



Curtain walling solution for commercial high-rise apartments in central Manchester

Project Brief

The clients, Dandara, were looking for a commercial build of residential apartments at St. Georges Island, Hulme Hall Road in central Manchester.

The project consisted of five blocks of contemporary waterside apartments, ranging between 10 to 15 storeys. The scale of the project meant that time and labour saving techniques were highly important, while the city centre location required as little site waste as possible.

The client was looking to create a tranquil waterside retreat in Manchester city centre, so maximising space, while at the same time achieving high levels of insulation and noise reduction was a high priority.

Project Type/Application

SIPs Industries structural insulated panels were utilised to provide curtain walling on the steel frame of the apartment blocks, comprising the complete thermal envelope.

Because the panels were prefabricated and cut to size before they reached site, the volume of site wastage was considerably reduced, along with the need for waste disposal facilities.

As each floor was completed, the first fix trades were able to follow on behind. This floor-by-floor approach ensured a structured and tightly manageable programme.



Outcome/Result/Success Factors

By using SIPs Industries panels, the client was able to achieve a high level of insulation, while at the same time making best use of all available space.

Because the SIPs panels were pre-cut offsite, the external envelope of the apartments was completed quickly and efficiently, providing a weather proof shell which allowed the internal first fix trades to follow on behind.

The floor-by-floor construction allowed the internal first fix for each apartment to be completed whilst the external cladding of the above floors was installed, resulting in reduced delays and ensuring that the project finished on time and within budget.

In total, SIPs Industries provided around 5 acres of cladding for the apartments.



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