

Design Statement - Rainscreen Cladding for Warehouse at Bath Road Industrial Estate. December 2025



Existing Warehouse – image

Project Context & Objectives

The warehouse at 1, Bath Road Industrial Estate requires a durable, low-maintenance external envelope to replace the existing cladding that is no longer fit for purpose. The current cladding has deteriorated in its performance and appearance. The buff brickwork to the ground floor walls are also exposed to driving rain making them susceptible to internal damp and water ingress.

The proposed cladding system will provide:

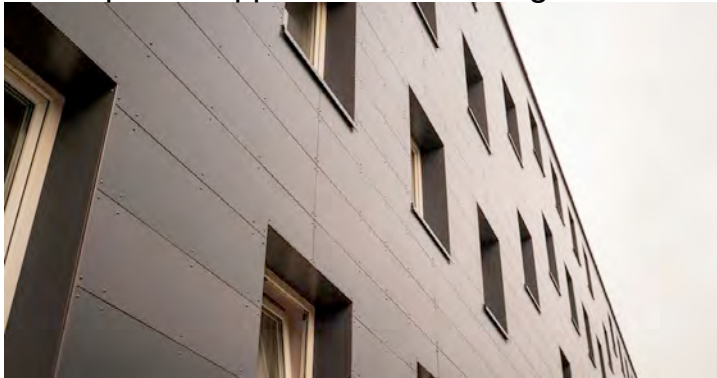
- Robust protection against the local UK climate – high rainfall, wind-driven rain, and seasonal temperature swings.
- Improved thermal performance and energy efficiency by providing greater protection against extreme weather conditions, enabling compliance with current energy-use regulations for non-domestic buildings.
- Reduced risk of moisture ingress, condensation, and structural degradation over the building's design life.
- A clean, modern, industrial-appropriate appearance, while offering flexibility for future maintenance or modification
- Compliance with all relevant UK regulatory requirements (structural, fire safety, moisture control, and thermal performance).

- A non-combustible or limited-combustibility, in accordance with UK fire regulations and guidance (e.g. outer faces to meet necessary fire-spread and reaction-to-fire requirements).

The chosen solution is a ventilated rainscreen cladding system – forming a protective, ventilated outer skin separated from the structural backing wall.



01 Proposed Upper Floor- Cladding



02 Proposed Lower Floor- Cladding



03 Proposed Living Wall

System Description & Performance Requirements

Basic Composition & Principle

- The cladding system will consist of three primary layers:
 1. **Structural backing wall / inner leaf** – the warehouse's existing structural wall (e.g. blockwork, steel frame, or other), made air-tight and vapour-controlled.
 2. **Ventilated cavity (air gap)** – a continuous cavity behind the outer panels, to allow drainage, drying and pressure equalisation. Typical cavity width targeted at 50 mm, per industry best-practice.
 3. **Outer cladding panels will be lightweight panels fixed to a sub-frame**, with open or lightly baffled joints to allow the system to breathe, manage pressure and shed water.
 4. The system is intended to function as a **pressure-equalised / ventilated rainscreen**: wind-driven rain not forced into the cavity, any water ingress drained or evaporated, and existing internal structure kept dry.

Conclusion - Design Intent Statement

The intent of this rainscreen cladding design is to deliver a building envelope for the warehouse that offers **long-term resilience, energy efficiency, low maintenance, and compliance with regulatory standards**, while providing a **clean, functional and industrial-appropriate appearance**. The ventilated rainscreen system – with a ventilated cavity, continuous insulation (as required), and robust, easily-maintained outer cladding – aims to protect the building from moisture, thermal inefficiency and environmental wear, enhance occupant comfort, and extend the structural lifespan of the warehouse.

By specifying a system with careful detailing (ventilation, drainage, fire safety, fixings) and quality materials, the warehouse will benefit from a durable exterior that meets both performance and aesthetic goals.



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