



Partneriaeth Adeiladu
Gogledd Cymru
North Wales
Construction Partnership

Case Study

Client

Wrexham County Borough Council

Project

Crown Buildings

Project Value

£5.2m

Contractor

Read Construction

Start and Completion Date

July 2020 – November 2021

Sector

Public Building - Office

Form of Contract

JCT D&B 2016

Delivery Type

Design and Build



“The building has been transformed to provide a modern facility that will make it easier for people, families and carers to get the information, advice and support they may need. Its energy efficient focus has been important as we head to be carbon neutral by 2030 and I would like to thank everyone involved in the project for designing and transforming this dated facility into one that we can be proud of.”

- Cllr Mark Pritchard, Wrexham Council Leader



THE PROJECT

A 2-stage, £5.3m Design and Build Project for the refurbishment and extension of an existing 4-storey 1960's office block. The completed project provides modern facilities for various local authority and wellbeing services within a town centre, accessible setting - promoting town centre rejuvenation and investment.

The Crown Building project stands out from the crowd in Wrexham Council's dedication to their Net Zero ambition - transforming an outdated and inefficient 1960's facility into a modern office by focusing on a fabric first refurbishment that reduces energy demand & waste while maximising the supply of renewable energy.

Crown Buildings focusses on environmental sustainability delivering major reductions in carbon emissions, and extension of an existing built assets lifespan by 50+ years - saving embodied carbon, future raw material extraction and opex.

The project was a finalist in the Net Zero Constructing Excellence in Wales award and is the all Wales LABC winner in the Best Public / Community Building category.



KEY OUTCOMES

- *3 placements provided*
- *4 jobs created*
- *4 careers information, advice and guidance events*
- *259 training weeks*
- *60 training courses completed*
- *7 training plans*
- *Above achievements represent ALL social value KPIs either met or overachieved*
- *CEW Net Zero Award Finalist*
- *3 donation drives for local homeless charity*



HOW PROJECT SUPPORTED HEALTHY, RESILIENT AND COHESIVE COMMUNITIES

Improved Local Services - the project has far reaching sustainability benefits, with multiple local authority and third party community services combined in a single coherent town centre location. Improving the facility and re-location of local authority Social Care and Housing Services has resulted in two rented premises being vacated – saving cash, carbon and energy.

Wider Social Benefits - the social-economic benefits informed design, construction and use, supporting the town centre with a 600 person capacity office facility commercially bolsters the town centre, key in deciding to bring together accessible multiple services - justifying the viability and efficiency gains of the refurbishment project. The relocation of these services for the more vulnerable members of the community has improved accessibility and visibility of the support as well as driving pedestrian traffic to the heart of the town.

Supporting Local Homeless – one of the key priorities of our client is to support the local homeless population. Read worked closely with Wrexham Council and the local homeless charity to provide regular donations to the homeless community. This included Christmas boxes which included health and personal care essentials, and a clothes donation drive.



THE SUSTAINABLE LEGACY

The Crown Buildings project is a flagship refurbishment of an existing dated asset to provide a wide and inclusive community hub and facility which is kind on the environment and efficient to run – making a positive contribution to the client's Net Zero policy, goals and aspirations.

The project has sustainability at its heart, delivering outstanding achievements within the Client's financial and programme constraints.

The collaborative project resulted in a saving of 134,627kgCO₂ per year, taking the building from an EPC D to an EPC A.

With an extended footprint, the heating carbon impact was reduced by 2/3 and the energy efficient electrical installations reduced demand by 25% with 70,738kWh/yr being supplied by the roof mounted PV's.