

Structherm | Cladding
New Lane Estate
Salford, Greater Manchester

Sector: Social Housing
Low Rise
Refurbishment

No fines concrete property after refurbishment showing Macerend brick effect detailing



Concrete block property after refurbishment



Before refurbishment



Concrete block property before & after refurbishment



Client:
City West Housing Trust

Building Types:
No Fines Concrete &
Concrete Block

Project Size:
Phase 2 - 173 Properties
11,238m²

Product:
External Wall Insulation
& Render Finish

Project Background:

City West Housing Trust (CWHT) were formed in 2008 to manage the social housing stock in Salford, Greater Manchester. The trust has a 5 year programme to upgrade over 300 non traditional properties comprising of various building types such as Unity, No Fines Concrete and Reema.

Phase 2 of the programme was for the refurbishment of over 170 No Fines Concrete and Concrete Block properties in the New Lane, Ellesmere Park and Hospital Road areas of Salford. These properties were in relatively good condition with no serious structural defects but they were suffering from poor thermal performance of 1.66W/m²K due to the lack of cavity wall and therefore any insulation.

Client Requirements:

City West Housing Trust wanted a cost effective solution for externally refurbishing the properties and one that would:

- Improve thermal performance and therefore cut fuel bills
- Reduce CO₂ emissions
- Improve the external appearance of each property

Design Solution:

To resolve the problem of poor thermal performance and its related issues such as damp, condensation and water ingress, the Structherm External Wall Insulation (EWI) system was specified. The system consisted of a layer of high performance, 90mm thick, Enhanced EPS insulation boards fixed directly back to the outer walls of the properties.

The Structherm "High Build" render system was then applied, made up of two layers of 3mm basecoat render with polypropylene reinforcing mesh embedded. To complete the system the client chose different finishes for the three locations, these were:

- 1. New Lane Estate** - Light Cream FlessCoat Cortina TH Normale acrylic render combined with Macerend brick effect render, with Charcoal Grey brick face and Light Grey mortar layer, to some ground floors and detailing around windows.
- 2. Ellesmere Park Estate** - Light Cream FlessCoat Cortina TH Normale acrylic render with Macerend brick effect render soldier courses below windows, with Aldridge Red brick face and Carmel Yellow mortar layer.
- 3. Hospital Road** - Light Cream FlessCoat Cortina TH Normale acrylic render to the first floor and Macerend brick effect render, with Aldridge Red brick face and Carmel Yellow mortar layer, to ground floors.

Results:

- Thermal performance has improved greatly with the U values dropping from 1.66W/m²K to 0.28W/m²K.
- The properties' aesthetics have been a great success, creating a fresh and modern look that fully meets the client's aesthetic expectations.
- The refurbishment programme also included new roofs, soffits, fascias, downpipes and windows to totally transform each property.

