



By Appointment to  
Her Majesty The Queen  
Manufacturer and Supplier  
of Secondary Glazing  
Selectaglaze Ltd.

# Selectaglaze

Secondary Glazing

## 400 Caledonian Road



**Benefit:** Warmer and Quieter

**Type:** Change of Use

Selectaglaze helps Igloo get Gold with *WhatHouse? Awards 2015*, for best sustainable development.

400 Caledonian Road was once a hidden infill brownfield site abandoned for a decade, but has recently been rejuvenated into an energy efficient mixed use project.

Igloo, specialists in sustainable property development bought the site back in 2012 with plans to restore and revitalise a Victorian townhouse and courtyard, along with its stable block. The plan was to create a sustainable, low energy, eco-focused scheme consisting of 25 apartments and 3 commercial studios.

Being in a conservation area, the restoration of the Victorian townhouse had to be designed with a great deal of care. The exterior appearance could not be altered and key historic features had to be retained. To meet the footprint requirements laid

out by Igloo, the townhouse needed an alternative solution to make it a peaceful and warmer living environment.





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Sitting right next to a busy train route in and out of central London, noise was a problem as well as draughty original Victorian windows. Therefore John Sisk, Igloo's main contractor for this project, approached Selectaglaze for a solution, based on a good working relationship developed over a number of years and projects.

*"We chose Selectaglaze over other secondary glazing companies because of the knowledge and technical advice they provide. The assistance we have continually received from Selectaglaze has*

*been outstanding. Throughout the whole process, even at tender stage, Selectaglaze has been great to work with."* Jonathan Lisseter Design manager at John Sisk.

Selectaglaze installed six slimline units from its Series 20 range which is a discreet solution ideal for heritage projects. It is also a fully reversible adaptation, accepted by most heritage agencies. Secondary glazing traps an insulating layer of air which can markedly reduce heat loss and virtually eradicates draughts. Each unit produced is bespoke, ensuring the perfect fit, which creates a more comfortable environment and reduces energy wastage.

As well as reduced energy bills, the installation of secondary glazing reduced the ingress and egress of noise. When there is a gap of at least 100mm, 45dB can be achieved. On this project, Selectaglaze used 6.8mm Stadip Silence glass, which is an acoustic laminate. It absorbs sound aiding in creating a peaceful living environment amongst bustling city life. This was even more important given the site sits alongside a busy train line in and out of London.

As testament to this project, Igloo was awarded GOLD for the best sustainable development at 'Whathouse? Awards 2015'

Established in 1966 and granted the Royal Warrant in 2004, Selectaglaze is the leading specialist in the design, manufacture and installation of secondary glazing. Selectaglaze has vast experience in working on all building types from Listed offices to new build hotels.

