

# Case Study: Islington Wharf, Manchester

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## Kawneer helps a Manchester development to achieve a “Very Good” EcoHomes rating

Virtually the entire range of Kawneer architectural aluminium systems has been installed on the landmark, futuristic £30million mixed-use Islington Wharf scheme in Manchester, which excels in the in-house sustainability scoring system run by developer ISIS Waterside Regeneration.

**Building:** Islington Wharf

**Location:** Manchester

**Architect:** Broadway Malyan

**Main Contractor:** Laing O’Rourke

**Installer:** SG Aluminium

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## Kawneer systems help ISIS reach for the sky

Phase One of Manchester's Islington Wharf development, which comprises 200 apartments, two A3 units totalling 572m<sup>2</sup> and five smaller commercial units totalling 140m<sup>2</sup>, is now complete while the overall masterplan provides for more than 16,000m<sup>2</sup> of residential and 600m<sup>2</sup> of leisure. This includes 500 apartments, hotel and food store and secure car parking underneath a podium which will create a private garden area.

The focus of the scheme is a striking 21-storey tower designed by BroadwayMalyan architects in sandstone and 'Teku bronze' copper to reflect the city's red sandstone substrate.

The splayed sandstone and Kawneer curtain-walled shards provide the majority of apartments with southerly views towards the Ashton Canal in New Islington.

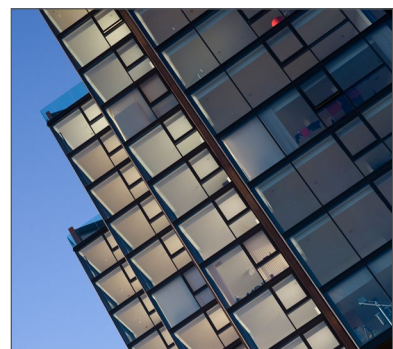
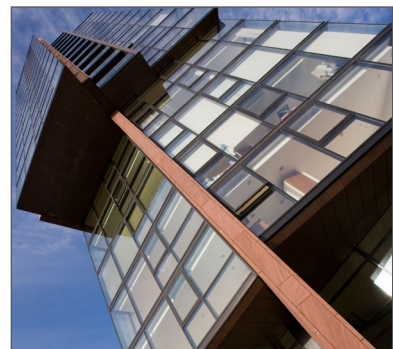
The multi-cantilevered scheme proved challenging for Kawneer-approved sub-contractor SG Aluminium who had to install large panes of glass, some up to almost eight square metres and weighing 580kgs, using brackets specially-designed to accommodate excessive building movement.

Some particularly disciplined sequencing was also necessary to enable the installation of the glazing and cladding to be carried out by the same mast climbers. Tower cranes were also used.

The Kawneer systems used on this new waterside community and gateway to East Manchester include a framing system, AA®100 dry-jointed curtain walling, AA®601 casement windows, series 190 heavy duty commercial entrance doors, AA®603 light duty tilt slide doors and series 505 swing doors.

They were specified by SG Aluminium for Phase One main contractor Laing O'Rourke to meet solar control requirements, stringent U-values and demanding acoustic performance as well as the movement inherent in the 21-storey tower.

ISIS, which is a joint venture company between British Waterways, MUSE Developments and Aviva Investors Global Services Limited's Igloo regeneration fund, already has outline planning consent for a further 300+ apartments, a 1,245m<sup>2</sup> food store, additional shops and leisure units, and an option for a 100-bed hotel.



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)

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