

CASE STUDY

Apartment development of 50 affordable 1, 2, and 3-bedroom homes. Providing affordable homes in Trafford, Manchester.

Christie Road Apartments

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PROJECT DETAILS

Customer: Southway Wythenshawe Homes (formerly Southway Housing Trust)

Main Contractor: GK Construction

Installer: Metbuild Framing Solutions

Architect: Calderpeel Architects

Structural Engineer: Renaissance

Solution: Intrastack LGSF

Project: 50 affordable one-and two-bedroom apartments, alongside 10 affordable 3-bedroom homes, providing affordable homes in Trafford, Manchester.

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PROJECT OVERVIEW

The Christie Road development was commissioned by Southway Wythenshawe Homes to deliver 50 high-quality apartments and 10 three-bedroom houses in Trafford, helping to meet the growing demand for affordable housing in Greater Manchester.

The scheme received funding from Homes England, and Greater Manchester Combined Authority through its Brownfield Housing Fund.

Designed by Calderpeel Architects with structural engineering support from Renaissance, the apartment block part of the scheme comprises a single block ranging from three to five storeys, incorporating a number of recessed balconies throughout the design.

Working alongside GK Construction, Metbuild Framing Solutions, Calderpeel Architects and Renaissance on the apartment block area of the development, Intrastack supplied a light gauge steel framing solution that supported an efficient construction programme and helped deliver the project objectives.

The project commenced in March 2025, with steel frame installation beginning in December 2025 and completing in April 2026. Through close collaboration between all parties, the development progressed efficiently from design through to construction, resulting in a high-quality residential scheme for the local community.

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THE CHALLENGE

The Christie Road scheme presented several technical and programme challenges.

The stepped nature of the building, combined with numerous recessed balconies, required careful coordination between the design team and installation teams. Balcony interfaces also created additional SAP calculation requirements that needed to be addressed during the design process.

As with many urban housing developments, coordination of building services, structural bracing requirements and ventilation routes required ongoing collaboration between all parties involved. During construction, issues relating to cross-bracing and ventilation layouts were identified and successfully resolved through proactive communication and collaborative problem-solving.

Additionally, project stakeholders required commercially viable solutions capable of maintaining programme certainty while supporting affordable housing delivery objectives.

THE SOLUTION

Intrastack provided a precision-engineered steel framing solution designed specifically for the architectural requirements of the development.

The system offered:

- Rapid offsite manufacture and installation
- High dimensional accuracy
- Programme certainty
- Efficient integration with the building envelope and balcony arrangements
- A modern method of construction (MMC) approach aligned with the client's objectives

The commercial competitiveness of the Intrastack solution was a key factor in the appointment process, with the proposed system meeting the contractor's expectations while offering significant programme advantages over traditional construction methods.

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PROGRAMME BENEFITS



One of the most significant benefits realised on the project was the speed of installation.

According to the project team, a traditional blockwork approach would likely have extended the structural construction programme considerably. By adopting Intrastack's steel framing system, the project achieved a substantially accelerated build sequence, enabling follow-on trades to commence sooner and helping maintain overall programme momentum.

The steel frame installation was completed within approximately 18 weeks, providing a fast, reliable platform for the subsequent phases of construction.

COLLABORATION AND DELIVERY

The success of the Christie Road development was driven by strong collaboration between all project stakeholders.

Intrastack worked closely with GK Construction, Metbuild Framing Solutions, design consultants and the client team to ensure any project challenges were dealt with efficiently as they arose. Issues surrounding bracing, ventilation routes and balcony performance requirements were addressed through coordinated problem-solving, minimising risk to the construction programme.

This project also marked the first collaboration between Intrastack and the project team, laying the foundations for future opportunities through the successful delivery of the residential development.

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RESULTS

Intrastack's work on the Christie Road project helped deliver a number of key outcomes:

- 50 new apartments for local residents.
- Steel frame installation completed in approximately 18 weeks.
- Project budget targets achieved.
- Successful delivery of a complex multi-storey residential scheme featuring recessed balconies.
- Positive feedback from both the client and site team regarding programme performance.
- Demonstration of MMC benefits through faster delivery and improved construction efficiency.

CUSTOMER FEEDBACK

The project received positive feedback from stakeholders, particularly regarding the speed of construction and the effectiveness of modern methods of construction.

Southway Wythenshawe Homes was impressed by the speed of installation and the benefits delivered through MMC, while the site management team expressed satisfaction with the overall progress and delivery of the development.

INTRASTACK COMMENT

"Christie Road demonstrates the advantages that light-gauge steel frame can bring to affordable housing developments. Working closely with the teams at GK Construction and Metbuild Framing Solutions, we delivered a commercially competitive solution that enabled rapid installation. The project is an excellent example of how collaboration and MMC can help accelerate housing delivery without compromising quality."

- Danny Johnson, Head of Sales

