



work

New Office - 'Bryn Eirias' Colwyn Bay, N. Wales

Client : Work Panel Ltd.
Value: £3.5m
On site: July 2008
Programme: 26 weeks
Contractor: Jennings Design & Build



Project Profile

Set high on the hillside, the new three storey office building for Work Panel Ltd occupies a vacant site between their existing two and three storey offices Plas Eirias and Heritage Gate and offers great views of Colwyn Bay.

The new building provides office accommodation of 20,000ft² split into two 'bays' of 10,000ft² each. The bays are served by separate entrances and circulation areas within a common central atrium space, and passenger lifts serve the upper floors. Externally the materials reflect the straight forward nature of the building. The envelope is finished with red multi-facing brickwork with glazing frames and curtain walling in grey powder coated aluminium, and a slate roof. The glazing pattern is reflects the internal functions of the offices - either individual or open plan. The building is served by an 80 space car park, and the site has been finished with new soft landscaping.

The building maximises the use of natural light and ventilation. The roofs have generous overhangs to provide solar shading to top floor windows, and there is an array of glazing on the atrium roof to introduce toplight into the central atrium.

As the building was procured by design and build, TNW were initially appointed by the client and then were novated to the contractor and continued to work on the project while it was constructed on site.