

12 Calthorpe Road



Project Detail

Location:	Edgbaston, Birmingham
Type:	Residential
Size/Area:	266 student bedrooms
Construction Cost:	£300 million
BB7 Discipline:	Façades
Service Provided:	Façade consultancy (RIBA Stage 4)

Project Team

Client:	Mercia Real Estate Ltd
Architect:	Glancy Nicholls Architects
Main Contractor:	N/A
BB7 Contact:	Camille Destres

Project Description

Formerly occupied by HSBC, 12 Calthorpe Road, located in Birmingham, is undergoing significant redevelopment as part of a £300 million regeneration scheme for Edgbaston Village. BB7 have been appointed to provide façade engineering services as part of the conversion of the 1960s office building into student accommodation, featuring 266 student bedrooms.

The BB7 team are providing holistic façade engineering support to the design team, including contributions to architectural detailing, energy modelling, structural design, acoustics, sustainability, and the overall buildability of the scheme. The aspiration is to retain and expose the black granite columns and mosaic in-situ concrete façade, upgrade the infill windows to meet modern requirements, and add a two-storey upward extension that seamlessly integrates with the existing façade.

The team presented the client with options to achieve the façade intent and provided input on testing requirements. Given that the development is located in Birmingham, where high wind loads are common and can significantly impact procurement strategies and project costs, BB7's expertise ensured that these factors were carefully considered and addressed throughout the project.

Benefits of Service

BB7's understanding of Part L energy modelling and ability to undertake FEM thermal bridging and condensation studies allowed the team to validate the design intent and provide the MEP consultant with the input required for their assessments, such as extensive modelling of the existing façades. Building on the team's experience in delivering projects in Birmingham, BB7 also undertook a detailed preliminary wind load assessment to allow for the selection of proprietary façade systems.