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YORKON COMPLETES ITS LARGEST SCHEME IN THE RETAIL SECTOR

Off-site construction specialists and Portakabin subsidiary, Yorkon, has completed its largest contract in the retail sector in the company's 30-year history.

The £1.4m modular scheme at a Sainsbury's superstore in Brentwood was completed with main contractors RG Group and reduced the programme time by four weeks.

Demand for the off-site approach in the retail sector continues to rise. Over the past year Yorkon's turnover in the sector has increased significantly and projects now include extensions to superstores and back of house facilities as well as modular convenience stores for a number of leading food retailers.

The project for Sainsbury's at Brentwood provided a new first floor extension for the store, accommodating a customer café, a lobby area to a new elevated car park, customer toilets and baby change, staff facilities and a bulk storage area for general merchandise.

Commenting on the Brentwood project, Richard Rust, Head of Construction and Delivery at Sainsbury's said, "The off-site approach helped to reduce customer disruption and programme time on this project, and allowed the first floor extension to be completed a month earlier than with traditional construction."

"By completing as much work as possible 'off site', we succeeded in keeping customer car parking to a maximum in this busy trading store. The relationship with RG Group and Yorkon worked well, and the module installation at the store was organised and efficient."

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42 steel-framed modules were manufactured by Yorkon off site in York and pre-fitted with internal partitions, sanitary ware, flooring, kitchen equipment, glazing, plumbing, electrics and brick cladding, prior to delivery to site. The modules were installed in just six days.

This scheme is the third project for Sainsbury's completed by Yorkon and RG Group and follows superstore extensions at Chelmsford and Rayleigh Weir in Essex.

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Editor's Notes

1. The Yorkon approach to off-site construction offers a number of clear advantages over site-based building methods:
 - enhanced thermal efficiency and greater sustainability
 - greater design flexibility
 - waste reductions of up to 90 per cent
 - programme times reduced by up to 50 per cent
 - greater cost control
 - less disruption to existing operations and local residents
 - safety improved by up to 46 per cent
 - earlier occupation and a faster return on investment for the retailer

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- guaranteed quality
 - less risk for the client – more than 96 per cent of Yorkon projects have been completed on time and 94 per cent on budget over the past five years – well exceeding construction industry averages
2. Off-site construction involves the manufacture of steel-framed modules in a controlled factory environment, using production line technology, whilst the foundation works are completed on site. The modules are delivered to site by road where they are craned into position in just a few days ready for the final stages of fitting out.