

Case Study

BTR Towers, Erie Basin, Salford Quays

Residential

Shape
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Prominent Dockside Development

Architectural glazing systems by Novastruct 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 BTR (Build To Rent) towers at Erie Basin in Salford Quays, Manchester, a stone’s throw from MediaCityUK.

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



“Specified for ‘robustness and quality’ ”



The Novastruct systems were installed over eight months for main contractor GRAHAM and client Glenbrook, the privately-owned property development and investment company, who acquired the site from the Peel Group.

Building: BTR Towers, Erie Basin
Location: Salford Quays
Architect: Sheppard Robson
Main Contractor: GRAHAM

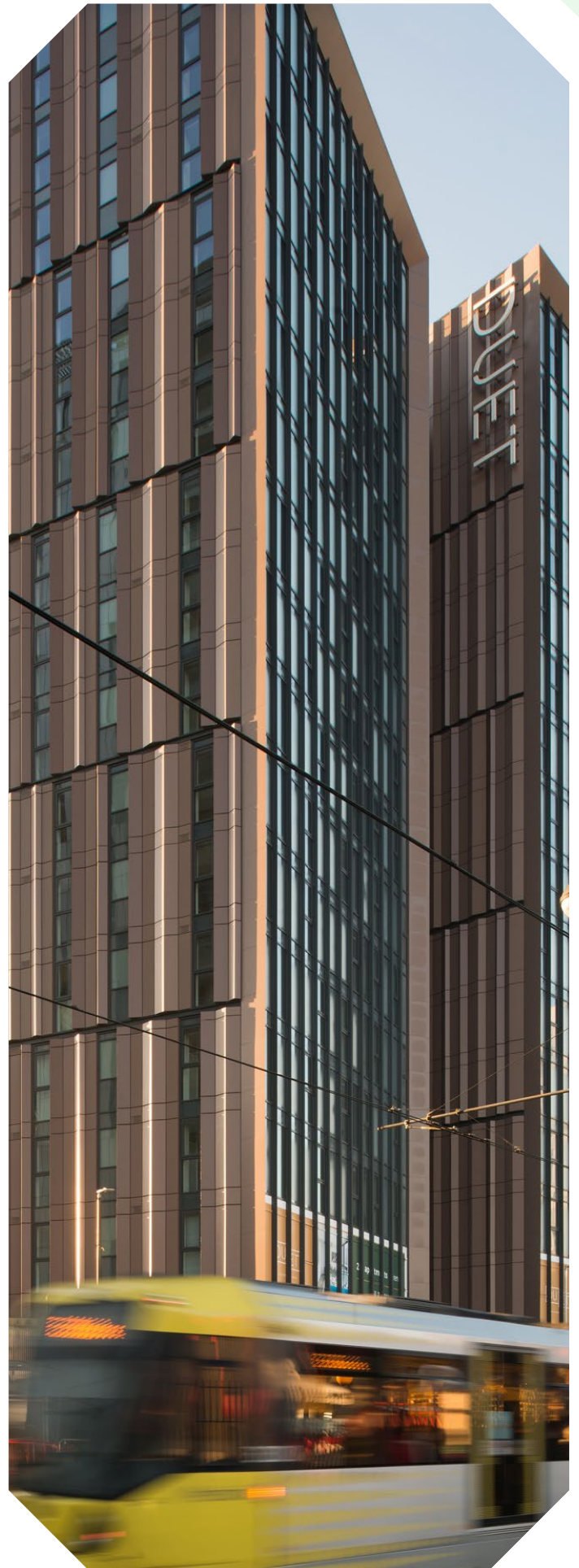
Client Satisfaction

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 Novastruct aluminium systems were specified by regular users Sheppard Robson Architects.

A spokesperson said: "We specify Novastruct 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 Novastruct materials interfaced well with the other materials used on the project from a performance perspective (air tightness etc) and the client is very pleased."



Raising the Bar

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."

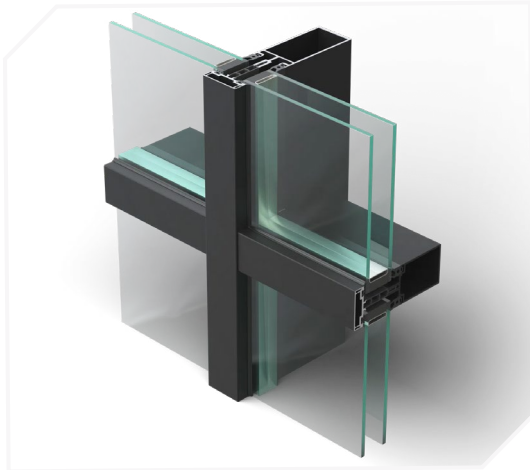
The project was forward-funded by Moorfield which has also backed two other Glenbrook projects in the North West.

Glenbrook projects director Stuart McCrone said: "We have brought an exceptional product to an already high-quality destination that is improving day by day."

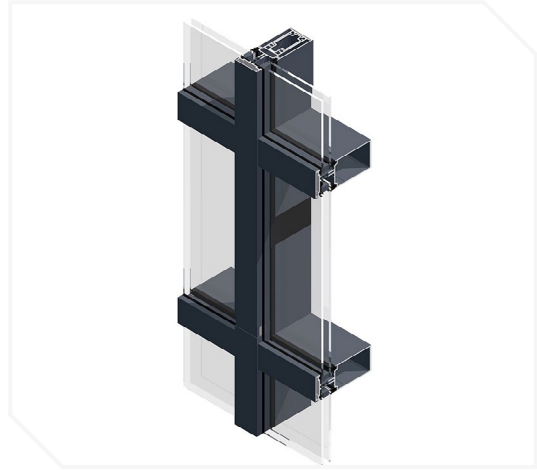
"The performance of the project team has been exemplary and now complete, Erie Basin raises the bar for BTR accommodation in Salford Quays."



Product Specification Highlights



FSX 100 50mm Curtain Wall System



FSX 110 65mm Curtain Wall System

Project Photos: David Millington Photography

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