



FAÇADE CREATIONS



CAPABILITY STATEMENT

DESIGNED IN, DELIVERED THROUGH
Façade design, engineering and access consultancy, backed
by structured finance, capital and insurance advisory.

Early | Practical | Integrated

Unified Approach

Façade work is never just one discipline. It spans design, engineering, ongoing access and maintenance, and the financial and insurance structures that make a project bankable. We address all of it, under one roof.

Practical Experience

Our teams bring hands-on design, engineering and delivery experience, so solutions we propose work in practice on site, not only on paper.

Technical Capability

BIM coordination, performance specification and compliance verification, we use the tools and methods that modern façade projects demand.

Façade maintenance is not a one-time consideration. It is a lifecycle commitment. Façade Creations delivers façade strategies that account for the full range of activity across a building's life: design and engineering, cleaning and access cycles, component replacement, warranty compliance, and the capital and insurance structures behind them.

We work collaboratively with architects, developers and facility managers to integrate access and maintenance thinking early, when it can genuinely influence design rather than compromise it. From commercial towers to hospitality and public buildings, every project demands tailored solutions..

"Cladding is designed to suit the building and is expected to meet a 50-year life expectancy.

Some components, such as membranes and sealants, are unlikely to last this period. This should be made clear in any maintenance manual."

Ref: IStructE, Structural aspects of cladding, 2020



Your Building Envelope Partner



Your Building Envelope Partner

Who Are We?

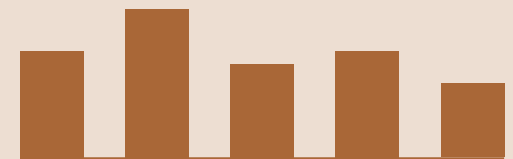
Façade Creations is a UK-based façade design, engineering and access consultancy, extending into structured finance, capital and insurance advisory for construction clients. Our practical, design-led approach spans early-stage strategy, system selection and coordination, protecting architectural intent while optimising safety, cost and lifecycle value.

Core Competencies

Façade Design & Engineering | Access Strategy & Concept Design | Compliance Review & Risk Assessment | System Selection & Reach Analysis | Design Coordination | Technical Specifications & Tender Support | Finance & Capital Structuring | Insurance Brokerage & Risk Advisory

Sectors

- Aviation
- Heritage
- Science
- Hotels
- Defence
- Industrial
- Education
- Residential
- Commercial & Retail
- Sports
- Religious
- Government



PRACTICAL, DESIGN-LED FAÇADE EXPERTISE

Independent thinking applied to every stage of the building envelope, from concept to decades of operational life.

Sectors We Serve

Our façade design, access and finance capabilities are applied across a wide range of building types, each with its own technical and operational demands.



Why Engage Façade Creations?

Modern building façades demand specialist expertise that goes beyond a single supplier. Façade Creations brings objective technical knowledge to ensure your strategy is safe, cost-effective and tailored to your building's specific needs, with capital and insurance structuring built in.

Truly Independent Advice

- Unbiased to any single supplier's design
- Recommendations based on project needs, not sales targets
- Objective evaluation of all available solutions

Early-Stage Design Integration

- Access and maintenance needs identified at concept phase
- Prevents costly redesigns later in the project
- Considerations embedded in façade design from the outset

Cost Optimisation

- Equipment and systems sized to actual needs
- Evaluation of permanent versus temporary solutions
- Realistic budget guidance for tender packages

Compliance & Risk Mitigation

- Clarity on international codes, regulations and standards
- Health & safety and risk assessment from inception
- Access challenges identified before design freeze

Flexible Engagement

- Services from initial feasibility through commissioning
- White-label support available for design teams
- Remote delivery to meet design and cost budgets

Whole-Life Building Perspective

- Full consideration of cleaning, inspection and replacement
- Finance and insurance structuring across the project lifecycle
- Strategy protects your façade investment over decades



Independent by Design, Trusted by Experience

Your Building Envelope Partner

Our Services

From early feasibility through to facility management, we support every phase of the building envelope lifecycle, design, delivery, and the financial structures behind it.

Pre-Construction Phase	Construction Phase	Facility Management
Access strategy reports & drawings	Tender evaluation & compliance advice	Condition reports & audits
3D access equipment analysis	Approval drawing reviews	Refurbishment advice & specs
Load calculations & code compliance advice	Factory test inspections	Risk assessments
Façade cleaning cycle analysis	Variation claim review & assessment	Engineering design for upgrades
Tender advice & performance specs	On-site inspections	H&S compliance advice
Finance instrument structuring (LC/BG/SBLC)	Peer reviews	Insurance & warranty advisory



Your Building Envelope Partner

Specialist Advisory Services

Standard façade design covers routine delivery. These specialist services address the harder problems, replacing plant and panels, upgrading non-compliant systems, and structuring the finance behind major works.



WORKING-AT-HEIGHT RISK MANAGEMENT

We conduct risk assessments that identify genuine hazards and develop practical control measures, including roof access routes, fall protection design, and equipment recertification.



PLANT & EQUIPMENT REPLACEMENT PLANNING

We assess lifting logistics early, crane access, load paths, panel sizes and operational constraints, before you're forced into expensive emergency solutions.



REFURBISHMENT & MODERNISATION

We assess existing systems, identify compliance gaps, and recommend proportionate upgrades rather than wholesale replacement where possible.



FINANCE & CAPITAL STRUCTURING

We structure trade and project finance instruments, letters of credit, guarantees and bonds, to support major façade procurement and delivery.



TECHNICAL DUE DILIGENCE & ADVISORY

We conduct site surveys, performance testing and maintenance reviews to assess systems against current codes and structural capacity.

Finance & Capital Solutions

Façade and building envelope programmes are capital intensive. We structure the trade and project finance instruments that keep procurement and delivery moving, without tying up your working capital.



Letters of Credit (LC) & Variants

Secure payment settlement for international and domestic material and equipment procurement, including Usance/Deferred LCs offering the contractor a period of credit.



Standby Letters of Credit (SBLC)

Bank-backed security triggered only on non-performance, giving both sides confidence in cross-border and domestic contracts.



Bank Guarantees (BG)

Unconditional commitments to pay on demand if a party fails to perform or deliver, often interchangeable with SBLCs depending on governing rules.



Bid & Performance Bonds

Assurance to employers that a contractor will honour a successful tender, or compensation cover if delivery obligations are not met.



Proof of Funds & Block of Funds

Documentation confirming financial capability for high-value procurement, land acquisition or major façade packages.



No collateral or cash margin required, we leverage the strength of the transaction

Your Building Envelope Partner

Insurance Brokerage & Global Coverage

Façade programmes carry risk across design, delivery and decades of operation. We advise on the coverage that protects your project and your business at every stage.

Professional Indemnity

Protection against claims arising from design or specification advice given during a project.

Contract Works Insurance

Coverage for materials, plant and works in progress during construction and installation phases.

Public & Product Liability

Coverage for third-party injury or property damage arising from façade works or installed systems.

Warranty & Latent Defects

Structured cover addressing long-term performance of façade materials and components after handover.

Facility & Access Equipment Cover

Coverage for permanent access equipment such as BMUs and other façade maintenance plant.

International Trade Risk

Advisory on coverage for cross-border procurement and supply chain exposure on global projects.



Your Building Envelope Partner

Integrated Façade Solutions

Our approach goes beyond routine delivery, focusing on long-term strategies for design, maintenance and the financial structures that support them.

System Strategy

Developing tailored design and access strategies to ensure operational efficiency and long-term reliability.

Design Integration

Seamlessly incorporating façade and access systems into building architecture without compromising aesthetics.

Cleaning Cycle Optimisation

Establishing data-driven schedules to maximise safety, efficiency and material lifespan.

Component Replacement Planning

Proactively planning replacement of façade elements to minimise downtime.

Structural Analysis

Assessing structural capacity and performance to guarantee safe and effective system operation.

Building Services Coordination

Aligning façade systems with MEP and other building services for smooth operation.

Façade Replacement

Conducting inspections and certification to confirm compliance with current standards and legislation.

Finance & Insurance Structuring

Independent audits and structuring to verify reliability, coverage and regulatory compliance.

Façade Creations ensures all deliverables are practical, compliant, and backed by structured finance and insurance support, giving clients safe, reliable, future-proof solutions.



Your Building Envelope Partner

Strategic Approach to Façade Delivery

Successful façade strategy depends on three interconnected factors: project parameters, technical requirements, and coordination across every design discipline, ensuring solutions are designed in, not bolted on.

PROJECT PARAMETERS	DESIGN COORDINATION	TECHNICAL REQUIREMENTS
• Development Type	• Lead Architect	• Building Height
• Client Brief	• Façade Specialist	• Façade Material
• Planning Conditions	• Structural Engineer	• Cleaning Time
• Aesthetics & Visual Qualities	• Building Services	• Façade Warranty
• Site Constraints	• Landscape	• Lifting & Inspection Access
• Maintenance Frequency	• Project Management / CDM	• Buildability
• Capital & Lifecycle Costs	• Cost Consultant	• Operator Skill



Design for lifecycle, not just commissioning

Your Building Envelope Partner

Façade Design Coordination

Façade Creations orchestrates integrated façade strategies by bringing together the right specialists at each project stage. We begin with manufacturers to test buildability and budget parameters, then coordinate across Lead Architects,

Building Services and specialist trades, roofing, cladding, acoustics and landscape, to embed access and maintenance solutions from concept to completion

Design Deliverables

Industry Experience

- Efficient access & design solutions
- Lessons learned across global projects
- Early design integration
- Standard v. bespoke systems

Unbiased Technical Support

- Maintainability (cleanability)
- Buildability
- Working at height
- Capital v. operational costs

Thinking Beyond The Box

- Aspiration v. practicality
- Contemporary v. historic
- Traditional or automated systems



Façade Project Lifecycle Map

This map outlines our structured approach for both new build and refurbishment projects, from inception through to ongoing support, ensuring solutions are integrated, compliant and built to perform.

1. Data Gathering

Collaborate with architects, engineers and builders to understand design intent and building specifications. Define requirements across construction and maintenance.

2. Design & Planning

Develop customised strategies based on façade geometry and building form. Create preliminary drawings and coordinate with key engineering disciplines.

3. Cost Estimate

Budgetary costs across CapEx and OpEx, including finance instrument structuring where procurement requires it.

4. Safety & Compliance

Thorough safety assessments of proposed solutions, checked against relevant standards and regulations.

5. Documentation

Feasibility study outlining the rationale behind chosen solutions, comprehensive reports, drawings and specifications.

6. Vendor Selection

Assist in contractor and supplier selection, tender review and analysis, and tender interviews.

7. Witness Testing

Factory testing at production facilities and site progress reviews throughout manufacture.

8. Submittal Reviews

Review contractor proposals, methodology, testing regime and loading data before sign-off.

9. Evaluation

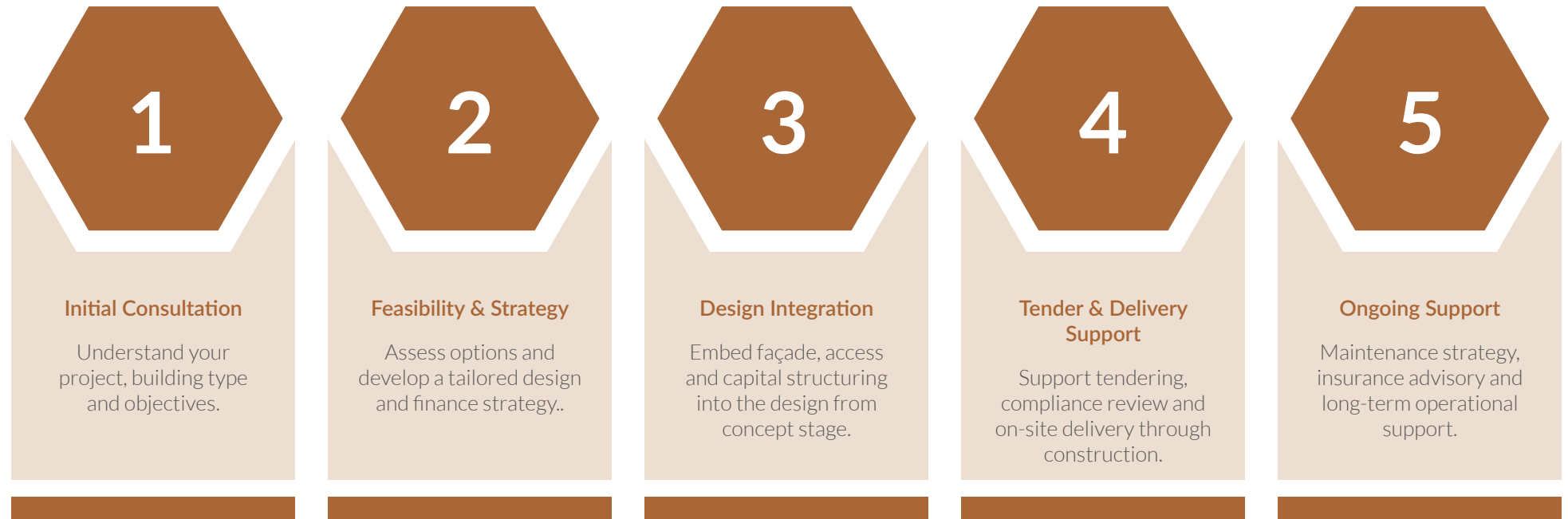
Review project success and areas for improvement, gathering stakeholder feedback.

10. Ongoing Support

Continuous maintenance guidance and updates, staying current on industry and regulatory trends.

Our Engagement Process

A clear, staged process from first conversation to ongoing support, keeping design, delivery and financial structuring aligned throughout.



Project Experience

The project types and engagement approach that define our practice.



Your Building Envelope Partner

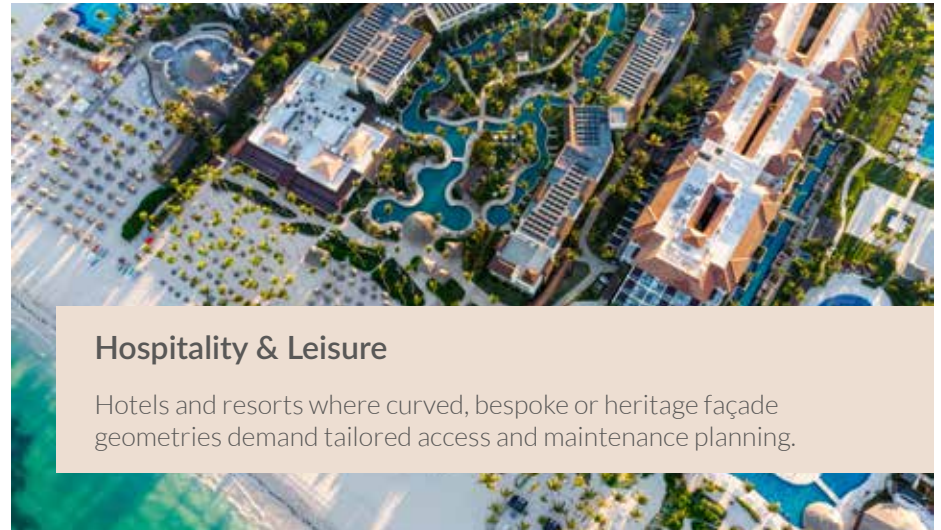
Representative Project Types

Every building presents a different façade challenge. The project types below illustrate where our design, access and finance capabilities typically apply, not a client list, but the categories of work our approach is built for.



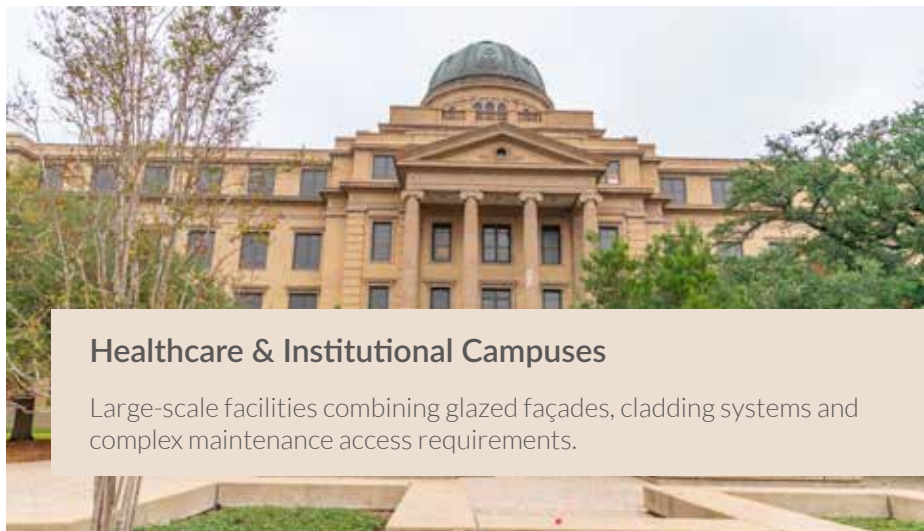
Landmark Mixed-Use Towers

High-rise developments combining residential, office and retail space, requiring coordinated façade systems across multiple building heights.



Hospitality & Leisure

Hotels and resorts where curved, bespoke or heritage façade geometries demand tailored access and maintenance planning.



Healthcare & Institutional Campuses

Large-scale facilities combining glazed façades, cladding systems and complex maintenance access requirements.



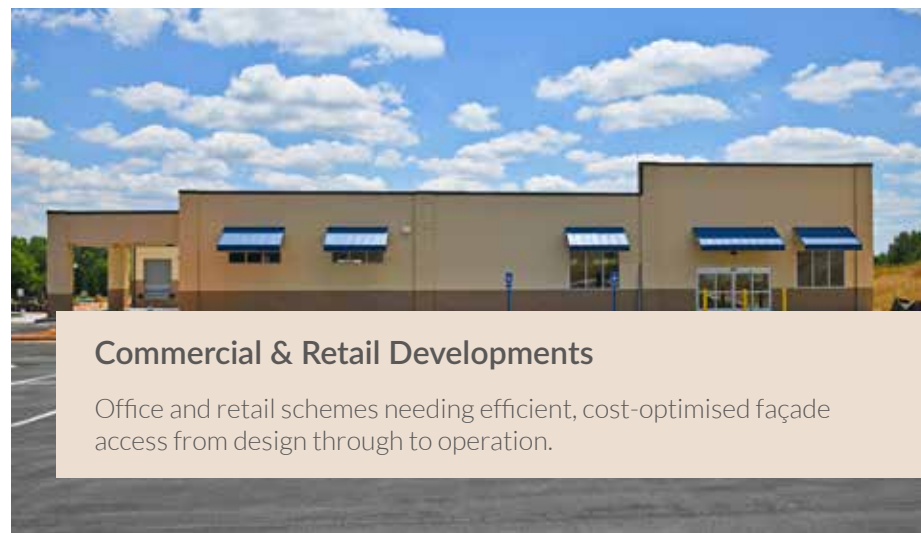
Cultural & Public Landmarks

Hotels and resorts where curved, bespoke or heritage façade geometries demand tailored access and maintenance planning.



Heritage & Sensitive Refurbishment

Restoration projects where access solutions must respect historic fabric and planning constraints.



Commercial & Retail Developments

Office and retail schemes needing efficient, cost-optimised façade access from design through to operation.

Every building presents
unique façade challenges.



Early conversation identifies risks and opportunities
before they become constraints.

Let's discuss how independent expertise can add value to your project.

Contact Façade Creations today.



T: +44 (0) 116 2289 3343 E: info@facadecreations.co.uk W: www.facadecreations.co.uk

Registered in England, Company Number: 16267073