



**Ibstock
Telling**



Manchester
Angel Gardens
Case Study

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GRCA Full Member Telling Architectural provided a GRC façade solution as part of a monumental landmark project for Manchester's cityscape. Following a devastating fire in January 2022 the assets of the company were bought by Istock Telling for integration within their new 'Futures' division thereby launching Istock Telling GRC Limited.

This £154m primarily residential project, located on the site of Manchester's first steam powered cotton mill, comprises 466 apartments in addition to 20,000 sq.ft of commercial space and underground parking. It boasts as being one of the UK's largest build to rent developments and offers its residents a lifestyle choice that includes, social communal and entertaining areas, library, fitness centre, restaurant, cinema room and multi-use roof terraces that even includes a five-a-side football pitch.



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The construction phase faced many challenges and difficulties, not least, midway through the project, which saw the collapse of main contractor Carillion plc. The contract was swiftly placed in the hands of Caddick Construction, who saw the project through to completion whilst minimising delays.

The project also identified the importance of engaging with a Manufacturing Member of GRCA International. The introduction of Istock Telling GRC ensured that the recommendations and specification for the manufacture, curing, and testing of grade 18P GRC were not only strictly adhered to, but in so doing, enabled best practice in the industry to be maintained.



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GRC cladding has predominantly been used throughout on the 3 mid-rise perimeter blocks.

Fine textured column and beam panels, have been used to picture frame glazed storey height elements adjacent to heavier textured recessed GRC infill panels. The use of different shades of white further enhances the colour separation between these two distinct areas.

Covering an area of approximately 7,000m2, over 2,760 panels were produced and supplied to accommodate the on-time just-in-time site installation programme during a one year time frame. High repetition of panel types maximised efficiencies in both the design and manufacturing processes.



The success of this monumental project is attributable to the collaborative project management approach that embraced new ideas and innovative practices to accomplish its objectives.

Information

Client – Moda Living

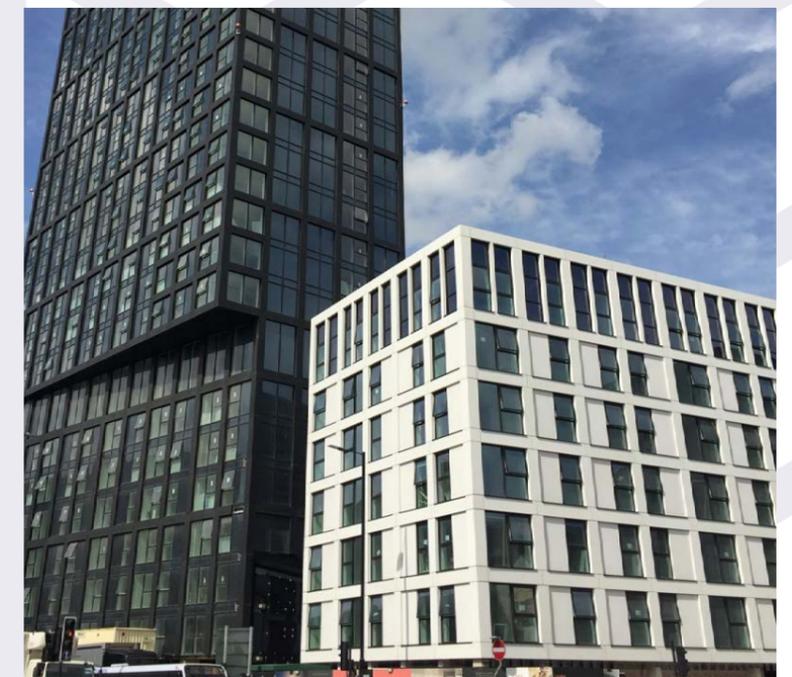
Main contractor – Caddick Construction

Installer– Certa Cladding Ltd

Engineer – Buro Happold

Architects – Ryder Architecture

Grade 18P GRC





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