



PRESS RELEASE: MARCH 2011

TERRAPIN SHOWS ROUTE TO EXTRA SPACE AT BIGGEST BUS GARAGE

Offsite building provided a permanent solution for additional space for support staff at the UK's biggest bus garage at West Ham in London.

Leading offsite building specialist Terrapin supplied five factory-built modules which form a gatehouse and ancillary accommodation building. The new 12,000m², £20 million garage replaces two other garages in the Stratford area, which were on land needed for the Olympic Park.

Terrapin built the new corner-loaded modules and finished their interiors at its Milton Keynes factory, before transporting them to West Ham, where they were craned into position on engineered concrete footings and connected to plumbing and electrical services.

At West Ham, the 25m² gatehouse has been created from a single modular unit, which consists of a security office with toilet and tea kitchen and a visitors' area.

The 95m² ancillary accommodation building, in four modules, includes locker rooms and toilets for male and female staff, disabled toilet, mess room, office, store and low voltage switch room. Both buildings have ramped access.

The buildings are constructed from structural insulated panels, clad on the front and side elevations with lightly profiled 20/100/1000 steel sheet fixed horizontally to match adjacent buildings.

The Terrapin buildings are clad at the rear with stone aggregate panels. Insulation on the exterior walls, floors and roofs ensures compliance with regulations on heat loss. Door and window frames have been manufactured from powder coated aluminium. Partition walls consist of two layers of 12.5mm plasterboard on each side of galvanised steel studs, with insulation in the voids. Interiors are finished with tiled suspended ceilings, vinyl safety flooring and vinyl emulsion painted walls.

Terrapin's corner loaded module is an innovative construction type which increases design flexibility in factory buildings and generates substantial cost savings on site and throughout the life of a building. The new module combines best practice in offsite construction with the flexibility of steel frame building to allow greater freedom of design in an economical and highly efficient building system, which is suitable for a wide variety of residential, commercial, educational and healthcare space requirements.

West Ham Bus Garage, which is operated by Transport for London, will house more than 300 vehicles from the East London Bus Group's fleet and also provide head office, training, maintenance and operations facilities. Designed by Pringle Richards Sharratt Architects, the garage has four large arched roofs, two of which are 'nature roofs' designed to capture and recycle rainwater, as part of a sustainable package designed for maximum environmental protection.

Managing Director of Terrapin Adrian Day says the buildings demonstrate the versatility of offsite construction and its suitability for permanent, as well as temporary accommodation. He says: "Because we build in factory conditions, we are not affected by the weather and it enables us to maintain consistently high levels of build quality. Our system easily adapts to suit the customer's needs for interior and exterior finishes, making it the ideal, cost effective choice for solving both short and long term requirements."

Terrapin is a privately owned company and is one of the UK's leaders in offsite construction. It has been expanding the potential of Modern Methods of Construction since 1949 and now offers a range of complementary MMC technologies that can be used individually or combined to create bespoke building solutions for every application; panel based technology, volumetric design technology and steel framed, element build technology.

Terrapin operates to ISO90001 quality standards and is renowned for its right first time approach. This means that every component is checked before leaving the factory – ensuring clients of the highest quality build on site.

Terrapin is one of the UK's leaders in offsite construction. The company has pioneered Modern Methods of Construction since 1949 and is renowned in the construction industry for its bespoke service, its complete project management and its flexible and individual approach to each project.

For more information on Terrapin, telephone 01908 270900 or email: info@terrapiin-ltd.co.uk or visit the website www.terrapiin-ltd.co.uk.

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