

## CASE STUDY

# MODUS HAS OPTIONS



**CLIENT: BELLWAY HOMES**

**PROJECT: MODUS HAS OPTIONS IN CONSERVATION AREAS**

Bellway Homes has become the latest major house builder to specify Modus, an innovative new window and door system from Eurocell.

Rectory Road in Leicester is a development of nine properties in a conservation area, all of which will feature Modus windows with the flush sash design.

Being in a conservation area meant that the planners had to approve external elements of the properties, including windows.

The Modus flush sash was specified because both Bellway Homes and the planning authorities felt that it offered an aesthetic rival to timber windows

Another distinct benefit for Bellway Homes was that Modus assures any potential buyers that the windows would be low maintenance and keep their looks over the long term.

“The planners had a clear vision of creating traditional-looking limestone homes and, of course, the windows had to complement this. Timber windows were considered, but we were conscious that these would leave homeowners with maintenance issues in the long-term. The planners liked the fact that Modus retained traditional aesthetics that complemented other properties in the village.”

**Louise Greenhoff**

Quantity Surveyor at Wheeldon Homes

“The planners wanted a window that looked like it had a timber frame,” said Andy Gilliver, Regional Architectural Technician, Bellway Homes East Midlands. “At the same time we were conscious that we didn’t want to leave the homeowners with an ongoing maintenance problem.”

One of the initial concerns with the planners, and the reason why they wanted to go down the route of timber, was a preconception that PVC-U frames would look bulkier. The design team at Bellway Homes overcome this by presenting them with a sample of the Modus flush sash.

“As soon as the planners saw Modus they agreed that it was suitable for this development,” said Andy Gilliver. “We liked the fact that Modus is available in a wide choice of colours and, again working with the planners, we selected a specific RAL reference for a light cream.”

Modus is available in nine solid and woodgrain effect colours. All standard colours are available with white internal finishes to create a light and airy living environment. A further range of 30 solid and woodgrain effect finishes are available, plus colour both sides. For a differentiated, premium look Eurocell offers the Architectural range, which consists of three specially selected metallic options and a premier woodgrain finish.

“The light cream we selected works particularly well with the stone build properties and brown glazing gaskets supplied with the windows. It really finishes off the properties beautifully.”

Aside from the flush sash, Modus is available with two further sash options. The standard rebate sash, a contemporary

alternative to existing sculptured and ovolo systems and the slim rebate sash, to recreate the look of aluminium frames.

Andy Gilliver added: “We felt that the contemporary style of Modus was distinctly different to all the other profile systems that we had seen. It just goes to show that good design works on all kinds of developments, especially those in conservation areas!”

He added: “We like the fact that Modus is a fully integrated window and door system that is offered in three sash design options. That gives us much more choice and better value for money - we believe it is the way forward for window design.”

As a fully integrated design Modus allows one and the same profile system to be specified for up to eight different window and door styles, which helps house builders retain a coordinated aesthetic across individual properties.

The multi-chambered Modus profile locks heat inside the building, creating better value for money energy rated windows by avoiding more expensive glazing specifications. And it means that house builder who specify Modus future-proof themselves against successive future updates to Approved Document L, without having to change the profile system.

Modus features 50%\* post-consumer recycled PVC-U as standard, with 100% available as an option. Eurocell recycles and manufactures in Derbyshire, so achieves a lower carbon footprint than products processed outside of the UK. The BRE (Building Research Establishment) has assigned PVC-U an A-rating when used in residential, and an A+ when used in commercial developments, principally because of the advances made in post-consumer recycling.

