

**Struchterm | Cladding**  
**Auchterless**  
Aberdeenshire

**Sector:** Social Housing  
Low Rise  
Refurbishment

After refurbishment



**Client:**  
Aberdeenshire Council

**Building Type:**  
Cruden Rural

**Project Size:**  
50 Houses

**Product:**  
Structural Cladding & Render

## Project Background:

This set of houses built in the late 1940's in Aberdeenshire are some of a large number of properties that had been identified as having deteriorated over a number of years and were in a poor state.

Typical of Cruden Rural properties, they had a poor thermal efficiency of only 0.75W/m<sup>2</sup> due to the location of the dew point, inside of the panels, which led to condensation building up at the back of the panels. This excess moisture had caused severe corrosion to the base of the steel frame and wall ties; in some instances causing the entire loss of the section.

Initial investigations showed that previous attempts of waterproofing providing roughcast render for the properties had been insufficient due to continued panel movement.

## Solution:

Aberdeenshire Council selected Structherm's structural cladding system because it was the most cost effective and minimally disruptive alternative to demolition. It was also identified as an ideal long term solution for preventing the same problems occurring again.

At the client's request openings were made at specific locations in the Cruden panel allowing closer inspection of the steel frame. Once exposed, it was revealed that quite a number of the steel columns were badly corroded. The sections that could still be repaired were encased with concrete to help strengthen the structure.

## Result:

Despite the remote geographical location, Structherm successfully designed and supplied the materials for this job. Both Aberdeenshire Council and the tenants are very pleased and impressed with the success of the structural cladding refurbishment.

Since the completion of the project the thermal efficiency has significantly improved, now achieving a U-value of 0.27W/m<sup>2</sup>. By moving the dew point location to the outside of the building and therefore minimising condensation, tenants have commented that their coal fired central heating costs have reduced.

## Testimonial:

*"I am delighted with the house and have noticed a significant improvement in the warmth of the house. I have noticed the difference already and expect it to improve even more during the winter."*

Tenant, St. Donan's Cottages



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