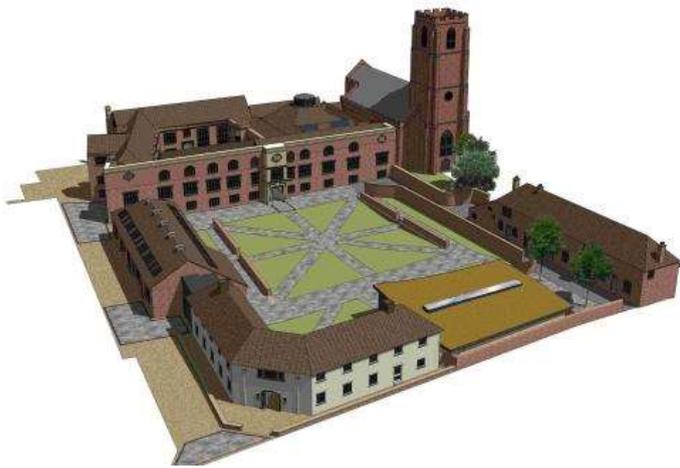


## Cannington Court – Kier Construction



### Project Profile

**Project:** Cannington Court

**Client:** EDF Energy

**Value:** £21 million

**Contract Type:** JCT with CDP

**Procurement Route:** Two Stage

### Project Overview

In 2011 EDF Energy selected Cannington Court in North Somerset to be their new UK training campus. The group of seven buildings had been previously used as an agricultural college by Somerset Council (Bridgwater College), including a Grade I listed domed chapel dating from 1830. Its adoption by EDF marks a new chapter in the building's long history, with improvements including a newly created garden, better traffic management for the village with significantly improved access for the Walled Gardens of Cannington which are open to the public.

A key element of the redevelopment has been the conservation repair and sensitive refurbishment of this significant group of heritage buildings and bringing them into re-use for the future. A new restaurant building to replace the poor quality 1950s building, return the current car park to a pedestrian-only landscaped courtyard garden provides further improvements to the character of and restores prominence to Cannington Court.





## Best Practice

**Sustainability:** Cannington Court leads the way in showcasing sustainability and sustainable energy generation, with up to 50% of the energy generated on site. For example, the existing Amory Block building, built in the 1950s, was removed and replaced with a new single storey building to house catering and social facilities, known as the “brassage” building and achieving BREEAM Excellent. Sustainability measures included: replacement of single 20<sup>th</sup> century glazing with double glazing, loft insulation was used throughout, PV arrays in the new car park which will save approximately 1 tonnes of CO2 per year, amongst others.

**Historic refurbishment approach:** a detailed historical survey was undertaken to identify the history of the building and the evidenced history of the structures. Some external walls were identified to be in a fragile condition and the proposed programme of repairs stabilized these using traditional repair techniques with lime mortar. Historic plaster and paint finishes were identified to ensure minimum impact from the works including plaster and paint analysis or other evidence for plasters and multiple layers of paint finish to ensure their conservation. The refurbishment enabled on-going damage from moisture in the walls to be reversed by replacing concrete slabs with limecrete or timber structures and allowing vapour permeable wall plasters to expire by the removal of inappropriate paint finishes where possible.

**Community engagement:** Through-out the project the local community were kept engaged in the site developments through mail-shots and site open days, including a site archeology open day that was attended by over three hundred local residents and school children. Cannington Court is well-known locally and the project brought the client, team and community together in redelivering this important landmark back into significance as well as improving the environs both aesthetically and in road safety.



## Added Value

**Training:** Staff were provided with the following training to develop specialist heritage skills:

**Lime plastering:** Four operatives were taken from no experience to competency

**Lime rubble walling and conservation repairs:** Five operatives were taken from newly qualified to having extensive site experience and practical application of heritage skills as part of their education course  
Conservation disciplines were taught via in-house training to the site team through regular toolbox talks.