



BARRATT
— LONDON —



Upton Park

A Multi-Phase Case Study With Barratt London

- **Client:** Barratt London
- **Market Sector:** Residential
- **Products Used:** Technal FY Windows, PY Doors & MX Curtain Wall
- **Red Project Value:** £10m (phased)

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Creating Communities. Celebrating Heritage...

The new 'Upton Gardens' development has regenerated West Ham United's former football ground to create a thriving new community in the heart of East London

Introducing – 'Upton Gardens'

Working with our long terms clients, Barratt London, its been a real privilege to be involved in this exciting, community focussed regeneration project which has transformed the area around West Ham United's former ground in East London.

A multi-phase development spanning 4 years to date, the scheme has delivered 842 new homes with superb community facilities whilst still celebrating the site's unique history

This high-profile mixed-used regeneration scheme on the site of the former Boleyn Football Ground, has opened up a previously inaccessible 8-acre site, and comprises of 15 bespoke buildings of varying heights, arranged around three large communal gardens and several new tree-lined streets. Working closely with local architects and artists the Barratt London team have also created a special 'Legacy Route', a striking green thoroughway situated at the very heart of the scheme. This feature celebrates the history of the former football ground and utilises circles to represent West Ham United's iconic 'Forever Blowing Bubbles' song.

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Overview

This extensive, high-profile development is built on the old West Ham Football Club ground, situated in Upton Park, east London. West Ham F.C. played at the ground from 1904 to 2016, when they relocated to their new ground at London Stadium, Stratford.

The overall development consists of 842 new homes, all designed to make the most of natural light with large glazed sections to maximise daylight entering the properties.

Design Specification

Enhanced security, accessibility, weathertightness and high thermal performance were all essential elements of the brief for this project. This meant that our Pre- Construction Team had to collaborate with the Design Team much earlier than usual to ensure we were able to provide a comprehensive solution. RED arranged project specific testing to ensure the proposed design didn't just meet the theoretical requirements of the brief but also delivered effectively once the products were installed on site. This level of pre-project testing helps eliminate error and keeps the build schedule on time and on budget.

Technical Requirements

We were asked to develop a solution to meet the project requirements of Security, Accessibility, Weathertightness and High Thermal Rating. Through our RED Pre-Construction Team, we were able to meet all the requirements whilst meeting the project budget. The first phase we secured were Blocks L&M, having successfully delivered this phase, Barratt were keen to work with us on the subsequent phases. To date, Blocks G, F, L & M, H & J have been undertaken, Blocks C, K & N are onsite now with D & E in negotiations to commence in 2021.

[Play video](#)

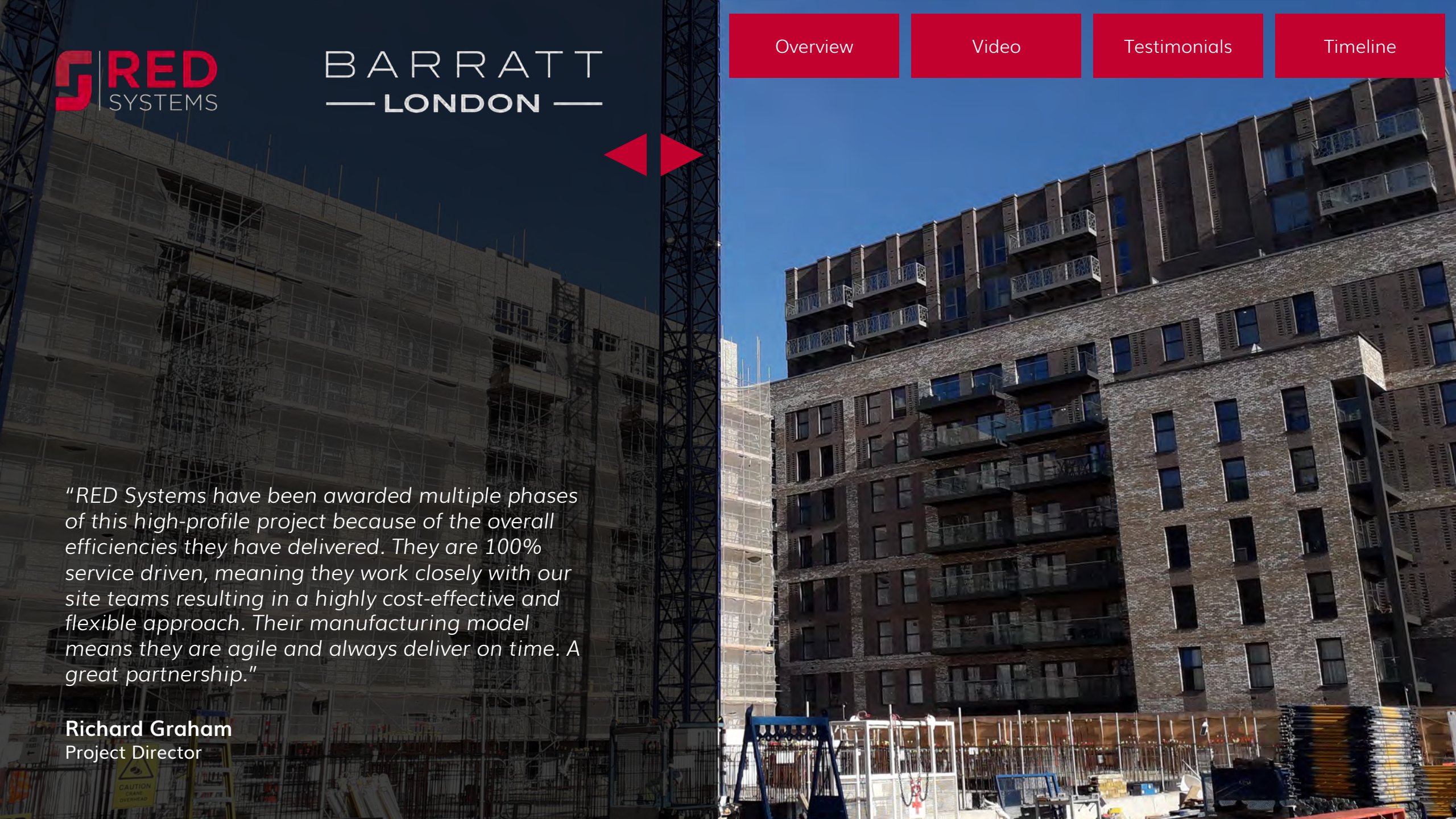


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"RED Systems have been awarded multiple phases of this high-profile project because of the overall efficiencies they have delivered. They are 100% service driven, meaning they work closely with our site teams resulting in a highly cost-effective and flexible approach. Their manufacturing model means they are agile and always deliver on time. A great partnership."

Richard Graham
Project Director





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"The RED team have been superb to work with on every phase of this development. Their communication is second to none and their innovative use of technology means they are always ready to adapt, whatever challenge presents. Their senior leadership team are all extremely 'hands-on' and it's great to see them onsite, monitoring progress and identifying issues before they happen. A pleasure to work with."

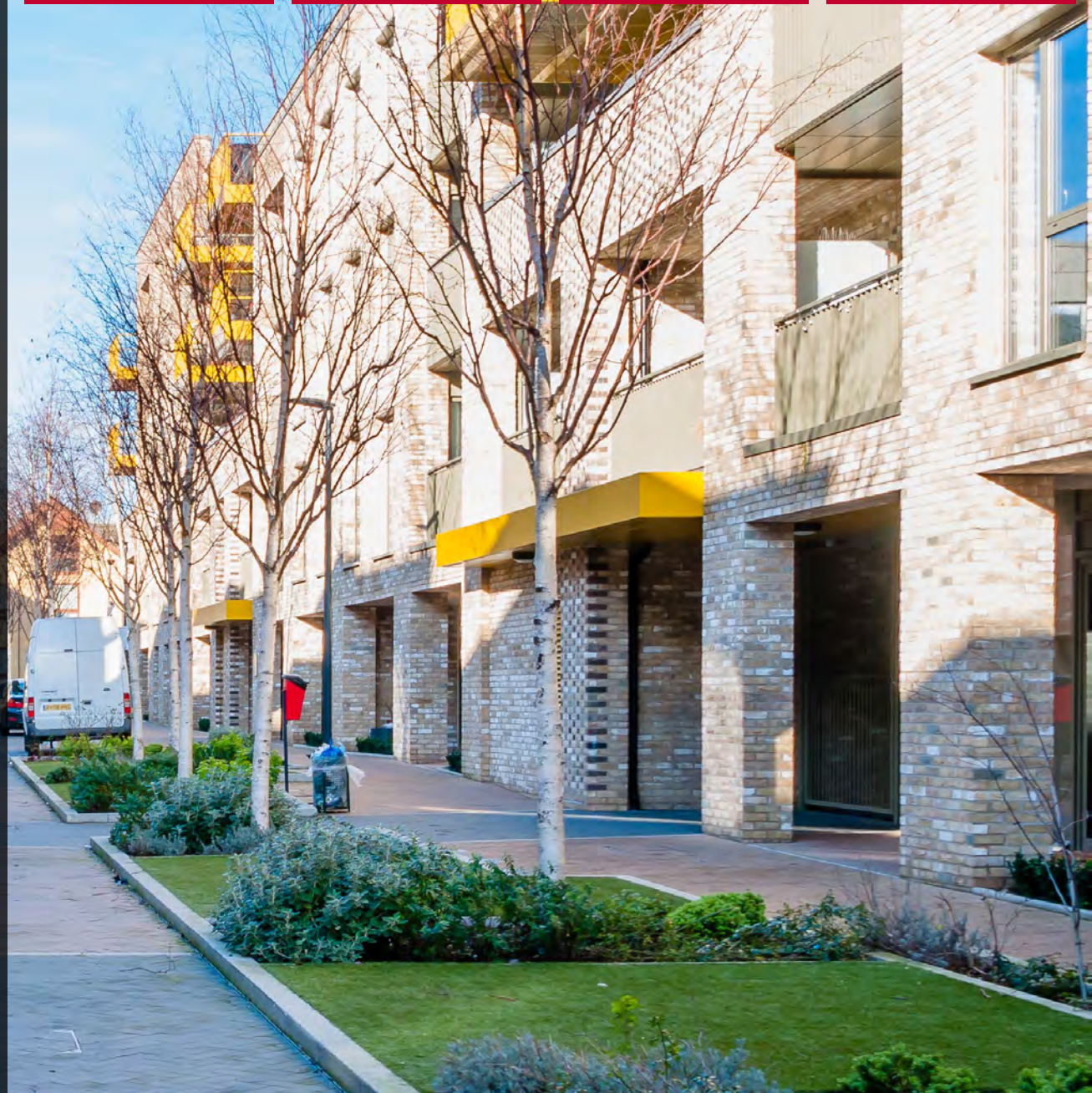
Alan White
Project Manager

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"The guys from RED worked extremely closely with our site team and met every single deadline for every phase. Their flexible approach means they are able to adapt their service and delivery model quickly allowing them to accelerate activity when necessary. Their handover process is particularly impressive and we are looking forward to working with them again soon."

Josh Tyson
Senior Site Manager

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Project Timeline



Stage 1

Stage 1 – Estimating

From our initial budget quotes to full and detailed estimates, we have the right support for tenders and secured contracts. Our well-refined pricing model goes beyond a simple estimate and helps our team understand the complexities of the project from the get-go.

Stage 2

Stage 2 – Pre-Construction

Full range of services to support projects during pre-construction, including detailed programmes and logistics plans, CDM and H&S guidance, and in-depth design advice and technical analysis.

Stage 3

Stage 3 – Operational Delivery

Our highly flexible production model allows us to be agile during this critical delivery stage. By keeping in regular contact with clients and working closely with colleagues on site we understand handover milestones intrinsically and push for completion in line with project KPIs.

Stage 4

Stage 4 – Quality Management

The multi-phase nature of the Upton Park scheme has enabled us to fine tune and develop our quality process. Improving both protection of windows as a preventive measure, and using trend analysis techniques to track patterns and then resolve at source. By continuously monitoring industry developments and being ready to respond quickly to issues as and when they arise, we are now able to offer one of the most robust quality assurance plans in the industry.

Stage 5

Stage 5 - Post-Completion

With the end-user very much at the heart of all we do, the Upton Park project encouraged us to undertake a major digital initiative to help both reduce snagging issues and improve customer care. Our new QR code based app allows clients to identify and report issues promptly and our technical team to resolve issues efficiently.



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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
Phase 5	Blocks C, K & N	6,150m ²	Q1 2021	View
Phase 6	Blocks D & E (in final stage negotiations)	2,300m ²	Q1 2022	View
TOTAL		18,550m²		

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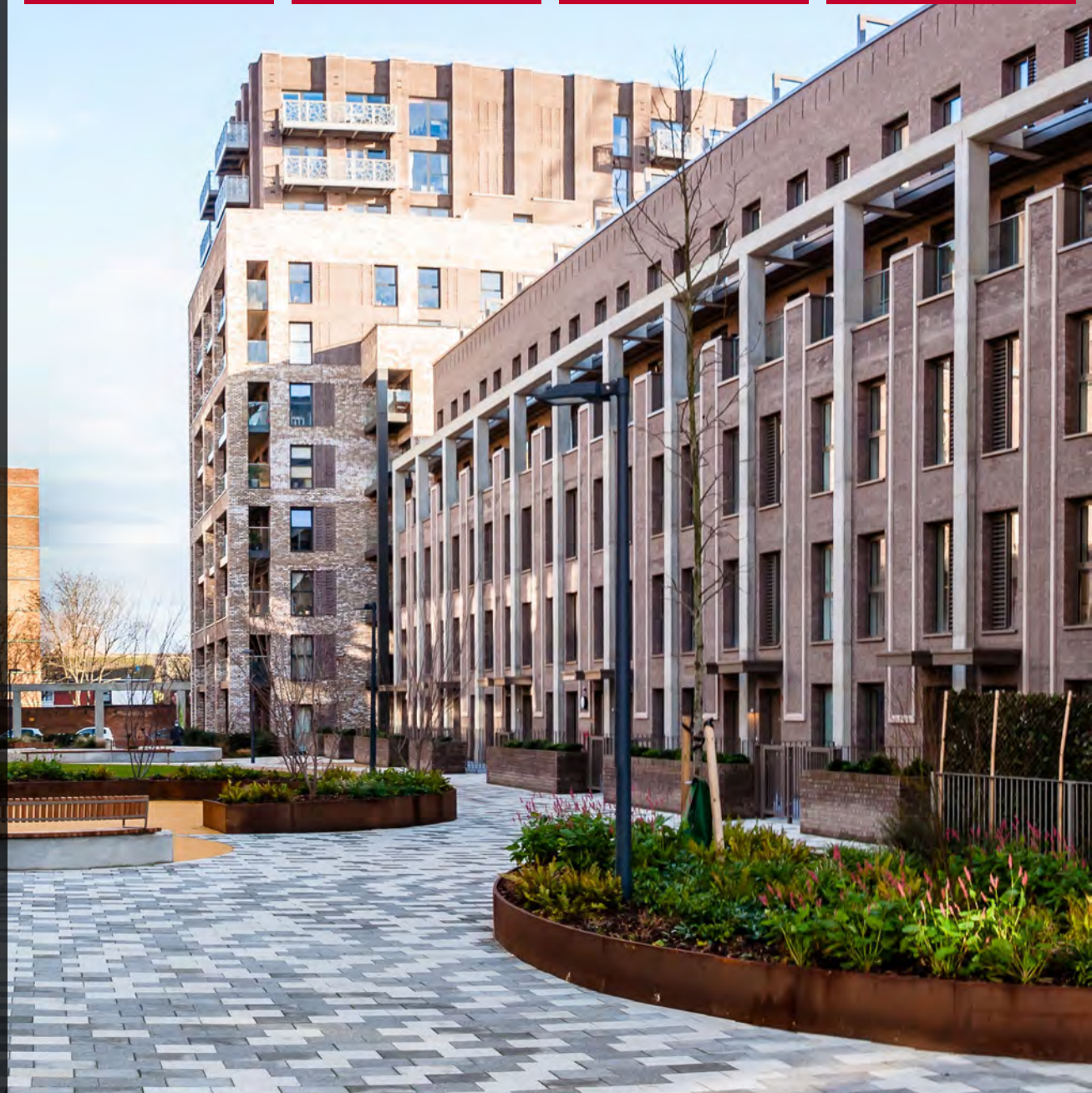


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Phase 1, Blocks L&M
Lyall House & Painter House
4,050m²
£1.8m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
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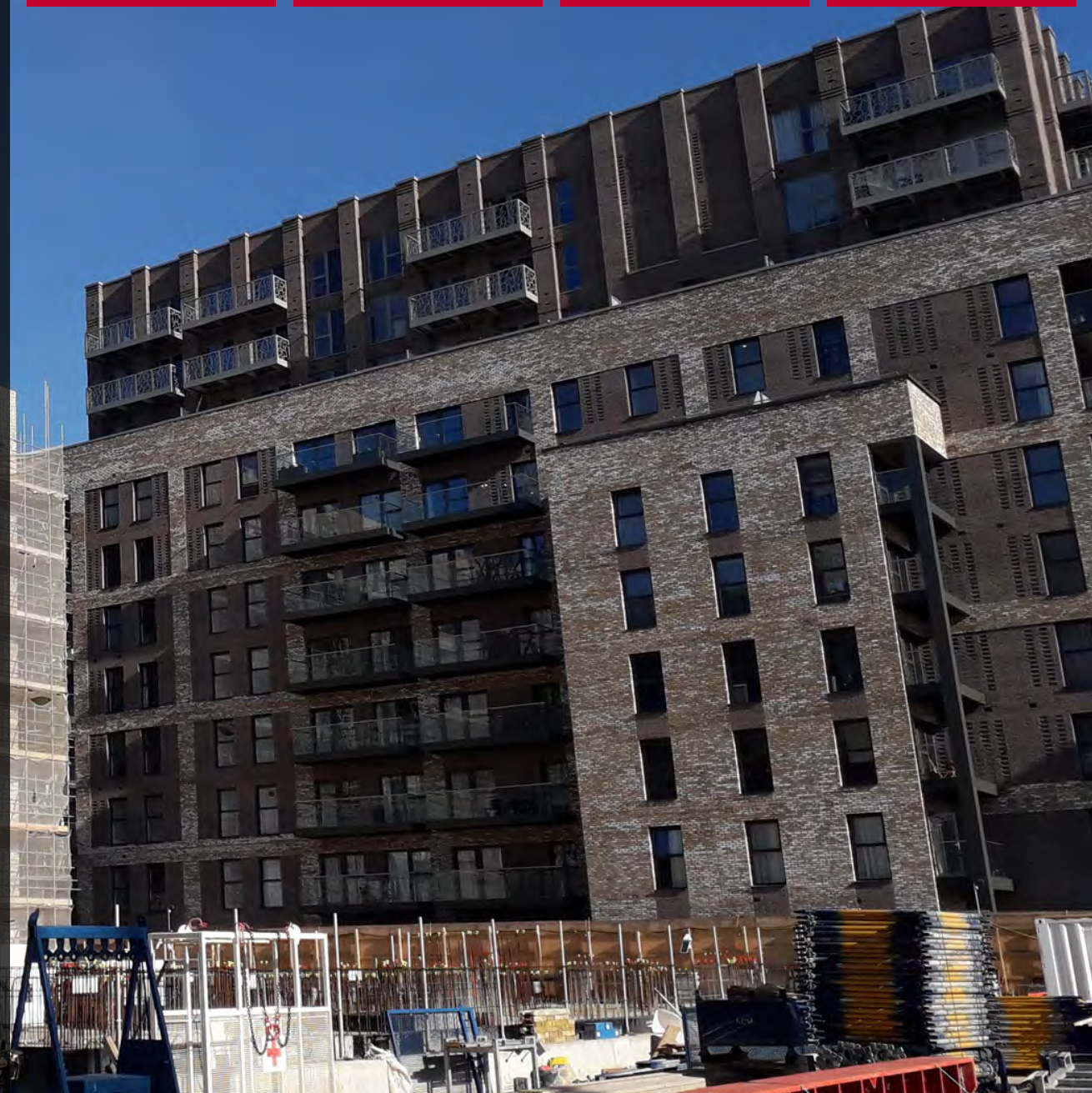


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Phase 2, Block F
Chamberlain Court
2,850m²
£1.3m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
Phase 5	Blocks C, K & N	6,150m ²	Q1 2021	View
Phase 6	Blocks D & E (in final stage negotiations)	2,300m ²	Q1 2022	View
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Phase 3, Block G
Chapman House
1,350m²
£0.7m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
Phase 5	Blocks C, K & N	6,150m ²	Q1 2021	View
Phase 6	Blocks D & E (in final stage negotiations)	2,300m ²	Q1 2022	View
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Phase 4, Blocks H, I & J
Ruffle House & Freeman House
1,850m²
£1.2m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
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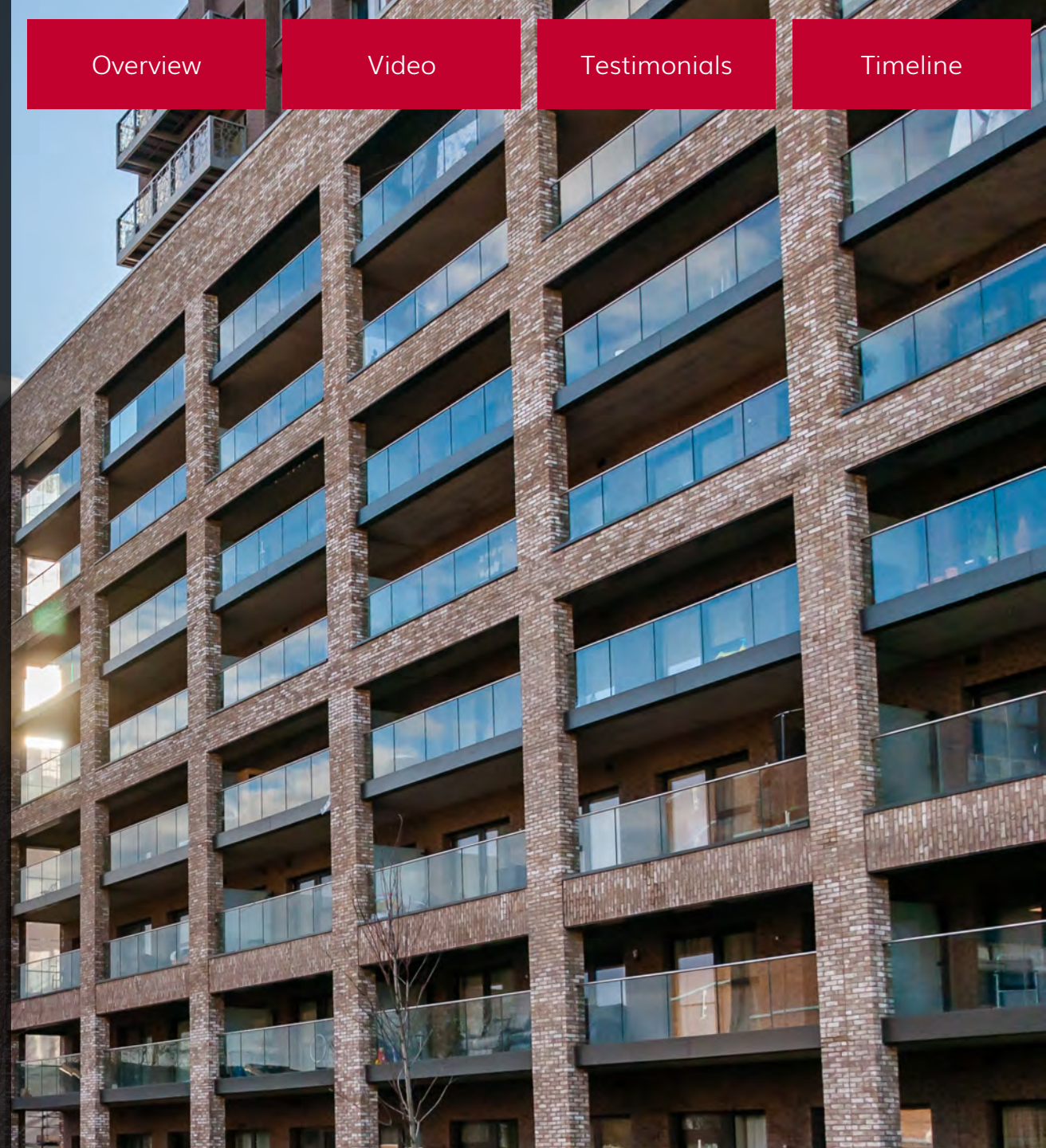
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Phase 5, Blocks C, K & N
Castle Street, Turnstile House, John Charles Tower
6,150m²
£3.4m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
Phase 3	Block G	1,350m ²	Q2 2019	View
Phase 4	Blocks H, I & J	1,850m ²	Q3 2019	View
Phase 5	Blocks C, K & N	6,150m ²	Q1 2021	View
Phase 6	Blocks D & E (in final stage negotiations)	2,300m ²	Q1 2022	View
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Phase 6, Blocks D & E
Sealy Tower, Bridgeman House
2,300m²
£1.3m

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Sub-Contract Phase	Blocks	Glazed Area	Programme Commencement	Gallery
Phase 1	Block L & M	4,050m ²	Q4 2017	View
Phase 2	Blocks F	2,850m ²	Q3 2018	View
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