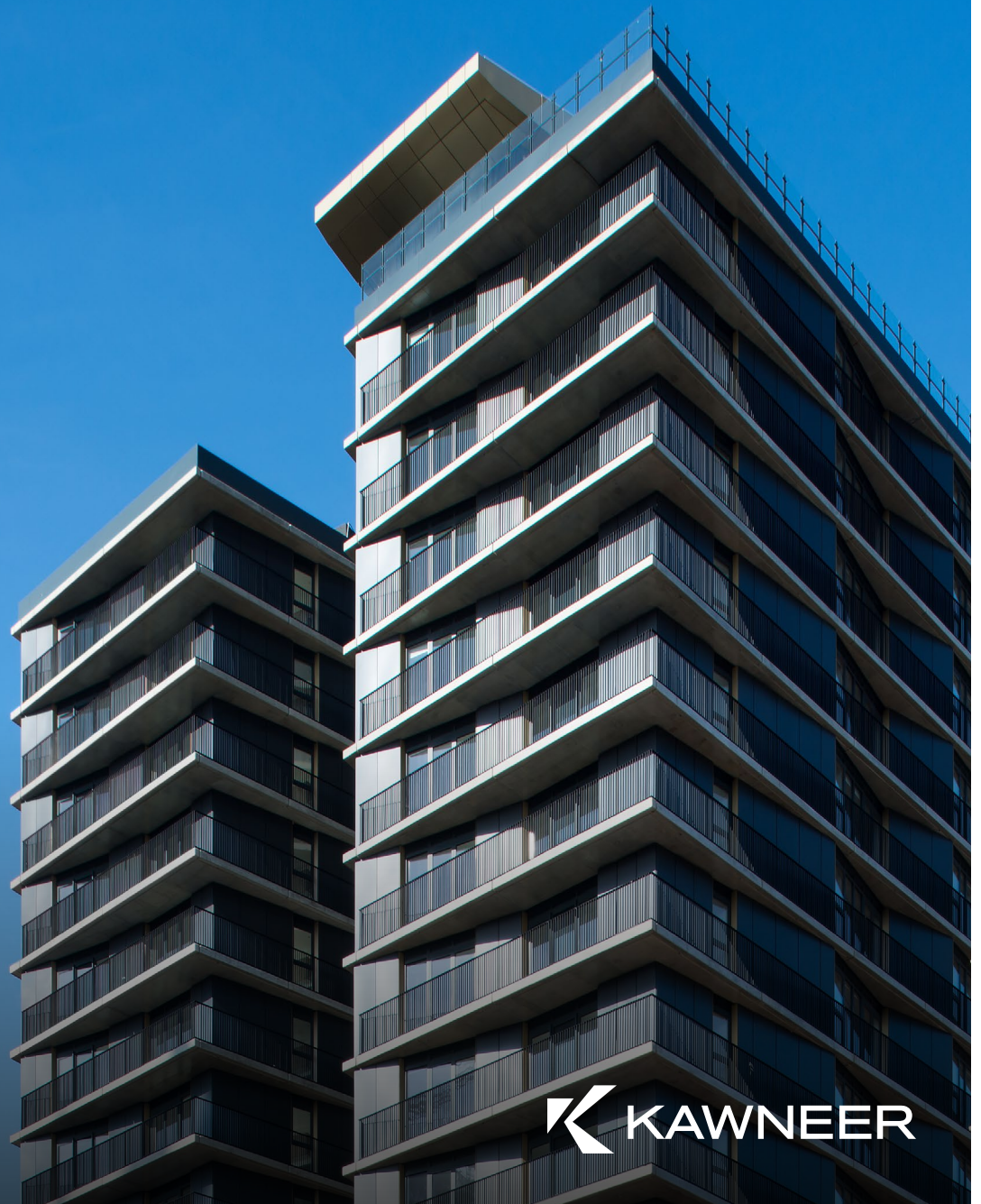


CASE STUDY

# VOX DEVELOPMENT

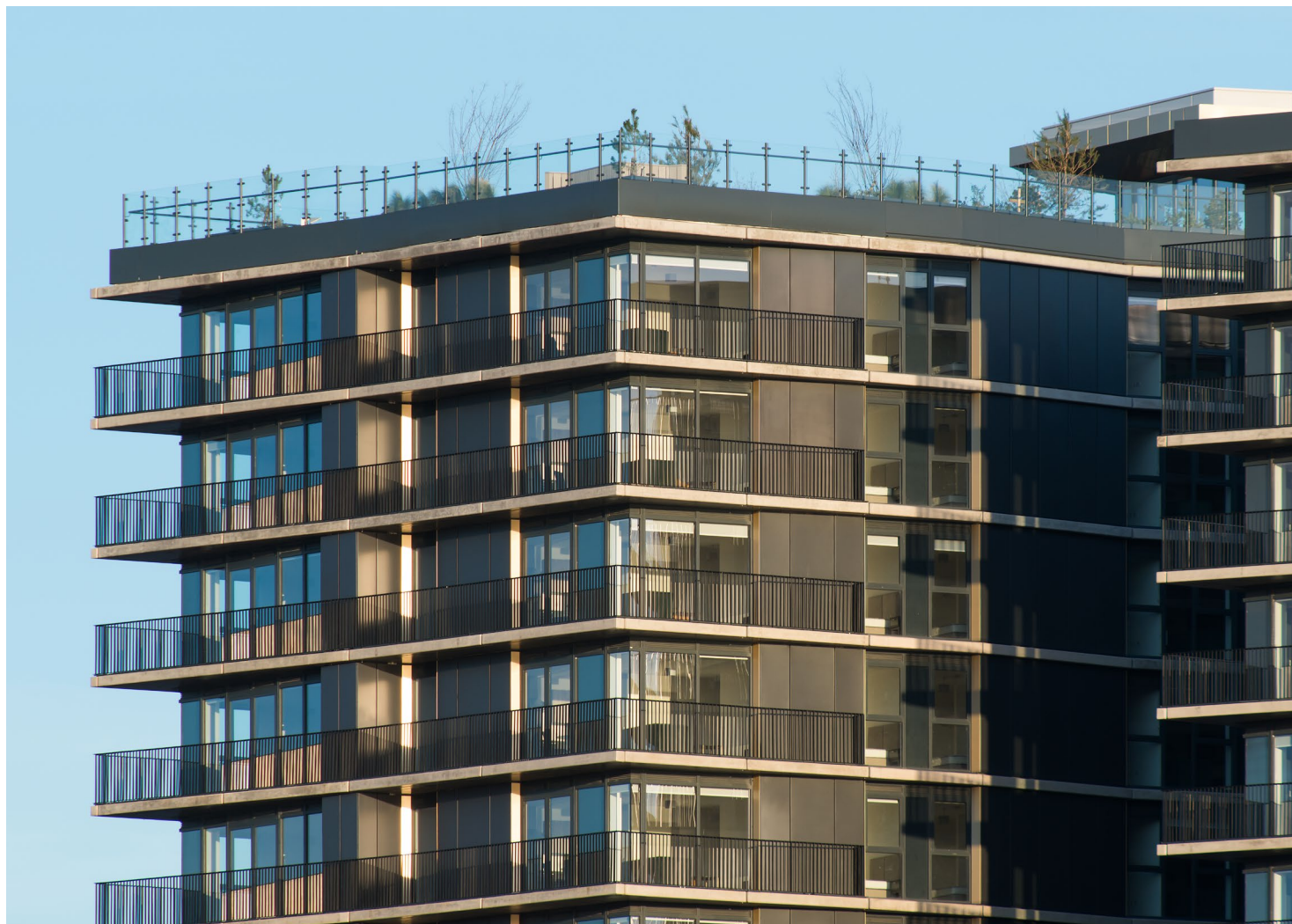


# KAWNEER CURTAIN WALL MAKES A GREAT RUNNING PARTNER AT VOX

Curtain wall and windows by  
Kawneer feature on Glenbrook's  
Vox development in Manchester.

**Building:** Vox Development  
**Location:** Manchester  
**Architect:** Sheppard Robson  
**Main Contractor:** GRAHAM  
**Installer:** FK Group  
**Photos:** David Millington

© 2022 Kawneer





**CURTAIN WALL BY LEADING UK  
MANUFACTURER KAWNEER HAS HELPED  
GRAHAM'S THIRD RESIDENTIAL TOWER  
BUILDING FOR PROPERTY DEVELOPER  
GLENBROOK FOCUS AT THE HIGHEST LEVEL ON  
RESIDENTS' WELL-BEING.**

Kawneer's AA®100 capped and zone-drained curtain wall features on the ground floors and one of the roofs of Vox, a 280-apartment scheme spread across two 15-storey towers in Manchester.

The curtain wall on the roof wraps around a cosy communal lounge space which overlooks an exclusive 130m circular running track and garden and is complemented by Kawneer's thermally superior AA®720 open-out casement windows to all floors.

As well as the running track, the £60 million BTR (Build To Rent) development on a former disused industrial site also features other top-floor well-being amenities such as a yoga room/virtual fitness studio and fully-equipped gym which help it to set a high standard for BTR developments nationally.

Vox, formerly known as Cornbrook, is GRAHAM's third high-quality residential tower building scheme in Manchester for property developers Glenbrook, following Trilogy in Castlefield and Duet at Erie Basin in 2020, both of which also used Kawneer systems.

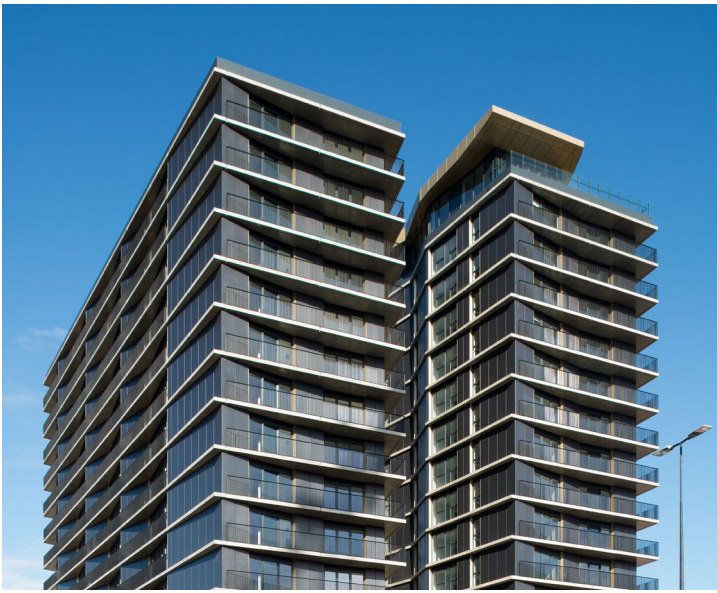
At Vox, the Kawneer systems were installed over 235,000ft<sup>2</sup> in 17 months by a team of up to 40 operatives from approved specialist subcontractor FK Group. Funding for the project was provided by Barings.

Offering residents "balanced city living" with a blend of top-spec 98 one-bedroomed, 168 two-bedroomed and 14 three-bedroomed units, Vox was designed by architects Sheppard Robson with "wellbeing in mind".

© 2022 Kawneer







Issue Number: 152

Now one of Manchester's most exciting new developments, it is just a 10-minute walk from the city centre and includes a ground-floor convenience retail unit and landscaped public realm, complete with 50 under-building car parking spaces, EV charging points, and storage for 280 bikes.

Vox was constructed using piled foundations, with a concrete frame structure, precast columns and walls, and in-situ slabs. The balconies were formed with thermal breaks and in-situ concrete plus a precast corbel expressed slab edge on every floor. Prefabricated bathroom pods were also installed, and to deliver particularly high acoustic performance, GRAHAM used twin-wall partitions.





© 2022 Kawneer

The development occupies a strategic position between Chester Road and Cornbrook Metrolink station, on a prominent arterial access route into the city centre. GRAHAM improved pedestrian links around the site and created a landscaped area running along the front of the retail unit facing Chester Road, with an enlarged footpath to the entrance on Trentham Street.

The onset of the Covid pandemic in early 2020 presented a range of challenges but the implementation of robust Health and Safety measures and strict adherence to Government guidelines ensured the project remained on track.

Danny Roberts, Senior Project Manager for Glenbrook, said: "This project sees the transformation of a disused industrial site into a highly-sustainable development. The health and wellbeing of its residents have very much influenced the design and fit-out of the scheme, from the inclusion of a running track to the location of the shared areas, which are located on the rooftop to maximise sunlight and views."

**Please contact our Architectural Services Team if you have a project you would like to discuss: Tel: 01928 502604 / Email: [kawneerAST@arconic.com](mailto:kawneerAST@arconic.com)**

KAWNEER UK LTD

Astmoor Road,  
Astmoor Industrial Estate,  
Runcorn, Cheshire,  
WA7 1QQ,  
United Kingdom

Tel: +44 (0) 1928 502604 [www.kawneer.co.uk](http://www.kawneer.co.uk)