K Systems


# Case Study:
## Gilton House, Bristol

# Innovation Fuelled

Unearthing Potential™

# Case Study: Gilton House, Bristol


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| Client | Bristol City Council |
| Architect | gcp Architects |
| Contractor | Bell Group |
| Installer | Rateavon Ltd |
| Project | Refurb |
| System | K Systems M (Mineral Wool), VBriQ+ Clay Brick Slips and VBriQ Mineral Acrylic Brick Slips |

## Background

Delivered by K Systems in collaboration with **Bristol City Council, gcp Architects, Bell Group** and specialist installers **Rateavon Ltd,** this ambitious retrofit at Gilton House successfully overcame significant technical and logistical challenges to **deliver long-term value** for residents and the wider community.

The primary challenge at Gilton House was the urgent requirement to **remove and replace an existing combustible EPS external wall insulation (EWI) system,** in response to updated fire safety regulations. Ensuring compliance while improving overall building performance was essential for this 10-storey social housing block.

Gilton House presented a uniquely complex working environment. Constructed on a **podium above active commercial units,** the building required meticulous planning to minimise disruption to businesses throughout the programme, while addressing resident safety with urgency and care.

Working at height, combined with the building's mixed-use configuration, meant that the replacement façade solution not only had to achieve exceptional fire performance, alongside **enhanced durability and impact resistance at ground-floor level.** It had to also maintain a strong visual presence—supporting the appearance of the building for residents and contributing positively to the surrounding cityscape.

With proven expertise in retrofit and façade compliance, **K Systems** was uniquely positioned to support the delivery of this challenging scheme. The solution combined strong fire safety credentials with design flexibility and technical assurance - ensuring the finished system met regulatory requirements while delivering a resilient, attractive upgrade for the building.

**High-rise Residential**

**Refurb**

**10 Storeys**

## Our Service

Due to the scale of the Gilton House project and its uniquely, complex working environment, meticulous planning was essential to **minimise disruption** to the commercial units operating beneath the residential block.

K Systems adopted a highly **collaborative approach,** working closely with the architect, contractor, and local authority stakeholders to ensure smooth delivery within a live and constrained site environment.

Throughout the project, **K Systems' Site Application Specialists** conducted regular site visits to ensure the system was installed to the highest standard and in full alignment with the project specification. They remained available throughout the duration of the project to provide ongoing technical advice, on-site installation support and quality assurance at every stage.

This hands-on involvement also enabled K Systems' **Technical and Logistics Teams** to coordinate efficiently with the wider delivery programme, ensuring materials were supplied to site in line with the installation schedule and helping to prevent delays during key installation and inspection milestones.


## Technical Project Details

Following a series of design meetings to address the project's complex technical and aesthetic requirements, **a tailored solution** from K Systems was specified - **K Systems M (Mineral Wool) with VBriQ+ Clay Brick Slips** and **VBriQ Mineral Acrylic Brick Slips.** This solution was chosen to address safety concerns, modernise the ageing façade, and significantly improve the building's thermal performance.

The system was designed using 140mm mineral wool insulation, providing a non-combustible solution and achieving an impressive **U-value target of 0.24W/m²K,** supporting long-term energy efficiency objectives within the social housing sector.

By combining complementary finishes, K Systems was able to respond to the specific needs of each elevation while maintaining consistent performance and visual cohesion across the building.

At ground-floor level, **VBriQ+ (Clay Brick Slips)** were chosen for their **A1 fire classification, Category 1 impact resistance,** and refined brick aesthetic—making them ideally suited to high-risk areas exposed to increased footfall and potential impact, including entrances and car park zones.

From the first floor upwards, **VBriQ (Mineral Acrylic Brick Slips)** were selected for their **lightweight structure, cost efficiency, and versatile design potential.** This enabled the architect to create a striking and cohesive finish, while helping to reduce additional load on the existing structure.

Gilton House stands as a strong example of how **innovation, compliance and design** can work together to deliver a retrofit solution that is **safe, futureproof and impactful.** The project reinforces K Systems' position as a trusted provider of EWI high-performance solutions, balancing **fire safety, thermal efficiency and architectural impact.**

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