

CASE STUDY

BTR TOWERS, ERIE BASIN SALFORD QUAYS



KAWNEER SYSTEMS SEAL THE PRIVATE RENTAL DEAL AT ERIE BASIN

Architectural glazing systems by Kawneer were specified for their “robustness and quality” for two linked 16-storey apartment blocks on the last plot to be developed in one of Britain’s fastest-growing property hot spots - the £37 million BTR (Build To Rent) towers at Erie Basin in Salford Quays, Manchester, a stone’s throw from MediaCityUK.

Kawneer’s AA®100 curtain walling features as strip curtain wall to copper-coloured rainscreen areas of the towers at Erie Basin. In addition, AA®110 curtain walling features on link bridges and as floor-to-ceiling screens facing the water. While the AA®100 system uses 50mm sightlines, the AA®110 system uses 65mm but both in this case were zone-drained. They are complemented by AA®541 open-

out casement window inserts and AA®720 ultra thermally-efficient entrance doors.

The Kawneer systems were installed over eight months by a team of up to 35 from approved specialist sub-contractor FK Group for main contractor GRAHAM and client Glenbrook, the privately-owned property development and investment company, who acquired the site from the Peel Group.

The prominent dockside development is GRAHAM’s second project with Glenbrook, with work also underway on another £27 million BTR project in Ellesmere Street, Castlefield, Manchester, which also features Kawneer systems.

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At the 220,000ft² Erie Basin development, which features one, two and three-bedroomed apartments with tenant lounge, gym, private elevated garden terrace and undercroft car parking, the Kawneer aluminium systems were specified by regular Kawneer users Sheppard Robson Architects.

A spokesperson said: "We specify Kawneer systems because they are robust, quality products. The curtain wall was integral to the visual impact of the picture-frame gable ends to the north and south elevations. The strip curtain wall glazing to east and west elevations alternates in plan at every third floor to tie in to the rhythm of the dynamic folded aluminium rainscreen façade.

"The Kawneer materials interfaced well with the other materials used on the project from a performance perspective (air tightness etc) and the client is very pleased."



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GRAHAM's contract director on the project, Graeme Moffat, said: "Despite some demanding ground conditions, we have been able to help Glenbrook realise the Erie Basin project through an innovative foundation and concrete frame solution.

"This is our third BTR scheme in the Greater Manchester area and we see residential continuing as a key sector for us, building on our portfolio of experience with large-scale apartment, student accommodation and hotel projects across the UK."

The project was forward-funded by Moorfield which has also backed two other Glenbrook projects in the North West.

Glenbrook projects director Stuart McCrone said: "We have brought an exceptional product to an

already high-quality destination that is improving day by day.

"The performance of the project team has been exemplary and now complete, Erie Basin raises the bar for BTR accommodation in Salford Quays."



Please contact our Architectural Services Team if you have a project you would like to discuss:
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