

## Glenavon High Rises

Glenavon Road, Maryhill,  
Glasgow

**Sector:** Social Housing  
High Rise  
Refurbishment

Before refurbishment



**Client:**  
Glasgow Housing Association

**Building Type:**  
Concrete Frame  
Concrete Infill Panels  
Iron Corrugated Cladding

**Project Size:**  
3 x High Rise Blocks 12,000m<sup>2</sup>

**Product:**  
• External Wall Insulation  
& Render Finish

After refurbishment



## Project Background:

Glasgow Housing Association (GHA) is one of the largest social landlords in the UK, with more than 45,000 tenants across Glasgow. Since stock transfer from the city council in 2003, GHA has invested more than £1.2 billion in modernising and improving tenants' homes across the city.

Their investment programme, now in its final three-year phase, will continue to meet national policy objectives, such as the Scottish Housing Quality Standard (SHQS) and reducing the nation's carbon footprint with an investment of £240 million between 2011-2014.

Having completed various phases of refurbishment works on both low rise and high rise properties using Structerm external wall insulation (EWI) systems, GHA decided to use them again for three high rise blocks of flats in the Glenavon area of Maryhill, Glasgow.

## Client Requirements:

The flats were constructed using insitu concrete for the frame and concrete infill panels which were covered with corrugated iron cladding. The flats were in a bad state of repair, looking dilapidated and urgently requiring external refurbishment to give them a new lease of life and to improve their thermal performance in order to drive down the heating demand and in turn reduce carbon emissions.

## Design Solution:

Structerm's "High Build" External Wall Insulation (EWI) was specified for the external cladding. This consisted of a layer of high performance, 90mm thick, Mineral Fibre insulation boards fixed to the building using specially selected fixings. Two layers of 3mm basecoat render with glass fibre reinforcing mesh embedded were then applied. To complete the system the client chose a high performance through coloured Silicone render finish, to provide a modern and fresh look to the buildings.

## Results:

- Thermal performance has improved greatly with the U value of the walls dropping from 1.06W/m<sup>2</sup>K to 0.29W/m<sup>2</sup>K.
- The carbon footprint has reduced as it now requires less fuel to heat each flat to a comfortable temperature.
- The fresh, contemporary design of the buildings has transformed the appearance of the blocks into modern and attractive buildings.

