



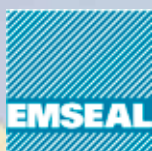
The Broadway Redevelopment, London

Case Study

The development of The Broadway creates six buildings on a plan designed to frame views of the Grade-1 listed 55 Broadway across from Victoria Street in Westminster, providing residential, office and retail workspace and a new public space linking Victoria Street with Broadway and Dacre Street.

The new building elevations were specifically designed “to reference the local vernacular in the rhythm of facades”, using materials sympathetic to the traditional sandstone and brick of the adjacent historic Conservation Area. The façades and their constituent precast panels were therefore critical element in the design and the construction process, as was ensuring that the joints between them. This meant ensuring they could safely accommodate the anticipated thermal and any other structural movements, whilst always maintaining a watertight seal. This was further complicated by the façade design and necessary construction tolerances, meaning that the joints varied in width, resulting in high joint movement capability demands. A test programme was established with Vinci Testing Houses to determine the most suitable joint solution available to meet these challenges in detail - and the clear winner was Emseal Colorseal.

This is a unique, preformed, double-sided, silicone-faced movement joint sealing system that is bonded in position without invasive metal anchoring. Colorseal is CE-marked and ETA-certified to provide a watertight seal with 100% joint movement capability, thermal insulation, UV stability, and colour coordination with vertical or horizontal substrates.



Client:
Northacre

Consultants:
Vinci Technology Centre

Main Contractor:
Multiplex

Main Products Used:
Emseal Colorseal

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