Case Study: Manhattan Loft Gardens

**SPECIALIST PLANNER:** Meinhardt Facades, London

**CONSTRUCTION COMPANY:**
Kyotec Polska sp. Z o. o., Warsaw

**DEVELOPER:** Manhattan Loft Corporation, Marylebone

**ARCHITECT:** Skidmore Owings & Merrill Architects LLP

**CONSTRUCTION PERIOD:** 2010 – 2018 (planned)

**COMPLETION OF FACADE:** 2017

**LOCATION:** Stratford City, London

**SCOPE OF SERVICES:**
CALOSTAT® has been integrated into facade elements for which fire protection and high insulating performance were required.

**BRIEF DESCRIPTION:**
Manhattan Loft Gardens is a 42-storey residential building with integrated overhangs and three roof gardens in the middle of London’s Stratford district.

**DESCRIPTION OF OBJECT:**
The Manhattan Loft Gardens building is a highrise with 42 floors that produces attractive overhangs in its form through two dramatic cut-out elements. Two of the three roof gardens are accommodated in these overhangs, so that no resident of the house is more than nine floors away from a garden. These roof gardens carry over into the 21st century the concept of the London city park as a communal space and offer a panoramic view over the city of London. The highrise is directly opposite Queen Elizabeth Olympic Park, where the 2012 Summer Olympics stadium is also located.
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A design hotel with 145 rooms occupies the lower part of the building. Above this, on the upper 34 floors, are 248 residential units consisting of 1-, 2- and 3-room flats, some of which are designed as lofts. These residential units have been designed for optimal light penetration and efficient use of space. The building also has a swimming pool, a wellness area, and several meeting rooms.

Customized panels and angled windows produce a shimmering, sawtooth-like facade surface of glass, aluminum, and glass fiber reinforced concrete. Transparent and opaque surfaces generate an esthetic dynamism, and terracotta-colored elements provide visual alternation between cool- and warm-toned areas, transforming the Manhattan Loft Gardens tower into a distinctive feature of the London skyline.

Concealed in this richly detailed facade is CALOSTAT® high-performance insulation material. This highly effective material makes particularly slim and creative facade elements possible, because the insulating material takes up less space than conventional materials. This allowed the lofts to be designed for ideal utilization of space. Moreover, CALOSTAT® belongs to building material class A (non-combustible), thus satisfying the highest fire protection requirements for buildings of this type. These and other advantageous properties are combined in CALOSTAT®, making the high-performance insulator the material of choice for particularly high-end construction projects.