

# NO.1 OLD TRAFFORD

First-class mortar solution  
Case Study



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## FIRST-CLASS MORTAR SOLUTION

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Project Name	Sector	Location	Client	Products Used
No.1 Old Trafford	Residential Housing	Trafford Park, Manchester	<a href="#">Domis Construction</a> <a href="#">Kinlan Brickwork</a>	GM4 Eco 132 Ready-to-Use Mortar



### WHAT WE HAVE ACHIEVED

600

Metres cubed of Ready-to-Use Mortar

17.5

Square Kilometres of brickwork covered

## BRIEF

Domis Construction tasked long-term brickwork partner Kinlan Brickwork to deliver the external brickwork on the project, who in turn contacted Holcim Mortars due to the strong history of partnership between the companies across multiple North West high-rise schemes.

From the outset, the team required a consistent, aesthetically aligned mortar that would complement the chosen Heritage brick, meet architect expectations on colour accuracy and remain in keeping with buildings in the local area. With limited ground-level space and bricklayers working continuously at height, the site also needed a mortar solution that enabled efficient lifting, storage and next-day use without risk of downtime.

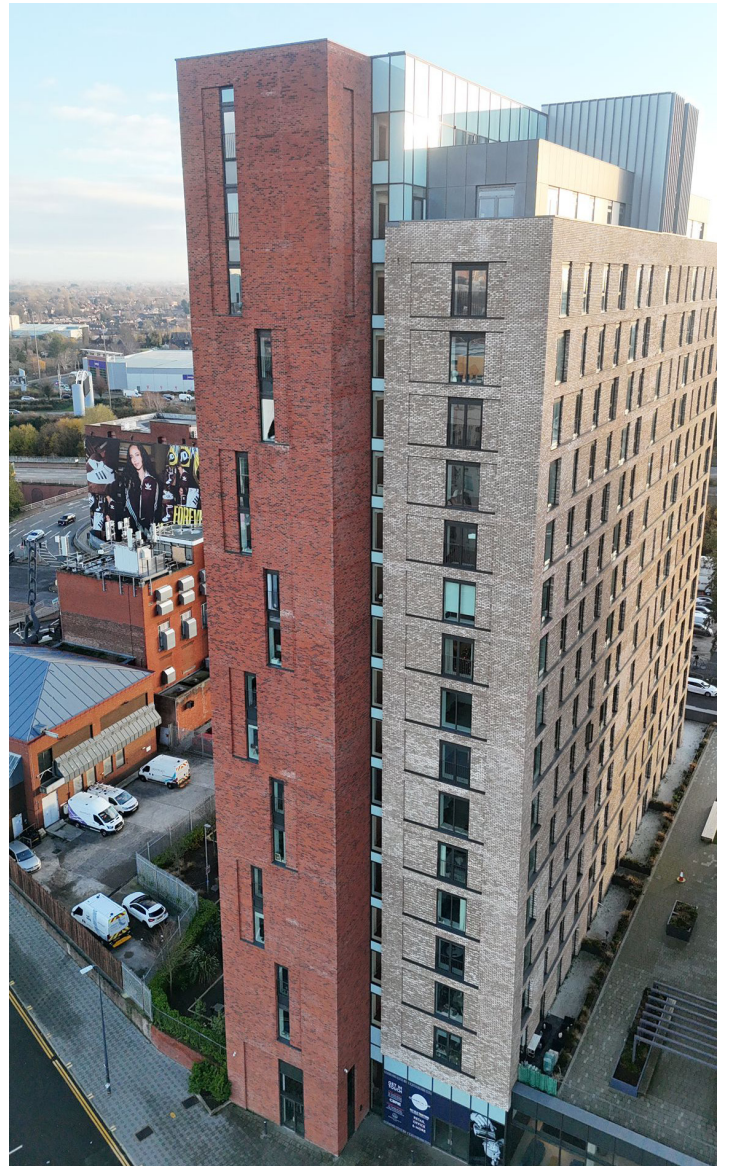
**“The No.1 Old Trafford project was delivered to an exceptional quality, with seamless colour consistency across both towers and zero disruption to the brickwork programme. The collaborative working relationship between Holcim, Kinlan and Domis proved instrumental in ensuring smooth logistics and a flawless finish on one of Trafford Park’s most prominent residential developments.”**

**Ben Douglas,**  
Senior Project Manager  
Kinlan Brickwork

## CHALLENGES

The project presented several logistical and operational obstacles. Dual carriageways on one side and the canal on the other restricted space for material storage. Mortar also needed to arrive in the afternoon, be moved directly into tubs, lifted up onto mast climbers, and remain workable for bricklaying first-thing in the morning. This meant there was no tolerance for delivery delays, with any missed drops halting bricklayers working at height and creating costly disruption.

As a building that will be seen daily by thousands of commuters and residents travelling football fans, even minor colour variation would have been noticeable and therefore unacceptable. This added an extra layer of importance to the mortar colour, which not only had to be in keeping with the chosen Heritage brick, but also had to remain consistent in its pigmentation.



## SOLUTION

Holcim provided GM4 Eco 132 ready-to-use (RTU) mortar to the No.1 Old Trafford project, selected from an on-site colour showcase and approved by the architects for its warm, light straw-brown tone that complemented the Heritage brick palette.

To ensure uninterrupted progress, RTU mortar was supplied with a 36–72-hour retarder, guaranteeing prime workability when lifted to upper floors. Deliveries were made using Holcim’s pod truck fleet, where the coloured mix is stored in an isolated compartment to protect against contamination and maintain colour consistency. Daily coordination between Holcim’s internal office team and Kinlan’s project managers ensured precise batching, proactive communication, and no missed morning or afternoon delivery windows.

Continuous supply was made from Holcim’s Ellesmere Port plant, strategically located to serve Manchester’s construction corridor. These deliveries supported a smooth build sequence and enabled Kinlan’s bricklayers to work efficiently at height during summer and winter seasons.

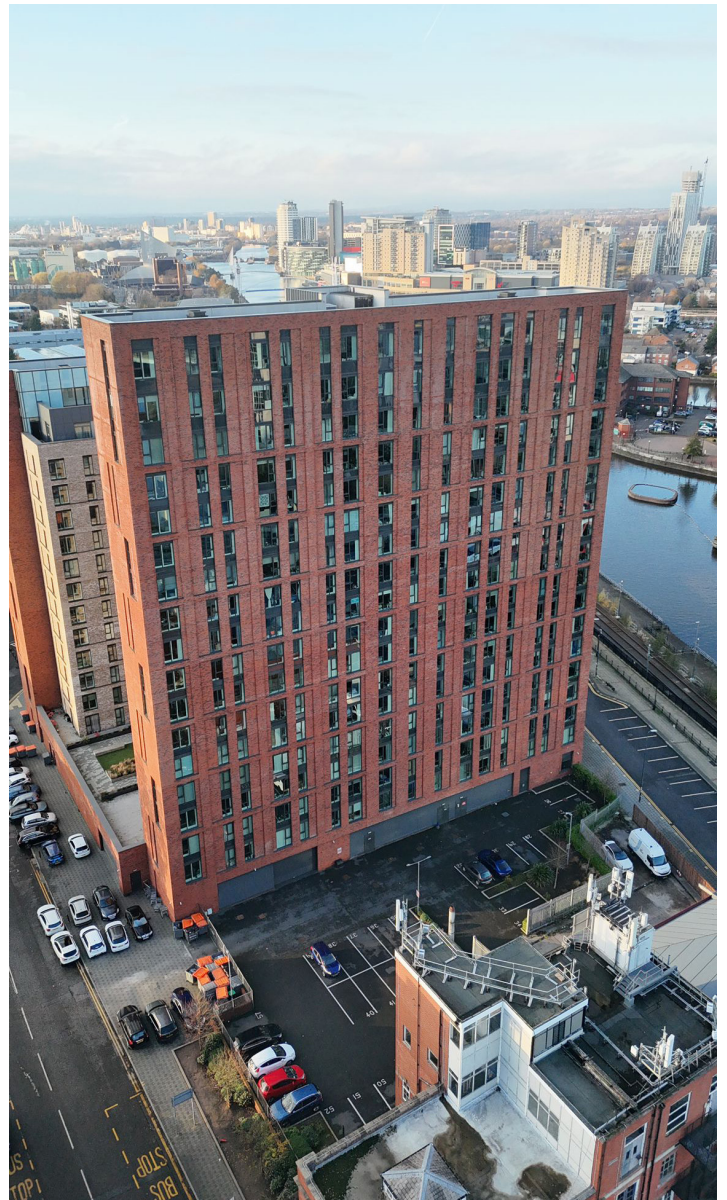
Overall operational discipline – including exact pigment dosing and meticulous pod cleaning – ensured a flawless exterior finish across both towers.

Over the 18-month programme, Holcim supplied nearly 600m<sup>3</sup> of RTU mortar, which equates to coverage of approximately 17.5 km<sup>2</sup> of brickwork.

### Sustainability considerations

Holcim incorporated several measures that supported reduced waste and efficiency throughout the project. Pod trucks, for example, enabled multi-site “milk runs”, reducing the number of single-purpose vehicle movements. The retarder also ensured full utilisation of each batch, minimising wasted material and avoiding the mortar from prematurely setting off.

In addition, consistent batching eliminated the risk of rejected loads or colour mismatch, reducing remediation and embodied carbon associated with rework.



**“This project is a stellar example of what can happen when teamwork really comes to fruition. Timings, logistics and organisation were all critical factors in making sure the build ran smoothly and to plan. Today, No.1 Old Trafford stands as a stunning visual example of efficient supply planning, technical precision and close contractor collaboration – seen by thousands of people each week as they enter the iconic Trafford Park.”**

**Steven Howitt,**  
Area Sales Manager  
Mortar and Screed at Holcim UK

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