

WARMCEL®

Project Overview



Department of Agriculture Fisheries & Forestry (DAFF)

TRADIS Gives Isle of Man its First BREEAM 'Excellent' Rating

Overview

Excel Industries' TRADIS insulation system has been installed as part of the £4.6m construction of the Department of Agriculture Fisheries & Forestry (DAFF)'s new Isle of Man headquarters.

The site is designed to bring together six regional DAFF offices under one roof, and mixes steel and timber frame to create a cost-effective structure with aspirations for the highest level of environmental consideration. Excel's TRADIS system is key to achieving those ambitions, and has been invaluable in the process of the building achieving a BREEAM 'Excellent' rating; the first of its kind on the island.

Project Details

Architect:
Ashley Pettit Architects

Installer:
Eden Frame

Contractor:
Auldyn Construction

Client:
Department of Agriculture Fisheries & Forestry

Value:
£4.6m

Start:
April 2009

Finish:
March 2010

Project

Timber frame manufacturer Eden Frame constructed the TRADIS panels and installed the Warmcel 500 insulation - which has better than zero carbon properties and is manufactured from 100% recycled newspaper - offsite, prior to transport. This system leads to incredibly fast construction turnaround and guaranteed quality control as well as the inherent environmental benefits of using timber framing and Warmcel insulation.

The building has other green features such as natural ventilation and a wood-chip boiler, and the use of the TRADIS system means that there are no insulation voids

throughout the structure. Warmcel has a Global Warming Potential of -1.9, so has helped the government department not only meet the desired BREEAM rating, but will also lead to energy and cost savings throughout the lifetime of the building. Warmcel itself is also 100% reusable and recyclable, and the TRADIS system uses 40% less materials overall than traditional timber frame structures.



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