

# STUDENT ACCOMMODATION



# STEEL FRAMING PRECISION TECHNOLOGY

## ABOUT SIGMAT

Sigmat, UK leader in light gauge steel framing, offer a cost-efficient and faster alternative to traditional building methods.

Your one-stop-shop for your next offsite construction project. We design, manufacture, and assemble all under one roof, and install load-bearing light gauge steel framing solutions of the highest quality at your site. With over 18 years of extensive experience and industry knowledge.

Combining engineering excellence, design expertise, and unrivalled manufacturing capabilities we offer light gauge steel framing solutions up to 15 storeys. From design through to installation, all our employees are in-house and highly skilled, delivering quality results.

## SECTORS WE WORK WITH

- Retirement Living / Care
- Hotels
- Education
- Residential
- Student Accommodation

## BENEFITS OF LIGHT GAUGE STEEL

With over 250 completed light gauge steel projects, our clients choose LGSF for the following reasons:

- Speed & certainty of build programme.
- Less dependent on scarce “wet-trade” labour.
- Reduced weight, up to 70%.
- Scaffoldless construction using Sigsafe - Sigmat’s bespoke edge protection system.
- Reduce carbon footprint by up to 20%.
- Up to 8% cheaper than traditional construction methods.
- Increased precision due to off-site “factory manufactured” nature of LGSF - accuracy up to 1mm per structural storey height.
- Up to 8% cheaper than traditional construction methods.

## GET IN TOUCH

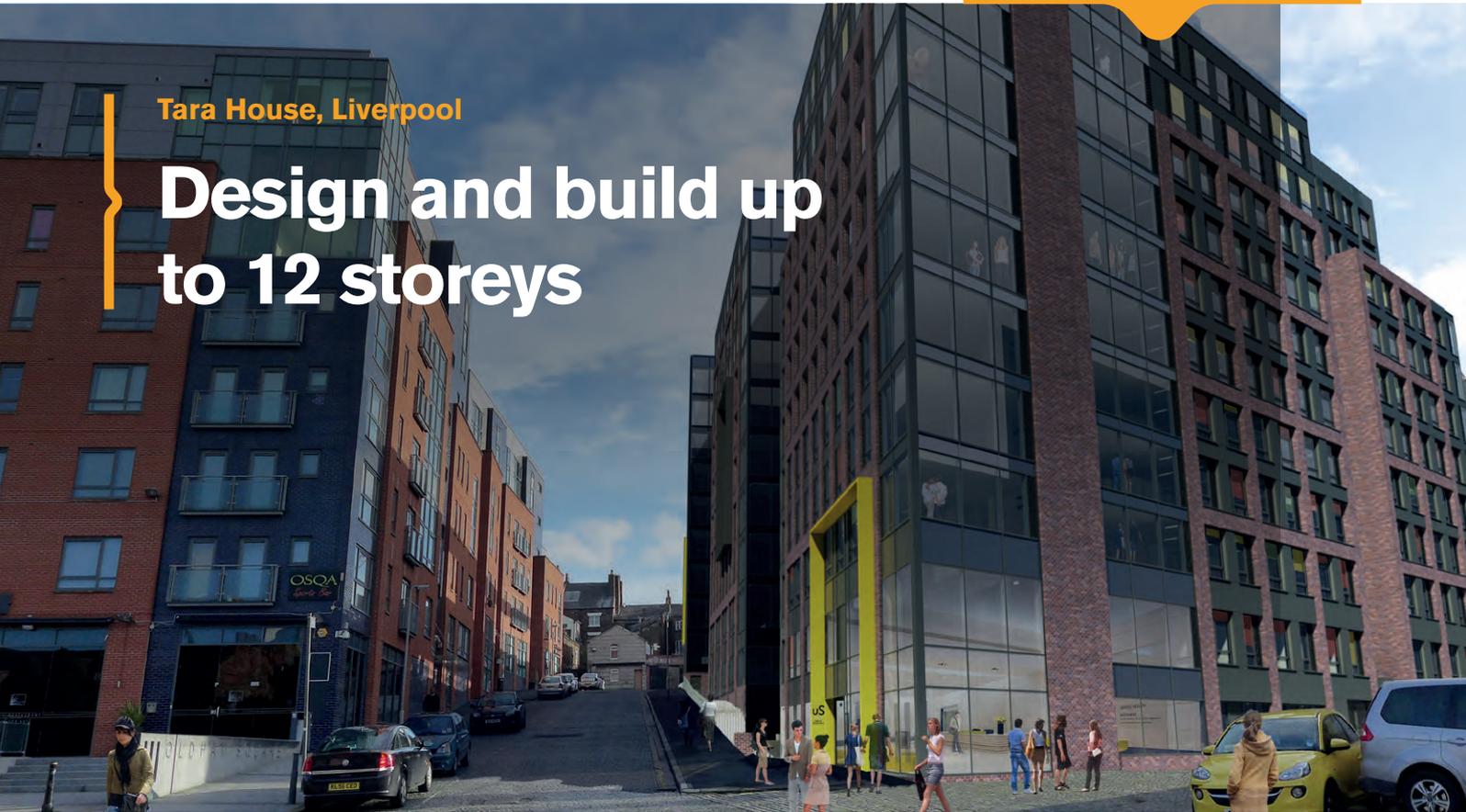
01756 701522  
enquiries@sigmat.co.uk

## CONNECT WITH US



Tara House, Liverpool

# Design and build up to 12 storeys



## Tara House: Project summary

<b>Client</b> Unite Students <b>Location</b> Liverpool	<b>Project Consultants</b> Tower 8	<b>Civil Engineers</b> Mayo Civils	<b>Sector</b> Student accommodation	<b>Architects</b> Rio Architects	<b>Project Value</b> £35 million
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£35

million investment

769

Bedrooms

12

storeys (up to)

3,700 ft<sup>2</sup>

retail space

Addressing the high demand for student accommodation and as acting as a “catalyst to the urban renewal in this part of Liverpool” (Unite Students), Tara House is a substantial student accommodation scheme bringing back to use the land of a disused car park in order to create four, high quality student cluster blocks, sleeping 769.



The huge complex which includes 3,700 sq ft of ancillary retail, directly facing the old St Luke's church.

Sigmat has been commissioned to design, manufacture, assemble and install the superstructure frame on top of a concrete transfer deck.



**“Sigmat light gauge steel framing is fast to erect, bringing particularly advantageous return on investment benefits to large scale projects such as this. We are able to eliminate risks from the whole process as a single supplier, effectively coordinate the logistics to site and use our own on site teams for installation. This helps ensure a faster weathered envelope and rapid access for follow on trades.”**

Roger French  
Sigmat

### Sigmat 4 step solution



### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



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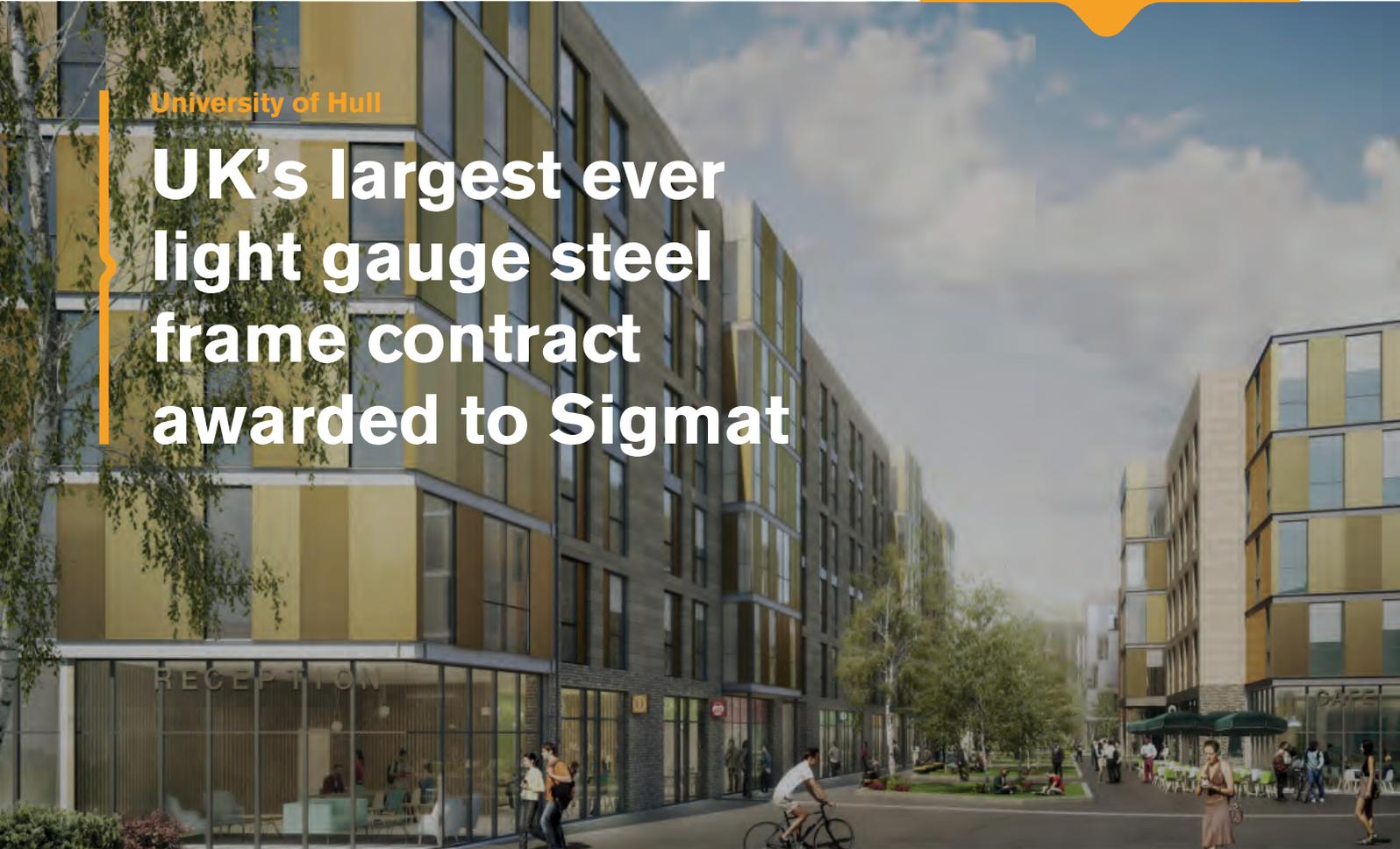
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University of Hull

# UK's largest ever light gauge steel frame contract awarded to Sigmat



## University of Hull: Project summary

Client	Location	Developer	Sector	Services provided	Project Value
University of Hull	Hull	VINCI Construction PLC	Student Accommodation	design, manufacturing, assembly, installation	£155 million

9

accomodation blocks

1462

student units

£155m

construction scheme

### Hull University village to add nine accommodation blocks as part of a two year, £155 million construction scheme.

Vinci Construction UK has awarded the UK's largest ever load bearing Light Gauge Steel Frame (LGSF) contract to Sigmat as part of its development project to deliver nine accommodation

blocks for 1462 apartments to the University Partnerships Programme (UPP).

Sigmat will provide offsite design, manufacturing, assembly and on-site installation services to Vinci Construction UK. Work on the project has just begun with the need for 478 new rooms to be available for the 2018 student intake and the remaining 984 available in September 2019.

The contract is part of a €178 million (£155 million) development at the University which will include an urban green and avenue and a wealth of other facilities for students.

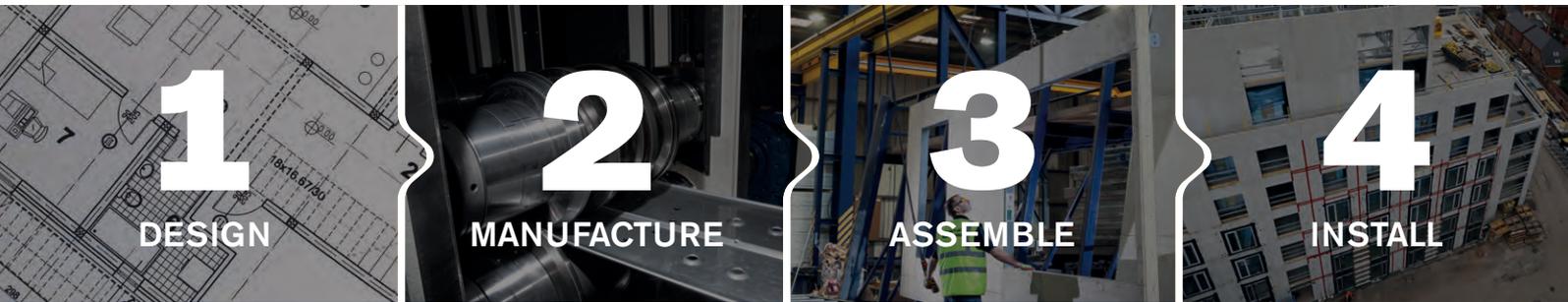
Keith Shivers, Regional Director for Vinci Construction UK commented, 'This is the 3rd major student accommodation project placed with Sigmat and reinforces the successful and growing relationship we have. We look forward to delivering a successful scheme'.

David Ellison, Head of Business Development for Sigmat responded by saying that 'These are exciting and rewarding times reflecting the fact that we are the largest manufacturer of LGSF structures in the UK, leading the field in terms of market share, engineering excellence and the ability to build to 15 storeys'.

**“This will be the fifth student accommodation contract VINCI Construction UK has carried out for UPP. Our experience and expertise in the student accommodation sector will ensure the highest quality facility that enhances the student experience of life on campus.”**

Bruno Dupety, Chairman & Chief Executive Officer,  
VINCI PLC and VINCI Construction UK Limited

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**Godiva Place, Coventry**

# Offsite delivers early onsite completion of weathered envelope in Coventry



**Regents Godiva, Coventry:** Project summary

Main Contractors	Location	Developer	Sector	Architect	Project Value
Galliford Try	Coventry	Regents Godiva	Student Accommodation	Lewis & Hickey	£40 million

**9**  
storeys

**770**  
bedrooms

**24,500**  
square metres

**£40**  
million

Effective collaboration between main contractor Galliford Try and offsite light gauge steel frame experts, Sigmat has ensured that the new, five block, 24.500m<sup>2</sup> scheme at Regents Godiva, Coventry has completed its weathered envelope ahead of schedule.

The resulting time and cost savings will help deliver the 770-bedroom university campus facility together with ancillary support facilities including car and cycle parking for students on the city centre site.



Architects Lewis and Hickey addressed the conflicting demands of height limitations within the masterplan affecting views of historic buildings and daylight for adjacent existing residential properties. The resulting series of light gauge steel framed finger blocks maximise daylight penetration into and through the site, and a perimeter block that creates a defined street edge and shields the interior of the site from noise and pollution from the adjacent dual carriageway. Massing and height were extensively modelled using BIM software and verified view analysis ensured the best balance of landmark height and protection of views to the historic churches.

**“We were delighted to have been chosen by Regents Godiva to deliver such significant schemes. Higher education is a key sector for us and our success here in being selected for these contracts is a reflection of the capability we have demonstrated in producing high-quality accommodation and housing for a range of clients across the country.”**

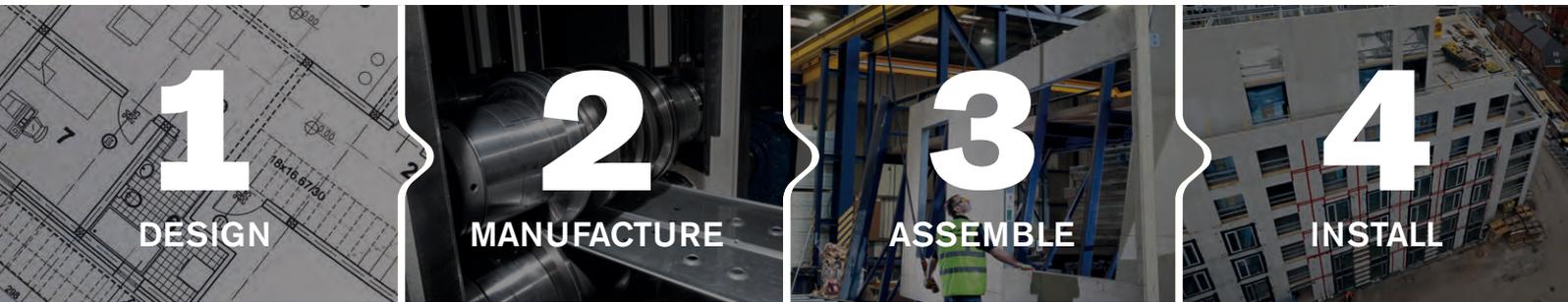
Peter Truscott,  
Chief Executive of Galliford Try

**“Please extend my thanks to all and especially Galliford Try and Sigmat (off site) who have done a fantastic task, demonstrated great levels of management, cooperation and coordination and completed works ahead of programme.”**

Jonathan Greenhalgh,  
Director, Green Project Management Ltd



### Sigmat 4 step solution



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Talbot House, Nottingham

# Retaining Art Deco heritage

whilst establishing a student quarter in Nottingham



## Talbot House, Nottingham: Project summary

<b>Client</b> Fusion Students	<b>Developer</b> Lester Hotels	<b>Sector</b> Student Accommodation	<b>Main Contractor</b> Robertson	<b>Engineering Consultants</b> BWB Consulting	<b>Project Value</b> £20m
<b>Location</b> Nottingham	<b>Letting Agents</b> Fusion		<b>Architects</b> Corstorphine +Wright		

434

student bedrooms plus living spaces

8

Up to 8 Storeys

28

weeks on site installation process

Built around a central courtyard, Talbot House comprises several student accommodation blocks, some up to 8 storeys, creating 434 bedrooms in the centre of Nottingham.

The listed, 1920's built Art Deco frontage, internal staircase and a stone wall of Talbot House were retained and, by working closely with Nottingham Civic Society, works did not impinge on the Canning Circus conservation area.





“The concept of a ‘student quarter’ being developed on Talbot Street has taken hold, with three purpose built/conversion student accommodation developments having been completed in recent years.”

Nottingham City Council

“The new development respects and repairs the historic character of the area”.

Nottingham Civic Society

In total 74 studio, 110 two-bedroom apartments and 40 clusters of three-to-six bedroom apartments were completed. In addition Talbot House created student communal areas, laundry rooms, a reception and offices, gym, library, study and meeting spaces, and a ground-floor café which is open to the public.

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Talbot Point, Nottingham

# 77 bedroom Student Accommodation in Nottingham

## Talbot Point, Nottingham: Project summary

<b>Location</b> Nottingham	<b>Developer</b> HAAS Group and Empiric Student Property.	<b>Sector</b> Student Accommodation	<b>Main Contractor</b> Titan Construction <b>Architects</b> CBP Architects	<b>Engineering Consultants</b> BWB Consulting	<b>Project Value</b> £20 million
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77  
student residential units

7  
storeys

£20  
million project

**“This project furthered our student project pipeline within key locations in the UK and we are very pleased to have worked successfully with all parties including Sigmat on behalf of HAAS Group and ESP.”**



Rory Chichester, Managing Director, Titan Construction

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Corporation Street, Birmingham

# Building student accommodation in a congested city centre



## Corporation Street, Birmingham: Project summary

Client	Location	Sector	Services provided	Architect	Project Value
Watkins Jones	Birmingham	Student Accommodation	Design consultancy and installation	Design and Build WJ	£6 million

8  
storeys

62  
studio  
apartments

6  
million pound  
project

11  
weeks on site  
installation process

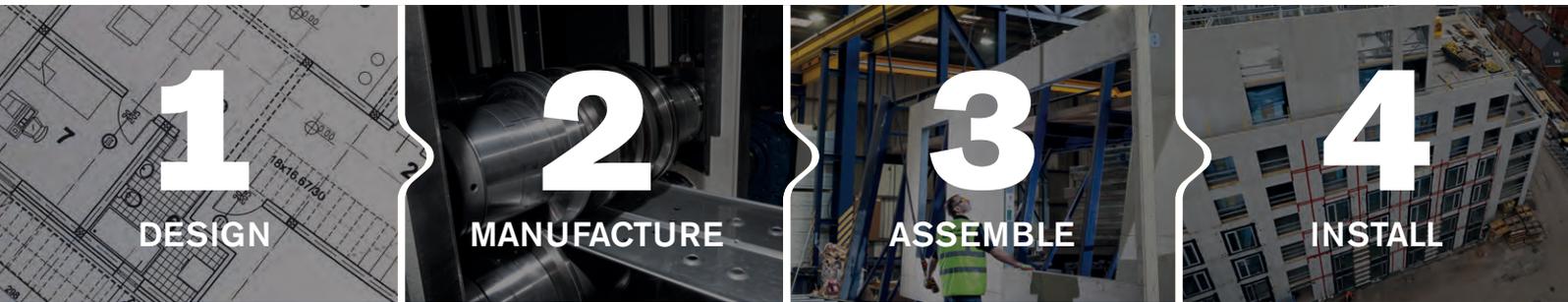
With the development situated near one of Birmingham's main arterial roads into the City, Sigmat's planning capabilities ensured that the challenge of building in close proximity of existing buildings and major highway flyovers had to be factored into the logistics and project timescale.

By designing, manufacturing and assembling the light gauge steel frame offsite the number of deliveries to site were reduced and the efficiency of build onsite maximised. With less local disruption and a certainty of timescale we were able to help create a striking new addition to the heart of the University quarter.





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Byron House, Nottingham

# Creating dramatic kerb appeal

whilst working within a constricted urban environment



## Byron House: Project summary

<b>Client</b> Nottingham Trent University <b>Location</b> Nottingham	<b>Main Contractor</b> Vinci Construction	<b>Engineer</b> Airey & Coles	<b>Sector</b> Student accommodation	<b>Architect</b> Church Lukas	<b>Project Value</b> £4 million
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4-9  
storeys

5  
buildings

36  
weeks

911  
Bedrooms

**Byron House is an award-winning accommodation scheme in the heart of Nottingham city centre. Sigmat light gauge steel frame expertise enabled the eye-catching and imaginative designs to take shape.**

Situated in a vibrant urban environment just minutes away from the city's academic facilities, Byron House is a 911-bed student scheme that incorporates a series of five interlinked buildings with heights ranging from 4 to 9 storeys.



The Sigmat design team worked closely with Vinci, the main contractor, to deliver a very successful scheme within a constricted urban site. Bespoke light gauge steel frames were needed to achieve the complex façade requirements of the stunning buildings, designed by Church Lukas architects.

The angular, non-standard shapes of the buildings can be clearly seen in the photographs shown and Block A (shown on the right) includes a significant overhang, which created an unprecedented challenge to the Sigmat team.

From the outset it was clear that bespoke frames would be needed to achieve the angles and the stability and strength required. The relationship between the light gauge steel frames and the traditional frames which support the landscaped roof gardens was also a key consideration.

**“The size and context of the overhang of Block A is something that has never been attempted in light gauge steel before. We came up with an innovative solution and we are delighted with the outcome.”**

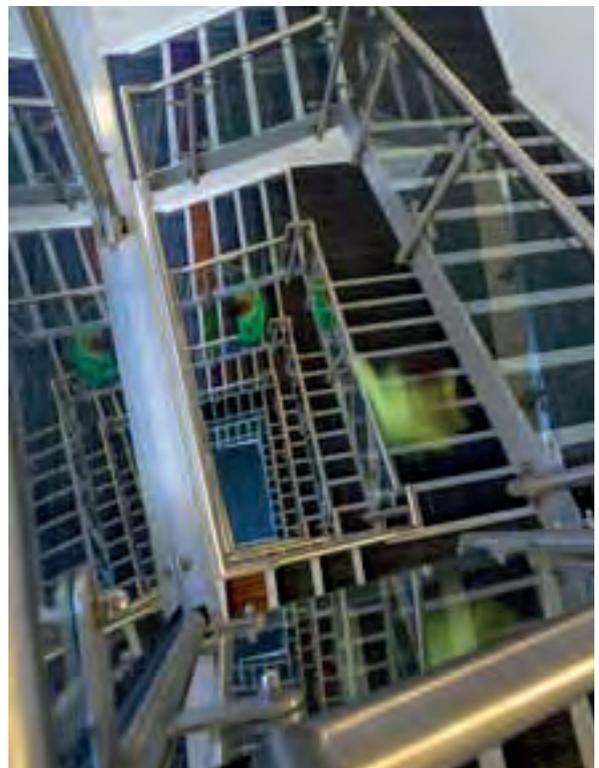
James Walker, Commercial Director, Sigmat

The new Nottingham Trent University accommodation campus contains five buildings. The Gill Street building is a low-rise rectangular shape and Byron House which has four distinct blocks, which are named A, B, C and D.

The Sigmat installation team was involved in the construction of all buildings and worked simultaneously on different buildings during the programme.

In addition to designing frames that enabled the unusual angles of buildings B and C and the overhang of Block A, Sigmat also incorporated three further innovations to aid the design:

- Acoustic pads were fitted to the underside of Block B to dampen the noise emanating from the nightclub below.
- Profile sheet roof decking was used instead of roof cassettes, to achieve the unusual roof shapes designed by the architect.
- A bespoke 9-floor staircase was designed and manufactured by Sigmat. More details about our stairs solutions can be found at [www.sigmatframing.com/products/steel-stairs](http://www.sigmatframing.com/products/steel-stairs)



★ **WINNER**

2014 EM RICS Project of the year

★ **WINNER**

2014 EM RICS Best commercial project

★ **WINNER**

2014 EM RICS Best leisure project

★ **SHORTLISTED**

2014 RIBA EM project

★ **SHORTLISTED**

2014 EMPD Design excellence award

★ **SHORTLISTED**

2014 Schuco Education sector project

Sigmat delivered Byron House in a safe and co-ordinated manner to an extremely tight programme. Site logistics were complicated, but Sigmat managed and co-ordinated all lifts and pours in a professional and precise manner.

The system delivered is fast, flexible and reliable. I would not hesitate to use it again on further projects. Design delivery ensured production was not delayed and included many design interfaces with other large contractors working onsite.

Block A was extremely demanding due to its shape and design, which challenged all of the design teams. Sigmat worked closely with a number of the designers to solve difficult design challenges, ensuring production was unaffected. The production teams were extremely motivated and well-managed throughout the programme and worked well with other contractors.

Working with Sigmat has been a pleasure and it is great to see competent companies delivering quality products to the UK market.

**Brian Scott, Senior Project Manager, Vinci**

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**sigmat**™  
building the future offsite



Gateway Theatre, Edinburgh

# Award Winning regeneration

of a dilapidated site within a conservation area

## Gateway Theatre, Edinburgh: Project summary

<b>Client</b> Prime Student Housing (Edinburgh) Ltd	<b>Location</b> Edinburgh <b>Developer</b> Watkin Jones	<b>Sector</b> Student Accommodation	<b>Services provided</b> Design consultancy and installation	<b>Architect</b> Susan Stephen Architects	<b>Project Value</b> £7.8 million
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170  
bedrooms

3  
blocks

7  
floors

1  
RICS award

## RICS Award Winner 2014 – Best Residential Development in Scotland

The site of the former Gateway Theatre in Leith Edinburgh had become a derelict and disused eyesore of no community value, yet was located in the heart of the conservation area of Leith, one of Edinburgh’s most attractive environments.

Understanding a vision and the need for student accommodation in Edinburgh Sigmat were engaged by Watkin Jones for the design and delivery of a total of 170 bedrooms comprising single bed studios and two & three bedroom cluster flats.



The rooms are split over 3 blocks; Block A (7 floors) a steel frame, built against the gables of the existing tenement buildings, founded on ground beams/pile caps and supported by steel encased piles. Blocks B & C (up to 4 floors) are loadbearing lightweight steel framed system built directly off the concrete ground beams and pile caps supported by CFA piled foundations.

Gateway apartments were recognised by the prestigious RICS awards in Scotland as the Best Residential Development In Scotland in 2014.

The RICS Awards showcase the most inspirational regional initiatives and developments in land, property, construction and the environment. They are open to everyone working in the property profession and celebrate the talents of surveyors, property developers, engineers, planners and architects, to name just a few.



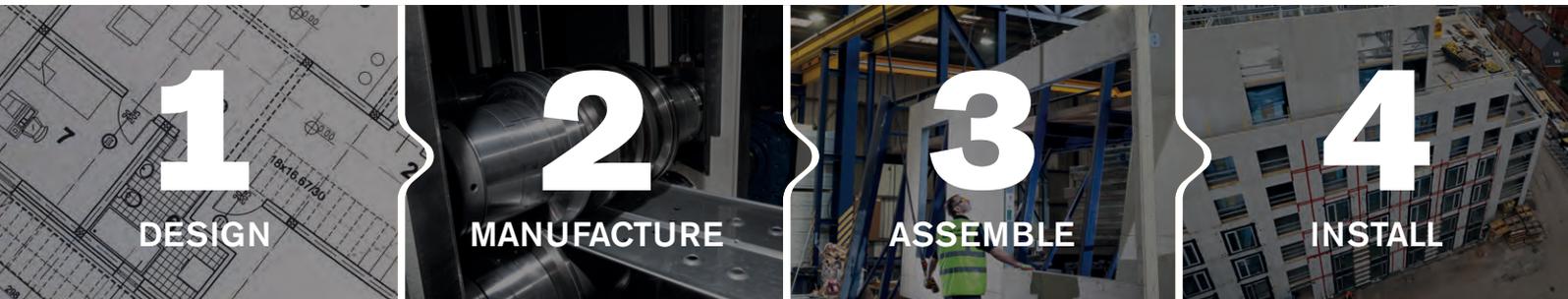
**“This year RICS Scotland’s Awards have attracted over 50 outstanding and exemplar entries, despite the ongoing uncertainty of the economic climate.**

**“These projects demonstrate the quality of projects and talent of property professionals in Scotland as we continue to produce impressive built schemes.”**

**“The RICS awards exemplify how property professionals with inspirational schemes, large and small, can transform our lives, our communities and our environment.”**

Sarah Speirs, Director RICS Scotland

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London Road, Brighton

# Designing for redevelopment

Brighton students benefit from offsite solution



## London Road, Brighton: Project summary

**Client**

Knightsbridge Student Housing

**Location**

Brighton

**Sector**

Student Accommodation

**Services provided**

Manufacture, assembly and installation of light gauge steel frame

**Architect**

O'Connell East Architects

351

bedroom plus communal spaces

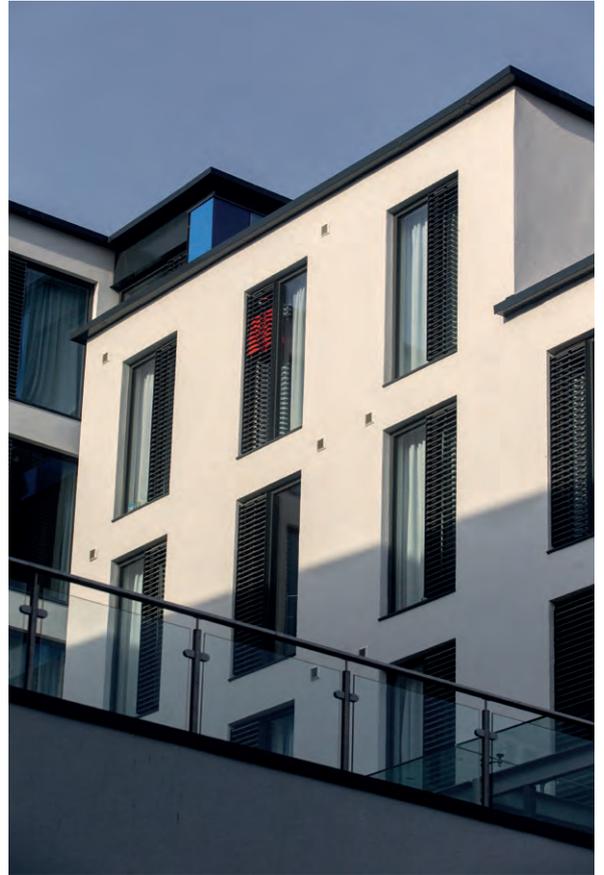
3

new retail units

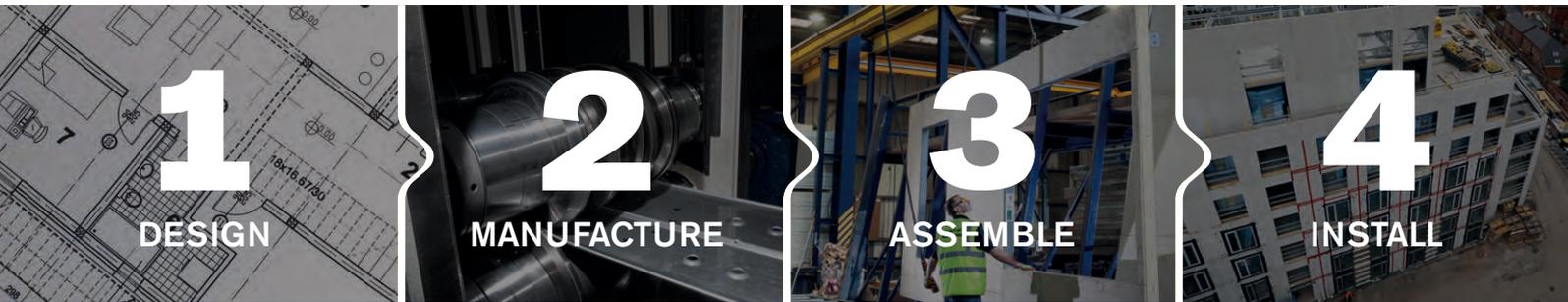
20

weeks on site installation process





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Plummer House, Newcastle

# Restoring history to create student accommodation of the future



## Plummer House, Newcastle: Project summary

Client	Location	Main Contractor	Sector	Architect	Project Value
Fusion Residential	Newcastle	Robertson Construction	Student Accommodation	Corstorphine + Wright	£14.5m

248  
rooms

£14.5m  
contract value

7  
storey extension

Once famous for tea-dances in its ballroom, Plummer House, built in 1910 on Market Street in Newcastle was sold in 2012 by Chapman’s furniture store to Fusion Residential whose plans were to create next generation student accommodation within the grade II listed building.

Architects Corstorphine + Wright designed the scheme retaining many of its original features including the dance floor and some of the upper floor areas, putting the high ceilings to good use through the installation of mezzanine bed decks in the historic rooms.





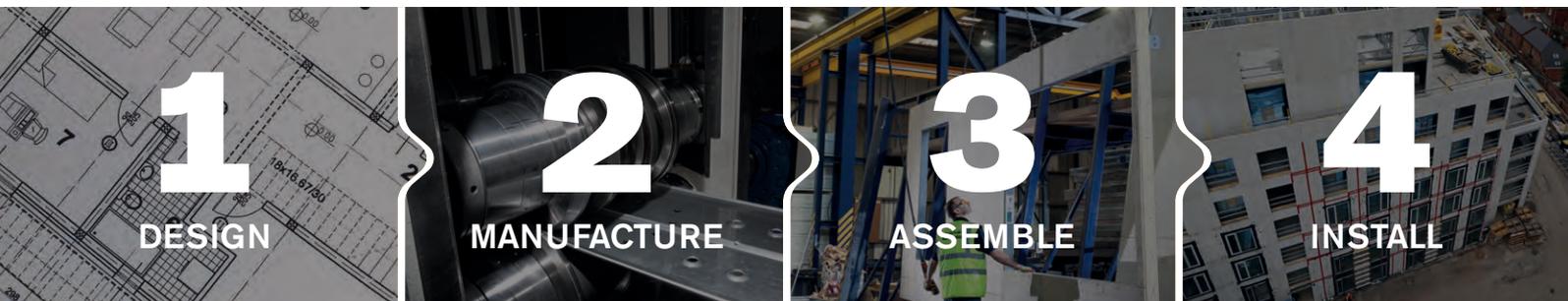
A rear extension to the original building, added in 1936, was demolished and a seven-storey replacement of striking new-build, design led studios and cluster apartments built. The load bearing steel frame superstructure for this was manufactured, assembled and installed by Sigmat.

Not only do the high-spec apartments offer the height of luxury, but also the outstanding communal areas include a laid-back cinema room, fully equipped gym, games room, VIP bar and a stunning social space fitted out in a style that reflects the building's history.

**“Plummer House is an excellent example of how architectural and new build vision plus the use of the latest techniques including a light gauge steel frame system can reinvigorate and complement a historic scheme. The resulting development is of value to the past and to the future.”**

Roger French, Managing Director, Sigmat

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**Twerton Mill, Bath**

**A rapid build,  
cost effective**  
solution to student  
accommodation needs in Bath

**Twerton Mill, Bath:** Project summary

Client	Location	Developer	Sector	Architect	Project Value
Midas Construction	Bath	McLaren Property	Student Accommodation	Stride Treglown	£16.6 million

**330**

student bedrooms plus living spaces

**17.8%**

more structurally efficient lightweight steel frame

**28**

weeks on site installation process

**50%**

faster to completion than traditional build

The project led by main contractor, Midas Construction comprised 330 bedrooms in studio, cluster flats and seven townhouses. The design brief required the sympathetic conversion of a historic Victorian clothing mill into creative and contemporary student living space in Bath city centre.

By deploying Sigmat' offsite manufacturing capabilities using a patented 17.8% more structurally efficient light gauge steel frame and Sigmat' installation teams on site the development was able to reap real competitive advantages.





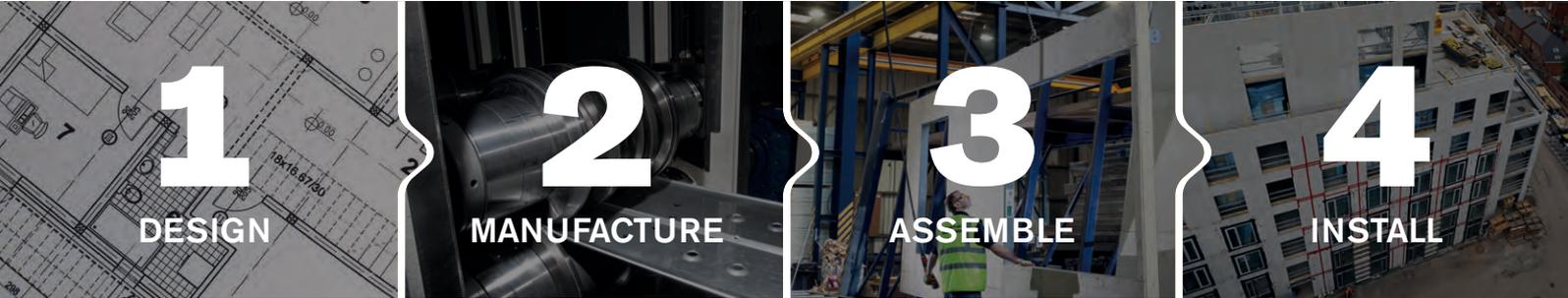
“As part of our vision as a growing company we also maintain a commitment to the communities we serve, and with every development we are not only creating a new building but forming long-lasting partnerships with local neighbourhoods, suppliers and sub-contractors which boosts employment in the region and supports vital community projects.”

Alan Hope, Chief Executive of The Midas Group

Erection of the steel frame superstructure was completed in half the time normally expected using traditional masonry construction. The light weight and technically accuracy of the system saved costs in the ground, utilised less on site labour and providing cost efficiencies which allowed for the early onset of follow on trades. Sigmat were engaged by Watkin Jones for the design and delivery of a total of 170 bedrooms comprising single bed studios and two & three bedroom cluster flats.



**Sigmat 4 step solution**



**Sectors**

-   
 RESIDENTIAL
-   
 STUDENT ACCOMMODATION
-   
 HOTEL
-   
 RETIREMENT LIVING / CARE
-   
 EDUCATION
-   
 MIXED USE

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Buccleuch Street, Edinburgh

# Prime residential for Edinburgh students



## Buccleuch Street, Edinburgh: Project summary

<b>Client</b> Hart Builders	<b>Location</b> Edinburgh	<b>Sector</b> Student Accommodation	<b>Main Contractor</b> Cruden Group (Hart Builders)	<b>Architect</b> 7N Architects <b>Developer</b> Collegiate	<b>Project Value</b> £4 million
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86  
bed spaces

12  
weeks on site

£4m  
construction scheme

**Buccleuch Street is a highly sought after address. Near the old town and the city’s famous nightlife with a generous range of amenities including restaurants and cafes, retail outlets, comedy clubs, theatres, and art galleries.**

Little wonder then that it is a draw for Edinburgh students following the development of a six storey student accommodation scheme using Sigmat’s



lightweight steel frame with concrete floors and a basement incorporating energy saving plant and equipment.

Working with Hart Builders, part of the Cruden Group and 7N Architects, Sigmat were chosen to help deliver an ingenious infill to a gap site which had blighted the south side of Edinburgh for a number of years.

In total 86 bed spaces were created in a variety of formats including en-suite one bedroom studios, cluster studios and four bedroom apartment styles. The building also incorporates a cinema and a gym, reception and laundry and common room.



**“As Sigmat light gauge steel frame can be erected scaffold free it is especially suited to confined or restricted build areas such as Buccleuch Street.”**

Keith Wood, Business Development Manager for Sigmat in Scotland.

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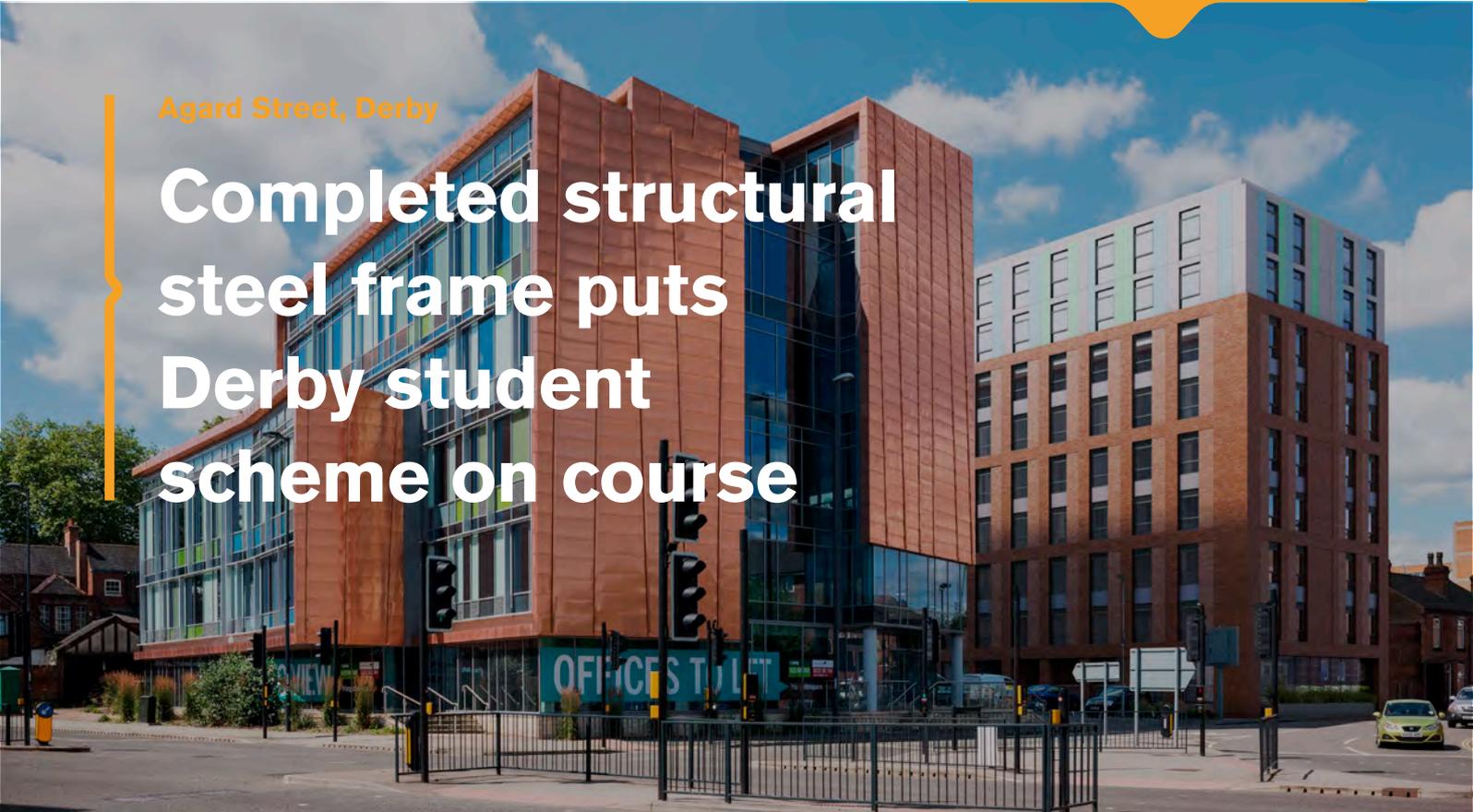
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Agard Street, Derby

# Completed structural steel frame puts Derby student scheme on course



## Agard Street, Derby: Project summary

<b>Client</b> Jensco	<b>Location</b> Derby	<b>Sector</b> Student Accommodation	<b>Main Contractor</b> Clegg Construction	<b>Engineer</b> BSP Consulting	<b>Project Value</b> £17 million
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1

accommodation block

244

student units

£17m

construction scheme

Sigmat has successfully completed the design, manufacture, assembly and installation of a nine storey structural steel frame for a £17,000,000, student accommodation project on Agard Street, Derby, ensuring the build is on schedule for handover in May 2018.

The new accommodation is situated next to the copper-clad University of Derby Law School. The development, which is over 26 metres tall will provide, once



built, 244 en-suite rooms for University of Derby students, based around a series of communal areas featuring kitchen, dining and lounge areas, eight of which are fully accessible for wheelchair users.

During the build, historic tram tracks dating back to the 1800s were uncovered. The 45-metre section, which carried horse-powered trams, was removed by main contractor Clegg Construction and will be re-installed just before the project is completed.

Nigel Bobroff, chief executive of Jenco, said: "This is our third large development with Clegg as main contractor and we really enjoy working with them. We are currently looking at other opportunities in the Midlands and Clegg are definitely our contractor of choice."



Clegg Construction understood that Sigmat can deliver the rapid construction of light gauge steel framing which has definitely helped keep this challenging site on a tight time schedule which is excellent news for all involved and ultimately for the new intake of students who will benefit from this outstanding accommodation." said Sigmat Site Manager, Elwyn Williams.

Simon Blackburn, managing director of Clegg Construction, said: "The building is in a prominent position and has caught the attention of many due to the tower crane above the Derby skyline for months.

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Collegelands, Glasgow

Over 16,000m<sup>2</sup>  
installed in  
just 20 weeks

**Collegelands:** Project summary

<b>Client</b> Watkin Jones Group	<b>Location</b> Glasgow	<b>Engineer</b> Will Rudd Davidson	<b>Sector</b> Student accommodation	<b>Architect</b> Manson Architects	<b>Project Value</b> £3.7 million
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16,080m<sup>2</sup>  
total floor area

8  
storeys

20  
weeks

£3.7  
million project value

Collegelands is one of Scotland’s largest and most ambitious regeneration projects. It is part of a masterplan to re-develop a former railway yard on the eastern edge of Glasgow city centre.



Sigmat designed and installed an 8-storey light gauge frame for the student accommodation block at the heart of the scheme. The installation took just 20 weeks.

The new building will house 640 students within a mixed use development that will also create over 100,000 square feet of new office space, a 200-bed Ramada Hotel, a multi-storey car park and various retail units.

**“We found that Sigmat had all the experience we were looking for. Their expertise in frame design, manufacture and installation resulted in a 20-week programme for frame installation. This gave our project a good head start and created a positive momentum which we aim to maintain until the completion of Phase 1 in Autumn 2011.”**

Andy McDonough, Deputy Managing Director (Student Accommodation) and Commercial Director, Watkin Jones Group



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Lawrence Street in York

# A lesson in preservation and regeneration for York student living

## Lawrence Street in York: Project summary

<b>Client</b> University of York	<b>Location</b> York	<b>Sector</b> Student accommodation	<b>Main Contractor</b> Robertson Construction	<b>Architect</b> CSP	<b>Project Value</b> £6 million
-------------------------------------	-------------------------	--	--	-------------------------	------------------------------------

**10**  
weeks on site

**115**  
beds

**£6m**  
project value

## Final work has been completed on a £6m student accommodation development on Lawrence Street in York.

Sigmat was appointed by Robertson Construction on behalf of Harrison Developments to deliver the light gauge steel frame for the new four-storey student accommodation building. It provides 115 bedrooms in a mix of one, two, three and five bed en-suite apartments and clusters, freeing up traditional housing for local families.

Work was also carried out by Robertson Yorkshire & East Midlands on two listed buildings, the former St Lawrence Working Men's Club and the adjacent



Tam O'Shanter public house. The listed building had previously been empty for a period of years and had fallen into disrepair. This included helping to return the frontage on Lawrence Street to its former glory.

Paul Turner, managing director of Robertson Yorkshire & East Midlands, said: "We are delighted to deliver a greatly-needed high-specification development that will benefit the students of the University of York.

"In recent years, the campus has grown significantly, and this new facility will ensure that the University has vital accommodation for new and existing students."

The new facilities a cinema, reception, laundry, cycle store and offices, as well as a gym, a games room and a common room. Additional study bedrooms are provided at the upper floor level.



**"This is a great example where using contemporary modern methods of construction such as light gauge steel framing can benefit a regeneration and restoration project by helping it to have a viable, long term and sustainable future because of the addition of new buildings. It can seamlessly blend in with architectural styles and create a new landscape that instantly feels part of any traditional environment."**

Sigmat Business Development Manager  
David Ellison

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iQ Bristol, Marlborough Street, Bristol

# Taking student living to new heights



## iQ Bristol, Marlborough Street: Project summary

<b>Client</b> iQ Student Accommodation <b>Location</b> Bristol	<b>Sector</b> Residential apartments	<b>Main Contractor</b> Watkin Jones Group	<b>Architect</b> The Design Buro	<b>Engineer</b> 3E Consult	<b>Project Value</b> £2.6 million
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11  
storeys

17  
weeks frame erection

217  
studio flats

361  
bed spaces

iQ Bristol offers state-of-the-art private student accommodation to those studying in Bristol. It offers an exceptional city-centre location, a choice of apartment types, social hubs and on-site facilities including a laundry and a building management office.



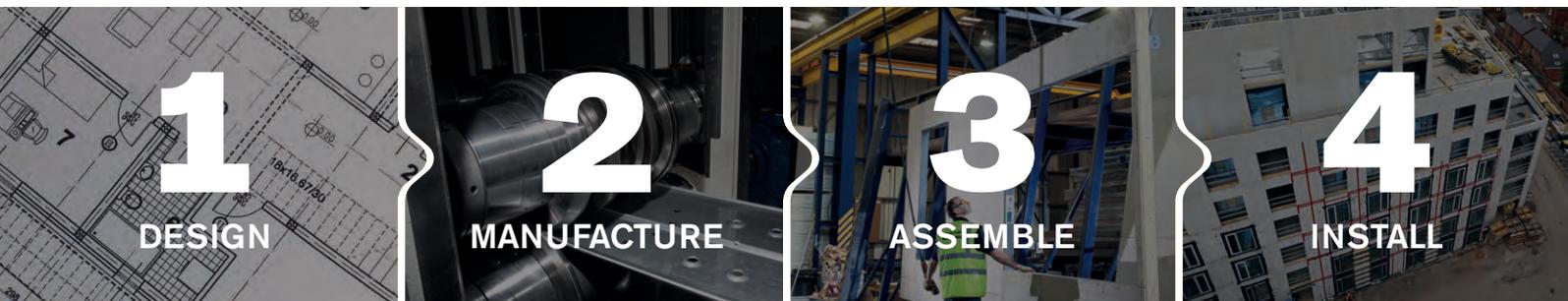
The building contains 361 bed spaces in 36 clusters, including 217 studio flats. With 11 floors of light gauge frame sitting upon a first floor podium, Sigmat believes this is currently the UK's tallest completed light gauge steel frame building. The Sigmat team completed the multi-level scheme in just 17 weeks.

Resident students at iQ Bristol regularly enjoy the development's modern amenities, in which they can relax and unwind with friends and fellow students. It is said that the scheme offers a 'brilliant social atmosphere'.

**The expertise of Sigmat in delivering an 11-storey light gauge steel solution was a key component in the success of this landmark project. We were delighted by the practical and time-saving advantages of using a light gauge frame.**

Andy McDonough, Deputy Managing Director (Student Accommodation) and Commercial Director, Watkin Jones Group

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Pearl Works, Sheffield

# Adding a second superstructure to a constricted site at Hallam University



## Pearl Works, Sheffield: Project summary

<b>Client</b> JF Finnegan	<b>Location</b> Sheffield	<b>Developer</b> Bolsterstone	<b>Sector</b> Student Accommodation	<b>Architect</b> Twenty First Architecture Limited
------------------------------	------------------------------	----------------------------------	--	---

7  
weeks on site  
installation process

53  
student units

7  
storeys

Sigmat recently revisited a completed 7-storey student accommodation scheme, by designing, manufacturing, assembling and installing 5 storeys of SIGMAT light gauge steel superstructure on the campus of Sheffield Hallam University.

Pearl Works is a 53-bed student accommodation scheme designed by Twenty First Architecture Ltd in a constricted city centre location. It is made up of 4 floors, with 12 bedrooms per floor and one floor with five



bedrooms. It included the installation of steel staircases, not only to the superstructure element, but also to two levels of podium transfer constructed by main contractor JF Finnegan Ltd.

Due to the site constraints, Sigmat used a hand operated pedestrian crane during the installation and they also pumped in cement to form the concrete floors with an easy float finish on all levels.



**“Sigmat were chosen to design, manufacture and install their light gauge steel framing solution for this student accommodation project in the heart of Sheffield. This was because of their proven expertise in this field, a very short programme and a great value for money solution. Our Site Manager said that the speed of erection, combined with the efficiency of the Sigmat team, meant that this was a great project to manage and one that he personally would like to repeat. I’d have to agree with him there. We look forward to working closely with Sigmat in the near future and would not hesitate to recommend their light gauge steel building superstructure solution”**

Dawa Singh,  
Head of Pre-Construction for JF Finnegan

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Provincial House in Sheffield

# Preserving history and creating a sustainable future

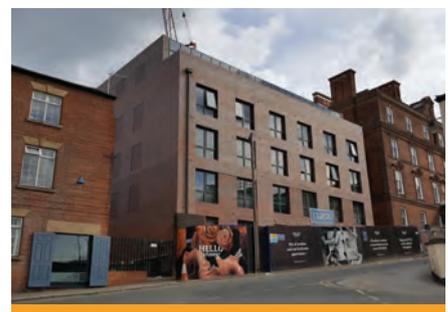
## Provincial House in Sheffield: Project summary

<p><b>Developer</b> Empiric Student Property</p>	<p><b>Main Contractor</b> Clegg Construction</p>	<p><b>Architects</b> Race Cottam Associates</p>	<p><b>Project Management</b> Mascot Management</p>
<p><b>83</b> Rooms</p>	<p><b>£8,000,000</b> project</p>	<p><b>23,600ft<sup>2</sup></b> site area</p>	<p><b>3, 4 &amp; 5</b> Storeys</p>

### Provincial House, Sheffield, a grade II listed building needed a viable future.

Regenerating its use, to create a long term future created a number of heritage, archaeological, ecological and technical challenges plus a complex design and planning process, especially to take account of the varying site levels.

With Provincial House as the anchor, a decision was taken to add three new build blocks to the scheme, enabling the developers to create sustainable student accommodation which combines stunning architecture with modern design.



As part of the innovate engineering solutions Sigmat light gauge steel framing was identified as the best system for the new build blocks to enable both a rapid build programme but also a structural framework upon which to add sympathetic exterior finishes to blend seamlessly with Provincial House and thereby help create a new community.



**“From day one the whole work force on site from PAW was second to none, all the lads and management on site work to one goal to start and finish the works to a high standard and where ever possible reduce the build programme.”**

Andy Calton, Clegg Group

**“This really was a fantastic project to work on and the building looks stunning. It was a challenging scheme as we needed to preserve the heritage of Provincial House. The development is really impressive, delivering students a wide range of accommodation as well as communal facilities and amenities. Student property has been and remains a key market for us.”**

Simon Blackburn, Clegg Construction

**“Thank you for completing this project ahead of programme without having one issue on site from the start on site to full completion. Your company should be very proud to have staff working for them of the standard of you and your team.”**

Andy Calton, Clegg Group

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Queen's Street Studios Exeter

# Continuing co-operation delivers Exeter's newest student accommodation



**Queen's Street in Exeter:** Project summary

<p><b>Developer</b> Greystacks Exeter</p>	<p><b>Main Contractor</b> Henry W Pollard &amp; Sons</p>	<p><b>Architects</b> Church Lukas</p>	<p><b>Project Management</b> Henry W Pollard &amp; Sons</p>
<p><b>132</b> rooms</p>	<p><b>£7.5m</b> project</p>	<p><b>3420m</b> site area</p>	<p><b>8</b> storeys</p>

**Sigmat light gauge steel frame specialists have completed another transforming student accommodation scheme in Queen's Street, Exeter.**

Working with main contractors Henry W Pollard & Sons, Sigmat's light gauge steel frame has helped create Exeter's newest student accommodation being let by Fresh Living.



Addressing the severe shortage of university accommodation spaces in the city, Queen's Street Studios is another example of the high specification and lifestyle orientated projects that light gauge steel framing can facilitate. Combining both high specification en-suite studios with large common areas, Sigmat was able to deliver a comprehensive programme in a timely and efficient way.



“Offsite construction ensures precision components, higher quality systems and accurate timescales to work to. We planned from the design stage for the date when the light gauge steel frame would arrive on site, with our team taking care of the logistics and on-site installation as well as the manufacturing of the sections.

David Ellison,  
Business Development Director, Sigmat

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Coventry University

# PAW Structures win second Coventry Student Accommodation LGSF Contract



## Coventry University: Project summary

Client	Location	Developer	Sector	Architect	Project Value
Coventry Parkside Ltd	Coventry	Construction Partnership UK (CPUK)	Student Accommodation	O'Connell	£12.9 million

**56**  
weeks on site installation process

**262**  
student units

**11**  
storeys

## Building Group CPUK appoint Sigmat for multi storey superstructure

Offsite construction experts Sigmat has secured its second light gauge steel framing superstructure project in Coventry.

Following on from extensive on-going works at Godiva Place, Sigmat has been selected by leading independent building group Construction Partnership UK (CPUK) to design and build the basement plus 11 storey frame for a £12.9 million student accommodation contract located less than half a mile from the main Coventry University



campus. We are pleased to report that once again we are working with Westlakes Engineering on this project.

The scheme will deliver a total of 262 beds in the form of 185 single bed studios, 31 studio apartments and 15 single bed mezzanine studios. Preliminary works are currently in progress.

Due to the timeframe of the project prefabricated bathroom pods will be utilised and installed floor by floor during the frame construction process. Construction of the project consists of piled foundations with a steel frame from the basement through to the third floor and a SFS steel frame to the upper floors incorporating a composite metal floor decking system. The exterior facades will include a brick slip cladding system with a single ply membrane roof.

The external areas of the development include a communal courtyard and landscaping.

The building has been designed by O'Connell East Architects.

**“Offsite technology is an extremely effective way to rapidly complete this category of project and we have extensive expertise in delivering excellent returns on investment for our customers. Confidence in the student accommodation sector is high and as our growth demonstrates, we are very well positioned to serve this and other markets.”**

Roger French, Managing Director, Sigmat

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Southampton

# Towering achievement for Southampton students

## Vincents Walk: Project summary

Client	Location	Developer	Sector	Architect	Project Value
Galliford Try	Southampton	Student Roost	Student Accommodation	Architecture PLB	£17 million

4

blocks

283

student flats

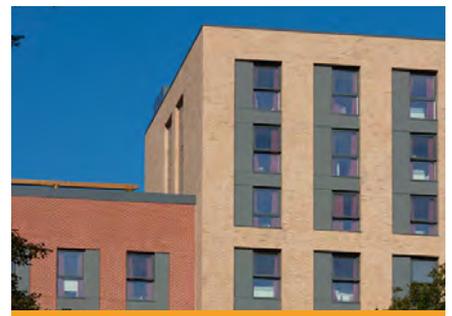
11

storeys

### Sigmat has successfully completed four blocks of student accommodation in Southampton for main contractor Galliford Try.

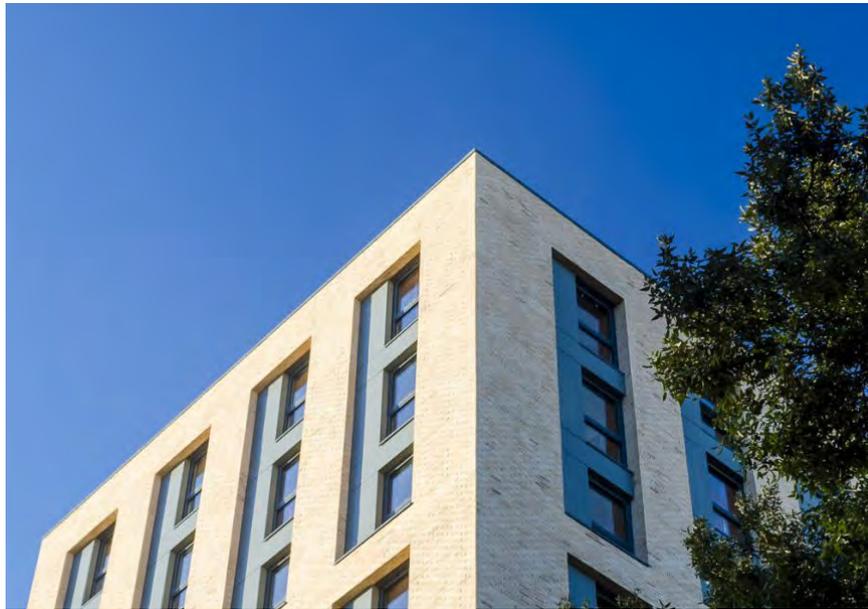
Prominently located on the edge of Houndwell Park, the development turned a run-down former nightclub and retail site into much needed and attractive accommodation for 238 students.

Working with main contractor Galliford Try to a tight timescale and within a confined area the use of offsite construction was an important element of enabling the project to



be considerate to the local community in minimising the disruption to the community and demonstrating Sigmat's excellent logistical planning between their manufacturing centre in Leeds and the site location in Southampton.

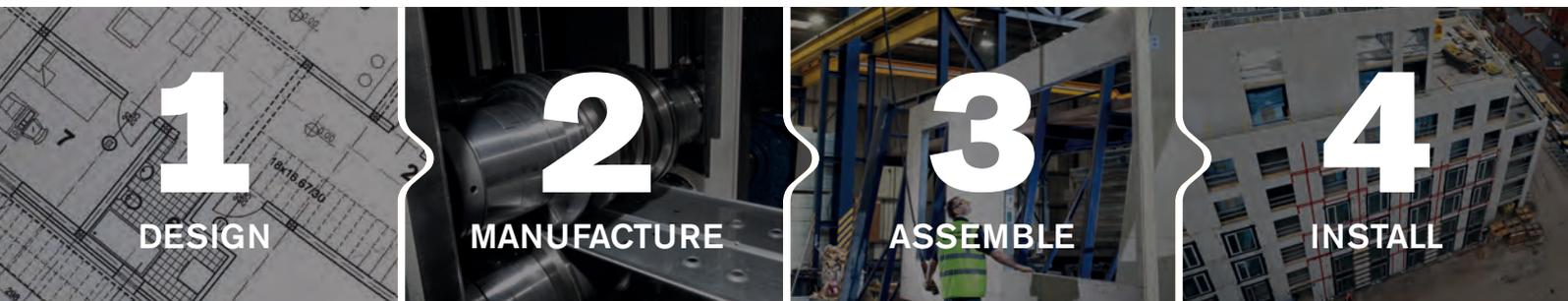
The landscaping at Vincent's Walk included an enhanced public realm that better connects people with the City's bus service interchange and a courtyard with clearly defined private and public spaces for social interaction and reflection.



**“With regard to the construction of the frame, the team has been very impressed with the very high degree of organisation, communication and professionalism of all involved, from the concept to the delivery. Everyone has been approachable and flexible and worked to make this a successful build. We would all like to congratulate the site team for all the efforts that were brought to bear to maintain a tight programme on a very confined site”**

Galliford Try

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Thurso Street, Glasgow

# Managing the ground in Glasgow



## Thurso Street: Project summary

<b>Client</b> Unite	<b>Main Contractor</b> Watkin Jones Group	<b>Engineer</b> Will Rudd Davidson	<b>Sector</b> Student accommodation	<b>Architect</b> Watkin Jones in house team	<b>Project Value</b> £2.1 million
<b>Location</b> Glasgow					

10,720m<sup>2</sup>

total floor area

8

storeys

20

weeks

2.1

million project value

## Thurso Street offers a range of modern and stylish studios and en-suite rooms for students in Glasgow.

The brand new four-block accommodation is situated in Glasgow's West End.

Sigmat had to respond to difficult site conditions including sloping ground levels and a constricted urban site. This meant meticulous planning had to go into the frame design and its assembly on site.



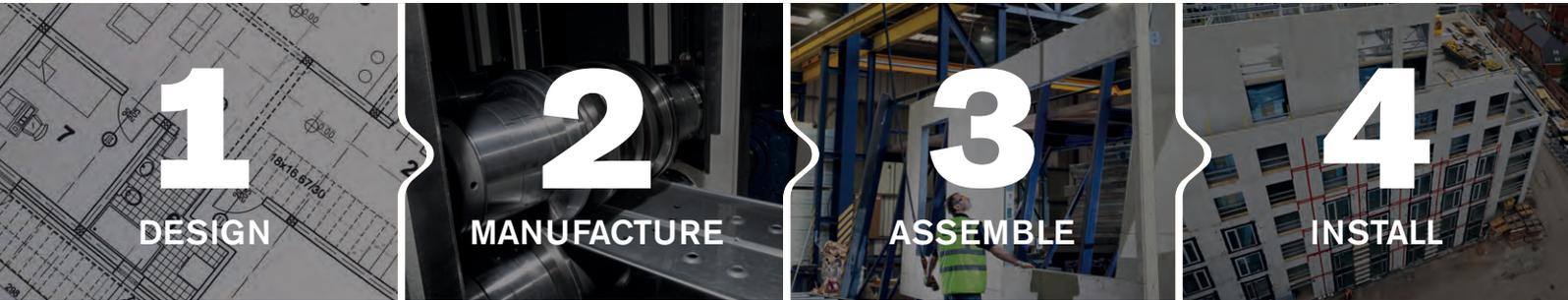
Despite these challenges, Sigmat was able to deliver an accelerated programme to meet a tight 20-week deadline. The project had an immovable deadline and was completed on time in September 2011 so that students could be admitted at the beginning of the 2011-12 academic year.

**“Our established relationship with Sigmat meant we could put an accelerated programme in place and we had every confidence in them to install the frame within the 20 week timeline. The Sigmat team overcame problems with ground levels and were able to deliver a quality solution on time.”**

Andy McDonough, Deputy Managing Director (Student Accommodation) and Commercial Director, Watkin Jones Group



**Sigmat 4 step solution**



**Sectors**

-   
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