

CASE STUDY

Brighton apartments accessing the versatile performance benefits of Magply



The task of adding an extra floor to an apartment building in the heart of Brighton has seen the 12mm version of IPP Ltd.'s Magply boards employed in a variety of applications, both internally and externally: highlighting the well proven MOS product's fire performance, weather resistance and overall economic benefits.

The local branch of Jewson, located in Portslade, has supplied Godfrey Investments with 295 sheets of the 12mm boards for use in the construction of a parapet around the new roof terraces being created atop the three-storey structure. Then more of the boards are being used inside the quartet of luxury apartments.

Godfrey Investments was also responsible for the original development, completed in 2014, and the project has even benefitted from having the same site manager, Hassam Yesilada return to take charge of the extension work which is utilising a structural steel framing system (SFS) to create a lightweight third floor addition. The four new flats – expected to be marketed at £650-700K - are all two bedroom and two bathroom with extensive living space.

Hassam commented: "The new third floor, roof extension has been designed in structural steelwork and SFS by Nathan Chilvers of Brighton based Moshin Architects, though the construction does also feature timber joists which had to be properly protected. It was originally considered to

Application

- > Steel Frame

Client & Contractor

- > Godfrey Investments

Site Manager

- > Hassam Yesilada

Location

- > Brighton

use the industry standard calcium silicate boards there and for sheathing all the wall panels, but at £140 a sheet the cost would have been prohibitive. We therefore sought an alternative through Jewsons that has the required fire performance and Magply came in at less than half the price, while IPP also assisted with the design details for protecting the joists. It has been straightforward to cut and fit using an extract cutter and self-tapping screws. We've also used gun applied intumescent and Tyvek tape to complete the joints in most places.

Internally the Magply MOS boards being covered in two layers of plasterboard while around the terraces the liquid rubber membrane is being dressed up the face of the parapet walls and covered by a capping. Definitely, this is a unique project for central Brighton with every property having a scenic roof terrace and the work has gone well."

With a Class 1 fire rating and backed by BBA Agreement certification, Magply MOS boards present a fire-safe and environmentally friendly alternative to conventional plywood or OSB products. Additionally, the unique production process keeps the chloride content to just 0.01%, enhancing both stability and long-term durability.

The different thicknesses of panel are also widely used as a substrate board for the direct application of proprietary render systems, as well as for flooring and flat or pitched roof build-ups. Additionally, for the conversion or construction of apartment buildings where fire performance is a top priority, Magply is not just being used as part of the cladding build-up, but also internally to form pattresses behind plasterboard drylining to support the weight of cupboards and bathroom fittings, where the material's excellent pull out strength is a real advantage.



FOR MORE INFORMATION VISIT

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