



## Case study

### Gemini Retail Park, Warrington

**Client:** JLL (Acting on behalf of Landlord under approval of Loss Adjuster)

**Project Architect:** Ratcliffe Groves Partnership

**Internal Fit-out Architect for Boots:**  
Child Graddon Lewis Architects

**Building Refurbishment & Restoration Contractor:** J M Scully Ltd

**Roofing & Cladding Contractor:**  
Norwest Industrial Roofing Ltd

**Tata Steel products:**  
Trisomet®, Trimapanel®, Trisobuild® and Stratascreen® systems; Colorcoat HPS200 Ultra®, Colorcoat Prisma® (external face) Colorcoat® High Reflect pre-finished steel (internal face).

**Year:** 2013

The original Boots and Next stores on Warrington's Gemini Retail Park were completely demolished after being gutted by fire. To ensure that the two retail outlets were back up and running as soon as possible, speed was of the utmost importance commercially and so a rapid rebuilding programme was set in motion immediately.

Composite panel systems emerged as the preferred option for the building envelope and this resulted in a package of long-lasting Tata Steel products being chosen for the task by project manager, JLL. This package comprised Trisomet® insulated roof panels and Trimapanel® insulated wall panels with a Trisobuild® built-up system being specified for a special firewall at the rear of the Boots unit.





## Speedy rebuild gets Boots and Next back in business quickly

When the Boots and Next stores on the Gemini Retail Park, Warrington were both completely gutted by fire in July 2012, it was imperative that both of the units were back up and running as soon as possible. Working on behalf of the loss adjuster for both tenants, Jones Lang LaSalle (JLL) was appointed to manage the project and execute the rebuild programme.

Ratcliffe Groves Partnership (RGP) was appointed as the architect for the building envelope with refurbishment and restoration experts, J M Scully Ltd as the main contractor for the project. Norwest Industrial Roofing was responsible for installing all of the roofing and cladding and Child Graddon Lewis Architects was the internal fit-out architect for Boots and Next.

### The challenge

Scully's first task was to demolish and remove what remained of the original fire-damaged structure before rebuilding the two units from ground slab up. This process took about 12 weeks and during this time, RGP were busy finalising the design specifications and plans for the new building. As speed of erection was of the utmost importance commercially, the rebuilding programme had to be very tight and so composite panel systems were the preferred option for the majority of the building envelope.

### The solution

Tata Steel's Trisomet® and Trimapanel® insulated panels were chosen for speed of build to reduce the stores downtime and Trisobuild® built-up system was used to create a fire wall to the rear of the Boots area of the unit.

The Trisomet® roof panel system has Colorcoat HPS200 Ultra® pre-finished steel (Goosewing Grey) for the external weather face as does the Trisobuild® for durability. The vast majority of

the vertical cladding is comprised of Trimapanel® insulated wall panels with Colorcoat Prisma® pre-finished steel (Silver Metallic) which provides a modern looking but robust external weather face - these panels were installed on both units. The Next unit was then finished with stone overcladding and a Stratascreen® engineered aluminium rainscreen facade system in a special corporate Blue colour surrounds the main entrance of the Boots store.

All the internal faces of the Trisomet® roof panel system and the Trisobuild® and Trimapanel® wall cladding systems that have been installed on the Boots unit feature Colorcoat® High Reflect pre-finished steel (White). This unique internal finish provides at least 85% reflectance which improves the daylight factor, thereby reducing the amount of energy required to achieve the same level of lighting. This can give possible annual energy savings of up to 12% and reductions in CO<sub>2</sub> emissions of 2-3% per year.



"We required a varied range of long-lasting roofing and cladding products for the building envelope and chose the Tata Steel package because of the Platinum® and Confidex® guarantees they offered. As well as having a proven track record of supplying cost-effective building envelope solutions, all the Tata Steel products specified are certified 'Very Good' to BES 6001, and the weatherside of the external pre-finished steel products are also covered by the Confidex® Guarantee," says Jonathan Wiedemann, JLL Director Building & Construction.

Other complementary low carbon initiatives include triple skin Factory Assembled Insulating Rooflights (FAIRs) together with a double glazed full height façade to the front of the Boots unit. This allows natural daylight to flood into the store and auto sensors on the low energy fittings enable constant light levels to be maintained throughout, regardless of the brightness outside.



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Jonathan Wiedemann,  
JLL Director Building & Construction.

**Tata Steel products:**

Trisomet® 80mm insulated roof panels (2,870m<sup>2</sup>) manufactured from Colorcoat HPS200 Ultra® pre-finished steel (Goosewing Grey) for the external weather face were installed on the double unit building with Colorcoat® High Reflect (White) for the internal liner of the Boots unit.

Trimapanel® 70mm insulated wall panels (1,650m<sup>2</sup>) were installed on the double unit building. The Boots unit features Colorcoat Prisma® which provides a modern looking, robust external weather face (Silver Metallic) and Colorcoat® High Reflect (White) internal liner.

Trisobuild® built-up wall system (350m<sup>2</sup>), featuring Colorcoat HPS200 Ultra® pre-finished steel (Goosewing Grey) sinusoidal profiled external weather face with Colorcoat® High Reflect (White) internal liner, forms a firewall to the rear of the Boots unit and Stratascreen® engineered façade / rainscreen panel system with recessed edges in aluminium PPC coated in 'Boots Blue' surrounds the main entrance.

Colorcoat® High Reflect used for the internal walls and roof liners of the Boots unit provides light energy saving of up to 12% per annum due to its enhanced reflectivity when compared with a standard liner.

All products are certified 'Very Good' to BES 6001, the BRE's Framework Standard for Responsible Sourcing of Construction Products.

Contact us to find out more about how Tata Steel products can help you to maximise the energy efficiency and longevity of your projects.

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Photographs: Courtesy of Ratcliffe Groves Partnership, Child Graddon Lewis Architects and J M Scully Ltd



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