



## Case Study

**Clos Barbier, Guernsey, Channel Islands**

**Contractor: RG Falla**

**Timber Frame Company: Target Timber Systems**



A project for Guernsey Housing Association using structural timber frame.

**Housing Type:** Social Housing

**Project Size:** 12 ground floor and 12 first floor flats spread over three blocks

**Product Specification:** All of the windows were installed offsite in Target Timber Systems structural timber frame panels using Sidey's unique KitFix® system.

Sidey SolarthermPlus® triple glazed tilt & turn windows to 0.8W/m<sup>2</sup>K and French doorsets to 1.1W/m<sup>2</sup>K. All fenestration was RAL 7015 grey smooth externally and manufactured to meet Secured by Design throughout. All sealed units manufactured to BS 1279 with toughened and laminated glass manufactured to BS6206; all fully protected with Sidey's unique factory applied, Scratchguard™ glass protection system to negate scratches. Roto high performance locking systems were used throughout with 90° restrictors fitted to the French Doorsets, which also incorporated low level Part M compliant aluminium thresholds. Cill noses were supplied loose for onsite fitting using Sidey's unique cill receiver solution.

Sidey commissioned all fenestration on site, pushing the windows to 1st fix position, fitting the handles and cill nosings and sealing our factory fitted air tightness solution to the structures internal membrane, giving performance down to 0m<sup>3</sup>/hr/m<sup>2</sup>@50Pa around the windows and doors.

**Measured Benefit:** By having the windows installed offsite using KitFix®, the cost of shipping the windows to the Channel Islands was saved, whilst also reducing the carbon produced through transport. The time site fitting the windows was significantly reduced and the need to manually lift and install the integrated French doorsets and side lights, which weighed 200kg, was avoided bringing significant health and safety benefits. The tight build programme was adhered to and congestion cut on the narrow roads on the Isle of Guernsey.

**Complexity:** The windows were delivered to Target Timber Systems factory in Wales to coincide with their panel production plan. On site, the panels were craned into place with the windows and 200kg French Doorsets and side lights in their transport position, fully protected within the timber studs.