

Fire Safe Liverpool Living

Project: The Exchange Student Accommodation, Hotham Street, Liverpool

Client: BAK UK Ltd

Product: **URSA** Façade N35 Slab

Overview

An 11-storey three-phase student accommodation facility on Liverpool's Hotham Street marks the second phase of an exciting redevelopment project for the city. Cladding contractor, BAK UK, has specified URSA's Façade N35 slab across the vast new build structure.



Description

URSA has supplied over 1000m² of **URSA** Façade N35 slab to cladding contractor as part of a £35m student accommodation project in Liverpool

Under the scheme, 500 student homes are to be created in a multi-storey environment on the site of the former Odeon cinema on London Road/Hotham Street. A swimming pool, gym and two landscaped gardens also form part of the ambitious city centre development set for occupation later this year.

As appropriate for a prestige, high-rise residential and multi-occupancy building, superior materials have been specified throughout including **URSA** Façade N35 slab.



The scheme has been halted for several years due to issues surrounding development funding. Now under new ownership, the design and construction have been scrutinised and it appears that a combustible insulation may have been used in the original cladding system. This has since been replaced and new work completed using URSA's specialist product.

Ian Claydon, Technical Manager at URSA commented: "As with many high rise buildings developed only a handful of years ago, unsuitable products have been installed that don't offer the necessary levels of protection to ensure the safety of occupants."

Rainscreen cladding is a lightweight, non-load bearing system attached to the outside of a building using a bracket and rail system. The cladding system provides protection from wind and rain, improves the thermal performance and limits solar gains.



Ian added: "URSA Façade N35 is totally non-combustible, Euroclass A1, so doesn't add any fire load to the building or prejudice the overall fire performance of the wall. The presence of the ventilated cavity behind the cladding system means that cavity barriers are required to prevent the spread of fire and/or smoke. This is a unique and highly effective product that we are seeing specified increasingly across UK and European sites."