

Project: 11 Portland Street

Case Study

Sector: Refurbishment

Value: £1.79m

**bennett**  
ARCHITECTURAL ALUMINIUM



## Project Overview

Bennett Architectural were commissioned to form part of a 69-week, £17.7million refurbishment project for 11 Portland Street in Manchester's city centre; designed by BDP, WSP and Chapman BDSP.

The project was completed in phases to allow the building to remain in use by Lloyds Bank whilst multiple contractors worked in collaboration to accomplish a full refurbishment of the building fabric and finishes.

Bennett Architectural used Kawneer's AA540 architectural windows and curtain walling to modernise the external facades of the building after extensive site surveys had been carried out to ensure that the new windows and glazed screens were cohesive with the aesthetic of the existing structure.

The Managing Director at Bennett Architectural, Lionel Grant, commented on the design of the project, "The slimline profiles were designed by our Design Team to reflect the architectural intent and give the internal environment far more natural daylight."

He further added, "Challenges included enhanced acoustic performance, given the city centre location, solar gain was addressed as well as improved thermal insulation. Bronze anodic powder coat was used to give the building some vibrancy and laminated glazing for improved safety and security."

Unifying the appearance of an existing structure with more modern external elements always represents a challenge. Lionel explained how his team overcame this, "with good communication with our construction partners, we were able to turn tired structures into buildings to be proud of and fit for the future."

The replacement of the entire glazing system was completed, and the building became fully operational in 2017.

## Client:

Aviva

## Main Contractor:

Styles & Wood

## Architect:

BDP

## Programme Dates:

Nov 2015 – Sep 2016

## Bennett Architectural Team:

Rob Bennett

Nick Pattsallides

Shaun Smith

Chris Everitt

## Form of Contract:

Styles & Wood SC conditions v8