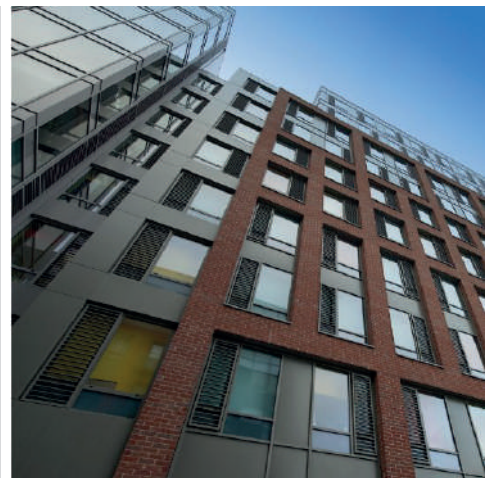


# CASE STUDIES



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01756 701522

EDITION 1.1

**sigmat**  
LIGHT GAUGE STEEL FRAMING

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5

# 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.

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# RETIREMENT LIVING + CARE

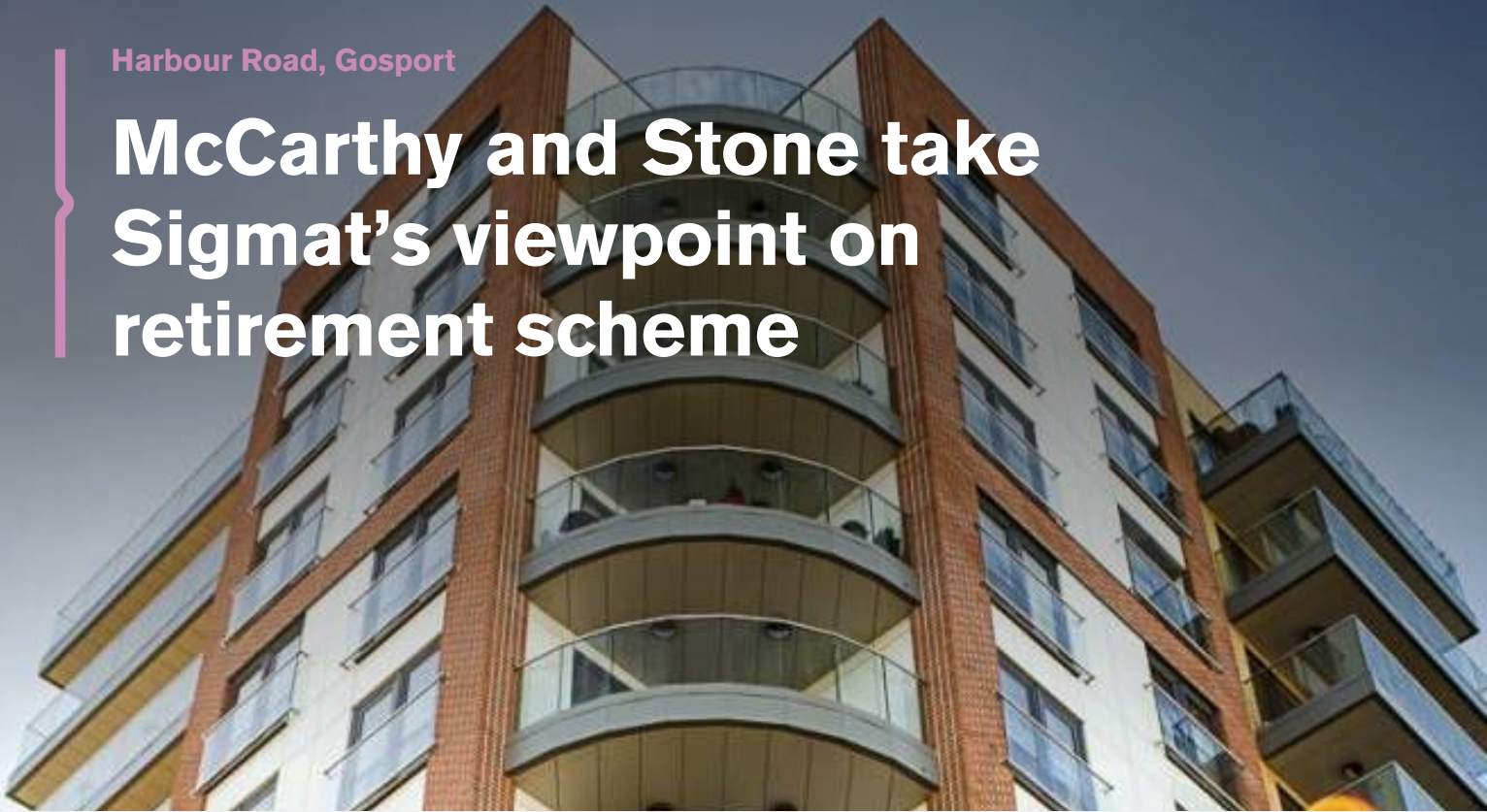






Harbour Road, Gosport

# McCarthy and Stone take Sigmat's viewpoint on retirement scheme



## Harbour Lights: Project summary

Client	Location	Developer	Sector	Main Contractor	Project Value
McCarthy & Stone	Gosport	McCarthy and Stone	Care / Retirement Living	McCarthy & Stone	£10m

**48**  
retirement flats

**£10m**  
project

**4,430m**  
site area

**10**  
storeys

## McCarthy and Stone has used Sigmat light gauge steel framing at its Viewpoint retirement development in Harbour Road, Gosport.

The development of 48 one and two bedroom apartments has been hailed as significant boost to the local economy as typically retirement developments of this nature add over £500,000 per year of spend into local shops and businesses.



McCarthy and Stone Regional Managing Director, Shane Paul said: "We wanted to build a nine storey development to offer spectacular views of the waterfront and out across Portsmouth. Light gauge steel frame is an ideal mid-rise framework for a number of reasons. Firstly, Sigmat manufactured and build it offsite before transporting it to the location for the on-site build. Secondly, as a result the time spent on site is shortened which causes less local disruption and provides a faster route to the finished development."

From initial design to the installation of the light gauge steel frame on site took x weeks, providing the springboard for the whole development to be completed in x weeks.



"The need for suitable over 55s housing in Gosport was clear. The design also integrated balconies into the scheme ensuring that the residents will have a "holiday style lifestyle" every day, waking up to a lovely view. Our previous experiences of working with McCarthy and Stone also helped everything go smoothly."

David Ellison,  
Business Development Director, Sigmat

### Sigmat 4 step solution



### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



EDUCATION



MIXED USE

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**Morningside Manor, Edinburgh**

# A new lease of life for Edinburgh assisted living scheme

## Morningside Manor, Edinburgh: Project summary

**Client**

Lindemann  
Healthcare

**Location**

Edinburgh

**Sector**

Care / Retirement  
Living

**Main Contractor**

Cruden Group (Hart  
Builders)

**Architect**

Young and Gault

42

En-suite rooms

£9m

Project Value

Reclaiming the site of a run-down former Saab dealership on Balcarres Street and Bruce Street, Edinburgh, Sigmat provided the light gauge steel frame for Lindemann Healthcare's, Morningside Manor, a development of 42 single rooms with en-suite, specifically designed for people over the age of 55.





Working with developers Hart Builders, part of the Cruden Group, Sigmat helped create spaces where later life living is to the full including cinema & activities rooms, visitors cafe, multiple lounges which lead to a ground floor enclosed garden or the first-floor rooftop garden.

This is also allied to on site day and palliative care, specialist care nursing and physiotherapy services; ensuring the care of all residents is well catered for.



**“Morningside Manor is part of the Group’s construction focus in the growth area of healthcare. The use of innovative offsite construction technology provided by Sigmat helps us to drive down build times and improve the quality of the end developments with far less noise and transport disruption to the local communities in terms of the on-site build programme.”**

Cruden Group Managing Director



## Sigmat 4 step solution



## Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
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EDUCATION



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Harbour Lights, Weymouth

# Constructing for character in Weymouth

## Harbour Lights: Project summary

Client	Location	Engineer	Sector	Architect	Project Value
McCarthy & Stone	Weymouth	Graham Garner & Partners	Care / Retirement Living	The Planning Bureau	Circa £12 million

3

storeys

6

weeks transfer structure

8

weeks Sigmat frame and roof

12

million project value

The Harbour Lights project is an imaginative 3-storey Retirement Living development on the seafront at Weymouth in Dorset. McCarthy & Stone's careful consideration of the façades facing Weymouth Marina preserved the distinctive character of the local area.



Sigmat helped the main contractor McCarthy & Stone to design and build a new superstructure to house retired over 60's in a stunning location which overlooks Weymouth Marina. We installed a hot rolled steel podium to form under-croft parking as well as communal areas. This dovetailed perfectly with the 3-storey Sigmat light gauge steel frame and the Sigmat Mansard roof.

**"Since this was our first experience of building with light gauge steel the speed of construction took us all by surprise. This is a 'great piece of kit' that went up well, with the Sigmat team working in partnership with other trades on site. I'd be more than happy to construct in this way in the future."**

Alan Richards, Construction Director,  
McCarthy & Stone.

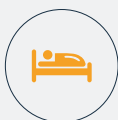
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### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



EDUCATION



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**Pinkhill Care Home, Edinburgh**

# Assisted living in the pink at Edinburgh care home



## Pinkhill Care Home, Edinburgh: Project summary

Client	Location	Developer	Sector	Main Contractor	Project Value
Manor Grange Care	Edinburgh	Murrayfield Care LLP	Care / Retirement Living	Hart Builders	£5 million

2

storeys

10

weeks transfer structure

£5m

project value

Private carehome consisting of 83 bed spaces with en-suite facilities. The building also contains king floor sun deck. Ancillary facilities include large commercial kitchen and laundry facilities. The high specification includes double height spaces, glass balustrades, oak flooring and oak skirtings. Each room benefits from a walk-in shower room fitted with Porcelanosa tiling, high spec sanitaryware and vanity units. Wi-fi is provided to all areas.

Set in landscaped gardens, the building is highly insulated and constructed in a light weight steel frame with in-situ concrete floors and a single ply membrane roof with a centralised gas boiler. Elevations are a mix of reconstituted stone, trespa and render.



# STUDENT ACCOMMODATION



# STUDENT ACCOMMODATION



## SHEFFIELD

- Bailey Street
- Pearlworks
- Provinvial House
- St Vincents
- Edward Street

## NOTTINGHAM

- Byron House
- Talbot House
- Talbot Point

## GLASGOW

- Collegelands
- Thurso Street

## COVENTRY

- Coventry University
- Godivia Place

## BIRMINGHAM

- Corporation Street

## EDINBURGH

- Gateway Theatre

## BATH

- Twerton Mill

## YORK

- Lawrence Street

## BRIGHTON

- London Road

## BRISTOL

- Malborough Street

## LIVERPOOL

- Tara House

## DERBY

- Agard Street

## NEWCASTLE

- Plummer House

## HULL

- University of Hull

## EXETER

- Queen Street





# BAILEY STREET

## BAILEY STREET: PROJECT SUMMARY

### CLIENT

Torsion Group

### LOCATION

Sheffield

### PROJECT VALUE

£1.3M

### STOREYS

8

### TIMELINE

16 weeks



STUDENT  
ACCOMMODATION



Located just an eight-minute walk from both Sheffield Hallam and Sheffield University, the new Bailey Street development boasts a high-end 220-bedroom student accommodation block.

A hub for student activity, the eight storey Bailey Street development boasts seven different room types incorporating facilities such as; ensuite bathrooms, gym, bike storage, laundry room and games room.

Engaging with Sigmat early on in the design process allowed us to take full advantage of the offsite manufacturing process, giving certainty in delivery of the frame and allowing us to accurately procure follow-on trades. Sigmat managed their works extremely diligently and handed sections of their works over early.

Dan Spencer  
CEO of Torsion Group



SIGMAT PANELS INSTALLED

8.5KM



533M3 OF CONCRETE

191

MEMBERS OF SIGMAT HOT  
ROLLED STEEL INSTALLED

12

FLIGHTS OF STAIRS

6

HALF LANDINGS

32T

REINFORCEMENT  
INSTALLED

Sigmat were appointed by Yorkshire based Developer and Contractor Torsion to deliver the light gauge steel frame for the new student accommodation building.

Comprising 8.5km of Sigmat panels, 191 hot rolled steel members, and 533m3 concrete the project was completed two weeks ahead of programme.

Early planning with Torsion enabled other trades to commence work sooner, facilitating early completion and increasing profitability for the client.

Planning for and achieving these goals demonstrates the versatility of the Sigmat Light Gauge Steel Frame system, and the important role offsite construction has to play.



# BYRON HOUSE



## BYRON HOUSE: PROJECT SUMMARY

### CLIENT

Nottingham  
University

### LOCATION

Nottingham

### PROJECT VALUE

£4M

### STOREYS

4-9

### TIMELINE

36 weeks



STUDENT  
ACCOMMODATION



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 bedroom student scheme that incorporates a series of five interlinked buildings with heights ranging from 4 to 9 storeys.



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



---

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.

# CORPORATION STREET



## CORPORATION STREET: PROJECT SUMMARY

CLIENT	LOCATION	PROJECT VALUE	STOREYS	TIMELINE
Watkins Jones	Birmingham	£6M	8	11 weeks



STUDENT  
ACCOMMODATION



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.





**Talbot Point, Nottingham**

# 77 bedroom Student Accommodation in Nottingham

## Talbot Point, Nottingham: Project summary

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

**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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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

accommodation 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

### Sigmat 4 step solution



### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



EDUCATION



MIXED USE

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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



## Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



EDUCATION



MIXED USE

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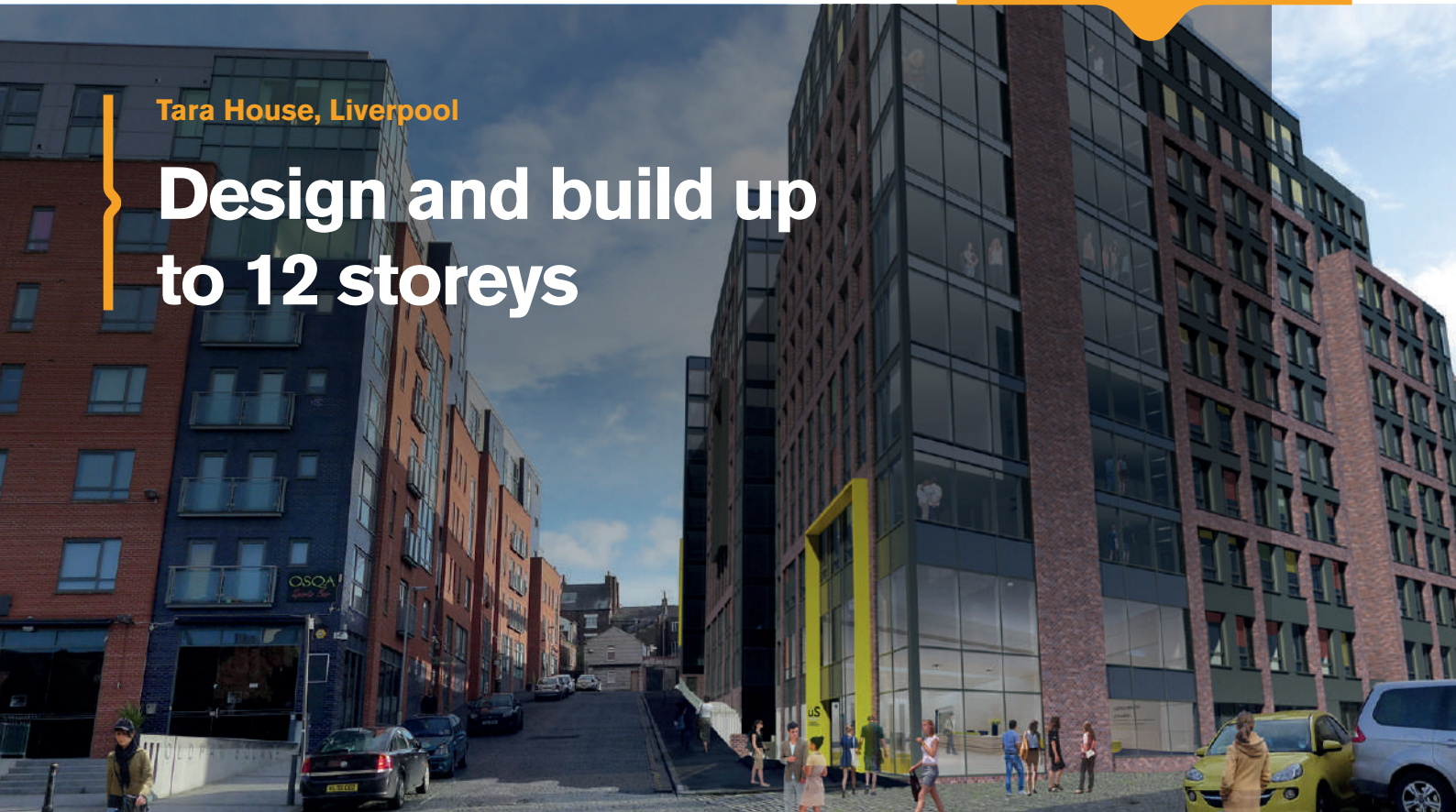
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**Tara House, Liverpool**

# 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
<b>£35</b> million investment		<b>769</b> Bedrooms	<b>12</b> storeys (up to)	<b>3,700 ft<sup>2</sup></b> 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 co-ordinate 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  
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EDUCATION



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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.

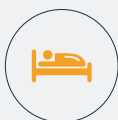
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## Gateway Theatre, Edinburgh

# Award Winning regeneration

of a dilapidated site within  
a conservation area

## Gateway Theatre, Edinburgh: Project summary

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

170

bedrooms

3

blocks

7

floors

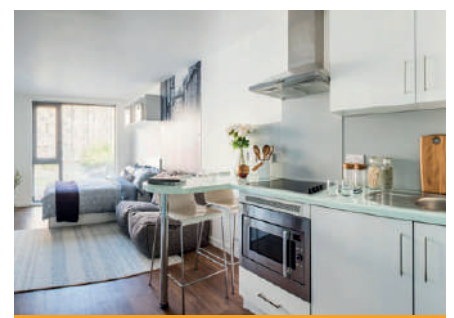
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RICS award

## 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

### Sigmat 4 step solution



### Sectors



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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

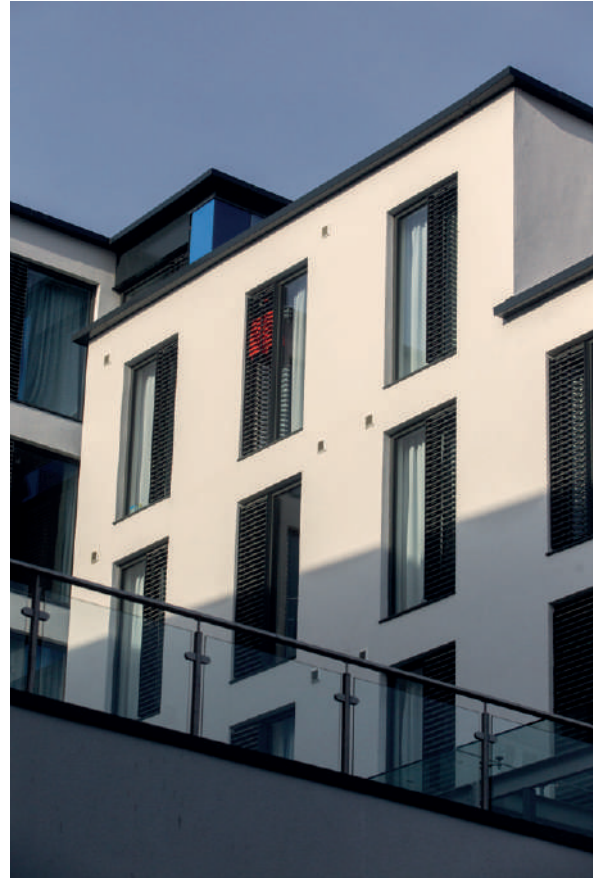
new retail units

20

weeks on site  
installation process







### Sigmat 4 step solution



### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
LIVING / CARE



EDUCATION



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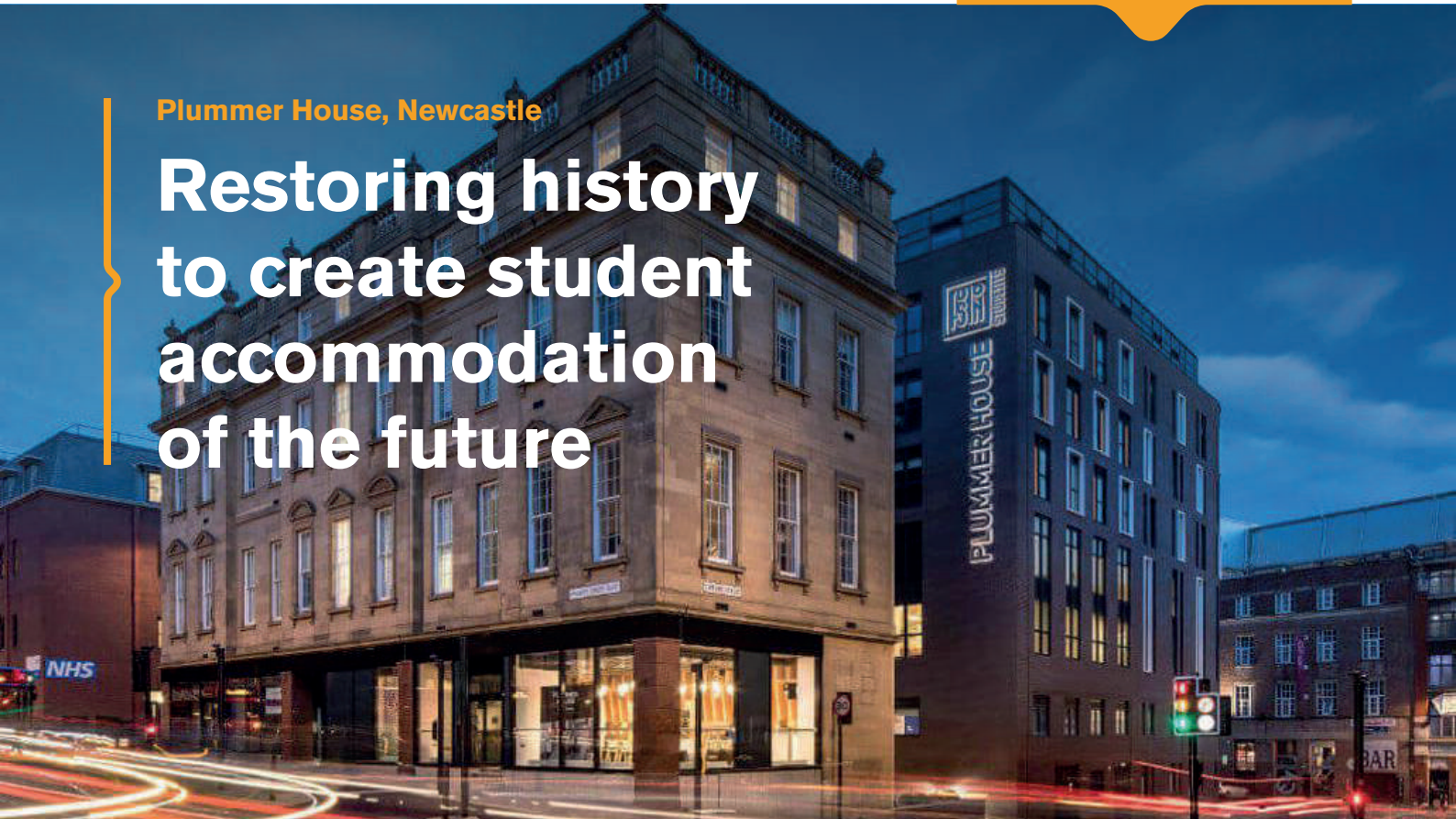
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## Plummer House, Newcastle

# 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

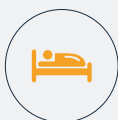
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**Twerton Mill, Bath**

# 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

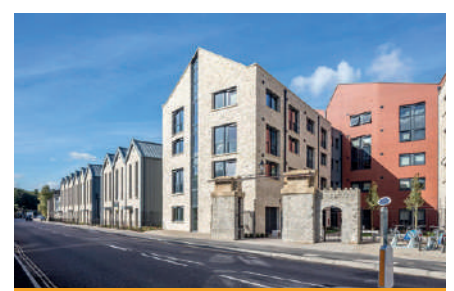
weeks on site  
installation process

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.



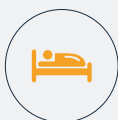
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Buccleuch Street, Edinburgh

# Prime residential for Edinburgh students

## Buccleuch Street, Edinburgh: Project summary

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

86

bed spaces

12

flats 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.

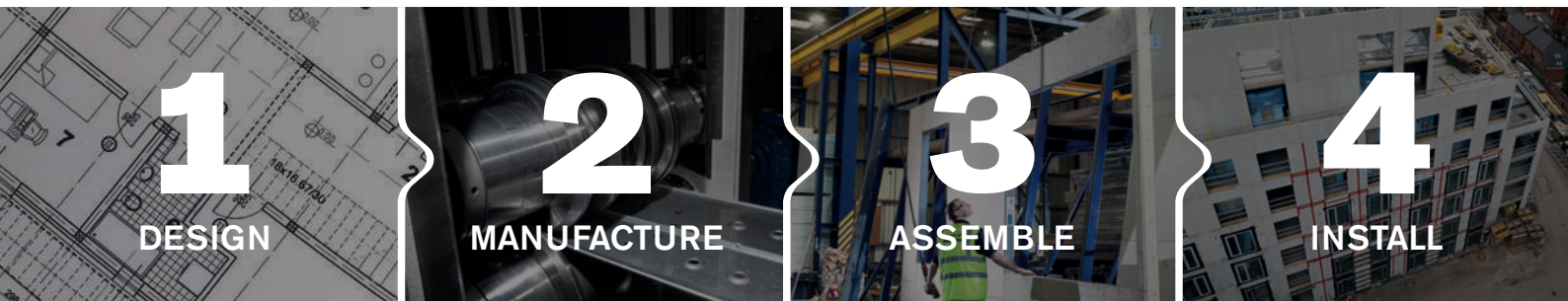
In total 86 bed spaces were created in a variety of formats including en-suite one bedroom studios, cluster studios and four bedroom apartment styles. The building also incorporates a cinema and a gym, reception and laundry and common room.



**"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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### Sectors



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Agard Street, Derby

# Completed structural steel frame puts Derby student scheme on course

## Agard Street, Derby: Project summary

Client	Location	Sector	Main Contractor	Engineer	Project Value
Jensco	Derby	Student Accommodation	Clegg Construction	Q&S Consulting	£17 million

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 Jensco, 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."

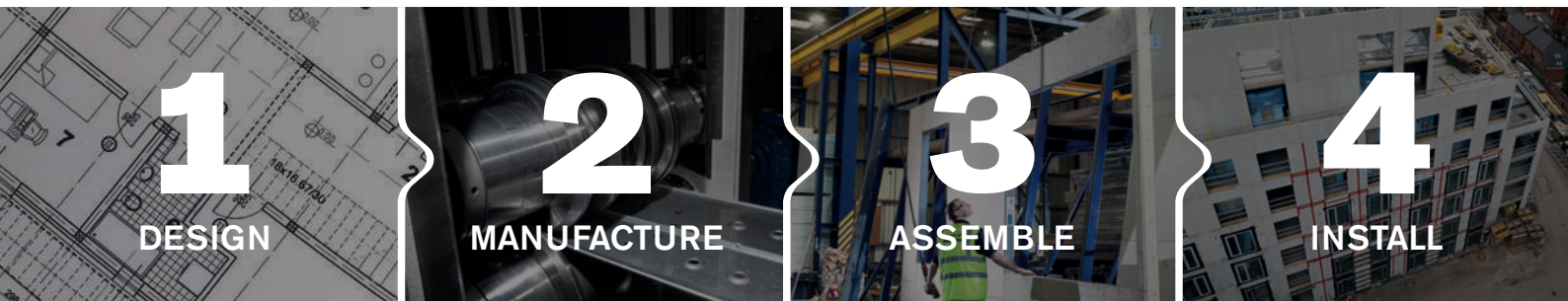


**Clegg Construction understood that Sigmat can deliver the rapid construction of light gauge steel framing which has definitely helped keep this challenging site on a tight time schedule which is excellent news for all involved and ultimately for the new intake of students who will benefit from this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

XX

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Collegelands, Glasgow

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

## Collegelands: Project summary

Client	Location	Engineer	Sector	Architect	Project Value
Watkin Jones Group	Glasgow	Will Rudd Davidson	Student accommodation	Manson Architects	£3.7 million

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

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

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

**Client**

JF Finnegan

**Location**

Sheffield

**Developer**

Bolsterstone

**Sector**

Student  
Accommodation

**Architect**

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.

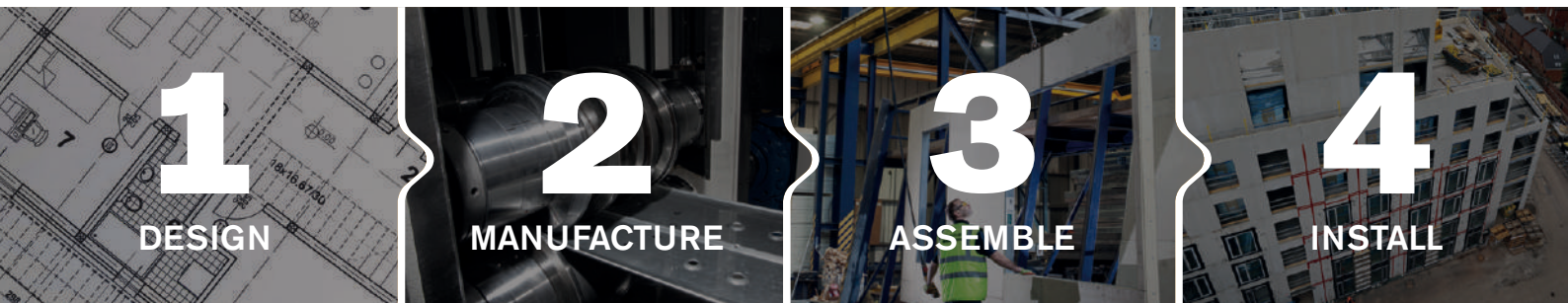
Due to the site constraints, Sigmat used a hand operated pedestrian crane during the installation and they also pumped in cement to form the concrete floors with an easy float finish on all levels.



**“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

### Developer

Empiric Student Property

### Main Contractor

Clegg Construction

### Architects

Race Cottam Associates

### Project Management

Mascot Management

83

Rooms

£8,000,000

project

23,600ft<sup>2</sup>

site area

3, 4 & 5

Storeys

## 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

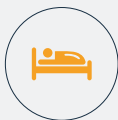
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## Queen's Street Studios Exeter

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

## Queen's Street in Exeter: Project summary

### Developer

Greystacks Exeter

### Main Contractor

Henry W Pollard & Sons

### Architects

Church Lukas

### Project Management

Henry W Pollard & Sons

132

rooms

£7.5m

project

3420m

site area

8

storeys

## 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

## Incents Walk: Project summary

Client	Location	Developer	Sector	Architect	Project Value
Galliford Try	Southampton	Student Boost	Student Accommodation	Architecture PLB	£££ 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.





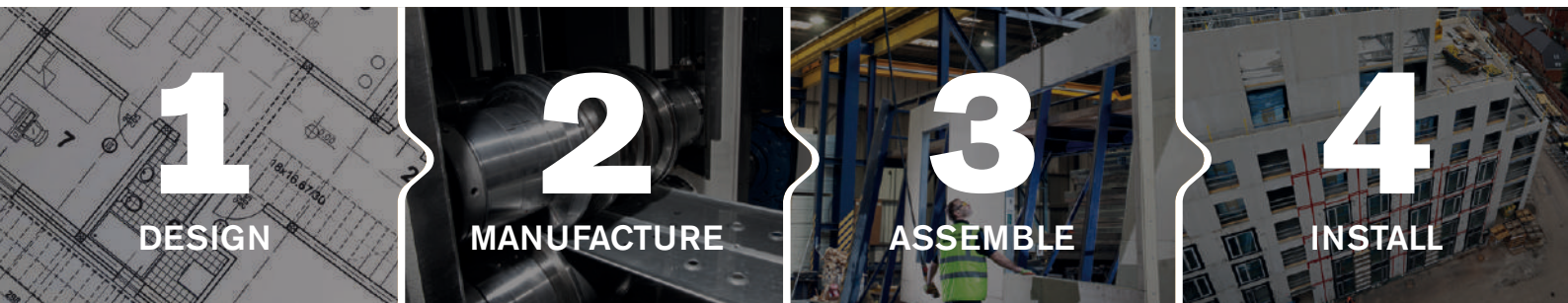
Despite these challenges, Sigmat was able to deliver an accelerated programme to meet a tight 20-week deadline. The project had an immovable deadline and was completed on time in September 2011 so that students could be admitted at the beginning of the 2011-12 academic year.



**"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

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# HOTELS





# HOTEL PROJECTS



## TRAVELODGE

- Manchester Airport
- City Road London
- Heathrow T5
- Waterloo Road
- Wembley Central
- High Wycombe
- Hackney
- Tower Hill
- Crawley
- Wandsworth
- Lincoln

## PREMIER INN

- Weston Super Mare
- Bath
- Croydon
- Slough
- Howard Street, Glasgow
- Boreham Wood

## THEME PARKS

- Centre Parks - Elvedon Forrest x 2
- Drayton Manor Park

## VILLAGE HOTELS

- Portsmouth
- Bristol
- Basingstoke
- Eastleigh

## HOLIDAY INN

- Stockport Exchange

## IBIS

- Sheffield

## DAKOTA HOTEL

- Leeds City Centre

## MERCURE

- Marischal Square, Aberdeen



# DAKOTA HOTEL



## DAKOTA LUXURY HOTEL: PROJECT SUMMARY

### CLIENT

Vinci  
Construction UK

### LOCATION

Leeds

### PROJECT VALUE

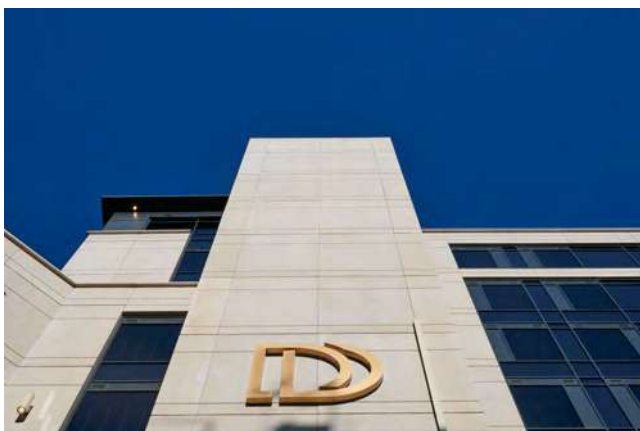
£8M

### STOREYS

Nine

### TIMELINE

16 weeks



Catching the eye and the attention of the hospitality and travel industry, the new Dakota Deluxe Hotel in the Bond Court area of Leeds is playing a major part in helping regenerate a previously neglected part of the city.

The high profile 89 bedroom, 10-storey hotel, located on Greek Street on the site of a former restaurant and car park, includes the Bar & Grill Restaurant, Salon Prive and a cocktail bar with first floor terrace.





Opened in 2017, it is already winning wide acclaim for its boutique styling, uncompromising room standards and fine food.

Sigmat light gauge steel framing was chosen for the building to enable the project to enjoy a rapid start to the build programme.

The Dakota Deluxe also saw Sigmat work again with Vinci Construction UK and Evans Property Group.

“Working on more than one project with our customers is valuable in building good partnerships and a close understanding of their needs. It is cost and time efficient and has created trust in our ability to our promises.” said David Ellison, Business Development Manager, Sigmat.

“

Offsite construction ensures precision components, higher quality systems and accurate timescales to work to. We planned the design stage for the date when the light gauge steel 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 Manager, Sigmat





Village Hotel, Portsmouth

# An evolutionary hotel concept for urban footprints

VILLAGE  
HOTELS



## Village Hotel, Portsmouth: Project summary

Main Contractor	Developer	Sector	Services provided	Quantity Surveyors	Architects	Services
Willmott Dixon	VUR Village Hotels Limited	Hotel	Design consultancy and installation	Amicus	3D Reid	Rybka

6

storeys

153

bedrooms

20

metre swimming pool

21 million

project value

Developer Village Hotels researched Portsmouth's business community who recognised that quality hotel facilities play a key role in providing an economic stimulus for the city. This in turn led to the developer Village Hotels turning to main contractor Willmott Dixon to create an evolution of their Village Resort hotel concept to offer an Urban Resort Hotel, one which can be built on a more compact footprint; providing potential for the company to expand into more central urban areas, where sites are, generally, smaller in size.

Sigmat's structural expertise, manufacturing, assembly and installation teams provided the light gauge steel frame (LGSF) superstructure for the build which includes 153 rooms, conference facilities and a leisure club with a 20m swimming pool, gym and fitness studios.





Load bearing light gauge steel frame is well suited and tested for hotel developments and Sigmat were able to utilise their extensive experience in this sector to assure an efficient, rapidly built and cost effective weathered envelope. With the ability to build up to 15 storeys the Sigmat LGSF system is a proven solution for hotel development according to Sigmat Managing Director, Roger French: "We can rapidly construct using LGSF and accommodate the variety of spaces needed to accommodate so many different facilities on one site. Our desire and flexibility to work within the supply chain is essential to any successful project and is also part of our success."



Following the successful completion of the Village Hotel project I would like to take this opportunity to thank each and every one of you in the supply chain for your contribution to its success. The Customer is truly delighted with their new building, both in terms of the finish and the 'way' in which it was handed over. They were also extremely impressed with how we were able to absorb multiple changes and challenges throughout the project and still achieve our original completion date with no contractual fuss. Our 'can do', collaborative attitude has clearly set us apart in this regard.

Matthew Kemp

Construction Manager BA (hons) MCIQB  
Willmott Dixon Construction Limited

### Sigmat 4 step solution



### Sectors



RESIDENTIAL



STUDENT  
ACCOMMODATION



HOTEL



RETIREMENT  
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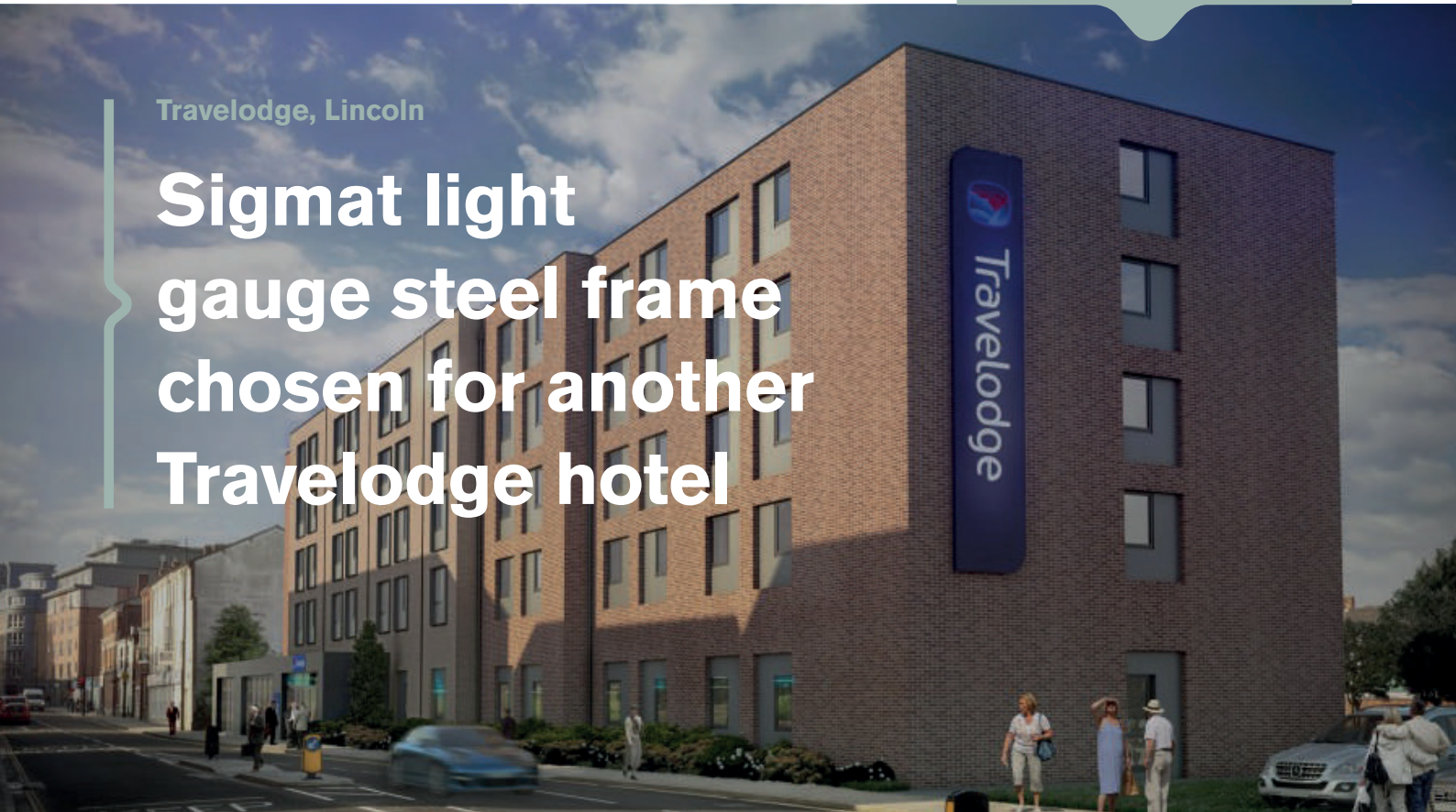
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Travelodge, Lincoln

# Sigmat light gauge steel frame chosen for another Travelodge hotel



## Travelodge, Lincoln: Project summary

Client	Location	Sector	Main Contractor	Developer
Travelodge	Lincoln	Hotel	RG Carter	S Harrison

127  
rooms

5  
storeys

70  
jobs created

A new five storey, 127 bedroom Travelodge hotel using Sigmat's load bearing light gauge steel frame is helping to give an economic boost to the business and leisure offerings to the city of Lincoln.

York-based developers S Harrison purchased land from the City of Lincoln Council on the East-West link road, close to the High Street, the railway station and the new transport hub currently under construction.

The hotel will help create 15-20 internal jobs as well as 50 construction jobs.

**"One of the UK's leading hotel brands will expand into this bustling part of Lincoln city centre creating jobs and boosting the local economy."**

David Clancy, Development Director, S Harrison



**"It will create new jobs for the city,  
drive economic growth and help deliver  
Lincoln's ambitious future."**

Mark Wheeler , Strategic Property Services Manager,  
City of Lincoln Council

**"The centre of Lincoln is short of good  
quality, great value hotel accommodation  
and the new Travelodge will provide this  
in a great location for both business and  
leisure visitors to the city."**

Tony O'Brien, UK Development Director  
for Travelodge Hotels.

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### Sectors



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Drayton Manor Park Hotel, Staffordshire

# Successfully integrating light gauge and hot rolled structural steel



## Drayton Manor Park Hotel: Project summary

<b>Client</b> Drayton Manor	<b>Sector</b> Hotel	<b>Programme Duration</b> 15 week on-site programme including all works	<b>Main Contractor</b> A&H Construction	<b>Engineer</b> Stewart & Harris	<b>Project Value</b> Circa £1.2 million
<b>Location</b> Staffordshire			<b>Architect</b> CA Design		

150  
bedrooms

15  
week on-site program

3 & 4  
floor accommodation

£1.2m  
project value

Drayton Manor Park Hotel consists of two bedroom wings and a central atrium. Our light gauge steel frame system was used for the bedroom wings and a hot rolled structural steel frame was used to form the atrium and central hub of the hotel.

Both the structural steel and the light gauge steel frame were designed by Sigmat in-house design team to give a seamless link between the two forms of construction.





The new 4-star hotel comprises 150 guest rooms, a brasserie, café/bar, conference and banqueting suite and three meeting rooms. The West Wing light gauge frame and the structural steel atrium are founded on a first floor concrete podium and the East Wing light gauge frame is founded on concrete ground beams.

The 15 week on-site programme showcased the very best of Sigmat experience in integrating light gauge and structural steel and it has given the hotel a unique contemporary feel. An impressive 30 second fast-motion construction video can be viewed at [www.draytonmanorhotel.com/video.php](http://www.draytonmanorhotel.com/video.php)



**“Both the design and the on-site professionalism of Sigmat came to the fore in this project. We are delighted with the innovative design and the unique combination of light gauge and structural steel which makes the building work as a unified whole.”**

Noel Cryer, Director, CA Design

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## Holiday Inn Hotel, Stockport Exchange

# Hotel superstructure adds to £20m Stockport Exchange project



### Holiday Inn Hotel, Stockport Exchange: Project summary

Client	Developer	Sector	Joint Agent	Main Contractor
Stockport Council	Muse Developments	Hotel	Cushman & Wakefield and CBRE	Eric Wright Construction

115

bedrooms

6

storey light gauge steel frame

6

weeks to create podium transfer structure

18

week frame installation

Sigmat has delivered the superstructure for a 7-storey hotel in the second phase of Stockport Exchange – the town centre's new gateway development.

The 115-bed hotel incorporated a bespoke Sigmat light gauge steel superstructure, manufactured offsite. The hotel is part of a huge mixed-use regeneration project led by the town council and specialist consultant, Muse.

Aside from the light gauge steel frame superstructure Sigmat installed hot rolled steel podium transfer structure and hot rolled steel staircases again all designed, manufactured and installed by Sigmat.







“The development of Stockport Exchange will bring with it new jobs and opportunities for local residents and businesses which is why it plays such an important part in our Investing in Stockport programme.”

Councillor Patrick McAuley,  
Executive Member for Thriving Economy  
at Stockport Council



Stockport Exchange is a flagship development for Stockport that will see a new commercial district and commuter hub created in the heart of the town centre. It is part of the Council's ambitious Investing in Stockport programme that will see the town build on its strengths to make it an even better place to live, work and visit.

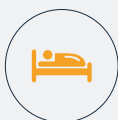
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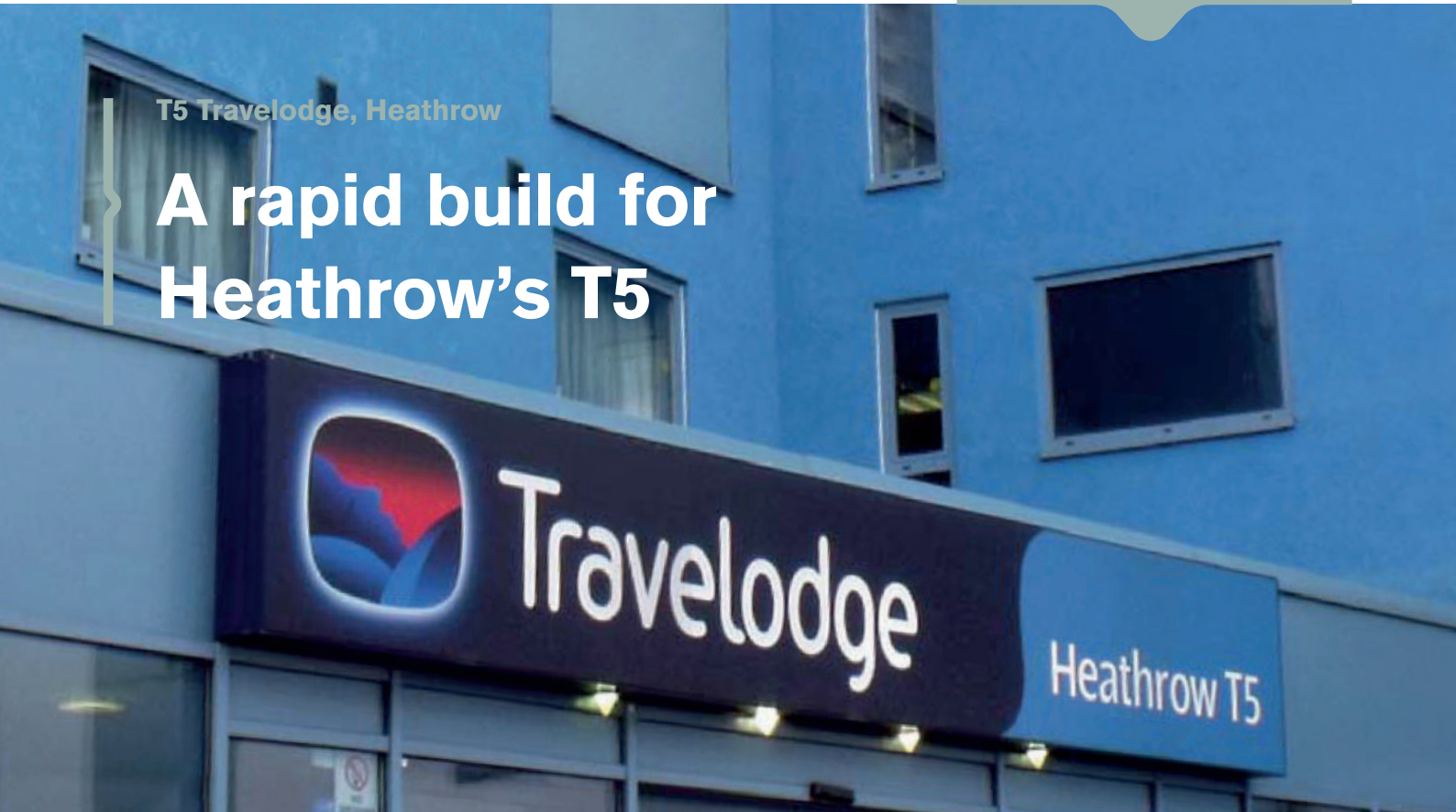
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T5 Travelodge, Heathrow

# A rapid build for Heathrow's T5



## T5 Travelodge: Project summary

<b>Client</b> T5 Travelodge	<b>Location</b> Heathrow	<b>Sector</b> Hotel	<b>Main Contractor</b> John Sisk Group <b>Architect</b> RHWL	<b>Engineer</b> Halcrow	<b>Project Value</b> Circa £13 million
--------------------------------	-----------------------------	------------------------	---	----------------------------	---

6

storeys

15

week on-site program

150

seat cafe

297

bedrooms

The T5 Travelodge was the first hotel built to meet the additional demand for hotel rooms following the completion of Heathrow Airport's Terminal 5. The new 6-floor hotel comprises 297 bedrooms with a 150-seat café/bar on the ground floor.

The hotel met the demanding Travelodge '2010 specification' for a high quality finish. It features a light and welcoming ground floor interior that is achieved by an extensively glazed façade.





The installation of the frame was completed 2 weeks ahead of schedule by Sigmat and this ensured that the time-critical project was on track for opening.

The development enjoys regular use by business travellers and tourists alike and benefits from strong transportation links to Heathrow's Terminal 5 – including access to the London underground.

**“The efficiency and speed of Sigmat was an important factor in delivering our high profile hotel close to Terminal 5. We were impressed at the design, manufacturing and installation stages and by the Sigmat team’s attention to detail.”**

Les Nicholls, Regional Director,  
John Sisk Group

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### Sectors



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# RESIDENTIAL





Woodcroft, Edinburgh

# Framing up the best of contemporary apartment living

## Woodcroft, Edinburgh: Project summary

### Client

Cruden Homes  
(East)

### Location

Edinburgh

### Sector

Residential  
apartments

### Joint Venture

Queensberry  
Properties and  
Telereal Trillium

### Architects

Michael Laird Ltd  
& Morgan McDonnell  
Ltd

### Estate Agents

Rettie & Co

3

apartment blocks

5

storeys

8

weeks per block on site

**Sigmat supplied the light gauge steel framing for three blocks of spacious luxury apartments at the exclusive Woodcroft development in Edinburgh.**

The vision was to combine the best in contemporary architecture with the beauty and heritage of its leafy, suburban setting where the development is enclosed by a large walled garden with many mature trees.



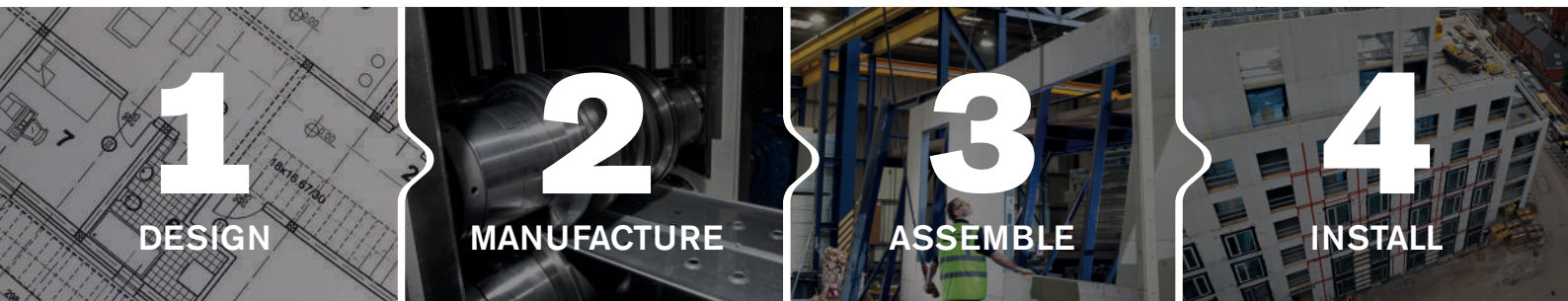
The Sigmat structure facilitated stunning floor-to-ceiling windows within the apartments and provided the framework to utilize a palette of high-quality, natural materials, including stone, zinc cladding, timber and glass.



We were able to complete each apartment block frame in just 8 weeks, providing a rapid start to this prestige development. This, once again, demonstrates how Sigmat LGSF initiates a faster build and a greater return on investment, vital to any construction project including new homes.

Keith Wood,  
Sigmat Business Development Manager

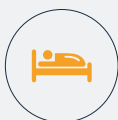
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The Sands, Scarborough

# Changing the shape of the Scarborough Coastline

## The Sands: Project summary

<b>Client</b> Benchmark Leisure Ltd	<b>Sector</b> Residential apartments	<b>Main Contractor</b> Tolent Construction Ltd	<b>Architect</b> Carey Jones	<b>Engineer</b> Moorehead, Sutton & Laing	<b>Project Value</b> Circa £2.5m
<b>Location</b> Scarborough					

6

storeys

20

weeks frame erection

18

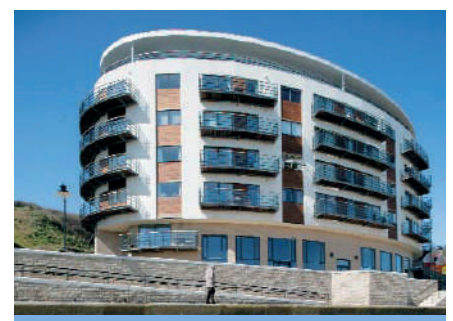
weeks Sigmat frame

111

apartments

**The Sands development has become a new landmark on the Scarborough coastline. Its imaginative curved frame and modern detailing has made it a symbol of 21st century regeneration within one of the UK's best-loved seaside resorts.**

The Sands is a mixed use development consisting of luxury apartments above ground level commercial units, with private parking to the rear. It contains 96 one and two bedroom apartments, four penthouses, a gym and communal areas.





Sigmat was able to deliver the bespoke light gauge frames which support the eye-catching curved design. We also carried out manufacture and installation of the frames to tight deadlines and completed on time.

The development is viewed as an outstanding success by all stakeholders and The Sands has made a substantial contribution to the 55 acre leisure and residential development taking place at Scarborough's North Bay.

**We were impressed by the professionalism of Sigmat throughout the project and their proactive approach whilst working with the design team. They responded to the challenging curves in the design and the bespoke frame manufacture and installation went without a hitch.**

Matt Russell, Senior Site Manager,  
Tolent Construction Ltd

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Salamander Place, Leith

# Adding vital homes to Leith regeneration masterplan

## Salamander Place: Project summary

Client	Location	Sector	Main Contractor	Architect	Project Value
Link Housing Association	Leith	Residential apartments	Hart Builders	7N Architects	£15m

3 & 5

storeys

22

weeks frame erection

199

rental homes

**Sigmat has been awarded the light gauge steel frame contract to develop 199 new homes for mid-market rent in Leith on behalf of Link Housing Association.**

Delivered in partnership with Cruden Homes and the Teague Group, the 7N Architects-designed homes will be located on brownfield land at Salamander Place between Leith Links and the docks.

The project forms part of a wider Leith masterplan which could bring up to 600 homes to the industrial area and that the homes will contribute to the ongoing regeneration of the area.



Marcus Wood, Sigmat's Chief Operation Officer said: "This is an important project to work on and once more demonstrates the cost effectiveness of our light gauge steel frame system in being able to respond to tight budgets to deliver affordable homes. The vital role offsite construction plays in reducing the overall timescale of the finished build will deliver important cost savings here."

Work on the homes could begin as early as the end of the year.

"Link's development at Salamander Place is part of a pledge by six housing associations to match the City of Edinburgh Council's plan to build 8,000 homes within the next ten years, thereby delivering 16,000 affordable and low cost homes to the Capital.

"Developed entirely to meet a mid-market renting profile, Link's 199 new homes will be built using a simple palette of high quality materials and constructed to meet the silver standard of sustainability.



**The development will contribute to the ongoing regeneration of the area, creating employment and training opportunities, as well as ensuring added value for local communities through Link's client-based approach to community benefits in procurement.**

Colin Culross director of development & asset management at Link



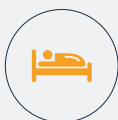
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## Sectors



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Newbattle Terrace, Edinburgh

# High End Residential for Light Gauge Steel Framing



## Newbattle Terrace: Project summary

Client	Location	Sector	Main Contractor	Developer	Project Value
Wemyss Properties	Edinburgh	Residential apartments	Colorado Group <b>Architect</b> Strutt and Parker	Wemyss Properties Limited	£££ million

4

storeys

19

weeks on site

25

apartments and penthouses

**One of Edinburgh's most sought after postcodes in the heart of Morningside is the location for 50-54 Newbattle Terrace, a collection of 25 two and three bedroom apartments and penthouses.**

Family owned and Edinburgh based Wemyss Properties took the view that Sigmat light gauge steel framing would be the ideal structural solution for the scheme where the need was to supply contemporary style and architectural sophistication to potential buyers.



Historically the Morningside area has been an enclave for the fabulously wealthy, dating back to eighteenth century when Falcon Hall stood nearby within 18 acres of grounds. The legacy of desirability has remained and Morningside is still a prestigious address.

The use of Sigmat light gauge steel framing easily facilitated the secure undercroft car parking and each of these blocks has a private entrance and lift access to all floors.

The development is also a city centre infill site with exterior cladding being a combination of ashlar stone rain screen and insulated render system with large areas of glass.



**Newbattle Terrace has challenged some misguided perceptions that light gauge steel framing isn't an option for new build residential developments. On the contrary it affords both superior structural integrity and rapid speed of build which can only benefit the developer and their return on investment as well as minimise the disruption to the local community during the build programme.**

Roger French, Managing Director, Sigmat

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### Sectors



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Marionville Apartments, Meadowbank, Edinburgh

# Luxury City living in Edinburgh



## Marionville Apartments, Meadowbank, Edinburgh: Project summary

### Location

Meadowbank, Edinburgh

### Sector

Residential apartments

### Developer

MNM Developments

### Project Value

Circa £2.5m

51

2 & 3 bedroom apartments

£11m

scheme

50

new jobs created

5

storeys

Marionville is a high-quality residential development of 51 contemporary two and three bedroom apartments located close to the heart of Edinburgh. It includes four penthouses with roof-top terraces.



Sigmat were appointed by award winning Scottish developers MNM to manufacture, assemble and install the steel frame superstructure, solid concrete floors and allow for a basement car park. Large glazed windows were part of the design to allow natural light to enter the open plan apartments.

A rapid on-site installation enabled the development to be more fully understood by potential buyers at the earliest possible opportunity and thus enable off plan sales to be achieved earlier.

**“Light gauge steel frame is very well suited to contemporary residential architecture as it offers the opportunity for extensive open plan spaces to be created with extensive windows which appeal to home buyers. The structure itself up to 15 storeys also has the load bearing capacity to add extra detailing and design elements when needed.”**

Paul Tappin,  
Sigmat Business Development Manager

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### Sectors



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Brandon Yard, Bristol

# Sigmat appointed to regeneration housing overlooking Brunel's SS Great Britain in Bristol Harbour

## Brandon Yard, Bristol: Project summary

**Location**  
Bristol

**Sector**  
Residential apartments

**Architect**  
AWW architects

**Main Contractor**  
Speller Metcalfe

6

storeys

41

apartments

**Light Gauge Steel Frame specialists Sigmat have been appointed to manufacture, assemble and install a new six storey load bearing light gauge steel frame for Retort House as part of the regeneration of Bristol Harbour.**

Brandon Yard will restore the derelict shell of two grade-II listed gas-works buildings, West Purifier House and Engine House and create new housing within them under plans drawn up by developers Acorn Property Group and Square Bay.



It is the last available position on the northern section of Bristol's Harbourside, lying opposite Brunel's SS Great Britain in the City Docks Conservation Area. Brandon Yard represents the conclusion of the massive regeneration programme that has been transforming Bristol's historic docks over the last 40 years.



**"This site has lain derelict for nearly 40 years, with a list of failed attempts to regenerate. Development will see the listed buildings that reflect Bristol's industrial heritage sympathetically and comprehensively renovated. The new Retort House has been carefully designed to complement the listed buildings and enhance their setting."**

Robin Squire,  
Regional Managing Director  
of Acorn Bristol

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# EDUCATION

ANDERSON HIGH SCHOOL

# HARRIS PRIMARY ACADEMY



## HARRIS PRIMARY ACADEMY: PROJECT SUMMARY

CLIENT	LOCATION	PROJECT VALUE	STOREYS	TIMELINE
Willmott Dixon	Croydon	£11M	Three	17 weeks



EDUCATION



Harris Primary Academy, located off Purley Way in Croydon, completed in Autumn 2017 welcomes over 100 pupils daily.

Sigmat provided a unique hybrid construction, comprising hot rolled steel frame at one end to form the Gym Hall with SFS infill. Sigmat signature light gauge steel forming the rest of the structure over three levels and a ground-floor footprint of 1450m<sup>2</sup>.

The 17 week project, hailed as a significant advancement in learning environment provided a bright, airy, modern building to house all required learning facilities.





## Shetland School - Shetland Islands

# A landmark school project in Shetland



## Shetland School - Shetland Islands: Project summary

Main Contractor	Location	Developer	Sector	Services provided	Project Value
Morrison Construction	Lerwick, Shetland Islands	Hub (North Scotland)	Education	Design consultancy and installation	£55 million

100

bedrooms  
residential block

18%

more structurally efficient  
lightweight steel frame

£55m

contract value

1,180

school student  
places

Facing the unique logistical challenges of working in the Shetland Islands Sigmat designed, manufactured and installed a light gauge steel frame for a new three-storey, 100 bedroom residential block for Lerwick's new build Anderson High School. The residential block forms part of a £55.75m contract to build a new school for 1,180 pupils.

The project was testimony to the cost effective advantages of working offsite by using a lightweight load bearing steel frame which was manufactured and assembled offsite prior to a road and 12 hour ferry transportation from Aberdeen to Lerwick.



The complete superstructure included a traditional hot-rolled steel ground-to-first-floor frame, incorporating an innovative external panellised wall system, erected in conjunction with the transfer structure. The upper two floors were light gauge steel.

hub North Scotland are a driving force behind the planning, procurement and delivery of community-based infrastructure projects across the north of Scotland. The organisation led the project after being appointed by Shetland Islands Council as development partner.



**"It has been very satisfying to watch these two buildings rise out of the ground and I'd like to pay tribute to the hard work and commitment from all those involved."**

Cecil Smith, Shetland Islands Council Depute Convener

**"There is a community spirit behind the build, with the relationship between the project partners and the school itself continuing to strengthen as they gain an insight into the school and accompanying accommodation. Hub North looks forward to continuing to work with the Shetland Islands Council, Morrison Construction and other key partners to deliver a first-class educational facility that will greatly enhance the modern school provision in Shetland."**

Angus Macfarlane, Chief Executive of hub North Scotland

**"It has been a hugely collaborative project and we are tremendously proud to be playing our part in the design and build of Anderson High School and the Halls of Residence for the students, parents, staff and the wider community."**

Donald Mclachlan, Regional Director for Morrison Construction

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### Sectors



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