

**Structherm | Fastbuild<sup>®</sup>**

**Park Central**  
Birmingham

**Client:** Crest Nicholson  
**Sector:** Social Housing



**Building type:**  
5 blocks of 5 storey apartments

**Project size:**  
9,770m<sup>2</sup>

**Package Supplied:**  
Fastbuild walls, lift shafts, plus  
Hanson Omnidec floors & stairs

## Background:

Park Central is a 20.75 hectare regeneration development in the heart of Birmingham. This once 'no-go' area is being transformed by Optima Community Association, Crest Nicholson and Birmingham City Council into a mixed use, mixed tenure, highly desirable community.

The works comprises of the demolition and clearance of existing housing stocks and construction of in excess of 2,000 new homes over the 13 zones set around 4,000m<sup>2</sup> of leisure space and 8.5 hectares of open park land.

## Urban Regeneration:

Over a 13 year period this once troubled area of Birmingham is being transformed into a highly desirable place to live. Work on this area is already increasing property values nearby and is acting as a catalyst for further local regeneration initiatives.

Funding for the Park Central initiative is being supported by the government and novel financial agreements. Through a Development Agreement with the lead developer, Guaranteed Essential Works are being carried out in the early years of the project which are then offset against Guaranteed Minimum Payment or Capital Receipts for land due to Birmingham City Council and Optima Community Association. Also, 100% of the cash generated from land sales is being reinvested

in the area for the provision of, for example, community parks, transportation and infrastructure works, affordable housing and community buildings.



Left: Render finish  
Below: Completed

For further information on this or other Strutherm Fastbuild® projects please contact us on **0800 040 7460** or visit: **www.strutherm.co.uk**



## Partnership in Action:

Working in partnership with Crest Nicholson, Strutherm Fastbuild provided a robust, modern method of construction for five blocks of five storey apartments.

Fastbuild is a prefabricated concrete building system which essentially replaces the brick and block load bearing walls. The system is made up of various standard components offering full flexibility in design and for this project, was utilised alongside Hanson Omnidec floors and staircases.

## Reaping the benefits of faster construction:

Fastbuild had been used by Optima Community Association on three earlier projects close to the Park Central site, prior to this development. Thoroughly pleased with the results, Optima said that, 'they are the only buildings we have built that do not suffer from shrinkage and cracking'.

Other benefits include savings on programme - water tightness is achieved earlier than traditional construction allowing internal fitout to begin sooner. Cutting construction times by an average of 40% compared to traditional programmes, also gives savings with preliminaries and overheads. With less joints than traditional construction, air tightness, sound and thermal properties are inherently good.

Design for services within the building is undertaken from the start of the project leading to neat installation on site. The Fastbuild system is very robust and there are no restrictions on choice of external finishes, for example, traditional brick or stone skin, rainscreen cladding, cedar boarding or render finishes can be easily achieved.

A standard cavity construction has been used for the blocks built at the Park Central site, and the external skin is brick combined with rain screen cladding.

## Technical Data:

**U-Values to wall:** 0.3W/m<sup>2</sup>k

Acoustic tests carried out on Block 51 show that the Fastbuild system has performed extremely well with results showing 61 dntw+ctr.

This indicates workmanship and detailing is of a consistently high standard and gives a good indication of the performance of the remainder of the apartment blocks to be built.