

Residential / Modular



IQ 5, Birmingham

The IQ 5 building was a landmark project in the UK for light gauge steel technology, winning two prestigious awards for offsite construction in the best residential and special award for innovation categories.

The design and construction of the 12 storey component system build project comprising of 450 studio flats was undertaken in an 18 month period.

The component system build comprised prefabricated floor cassettes spanning between cold formed steel studs pre-assembled into wall panels. The prefabricated floor cassettes utilised reinforced concrete and hot and cold rolled steel for a robust fire-resistant structure. The light gauge steel frame wall panels were designed to carry the load from the floor cassettes. Building lateral stability was achieved via diagonal flat strap tension bracing provided at each internal cross wall between the studio apartments the bracing components were connected to hot rolled posts integrated within the wall panels.

Modular technology was utilised within the design to form special lift and stair prefabricated modules.