



**BUILDING
TRANSFORMATION**

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A BUILDING TRANSFORMATION CASE STUDY

Deansgate Square, Manchester

Pushing the boundaries for access methods and keeping to a planned maintenance programme on a tall, exposed and windswept building, presented delivery challenges and required delivery flexibility.



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Project description

To develop, create and provide a full external façade maintenance and estate plan that would deliver results, safe working practices, detailed solutions and full-service transparency to the client for delivery and façade condition.

Project overview

Deansgate Square, formerly known as Owen Street, is a skyscraper cluster on the southern edge of Manchester City Centre. Consisting of four skyscrapers and developed by our client, Renaker Build Ltd., these tall residential towers, known as North, South, East and West, are constructed with glass façades and range in height from 150-201m, have transformed the city centre skyline.

Building Transformation has been working on the four iconic towers of Deansgate Square for the past 3 years, from their original construction. We have supported and provided the façade maintenance developments required

by our client beginning with initial cleaning test trials. This process ensured we implemented the correct cleaning methodology; one that is not only safe but effective, sensitive to the glazing units and that didn't scratch or use acid that would perish surrounding glazing unit, or impact or cause defects to the warranties at any stage.

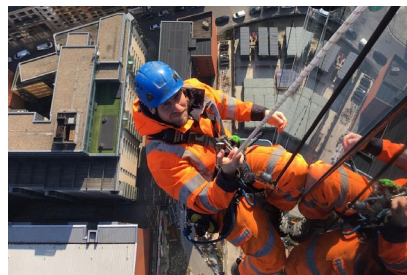
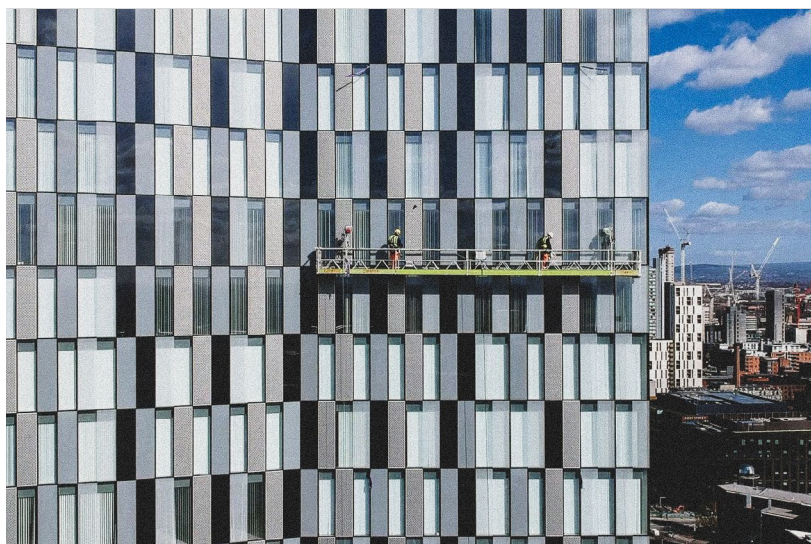
Work was successfully completed on all four towers over the past 2 years. This has naturally evolved into a planned and ongoing façade maintenance and cleaning programme, ensuring the solution continues with the same high-level of technical façade understanding, quality of works and protection to the buildings' external façade.

The buildings are managed and works carried out by our team of specialist working-at-height operatives, who understand cradles, the working methods and defect management.

Our work included:

- Developing a façade maintenance plan and programme with specialist maintenance teams.
- Creating a delivery plan that would drive extra value throughout the site, even in bad weather.
- Developing a digital drop marking software solution to enable full-service and real-time delivery for the client. This software also documents all delivery tasks, downtime issues and delays.
- Ensuring all façade maintenance and cleaning methodologies were suitable and protected all client warranty requirements.





Project challenges

One of the major challenges for our specialist maintenance team has been keeping to the planned maintenance programme despite difficult conditions.

The maximisation of service utilisation opportunities proved to be another big challenge.

Due to these challenges, Building Transformation resolved to provide a specially developed solution for measured and delivered works through digital software means – our proprietary drop marking software solution.

Methodologies

To service at the required standard, providing the appropriate access methods and planned maintenance programme, our project work included:

- Onsite cradles on all four towers.
- PH neutral methods of cleaning and surface maintenance.
- Drop marking technology to provide full documentation and façade condition for each elevation drop.

Innovation for the future

It was essential to innovate and develop a solution fit for the future for maintaining all façades and glazing on tall buildings. We used this opportunity to develop a client and site specific digital façade management tool to enable complete transparency at all times, thus avoiding client frustration, provide evidenced work, progress and issues, plus working programme plans.

The development of our proprietary digital drop marking technology has essentially evolved our service offering to a more advanced and technical service-based plan. Due to the holistic nature of this solution, we can provide complete peace of mind to the client; that all works can be effectively managed, documented and delivered within a full-service façade maintenance plan.

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