

## CASE STUDY

# Magply A1 boards sheath hybrid elements to modular hotel build in Kent



The development of a 140 bed Hampton by Hilton Hotel in Ashford, Kent, is featuring the use of Magply A1 Euroclass non-combustible boards for sheathing vertical and horizontal sections around the six-storey modular volumetric structure, offering excellent strength and durability as well as Class O fire resistance and good acoustic properties.

The project is being undertaken by Ashford based main contractor, Rees Mellish, while Bowman Riley was the architectural consultancy which gained the final planning consent and supervised work on site. The high performance Magply boards from IPP were supplied by the local branch of Jewson builders' merchants. In order to optimise the build programme as well as the use of factory manufactured bedroom and other modular units, the final design made use of in-situ reinforced concrete elements as well as steel and timber framing for the parapet wall at roof level, both of which have been sheathed using Magply boards.

Bowman Riley's Associate responsible for the project: Roy Wilson, commented: "When we were brought in we revisited the planning application and gained consent for an extra storey, before completing the detailed design: including the cladding solution. The client has carried out a number of value engineering exercises, leading to the use of traditional reinforced concrete infill between some of the modules, in order to reduce the number of different types across the project and then again at high level around the parapet there is steel framing."

### Application

- > Timber Frame, Render

### Client

- > Hilton Hotel Group

### Architect

- > Bowman Riley

### Contractor

- > Rees Mellish

### Location

- > Ashford, Kent

*“For the areas where the reinforced concrete frame separates the modules we needed a fire resistant board and therefore asked Jewson’s sales manager to recommend one. Fortunately, they had the Magply 12mm boards in stock which met all of the requirements and which our installers have found easy to cut and fix. As well as the vertical bands at several locations around the elevations, the boards are also used to cover the parapet wall which steps out just below the roof. It is secured to the steel and timberwork infill, while the ‘helping hand’ brackets for the cladding are then secured back through the boards. It’s a good product overall.”*

**Mark Herridge, Project Manager ,Rees Mellish**



Magply MgO boards, available in 9mm, 12mm & 20mm thickness, it presents a fire-safe and environmentally friendly alternative to conventional plywood or OSB products. Additionally, the unique production process minimises chloride content, enhancing both stability and long-term durability. The different thicknesses of panel are also widely used as a substrate board for the direct application of proprietary render systems, as well as for flooring and flat or pitched roof build-ups.

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