

PRINCESSHAY

Shopping Centre



Dynamic city centre

Princesshay, Exeter consists of a 5.25 ha mixed use development site in the heart of Exeter's conservation area.

The £235 million renovation and redevelopment scheme combines 121 residential units with 60 shops of over 39,000 m² of retail area, including 5 restaurants and a 12,000 m² Debenhams department store. Landscaped open spaces, new car parks and increased pedestrian routes link Princesshay with the High Street and the rest of the city.

Chapman Taylor were the design architects for the central part of the scheme and the co-ordinating architects for the overall project.

Princesshay is seen as having several key features with the environment in mind. A sustainable environment, by creating mixed use buildings, with residential properties and retail developing a 24/7 living city rather than just a daytime destination. Focus on improved transportation and public links to reduce potential car use were seen as two key factors in the development.

Project Information

Architects:
Chapman Taylor
(Design Architect)
London

Panter Hudspith
London

Livingston Eyre Associates
(Landscape Architect)
Norwich

Main Contractor:
Sir Robert McAlpine

Fabricator:
Fleetwood Windows
Solaglas Contracting

The challenge

The challenge was to create a unique retail and residential city centre development to reinforce the city's role as a regional capital for the South West of England whilst still complementing its historical content. The buildings are of an architectural quality and variety that allow them to sit alongside the local vernacular to create a viable and architecturally dynamic city centre. Key to the development was the opening up of vistas to the city's cathedral and the relationship of the site with the three scheduled monuments located within it.

Reynaers products utilised within the project, include: Vision 50 ground floor treatment, CW50 windows, CS68 Open in/out windows, CS68 Open out doors,

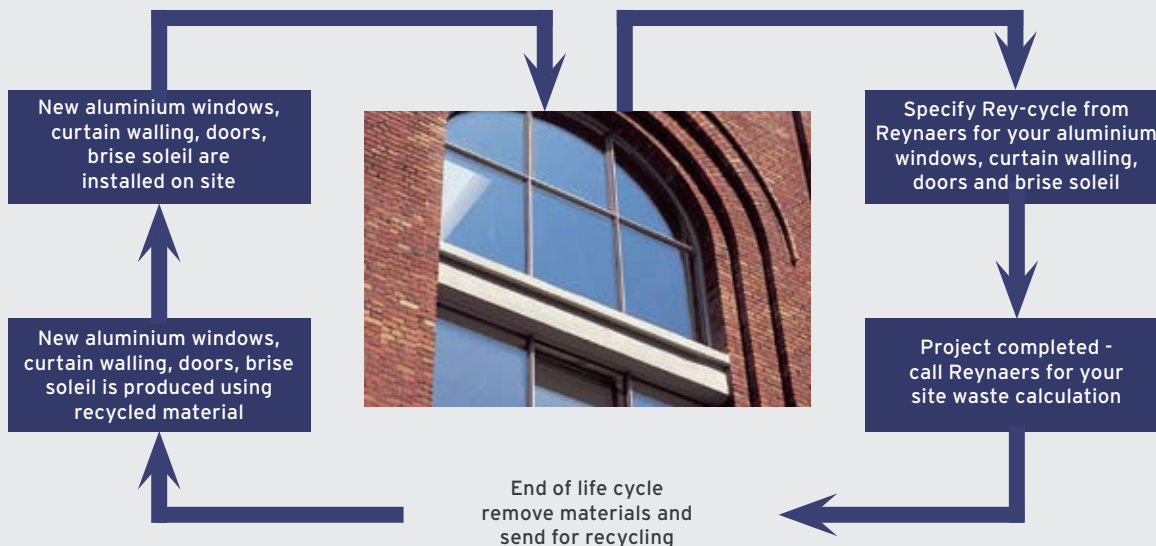
CW50 SC, CP50 Sliding doors and TP110 Patio doors. The Vision 50 suite of profiles offer the highest level of performance for ground floor treatments.

The CW50 curtain wall façade and roof system not only offers unlimited creative freedom, but is designed to allow maximum light into buildings by its slim 50 mm sightlines. Included within the dynamic development are both the CS68 window and door systems, chosen for their high insulation and safety properties, while CP50 and TP110 systems provide sliding door and patio door treatments throughout the development.

Aluminium systems also address sustainability being 100% recyclable as shown in the Rey-cycle data overleaf.



Rey-cycling Loop



Site waste calculator / Per Unit

Site Waste Calculator						
Project Material Forecast						
Component Materials	No of Units	Total Tons	Recycle / Re use	Landfill	Tons Recycle	Tons Landfill
	Note 1		Note 3			
Aluminium windows	275					
Profile		4.60	100%	0%	4.60	0.00
Hardware / Mixed Metals		0.86	100%	0%	0.86	0.00
Glass Single Glazed		2.31	60%	40%	1.38	0.92
Gaskets		0.69	100%	0%	0.69	0.00
	Total Tons	8.46			7.53	0.92

For comparison purposes

Site Waste Calculator						
Project Material Forecast						
Component Materials	No of Units	Total Tons	Recycle / Re use	Landfill	Tons Recycle	Tons Landfill
	Note 1		Note 3			
UPVC windows	275					
Profile		4.36	60%	40%	2.62	1.75
Reinforcing		0.29	60%	40%	0.18	0.12
Hardware / Mixed Metals		0.86	60%	40%	0.51	0.34
Glass Double Glazed		4.52	60%	40%	2.71	1.81
Gasket		0.69	0%	100%	0.00	0.69
Timber windows	275					
Profile		4.94	20%	80%	0.99	3.95
Hardware / Mixed Metals		0.73	20%	80%	0.15	0.58
Glass Single Glazed		2.31	0%	100%	0.00	2.31
Metal windows	275					
Profile		5.13	100%	0%	5.13	0.00
Hardware / Mixed Metals		0.39	100%	0%	0.39	0.00
Glass Single Glazed		2.31	0%	100%	0.00	2.31

1/ A unit equals a complete window 2/ Data Source 'BRE / WRAP Window Waste Research Report 2004' 3/ Site Specific Percentages can be obtained from Waste Handler

Quotation

"This development was a challenge and we were pleased to be able to utilise Reynaers systems for specific applications. The environmental issues, particularly in respect of both the use of recycled materials and complying with forthcoming legislation is an important consideration. The introduction of Rey-cycle will assist us to comply with the legislation and promote the use of recycled materials. I am sure it will make a big impact within the industry."

Alan Clevett
Façade specialist - Sir Robert McAlpine



As part of Reynaers' commitment to sustainable products, all of our Rey-cycle literature is printed on recycled paper.

