

# Deeside Timberframe

building in quality



**Customer:** Russells Construction / Travelodge  
**Project Description:** 87 bed, 6 storey Travelodge Hotel with retail & leisure space on ground floor  
**Location:** Canal Basin, Bridge Street, Loughborough  
**Completion Date:** May 2012



## A Deeside Commercial Case Study



### New Hotel Project Travelodge, Loughborough



**Following Deeside Timberframe's successful completion of a project in Salford for Russells Construction, they were subsequently awarded the contract, by Russells, to Design, Supply and Erect the timber frame for this 6 storey, 87 bed hotel for Travelodge in the busy town of Loughborough.**

Due to the location of the town centre site, speed of build was one, if not the most critical aspects of this challenging project. Located on a corner plot and situated at a busy main road junction and flanked by a canal basin and an existing student accommodation building, access to the site was restricted and the method and sequence of construction had to be carefully thought through. In addition,

the close proximity of the existing building necessitated measures to be taken to protect it during the construction phase.

Appointed in August 2011, and with the first deliveries planned for early November, the programme dictated that Deeside needed to complete their works in 6 weeks to allow Russells to complete roofing works prior to the Christmas break. Early programming meetings were arranged to discuss and agree methods of construction and the phasing of the all the components including the large floor cassettes, pre-manufactured by Deeside, the bathroom pods and the roof structure. Due to the site restrictions an 80t self-erecting tower crane was required to lift the components into place with careful planning and supervision needed. Deeside's Construction

team are trained and certified to plan and supervise such activities and were therefore able to produce all the lifting plans needed for their operations.

As part of the planning process Deeside's design team worked closely with Russells appointed architect and engineer to provide the structural and design information to enable them to finalise their designs. A Project Manager was on hand to attend any meetings and answer any queries that were raised.



“We were delighted to appoint Deeside on this project as we benefited greatly from having them on board when we completed a residential project in Radcliffe Park, Salford. Their approach is innovative and their products are the best on the market.”

**Mike Pickles, Quantity Surveyor,  
Russells Construction**



## KEY FACTS

Key features of the Deeside Timberframe package were;

- 5 storey timber frame structure on steel & concrete ground floor.
- Disproportionate collapse design.
- Restricted site location on corner of busy junction & proximity to canal and existing buildings.
- 80t self erecting tower crane supplied and managed by Deeside.
- 6 week build period for timber frame.
- Bathroom pods loaded into building floor by floor by Deeside.
- Specification included I joists cassette floors, pre-treated fire protected stair cases, steel work, fire boarding to wall panels adjacent existing building.



## Deeside Company Profile

As an award-winning manufacturer and supplier, operating throughout the UK, Deeside Timberframe designs, manufactures, delivers and installs framing systems for commercial developers, local authorities, regional and national builders, social housing and the private self build market.

Founded in 1985, Deeside is part of the highly successful Bancon Group of companies, which itself has been established for over 30 years and has interests in construction, property maintenance, manufacturing and property development. With headquarters in Stonehaven, Aberdeenshire, the company operates out of a two acre complex and is the base for the operations side of the business from purchasing to estimating and procurement to engineering services using the most sophisticated computer-aided-design software to ensure customers receive high quality, precision-engineered, timber frame solutions tailored to their own individual needs. Deeside's additional production facility in Stirling is 2.5 acres and houses the company's machinery and transport to take care of all logistics and is also where a wide range of kits are produced to exacting standards.

Deeside Timberframe holds ISO 9001:2008, Quality Assurance, BM Trada Q Mark and is one of the few leading Timberframe Manufacturers who have staff qualified to Gold Level for UKTFA's design, manufacturing and timberframe erectors programmes.

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