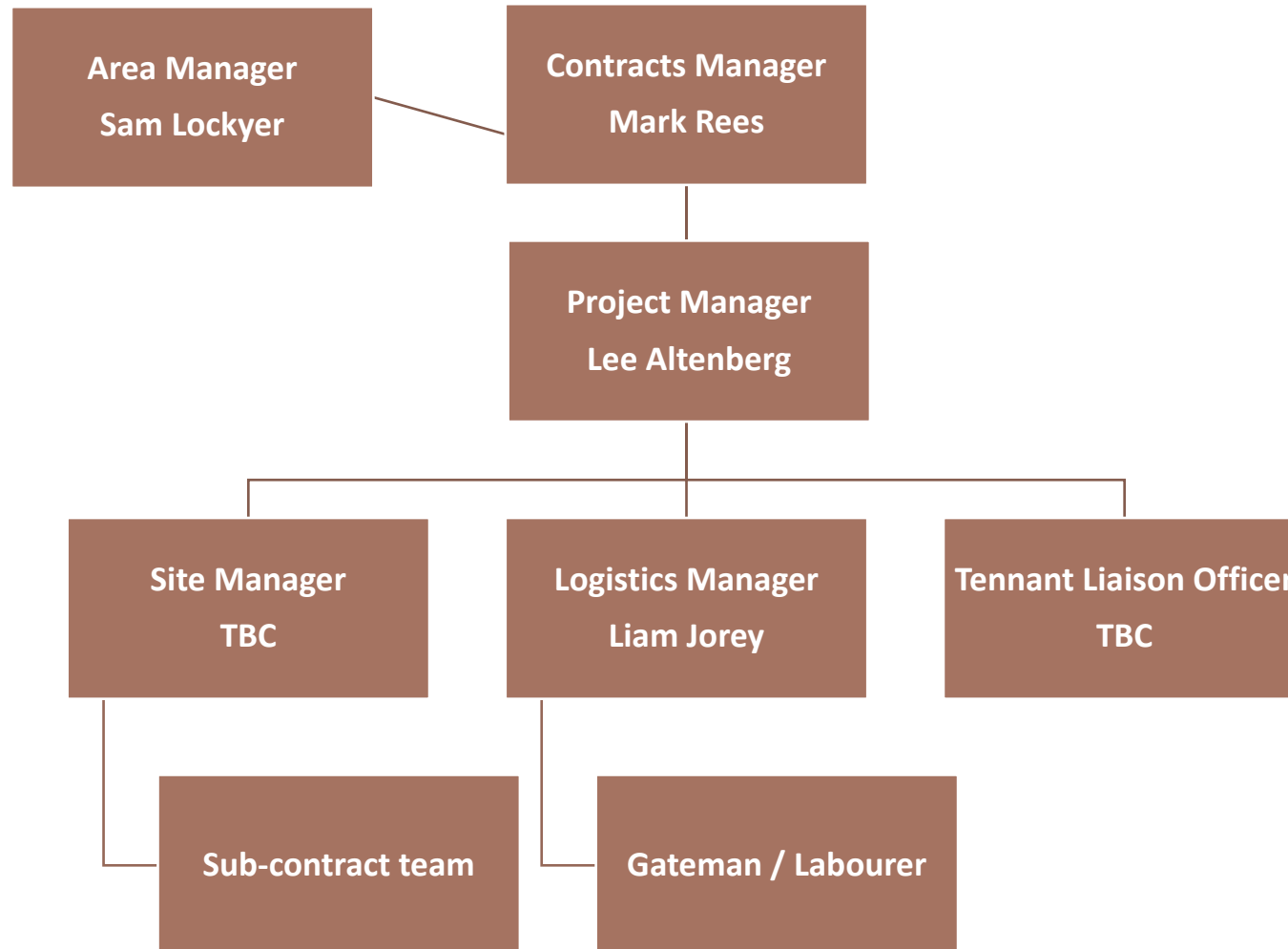
As most of you are aware, we are going to be undertaking the removal and reinstatement of the cladding materials to the building façade on both the Piran and the Trelawney blocks.

The materials as installed at present are not deemed as suitable under modern construction regulations for protection of fire risk. Where there is no immediate risk the precautionary works need to be undertaken.

White River Place



1. Purpose of the project
2. Classic Builders team
3. Primary commencement
4. Duration of the works
5. Street-works and pedestrian access
6. Scaffold
7. Process of cladding removal and reinstatement
8. Noise and privacy impact
9. Works are to be checked by the BSR to ensure that all of the replacement materials and works are in accordance with the modern regs and the fire risk requirements.
10. Q&A



Primary Commencement

Overall period of 95 weeks for the complete construction

Turning Trinity street into a one way system

Erecting of a 8 storey scaffold over the period of 12 weeks for each block

Change of access to the apartments

Closure of the bus stops southbound on Trinity street

Apartment survey works for boilers

Works to install mirror film to windows



Duration of the works

Piran Place

Survey works – 4 weeks

Scaffold – 12 weeks

Removal of the existing façade – 26 weeks

Reinstatement of the façade – 52 weeks

Removal of the scaffold – 8 weeks

Completion of low level inaccessible areas – 4 weeks

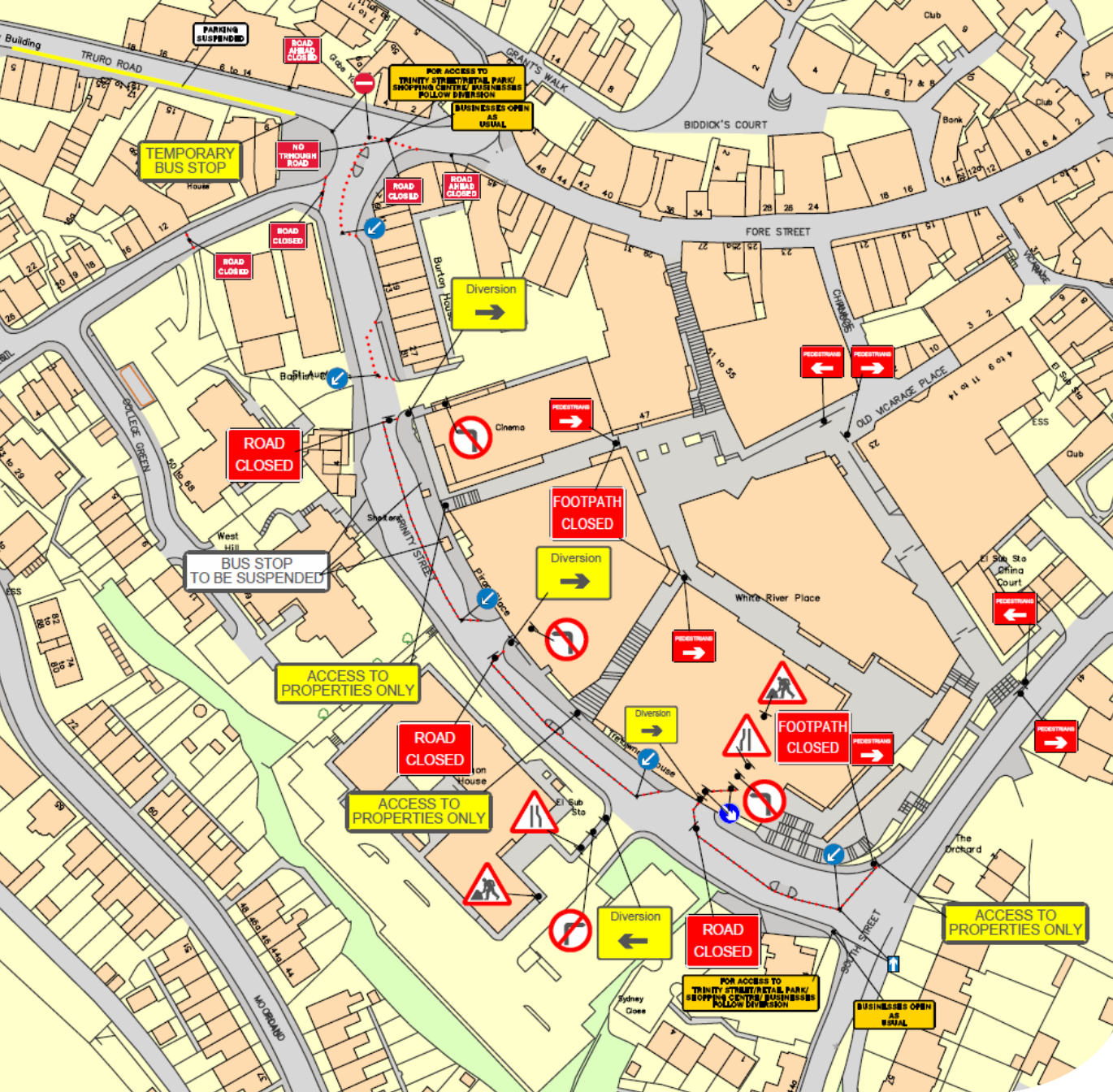
De mobilise – 1 week

Trelawney House

as with Piran on a 12 week commencing once the scaffold to Piran is complete

Overall completion of the works for both of the blocks is targeted for 13/4/28





ROAD WORKS

One way system

Trinity street will be turned into a one way system for the duration of the works, this will enable the scaffold to be built into the road.

The southbound bus route along Trinity street and the stepped access to the town between the Piran and Trelawney blocks will be suspended for the duration of the works.

Will I be able to park my car??

Yes - The car park will be operating as normal, albeit entering and exiting via the one way system.

Road works will commence on 22nd June 2026.

SCAFFOLD

The scaffold will rise to 8 storeys high and encompass the whole of the front façade, both blocks will be scaffolded separately, with Piran starting in early July and Trelwany following on 12 weeks later.

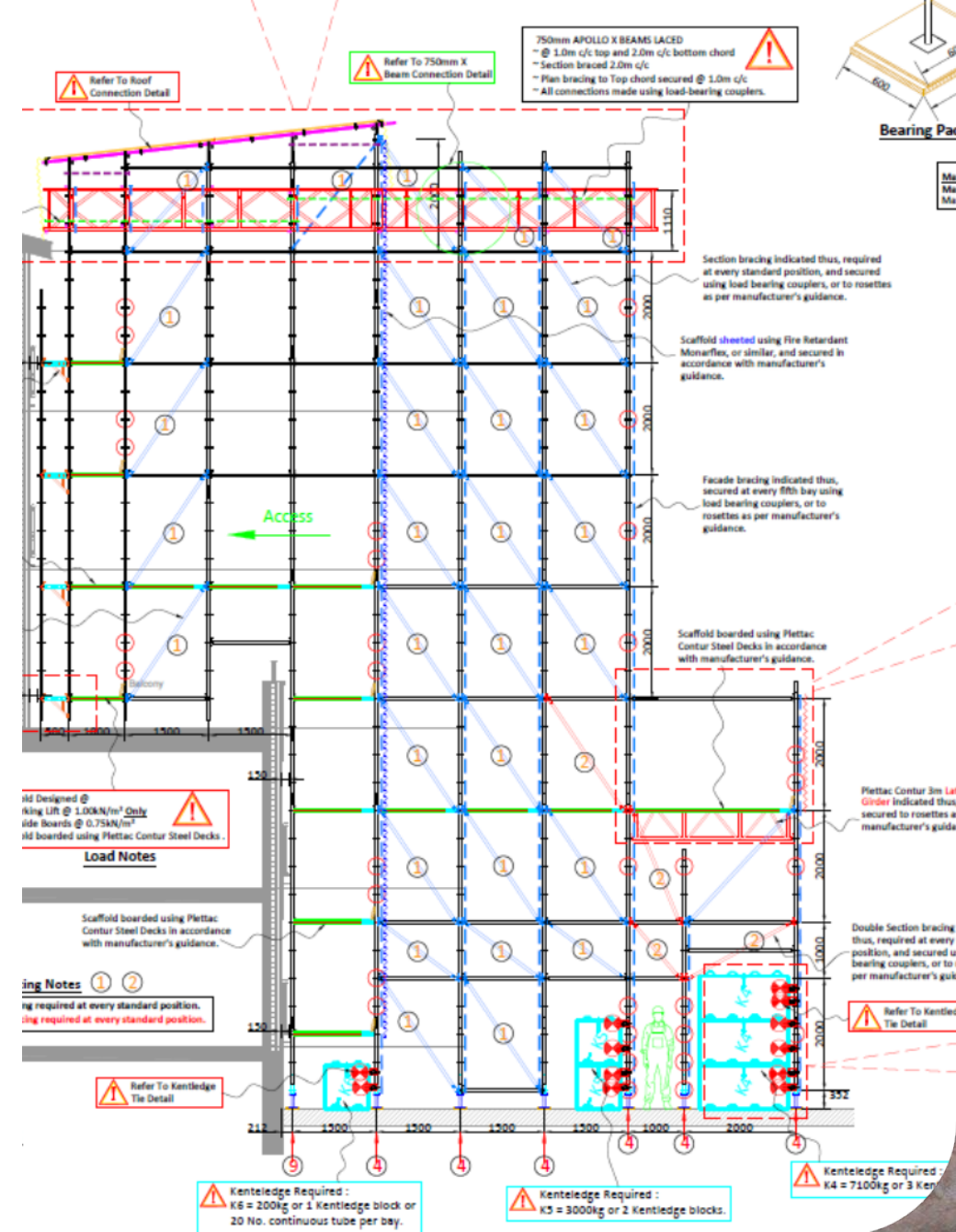
How long will the scaffold take to erect??

Scaffold will take approx. 12 weeks per apartment block

During the erection of the scaffold we will be forming a tunnel through the scaffold to each front door to allow access throughout the construction. The tunnels will be a protected walkway with the access control currently used replicated at the tunnel door.

Will the scaffold effect might light levels in the apartment??

Yes – the scaffold will have a water resistant layer incorporated and due to the depth of the scaffold the light levels will be reduced and the view blocked.



Façade Removal & Reinstatement

Works will include

- Removal of the existing render system
- Removal of the existing rainscreen cladding system
- Removal of the existing brickwork
- Removal of the timber to the stairwells

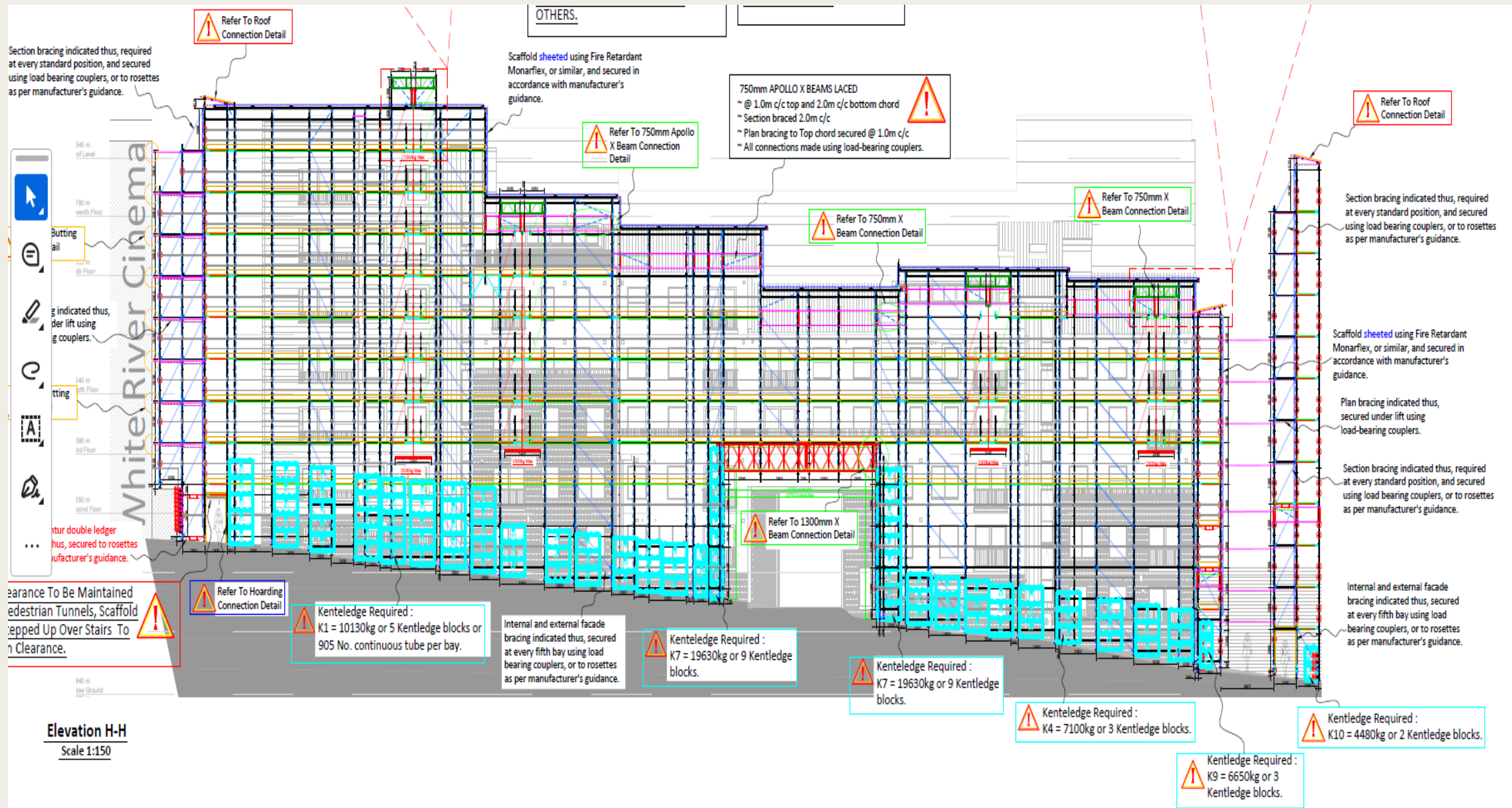
How long will it take ?

The removal and reinstatement will take place over a period of approx. 50 weeks starting with the rainscreen cladding on the north side of the build, working across to the render and brick panels

Will operatives be outside of my window ?

Yes – unfortunately, we will have operatives erecting the scaffold and operatives that need to work on the scaffold for a sustained period throughout the works

Reinstatement will occur as we progress across each of the areas, i.e. we remove area 1 and start removal of area 2, as that progresses we reinstate area 1





Piran – Sequential areas for façade removal

Noise and Privacy impact



The windows to each of the apartments are in the line of the materials that we are removing and reinstating, therefore, we will be in a position where scaffold and construction operatives will be around the each of the apartment windows and balcony doors.

Will operatives be able to see into apartments ?

To mitigate operatives being able to look in we propose a mirror film to be installed to each of the apartments on the internal face.

What noise will be heard?

Removal of the brickwork and the cladding will create a consistent noise throughout the day from 9am to 6pm Monday to Friday.

The noise will be in focused removal areas as highlighted previously, we recommend that apartment windows are kept shut

What about dust?

As with the noise, we recommend that the windows are kept shut for the duration of the works, we also will have damping down procedures during the works.

BUILDING SAFETY REGULATOR – REINSTALLATION CHECKS

The BSR will be monitoring the project throughout the course of the works, ensuring that the reinstatement of the materials are in line with the current building regs requirements.



Q & A

- Any further questions?