

Case Study

Killingbeck, Leeds

REEMA Flats

Project Background:

East North East Homes, a Leeds City Council ALMO planned to undertake the thermal upgrade of the Killingbeck 4 storey block of flats in Leeds. Keepmoat were appointed as the main contractor and had pre-selected Ecotherms systems Ltd as the sub-contractor to install the external wall insulation system.

The building is constructed using the Reema system, a non-traditional construction method that was common during the 1960's and 1970's. The Reema system consists of storey height coffered precast concrete wall panels that support the walls and roof structure.

The front elevation had recessed balconies and the rear elevation had brick built external stairwell enclosures with balcony / walkways. The balcony walls are formed using a timber frame infill panels.

The U value of the existing walls is poor by today's standards at 0.97 w/m²K is therefore ideally suited for thermal upgrade.

The clients brief was to improve the thermal efficiency of the external walls to 0.3 w/m²K using a phenolic foam based external wall insulation system with a two tone coloured acrylic fine textured finish.

The Insuletics Insul-Cryl P™ system was therefore selected that incorporated a 60mm phenolic foam and an acrylic finish.

The project commenced in February 2013 and was completed in May 2013.

Before Photographs



After Photographs



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Project Challenges:

Works to replace the roof, fascia and soffits were undertaken at the same time as the application of the Insuletics External Wall Insulation systems for the project. To mitigate damage and soiling of the render finish works an agreed programme break was made after the base coat had been applied to the system. Upon completion of the roof works the final finish coat renders were applied.

As part of the refurbishment new steel balustrading was introduced to each of balustrade. The details were carefully considered to allow the cladding and the balcony edge flashings to be conveniently fitted around the balustrade.

New sheathing boards were fixed to the framework to provide support for the new cladding system. An alternative type of fixing was specified for these areas.

The System & Results:

The Condensation Risk and U value calculations provide by Insuletics demonstrated that a 60mm phenolic foam insulation material would enable the target U value of 0.3 w/m²K to be exceeded.

The Insuletics BBA approved Insul-Cryl P™ system was used with a Insul-Acryl 1.5mm grade acrylic finish in colour NCS S 0502-Y for the main areas and NCS S3050-Y30R for the feature panels.

The overall finished system provides a fresh modern look to the building and has significantly reduced the thermal losses from the properties.



Solid Wall Insulation
Guarantee Agency



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