

LONGWATER (WOODLANDS)

READING

CONTRACTOR

Berkeley Group

WHEN

2024

PRODUCTS

Metsec SFS; Hardie Plank;
Aluminium Soffits, Fascias,
Copings, and Fins supplied by
Trueline; RCM Y-Wall Board

CATEGORIES

LIGHTWEIGHT
STRUCTURAL FRAMING

RAINSCREEN CLADDING

Eden Facades has been working with St Edward, part of the Berkeley Group, on the development of The Longwater Collection at Green Park Village in Reading.

Having initially supported the project in a previous phase, we were engaged to provide support and expertise across four buildings. Three of these were successfully completed at the beginning of 2024, marking a significant milestone in the project. Construction on the final building, Woodlands - a five-storey mixed-use building consisting of 40 apartments and commercial space - has been ongoing throughout 2024.

Our scope

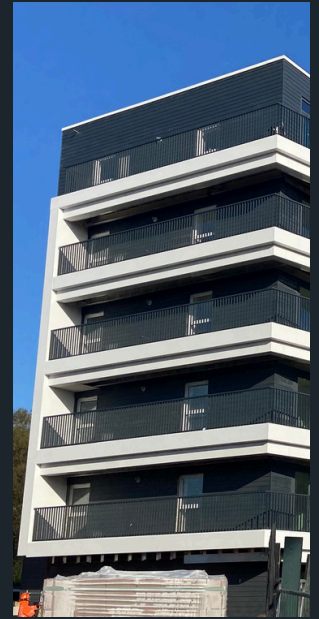
Differing slightly from the previous three buildings, the Woodlands building required the installation of SFS, Y-Wall Board, insulation, Hardie Plank cladding, copings, aluminium soffits, fascias, and fins.

The client specified the Metsec Steel Framing System (SFS) for the Woodlands building - with lightweight yet sturdy construction qualities, this system, in combination with Hardie Plank cladding, ensures a natural and structurally sound complex.

A significant part of the project involved installing Hardie Plank cladding, which provides a natural-looking, low-maintenance finish throughout the building. To complete the exterior's look, copings, aluminium fins, and soffits supplied by Trueline were also installed.

The key to success is all in the detail

Installing the SFS precisely to specification is critical to the overall smooth running of a project. If not installed correctly, this can have a knock-on effect and result in delays and complications. We pride ourselves on our



attention to detail and understand the critical role that correctly installed SFS and façade solutions have on the overall quality and finish of any project. George Dogaru, Site Manager at Eden Facades, explains:

“It is very important to have the grid lines and datums marked, and for the structural openings to be accurate to enable tradespeople such as window fitters to carry out their work effortlessly.”

With our extensive experience and expertise, we were fully confident in our ability to handle any challenges that might arise during the installation process.

When it came to installing the Hardie Plank cladding, the team's extensive experience with all types of cladding was evident. Successfully installing it across the previous three buildings further helped ensure the installation was devoid of any complications and carried out with the same high quality and precision.

Overcoming delays in managing complex projects

Delays on a project can arise due to many factors. However, our team's resilience in managing a project that involves many different subcontractors has been commendable. With work set to be completed earlier in the year, due to unforeseen delays, the project has continued into the autumn of 2024. George comments:

“We understand that waiting for work to be completed or signed off before the next part of the project can commence, such as the cladding, is a part of the process.

“This was the case for this project. As we approach the installation for the final details, the fascias on the building, we are pleased that we've met the timeframe and expectations set with the client.”

We pride ourselves on our strong, concise communication - from initial communication before the project starts, to the final installation on site. We believe this played a pivotal role in the successful delivery of all buildings in the Longwater Collection at Green Park Village.

Exceeding expectations and building trust

We've had the pleasure of working with Berkeley Group on multiple projects, including installing SFS at [9 Millbank, London](#), and rainscreen cladding at [West End Gate, London](#). Our collaborative approach with contractors and our supply chain results in projects being delivered on time and within budget while upholding high standards in our work.

“Berkeley Group have been delighted with the work we've carried out across the project. We've demonstrated our high standards and attention to detail throughout, and this final building has further showcased our ability.”

George Dogaru, Site Manager at Eden Facades

CONTACT US

T 01268 744 199

E office@edenfacades.co.uk

W www.edenfacades.co.uk