

Case Study: Neptune Marina, Ipswich

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Kawneer helps to transform the Ipswich Waterfront

Kawneer AA®603 Tiltturn windows and 1202 thermally broken curtain walling was used at Neptune Marina, Ipswich, an impressive eight-storey development comprising 113 one, two and three bedroom apartments and a number of ground floor commercial units.

Building: Neptune Marina

Location: Ipswich

Architect: BUJ Architects

Main Contractor: Jackson Construction Ltd

Installer: Norman & Underwood

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Kawneer meets tight installation deadlines in style

Kawneer, in partnership with specialist contractor Norman & Underwood, contributed to the construction of the £13 million development of Neptune Marina, Ipswich. Designed by BUJ Architects and erected by Jackson Construction Ltd, the impressive structure makes extensive use of Kawneer AA®603 Tiltturn windows throughout. Its luxury penthouse apartments, constructed with curtain wall glazing, have large roof top sliding doors and terraced gardens with panoramic views over Ipswich and the River Orwell.

Included in the development are glazed curtain wall shopfronts to Duke Street, the Marina offices and entrances to the ground floor. On the ground and first floors overlooking the Marina, is a waterfront restaurant with a curtain wall facade. The majority of the apartments utilise Kawneer AA®603 Tiltturn windows in the bedrooms and Kawneer sliding doors leading onto projecting balconies. The centrally-located development also had to meet stringent acoustic requirements to prevent disturbance to residents from the busy Duke Street. Compliant with Part E of the Building Regulations, Kawneer's AA®603 Tiltturn windows contributed to the development's acoustic requirements.

Tight programme requirements dictated that the vast majority of the glazing had to be installed into the inner skin of blockwork with the exterior render wall system being installed later, making the build particularly challenging. The majority of the windows were installed into punched openings.

Due to the need for the windows to accommodate the external render line, the internal blockwork reveals became deeper, thereby presenting further challenges for safety restrictors, whilst still meeting the requirement to fully open the windows to enable internal access for cleaning. The penthouses were all constructed using Kawneer curtain walling with the larger apartments having two-storey, full height glazing to maximise vision. Many elevations also had curved heads to follow the curvature of the roofs. Kawneer 1202 thermally broken curtain walling was installed to ground and first floor offices, as well as shopfronts and restaurant areas and the high level penthouses.

Denis Collier of BUJ Architects commented: "The bold and contemporary design of Neptune Marina created a significant departure from the architectural style of earlier waterfront developments and has helped to establish a benchmark for the design quality of future regeneration projects in the Wet Dock area. Kawneer's innovative products were selected for the project on the basis that their systems are proven with a great track record, which guaranteed performance even in an adverse coastal climate."

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

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