

DEBEN FIELDS, FELIXSTOWE

CONTRACTOR

Kier Construction

WHEN

Summer 2025 - Summer 2026

PRODUCTS

Benx RendaClad rainscreen cladding system, brick slips, render, support framework, Tenmat fire and cavity barriers, insulation, copings and flashings, RYNO decking and paving system.

CATEGORIES

**Brick Slip Cladding;
Render Systems;
Rainscreen Cladding**

Deben Fields is a major residential development in Felixstowe, being delivered by Kier Construction, providing a mix of apartment blocks and housing as part of a wider regeneration scheme.

Project Overview

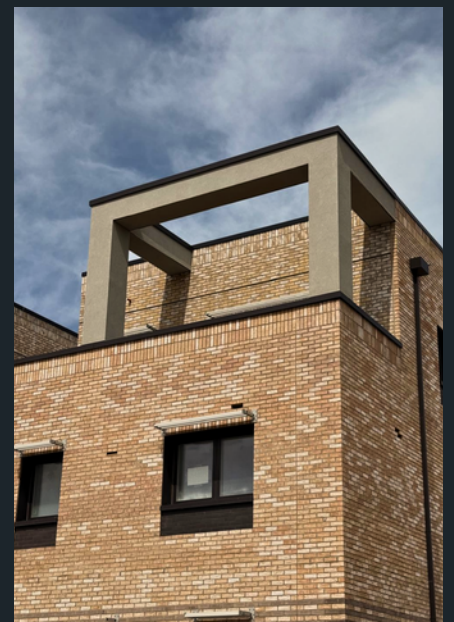
Our scope included the installation of the full external wall build-up across four apartment blocks and multiple housing plots, incorporating brick slip systems, render systems, copings, soffits, flashings and decking and associated façade detailing.

The scale and variety of the development required careful coordination, practical problem-solving and close collaboration throughout the delivery phase.

The development was also designed to support Passivhaus standards, which focus on reducing energy consumption while maintaining high comfort levels, placing additional importance on the quality, coordination and performance of the external envelope.

Eden Facades was involved in supporting the design from the early stages, providing input and drawings for key façade elements, including fire-barrier layouts, and copings. This helped ensure the architect's intent could be translated into a compliant, buildable façade system.

The initial specification included STO brick slip, render and StoVentec systems. However, a month before works were set to commence, we received news that STO had entered liquidation in the UK, creating a major challenge at a critical stage of the programme.



Eden Facades supported the redesign of the façade package by developing a compliant, like-for-like alternative using Benx systems, helping to maintain programme continuity and minimise disruption to the project. Harrison Michaelson, Project Quantity Surveyor at Eden Facades, adds:

“We worked closely with Kier to develop a compliant alternative solution that maintained the architect’s intent while ensuring the systems met all relevant industry requirements and performance standards.”

A coordinated façade build-up across multiple blocks

The Benx system utilises a bracket-and-rail support structure combined with RenderFlex boards, which are reinforced with a high performance mesh bedded in a base coat render, and finished with decorative silicone render or brick-slips, depending on the elevation design.

Alongside the main façade package, Eden Facades also delivered soffits, aluminium copings, window and door flashings, and RYNO decking elements across the scheme.

A key challenge throughout installation involved ensuring the brick slip areas were visually aligned with the surrounding traditional brickwork already installed on the project. As Steve Mountford, Senior Site Manager at Eden Facades, explains:

“We had to carefully follow the traditional brickwork lines already installed on the project, so the brick slip areas blended naturally with the surrounding elevations. We used laser alignment throughout to keep the lines as consistent as possible across the façade, and the finished result looks really good.”

Adapting installation methods on a live multi-trade development

The scale and sequencing of the project created several logistical and access challenges throughout delivery, particularly as work progressed simultaneously across multiple live work areas.

While scaffold access had originally been installed across the development, changing programme requirements and the need to release work areas back to groundworkers and other trades meant that sections were progressively removed as the project advanced.

As a result, Eden Facades adapted its installation approach to continue façade works safely and efficiently, using scissor lifts and cherry pickers, as well as tower access in certain locations.

A collaborative approach to delivery

The close working relationship with Kier and the wider project team has been key throughout the scheme, particularly as the project adapted to specification changes and evolving site conditions.

“Eden Façades consistently demonstrate reliability, exceptional quality, and a strong commitment to QA, delivering work to a very high standard...”

...The Eden Facades' management and supervision team have been a pleasure to work with. They are professional, well-organised, and proactive, with excellent communication skills and a collaborative approach.”

Michael Rose, Senior Site Manager at Kier Construction

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