

Luxury apartments get excellence in the envelope



PROJECT	Cheyne Terrace
CLIENT	Nativeland/Grosvenor
CONTRACTOR	Sir Robert McAlpine
ARCHITECT	MSMR Architects
VALUE	£190m
LOCATION	Chelsea
GIFA	13,000m ²

"One of London's most prestigious new developments - at the heart of fashionable Chelsea. Its single penthouse, nine duplexes and 16 lateral apartments provide exclusivity, elegance and design innovation a stone's throw from the King's Road and the River Thames."

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Luxury living 'Made in Chelsea'

The client had plans to deliver a high specification, energy efficient luxury residential scheme in the affluent area of Chelsea, central London. The compact 0.8 acre scheme consisting of 26 private apartments and 13 affordable apartments together with residents' facilities, a pool, spa and underground parking presented challenges for material deliveries, movement and the coordination of the construction programme as it is located on a junction and close to the road.

Steel Framing Systems (SFS) were found to significantly increase thermal bridging and did not achieve the technical performance required for this luxury end of the market.

Streamline design – sleek finish

Innovaré's offsite manufactured, i-SIP System provided an ideal infill option for the concrete frame construction. The technology offered a quicker and more efficient construction programme with the opportunity for the design to incorporate the finishes to match the sleek architectural aesthetic.

The thinner build up made possible with the i-SIP System and the offsite manufacturing flexibility allowed any inefficient use of space to be engineered out. Air conditioning, underfloor heating, high-spec lighting controls and the latest data and communications provision were all easily installed within carefully engineered minimal service voids.

The design featured curved walls and full height windows that required clever detailing by the Innovaré technical team. Faceted panels were installed, demonstrating the adaptability of the offsite manufactured i-SIP System to suit any design or environment.

What initially would have been seen as obstacle to using prefabricated panels became a huge benefit and a first for the Innovaré team. The circular facade had to be faceted around the bay windows. Aluminium filler, gib frame filler and many small panels created the intricate elements and maintained a circular appearance.

Intelligent build programme

Using offsite manufacturing minimised the time spent on the compact site. Innovaré developed small format panels, which were fitted from inside the structure. This allowed a watertight envelope to be installed without interfering with the erection of the concrete frame.

The modular build approach allowed internal fit-out work to start earlier and to be integrated throughout the programme, without waiting for external cladding to be installed. The finished elevation comprises red stock brickwork with stone surrounds to the window openings to create a blended aesthetic the existing surrounding Georgian properties.

Using the i-SIP System for the frame infill met both the demanding performance and construction design challenges, enabling the developer to optimise the potential city living site. The thermally efficient envelope was installed with minimum disruption to other works. Space was optimised and offsite manufacture and installation greatly simplified on-site work as production and delivery were coordinated with the build programme.

UK Property Awards – winner

SBID International Design Awards – finalist

