

# IMPACT FEATURES FOR SUSTAINABLE HOUSING

## BAILEY IMPACT FEATURES ARE A COST EFFECTIVE METHOD OF RAISING THE PERCEIVED VALUE OF HOUSING

Home building is changing. The need to use sustainable materials, the increased repurposing of industrial and commercial buildings and greater client expectations mean that housebuilders must consider new ways of working and new products to maintain profits whilst keeping abreast of market needs.

As plans are value engineered to maintain margins, the pressure for lean construction need not reduce opportunities for architectural flair.

Bailey Impact eaves, fascia and soffit features provide a means of adding interest, drama, continuity and diversity so as to differentiate your project and increase its desirability and profitability.

Bailey Impact features also meet growing requirements for the use of sustainable materials. They are 100% recyclable and are incorporating more and more recycled aluminium. Bailey's I-Line and other Impact eaves products add architectural features and embellishment speedily and cost effectively.



St. George's Wharf, Vauxhall, London



# BAILEY

# HOMES AT NEWHALL HARLOW

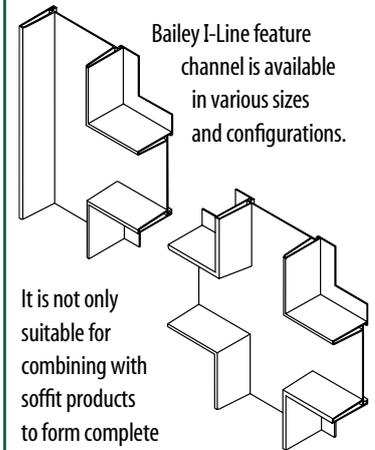
Good quality housing can be achieved on low budgets and without compromising on quality in design and materials. Standardised building systems have been developed to increase productivity but whilst buildings may be simple in shape it is possible to develop diversity within any development.

Abode at Newhall is one example of a development where Bailey I-Line provided the answer, creating interest and diversity in housing stock without affecting the efficiency and economy of its delivery.

Using I-Line enhances any housing project by combining low maintenance, sustainable materials and greater attractiveness to buyers and occupiers. At Newhall the use of I-Line reinforced the three dimensional quality of the homes, with the projecting I-Line features adding to the interplay of the thatch, stone and tilework.

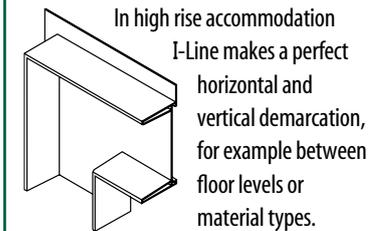
Newhall also employs Bailey gutter and downpipe systems showing that the potential uses and combinations of Bailey Impact eaves, I-Line features and rainwater systems are effectively unlimited.

## Vertical detailing



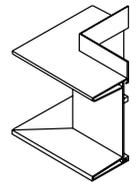
Bayley I-Line feature channel is available in various sizes and configurations.

It is not only suitable for combining with soffit products to form complete eaves but can be used in vertical elevations in conjunction with cladding, brickwork, curtain walling etc.



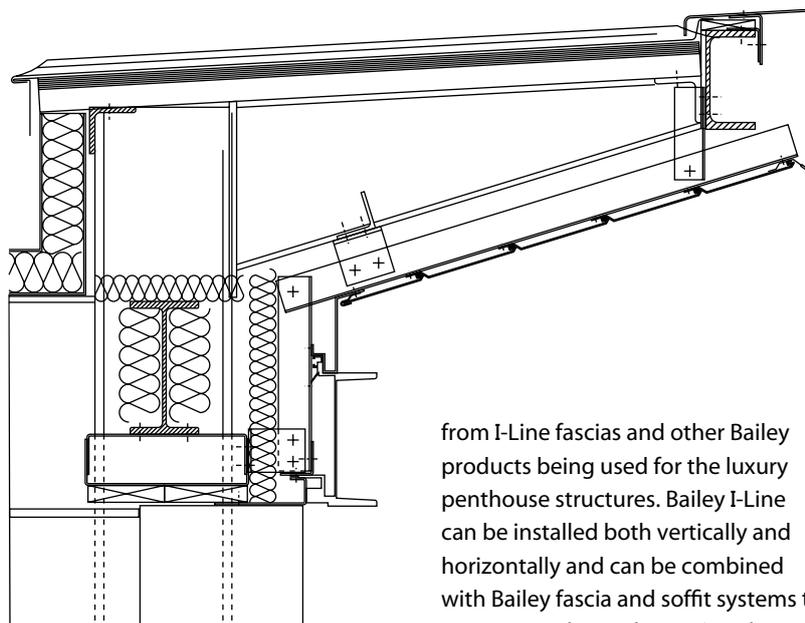
In high rise accommodation I-Line makes a perfect horizontal and vertical demarcation, for example between floor levels or material types.

For further information please request an I-Line datasheet.



Abode at Newhall, Harlow: Bailey Impact features used to add interest to the building facades

# LUXURY FLATS IN LONDON



Where existing buildings such as factories and warehouses are being refurbished for use as domestic housing, Bailey Impact features add both interest and customer value. Large scale accommodation such as university halls of residence, nurses' homes and military barracks all benefit from the incorporation of features created using Bailey Impact and I-Line.

At Westminster Apartments, the redevelopment of Westminster Hospital into exclusive residential apartments, the project benefited

from I-Line fascias and other Bailey products being used for the luxury penthouse structures. Bailey I-Line can be installed both vertically and horizontally and can be combined with Bailey fascia and soffit systems to create complex and arresting shapes that are cost effective and quick to install. At Westminster Bailey I-Line, Vee Joint soffits and coping systems were used together.

Whether the project is the repurposing of commercial buildings as apartments, social housing, speculative residences or large scale accommodation, Bailey provides architectural features that meet environmental concerns, design requirements and simplified site processes whilst adding value to any housing project.



**Westminster Apartments:** Bailey feature eaves and coping systems topped off this large project.

# MATERIAL BENEFITS

## **Sustainable materials**

It is pressure from clients that is driving the need to use sustainable materials in housing projects. Bailey Impact eaves and I-Line are manufactured from aluminium, the third most common element on earth.

## **Sustainability**

Sustainable development requires that a project make as little impact on the environment as possible. Bailey aluminium features require very little maintenance and are 100% recyclable.

## **Economic arguments**

The cost of a housing project does not stop at cost of the land and the cost of construction. It continues through every building's useful life, and increasingly this includes the cost of demolition and disposal. Such costs, particularly for non-recyclable materials, will undoubtedly have to be included in future project proposals.

Naturally the economic benefits of using Bailey aluminium products will vary from project to project, but undoubtedly the metal's low maintenance, longevity and inherent value at the end of a building's life are welcome benefits for clients.

## **Durability**

Durability and longevity play an important role in environmental impact. Bailey's Impact eaves' resistance to corrosion means that they have a long useful life even in the most demanding environments.

## **Environmental impact**

The environmental impact of a project is no longer merely concerned with aesthetic and planning considerations,

the products and materials specified within a project are under increasing scrutiny. Assessing any product on environmental grounds usually consists of considering direct impact on health, recyclability, durability and visual impact.

## **Direct impact on health**

Run off water from aluminium is non-toxic and can be safely collected and used for fish ponds, watering the garden and so on. There are no known health risks related to the use of Bailey Impact eaves.

## **Recyclability**

Aluminium can be repeatedly recycled, an aluminium architectural feature can be 100% recycled into an extrusion billet and a new feature extruded.

## **Visual impact**

Appearance is important for both new build and refurbishment projects. Bailey Impact and I-Line provide features that are as dramatic or as subtle as the architect desires creating consistency or counterpoints within a housing development.

## **Learn more**

Bailey is the leader in efficient eaves construction, to learn more about Bailey's range of fascia, eaves, soffit and rainwater systems call **01403 261844**.

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