



Chimney Pot Park - residential project - Salford - the terraced house turned upside down

Project Brief

This project involved the complete refurbishment of 359 terraced houses in Salford.

The client was looking to retain as much of the original appearance of the property as possible whilst ensuring that the new buildings were both efficient in terms of envelope performance and living space utilisation.

The scheme was essentially a mixture of 4 basic house designs, in terraced blocks of 16 units. The developer, Urban Splash, retained the original facade of the houses whilst replacing the structure of the house with a steel frame.

Project Type/Application

Given the clients requirements to maximise all possible space from the available foot-print of the house, the only additional space to be gained was from the roof zone.

The client designed the new house to feature a kitchen or lounge in the roof zone by inserting a mezzanine floor level.

The steel frame design presented particular detailing issues for the original roof scheme. With the requirement for maximum headroom in the newly created second floor level, the client needed a slimline roof solution which was both structurally load bearing and exceeded Part L requirements.

The design challenge focussed on finding a suitable fixing method for the 150mm thick SIP roof panel. The steel frame was already manufactured by the time SIPCO were introduced to the scheme. SIPCO designers worked with the engineers and steel fabrication company to fix additional cleats which facilitated easy connection to the panel without delaying installation.



Outcome/Result/Success Factors

By moving the bedrooms downstairs Urban Splash were able to fit two double bedrooms in every house, moving the living space upstairs, and thereby making most of the shape of the house all the way up to roof level.

The outcome was a superb addition to the saleable floor space whilst ensuring maximum thermal efficiency from the roof and minimum air leakage.

The SIP roof solution had a huge impact on build programme and enabled follow on trades to commence internally ahead of the original schedule.

Each roof side was approximately 4m x 4.2m, these were assembled on benches in the street in 16 plot batches, they were then covered with membrane and craned into position. This sequence enabled 16 complete roofs to be installed in one crane day.

The false chimney stack designed and manufactured from SIP technology by SIPCO also guaranteed as much natural lighting as possible through the electrically operated Velux window.

The project created a thriving new community - 'loft living in a terrace house. City living on a proper street. Cosy and cool...' in the words of the developers.



Unit 2
Expressway Industrial Estate
Turnall Road
Widnes
Cheshire WA8 8RD

Peter Barr
0844 335 3997
info@thesipcompany.com
www.thesipcompany.com