APPRAISAL OF CLADDING OPTIONS

CONSIDERATION	BOARD SYSTEM Rock Panel (A2)	ALUMINIUM R/SCREEN
Life Cycle Costing	Mid range initial prime cost. Mid range life expectancy and maintenance costs required to be factored into WLC.	Highest initial prime cost but longest service life and minimal maintenance.
Life expectancy	System only been on market 25 years.	60 years prior to significant maintenance due to inert single skin aluminum construction.
U Value	Building regs can be achieved.	Building regs easily achieved or can be exceeded.
Cost (including windows, cladding, access + prelims etc)	500	620
Fire rating	Varies, limited combustibility A2-s1, d0	Non-combustible A2-s1, d0 or A1
Warranty	Typically 15 years (manufacturer's).	25 years throughout (d+b - single point).
Programme and sequencing of work	Site cutting of boards inevitable. "cut and shut" production slower than cassettes. Window pods required and windows being moved forward. Standard dimensions 1200/1250 x 2500 x 3050mm.	System drawn and manufactured off site. Simple meccano-type system on site - no cutting, zero weather dependency.
Disruption Implications	Minimal disruption to tenants as all work carried out from outside and windows can be replaced whilst maintaining watertightness and integrity (windows moved forward of existing).	Minimal disruption to tenants as all work carried out from outside and windows can be replaced whilst maintaining watertightness and integrity (windows moved forward of existing).
Maintenance	Board systems are more prone to pattern staining as they do not have open drained joints to disperse water. Over time these panels attract detritus and stain particularly prevalent around fixings. Cleaning regime required. Clean with ordinary cleaning agents (shampoo).	Aluminium cassettes systems have no sealant or gaskets. The joints are open drained and the panels are self-cleaning. There is NO maintenance requirement.
Client attendances and space requirements	Regular inspections by client to check on fixings. Relatively large space requirement for storage.	Hold points for inspections can be agreed with client. Large space requirement for storage. Secure storage required.
Environmental Impact	Board systems generally employ aluminium substructure, which has high residual value and is re-usable. Medium impact environmentally. Timber substructure can also be used.	Aluminium has high residual value and in its manufacture includes minimum of 50% recycled billet Low environmental impact.
Recycling Potential	Only able to recycle aluminium substructure. Compressed natural basalt boards would almost certainly end up in landfill. Insulation recyclable.	Very high. Only component not recoverable is the stainless steel fixing embedded into concrete. Insulation recyclable.
Water management	None within system - reliance on sealants - pattern staining.	Managed within system - no pattern staining.
Associated works considerations	Available panel modules unlikely to match existing building module.	Bespoke rainscreen module readily adapted to existing building module.
Programme considerations	Medium length build period & not weather dependant	Shortest build period & not weather dependant
Access considerations	All access types suitable (preferred system MCP's)	All access types suitable (preferred system MCP's)
Fixing method	Face	Secret
CWCT test	Bespoke testing with window required	Yes
Weight	kg/m (11.25kg/m^2)	10kg/m^2
Storey height Spanning	Yes	Yes