

Bailey

April 2026



We want to be part of a world that is built better.

Birmingham Library,
Birmingham

Why Bailey?

For more than 50 years, Bailey has partnered with architects and contractors to turn design intent into built reality.

As demands on the built environment continue to grow, addressing sustainability and safety is essential - but not enough. We go further, creating smarter and more inspiring buildings that truly perform for the people who design them, build them, and live in them. Buildings that create richer, more engaging skylines and streetscapes.

With a fully integrated portfolio spanning the complete building envelope, Bailey designs and delivers building envelope solutions with speed, scale and absolute precision - empowering architects, contractors and partners to build smarter, more inspiring buildings.

By bridging the gap between vision and delivery, we simplify complexity through innovation - empowering greater creative freedom and helping our partners achieve buildings that perform beautifully, inside and out.

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Our Values



We put people first

- We are real team players
- We listen hard to understand
- We inspire new connections
- And we value fresh perspectives



We take the long term view

- We keep the future at the forefront of our mind
- We focus on delivering meaningful difference
- We commit to solutions that stand the test of time
- And we pride ourselves on impactful work



We do what others can't

- We embrace the challenge
- We are problem solvers
- We excel at bespoke solutions
- And we master the complex



Tower Wharf,
Birkenhead

Welcome to the Bailey world

Bailey is helping support clients across a range of sectors to build better, more innovative, inspiring cities that offer a better quality of life, delivered at speed, scale and specificity



AI-generated image, informed by real Bailey project references, for illustrative purposes only

Whether refurbishment or new build we cover the following sectors...

Commercial

Residential

Education

Industrial

Leisure

Retail

Hospitality

Healthcare

1 Rainscreen Systems
Walls - Soffits - Eaves

2 Architectural Details
Fascias - Flashings - I-Line - Copings

3 Support Systems
For Rainscreens & Fascias

4 Curtain Wall

5 Windows & Doors

6 Architectural Hardware

7 Roofing Systems

Bailey Solutions

We design, manufacture and deliver architectural façades, curtain walls, windows and doors, and roofing solutions that combine performance and precision.

From concept to installation, our fully engineered systems help architects, contractors and installers support efficient design, manufacture and installation.



Build with Bailey

Where form meets function

From standard system ranges to unique, bespoke solutions, we offer intelligent, engineered systems developed for defined applications - helping you support efficient design and delivery.

Bailey Architectural Facades

Delivering intelligent systems that support design flexibility and project requirements, bringing your vision to life.

Rainscreen | Architectural Details | Support Systems

Bailey Roofing Systems

Protecting your building's most exposed surface with tailored solutions that stand the test of time.

Bitumen Felts | Applied Liquid Systems | Green Roofs

Bailey Total Envelope

Bringing the best of Bailey and Comar together for a fully integrated solution that radically enhances well being.

Rainscreen | Curtain Walling | Windows | Doors | Roofing

Bailey Bespoke

Crafting unique, fully tailored solutions for the architects reshaping our skylines and streetscapes in new, iconic ways.

Service offer on application



Consult with Bailey

From concept to construction and beyond.

Our experts are on hand to help, whether you need technical guidance, project insight or tools to work more efficiently and smarter.

Bailey Estimations

Cost and material insight to drive confident decisions.

Bailey Refurb

Expert advice on recladding and remediation projects.

Bailey Technical Services

Design development, modelling and performance calculations.

Bailey Academy

Empowering you with the knowledge and skills to stay productive, compliant, and up to date.



Comar by Bailey

For a better outlook.

Intelligent aluminium curtain wall, windows and doors - combining design freedom with performance data available for specific systems.

Engineering Confidence at Every Stage

Backed by decades of engineering expertise, Comar by Bailey delivers systems tested, classified or certified where applicable that meet relevant standards for the intended application.

From concept to completion, we provide the technical knowledge, design support and trusted solutions that stand the test of time and make a lasting impression.

Curtain Wall

Windows

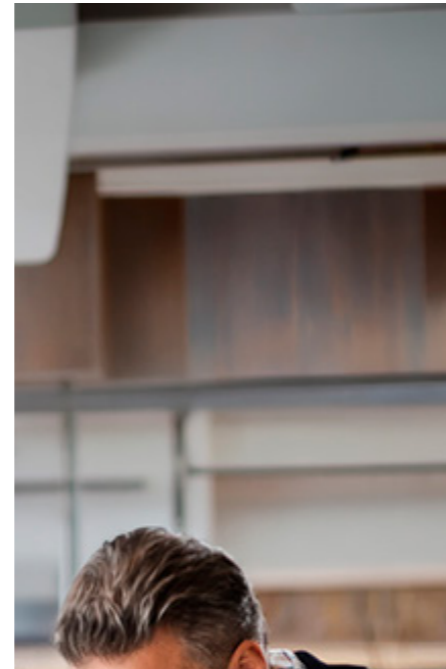
Doors

Ground Floor Framing Systems

Consult with Bailey

Whether you are an architect, specifier, project manager, fabricator, installer, or building owner, our consulting services are designed to work alongside you and your priorities.

Supporting you to reduce risk and support project delivery.



Stronger Together

We bring together creative problem solving with **deep technical expertise** and fundamentally believe that when it comes to building well we are **stronger together**.

No matter the scale or complexity of the project, we work as a collaborative technical partner — providing clear, practical support from early design through to installation and long-term aftercare.

With over 50 years of industry experience, our team understands the challenges faced at every stage of the construction lifecycle and tailors expert support accordingly.

Support tailored to your role

Bailey Estimations

Clarity and confidence from the very start.

- Budget guidance and feasibility estimates
- Support for value engineering and design development
- Insight to ensure buildability, performance, and cost certainty

Bailey Refurb

Specialist solutions for existing buildings.

- Condition reports and technical assessments
- Refurbishment and remediation strategies
- Practical guidance to extend asset life and performance

Bailey Technical Services

Expert technical support from design through installation.

Working closely with **architects, specifiers, fabricators, and installers** to ensure accurate design, efficient manufacture, and compliant installation.

- Full technical support including finite element analysis & specifications
- Performance calculations and compliance advice
- Detailed product drawings and technical documentation
- On-site assistance and project assessments

Bailey Academy

Knowledge that empowers teams.

- Product training and installation guidance
- Updates on technical standards and best practice
- Support for 'effective project delivery'

Testing & Certifications

Confidence Through Assurance

At Bailey, confidence is built on assurance. Through rigorous testing, product-specific certification where applicable and adherence to industry standards, we help our clients deliver buildings designed to meet project and regulatory requirements.

Standards that matter

Testing and certification are integral to how we design, manufacture and install our systems. From structural and fire performance to weather performance and security, our products are assessed against recognised UK and international standards to ensure reliability, compliance and long-term performance.

This includes BSI standards and third-party certification such as BBA, where applicable, to provide independent assurance of quality and safety.

Built on trust.

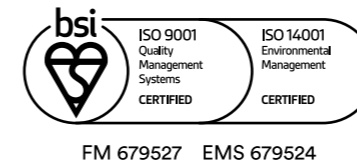
Through comprehensive testing, recognised certification and a commitment to best practice, Bailey provides confidence that our systems are designed and delivered to perform - today and in the future.

Tested to Industry Standards

Across our entire product range, systems are tested and assessed in line with recognised industry benchmarks.

- CWCT testing and guidance for curtain wall and rainscreen performance, including air permeability, water tightness and wind resistance
- BS EN 13501-1 – Reaction to fire classification
- BS 8414 and BRE 135 – Fire performance of external wall systems
- BS 6375 – Weather performance of windows and doors
- PAS 24 – Enhanced security performance
- Relevant ISO, BSI and third-party certification, including Kitemark, Q Mark and BBA where required

Testing is undertaken as appropriate to system type and application, supporting compliance with current regulatory requirements and industry best practice.



More than a supplier. A partner.

There are suppliers, and there are partners. At Bailey, we're proud to be the latter.

Quality sits at the heart of everything we do - from the products we supply, to the service we provide, and the systems that support them. Because quality isn't a single moment in a project; it's a commitment that lasts.

We don't disappear when a project ends. For us, the relationship begins when your work is complete.

Quality built in.

No two projects are the same, so no Bailey warranty is standard.

Our warranties are shaped around your project, your client, and the products we supply - built on quality materials and robust systems.

No over-promising. No shortcuts. Just quality products, quality service, and warranties designed to stand the test of time.

Our project team are always on hand to explain our system specific warranties and service life.

Sustainability

From green roofs to recycling

Sustainability is embedded in how Bailey designs, manufactures and supports its systems.

From material selection and product longevity to responsible manufacturing and recycling, we are committed to measurable environmental progress.

Bailey aluminium systems can be manufactured using up to 90% recycled content, significantly reducing embodied carbon compared to primary aluminium, while remaining fully recyclable at end of life.

This supports circular construction principles and reduces reliance on virgin materials.

Through intelligent system design and thermally efficient solutions, Bailey products specify thermal/energy performance for the relevant system, helping to meet demanding energy efficiency and U-value requirements and reduce operational carbon over the building lifecycle.

Transparency is central to our approach. Independently verified Environmental Product Declarations (EPDs) provide clear, standardised data on embodied carbon and environmental impact, enabling informed, evidence-based specification.

Our ISO 14001-certified environmental management system and energy-efficient powder coating (PPC) process further demonstrate our commitment to responsible manufacturing, delivering long service life with reduced waste and VOC data available for the relevant coating/process.

Bailey's environmental information help deliver more responsible buildings - without compromising performance, durability or design.



Build with Bailey

From Architectural Façades to Curtain Wall, Windows and Doors, and Roofing Systems, our total building envelope offers design flexibility, focusing on creating better, intelligent systems that are first when it comes to unlocking new design, and performance possibilities.



Cambridge Road

Architectural Façades

Rainscreen Systems and Architectural details

Bailey Rainscreen Systems provide a versatile, ventilated façade solution for contemporary architecture. As non-structural, ventilated cladding systems engineered to meet the demands of modern construction, Bailey rainscreens deliver a refined aesthetic while offering robust weather protection, long-term durability, and confidence in performance.

With a comprehensive range of intelligent systems available, Bailey ensures a solution to suit virtually all project requirements - across sectors, scale, and design ambitions.

Choose the Bailey Complete system including Samson substructure for maximum efficiency and unified certification across every layer.

Performance You Can Trust

Bailey rainscreen systems are tested to provide confidence and assurance in real-world performance (tested where applicable; see product-specific evidence). Comprehensive testing and certification support compliance with relevant standards, giving specifiers and contractors peace of mind throughout the design and construction process. Refer to page 64.

Integrated System Approach

To support performance and efficiency, Bailey rainscreen systems are designed and tested to work seamlessly with the Samson systems Helping Hand Bracket - Bailey's proprietary helping hand bracket and rail substructure.

This unified system approach enables coordinated testing, faster installation, and maximum cost and time savings on site.

Materials & Finishes

A wide choice of materials and finishes allows designers to achieve distinctive architectural expressions while meeting technical and environmental requirements. This flexibility ensures Bailey rainscreen systems can be tailored to suit diverse design visions and project demands.

Warranty

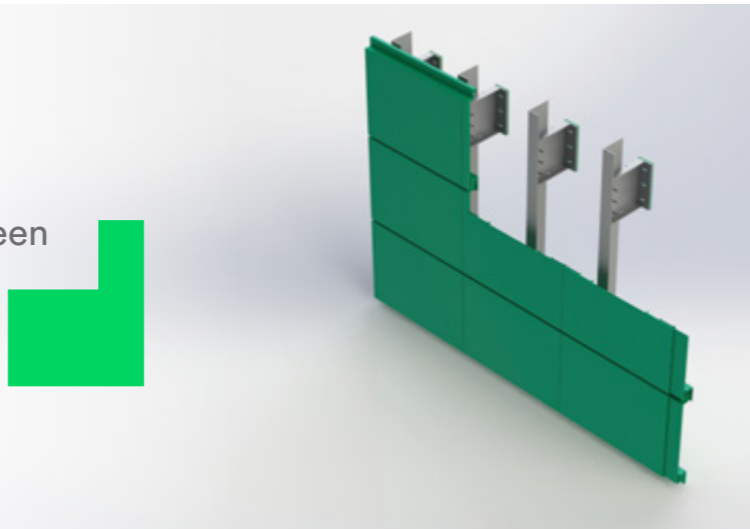
Finishing warranties are available from 25 to 50 years, subject to environmental conditions - reflecting Bailey's commitment to durability, quality, and long-term performance.

Sustainable by Design

Learn more about our sustainability initiatives on page 66.

Platinum

Secret Fix Cassette Rainscreen and Soffits



Design freedom with hidden strength.

Sleek. Strong. Quality feel.

Our secret-fix rainscreen system blends aesthetic design freedom with precision-engineered performance.

Featuring large-format panels, various visual joint options, reduced substructure, and a wide range of finishes, it delivers streamlined aesthetics.

Application

Platinum Modular - Ideal for vertical and horizontal installations

Platinum Linear - Engineered for eaves or soffit systems

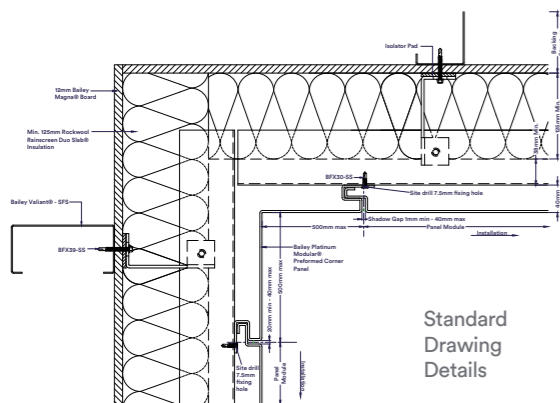
Key Features and Benefits

- Hidden fixings for a seamless, high-quality aesthetic finish
- Flexible joint options - from 3-40 mm expressed joints to an uninterrupted surface with no shadow gaps
- Strong, easy fit male-female connection for secure, reliable joints
- Interlocking cassettes and a simplified substructure reduce fixings and speed up installation, setting this solution apart from more complex alternatives while cutting time and cost.



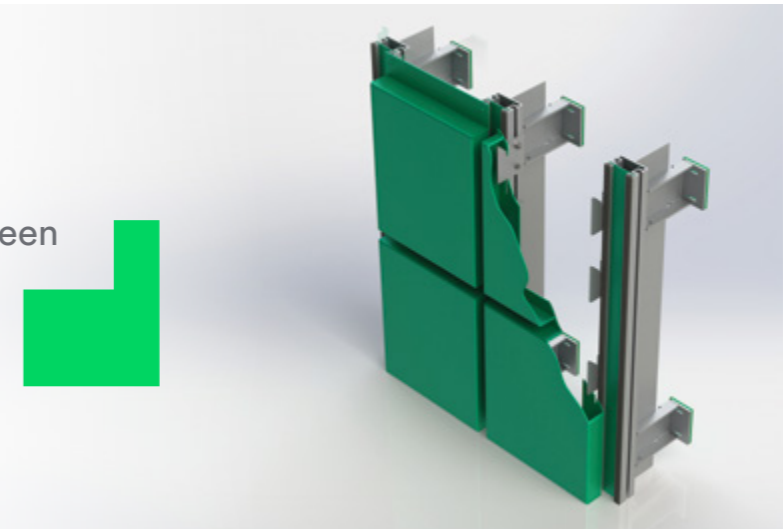
AMRC, Sheffield

Standard Drawing Details



Synergy

Hook-On Cassette Rainscreen



Fastest Secret Fix with no compromise.

Fast. Safe. Aesthetic Freedom.

Thanks to the "Hook-On" mullion feature, our Synergy self-supporting rainscreen system is designed for efficient installation, with individual panels securely attached in seconds. It allows easy individual panel demount if ever required, with no compromise in design freedom, robustness and safety.

Featuring large-format panels, it offers the option of matching or contrasting shadow gaps finish, delivering freedom of aesthetics with the fastest and safest vertical applications.

Application

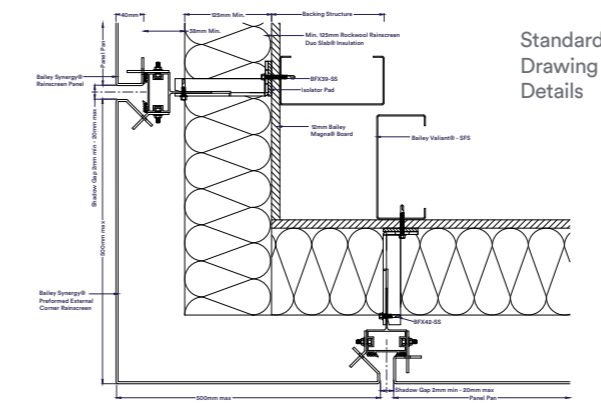
Synergy - Ideal for vertical installations

Landscape or portrait orientated - with shadow gaps from 2mm to 20mm

Key Features and Benefits

- Stunning aesthetics with freedom of choice: Large format panels with matching or contrasting shadow gap finish to add depth and interest
- Individual panels securely hooked-on in seconds to previously installed mullions
- Highly regarded by installers for ease of adjustments after hook supports have been fitted
- Maintenance proof: independently demountable panels if ever required
- High acoustic performance: Anti-rattle gasket ensures no noise from vibration (acoustic performance should be checked for the specified build up.)

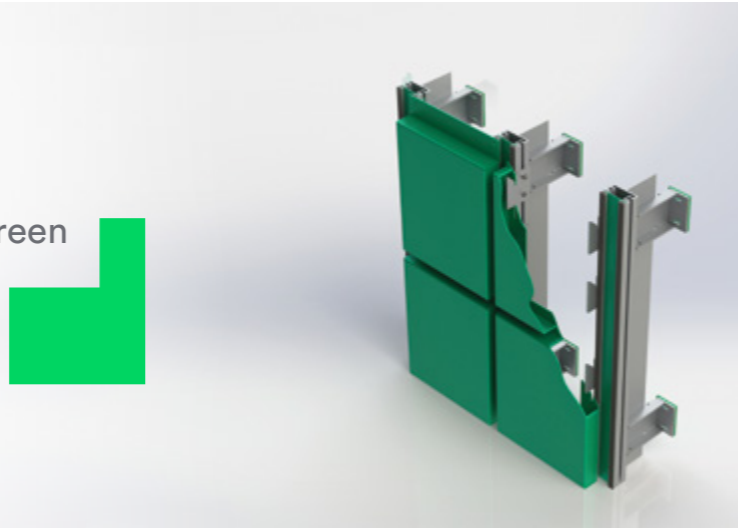
Standard Drawing Details



Lewisham Gateway, London

Prima

Discreet Fix Cassette Rainscreen and Soffits



Design freedom.

Safe. Adaptable. Cost-effective.

Prima features an overlapping tophat panel design which suits most applications and a wide range of designs.

With fixings powder coated to match the panels finish, Prima offers striking design with value and efficient performance. Choose the Bailey Complete system for maximum efficiency and unified certification across every layer.

Key Features and Benefits

- Value meets aesthetics: Discreet fix achieved with recessed fixings powder coated to perfectly match the panels finish
- Outstanding versatility: The overlapping tophat joint makes it suitable for most scenarios
- Value Engineering: With less folding and the intelligent tophat joint, Prima delivers clean aesthetics with cost optimisation
- Maintenance made easy: Safe demounting within confined areas thanks to the overlapping top hat joint

Application

Prima Modular - Ideal for vertical and horizontal installations

Prima Linear* - Engineered for eaves or soffit systems.

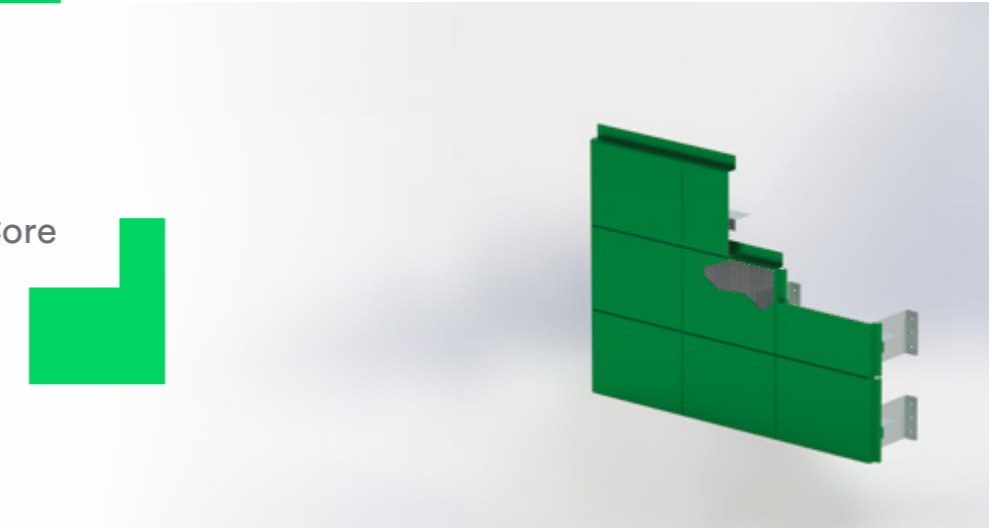
*All the benefits of the Prima Modular, but with integrated joint straps to join panels end to end, creating a smooth, continuous linear appearance



Birmingham Library, Birmingham

Fusion

Honeycomb Core



Available for all our cassette rainscreen system

Exceptional flatness, rigidity and acoustic control. Engineered for demanding environments, Bailey's Fusion expanded aluminium honeycomb core is ideal for large-format panels (up to 1500mm wide x 4000mm high) and projects where visual impact and structural requirements go hand in hand.

Key Features and Benefits

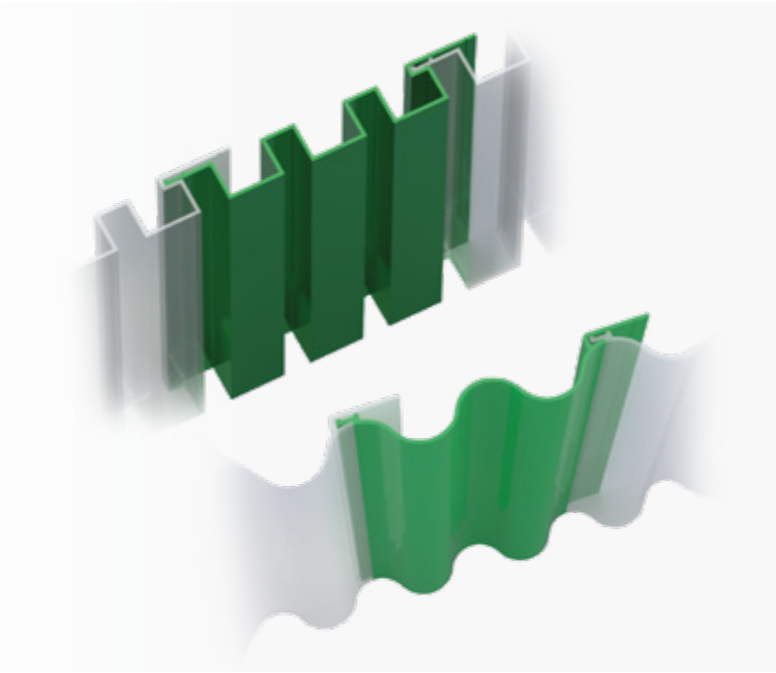
- Perfect for public spaces with high point/crowd loadings such as station platforms or airport concourses
- Minimises visible joints for a seamless architectural aesthetic
- Authentically replicates other building materials such as stone or GRC



London Bridge, London

Summit

Secret Fix Rainscreen and Soffit System



Limitless ways to impress.

An extruded system offering multiple profiles and design possibilities for visually striking facades. Featuring secret fix joints as standard, for clean, seamless aesthetics, it ensures precise, consistent tolerances - reducing time on site.

Available in powder-coated or anodised finishes. Choose the Bailey Complete system for maximum efficiency and unified certification across every layer.

Application

For complex panel geometries or projects requiring extensive repetition across the façade.

Ideal for high-traffic areas where enhanced impact resistance is essential.

Standard Drawing Details



Summit Flat



Summit Turret 30 x 40



Summit Wave



Summit Wave Large



Summit 102 x 50



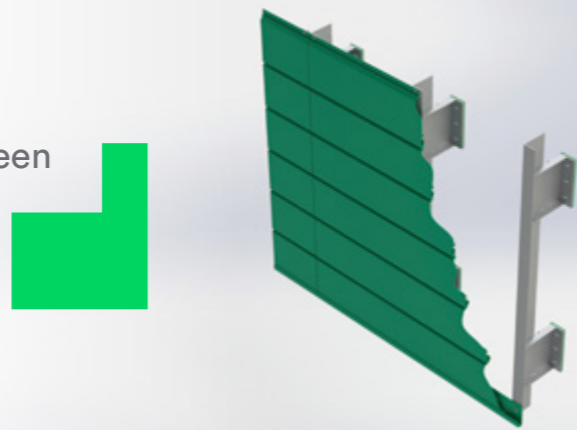
Summit Sinusoidal



Film House, London

V-Plank

Secret Fix Extruded Rainscreen



Cost effective solution for rainscreen and soffits.

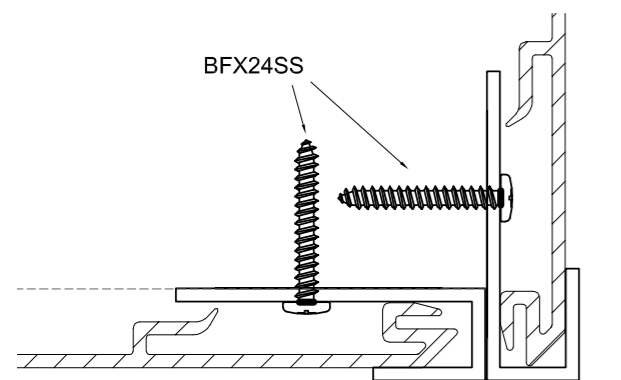
Slim extrusion. Adaptable. Interlocking Value.
Our slimmest (non-flat) profile yet, V-Plank reaches your jobsite in no time, kept in-stock in long planks and customised to any length (by us or on-site) for maximum adaptability and minimum waste.

With V-plank, your contemporary or traditional envelope will maintain their distinctiveness and individuality. The most attractive value alternative to timber and UPVC claddings, for walls, soffits and fascias application.

Application

Rainscreen, soffits and fascias in a wide range of construction projects.

Standard Drawing Details



Typical Installed Detail (Showing both soffit and fascia)

Key Features and Benefits

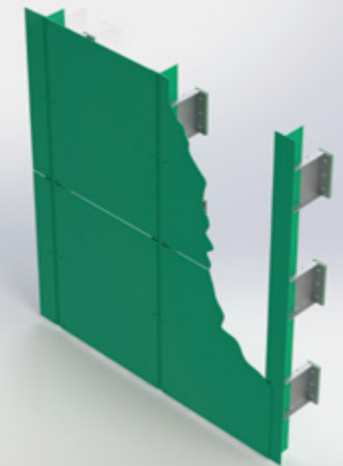
- Adaptability with interlocking value: Secret fix achieved with an efficient tongue and groove crisp V-joint
- Slimmest of the category: Profiles as low as 13mm
- Available in stocked lengths: Readily available in 150mm wide x 3000mm long planks
- Minimum design time, easily customised in length, efficiently stored and moved around the jobsite for fast installation and minimised wastage



Stratford Edge, London

Fleet

Face Fix Rainscreen



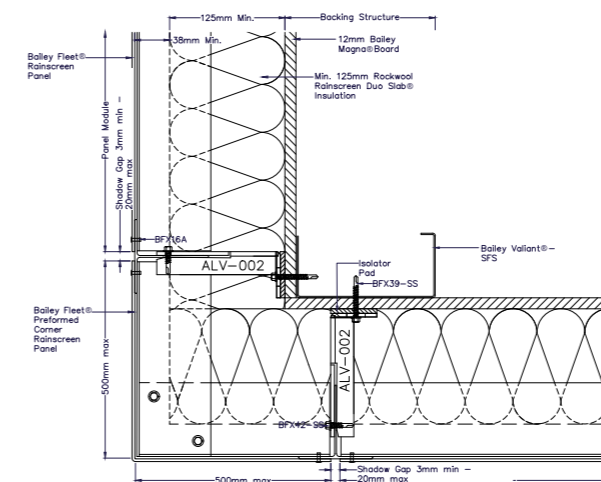
Outstanding value for walls & soffits.

Lightweight. Best Value. Fast Delivery.
Our cut to size, non-folded panels are directly fixed to the subframes fully flat or gently curved and easily follow the desired building contours.

Independently face-fixed with perfectly PPC matching fixings, each Fleet panel is not only easily and safely installed, but equally independently demounted for inspection or replacement if ever required.

Choose the Bailey Complete system for maximum efficiency and unified certification across every layer.

Standard Drawing Details



Key Features and Benefits

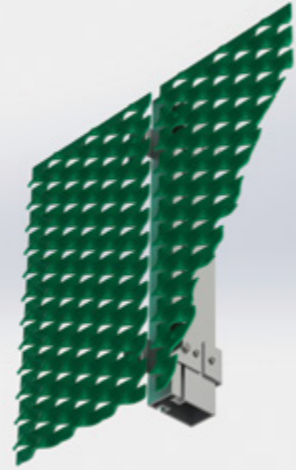
- Simplified Outstanding value: Flat or curved panels, precision-cut to size. No folds, no fuss - just clean lines and matching powder-coated fixings for a sleek, premium finish, within budget. Install and replace with ease.
- Most lightweight: Less material. Less waste. Less weight. Fleet truly flat panels are designed to reduce packaging, storage, and transport. Saving you space and carbon footprint
- Logistics made simple: Cut to size. Stackable. Space-saving. Whether in transit or on-site, Fleet panels keep things light and efficient
- Maintenance made easy: Need to inspect or replace? No problem. Each panel is independently removable
- Remediation ready: Swap out combustible materials quickly and directly. Ideal for urgent upgrades in compliance-driven projects
- Fast Delivery, Flexible Sizing: Available from stock or custom-cut up to 1500mm x 3000mm. Your timeline stays tight, your project stays on track

Application

Perfect for remediation projects, as a fast and direct replacement for combustible materials.

Zenith

Expanded Mesh
Rainscreen System



Increased Airflow.

Design without compromise.

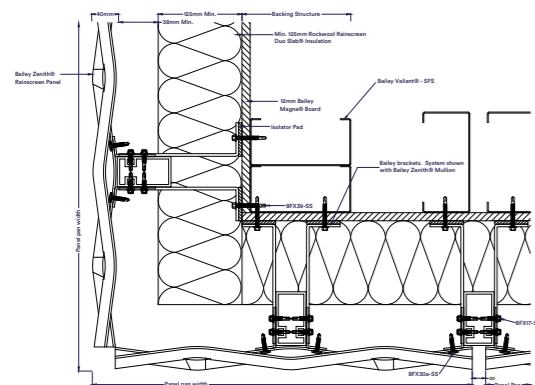
Zenith ventilated façade system, crafted from expanded metal, enables the creation of distinctive, architectural applications. The system is available in framed or frameless versions providing a complete choice of fix and appearance.

A range of attractive designs is available depending on the airflow requirements of the project, with Bailey's designers on hand to help select the most suitable option. Zenith can be produced for use in a standard flat configuration or adapted to integrate with more complex design features.

Application

Ideal for projects requiring air flow, especially those where restricting air flow would be hazardous, for example in car parks.

Standard Drawing Details

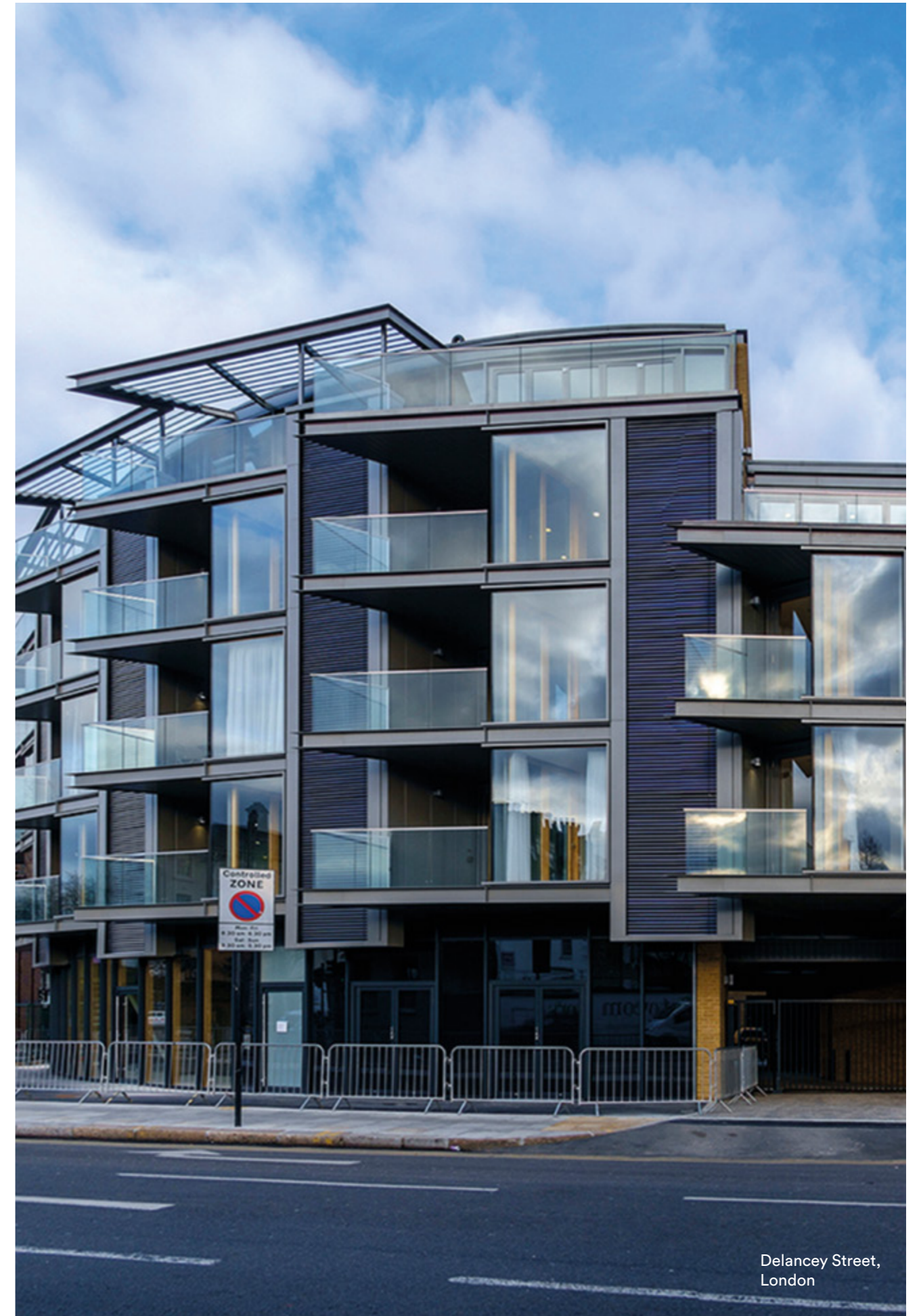


Key Features and Benefits

- Airflow characteristics depend on selected mesh/ open area
- Range of appearance options available with significant design flexibility
- Available in a wide range of finishes
- Range of panel sizes are available to aid design
- Reduces installation time on site



Elwick Place,
Ashford



Delancey Street,
London

Samson

Helping Hand Support System & Rail Substructure



Helping hand & rail substructure

Proven installation speed, safety and control on site.

Primarily a rainscreen cladding support system for ventilated façades, it is used effectively for any external or internal cladding walls, ceilings and soffits on both newbuild and refurbishment projects.

As part of the Bailey Complete system, it perfectly complements all Bailey rainscreens for maximum efficiency and unified certification.

An industry-first.

Engineered and manufactured by Bailey, Samson incorporates an industry-first tether hole to reduce the risk of dropped components, along with a thermal isolator pad supplied as standard.

It is suitable for attachment to masonry, concrete, steel-frame and timber-frame backing walls, accommodating a wide range of cavity depths.

Configurations

Available in both vertical and horizontal configurations, the system features a simple two-piece design with no adaptor required for horizontal applications.

In vertical configurations, the helping hand bracket works in combination with either rails or mullions, depending on the chosen rainscreen type.



Vertical Rail System

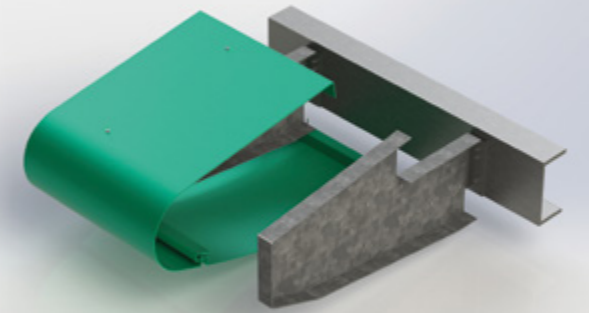
Horizontal Rail System



Everton Football Club, Everton

Laser-Line

Eaves Support



Precision support. At the eaves.

An accurately fabricated one piece component that can be aligned using laser beams or traditional methods, Laser Line is manufactured from aluminium or galvanised steel.

Structural confidence.*

Thickness and fixing centres are determined by the size and nature of the eaves design and are supported by structural engineering calculations, ensuring precise alignment and dependable performance at roof level.

* structural requirements determined by project-specific calculations



Raynes Park, London

I-Line

Architectural Feature Fins



Distinctive motifs.

Create depth. Add definition.

I-Line is a fixed architectural cladding feature designed to replicate the appearance of exposed steel I-beams, adding depth and visual interest to building façades. It can be used as a single finishing detail at eaves or repeated to create bold, distinctive façade motifs.

Flexible by Design

Extremely low-maintenance and offering design flexibility, I-Line can be fixed directly to Bailey fascia, soffit or rainscreen systems, or installed independently as a standalone architectural element.



Cambridge Science Park,
Cambridge

Configurations

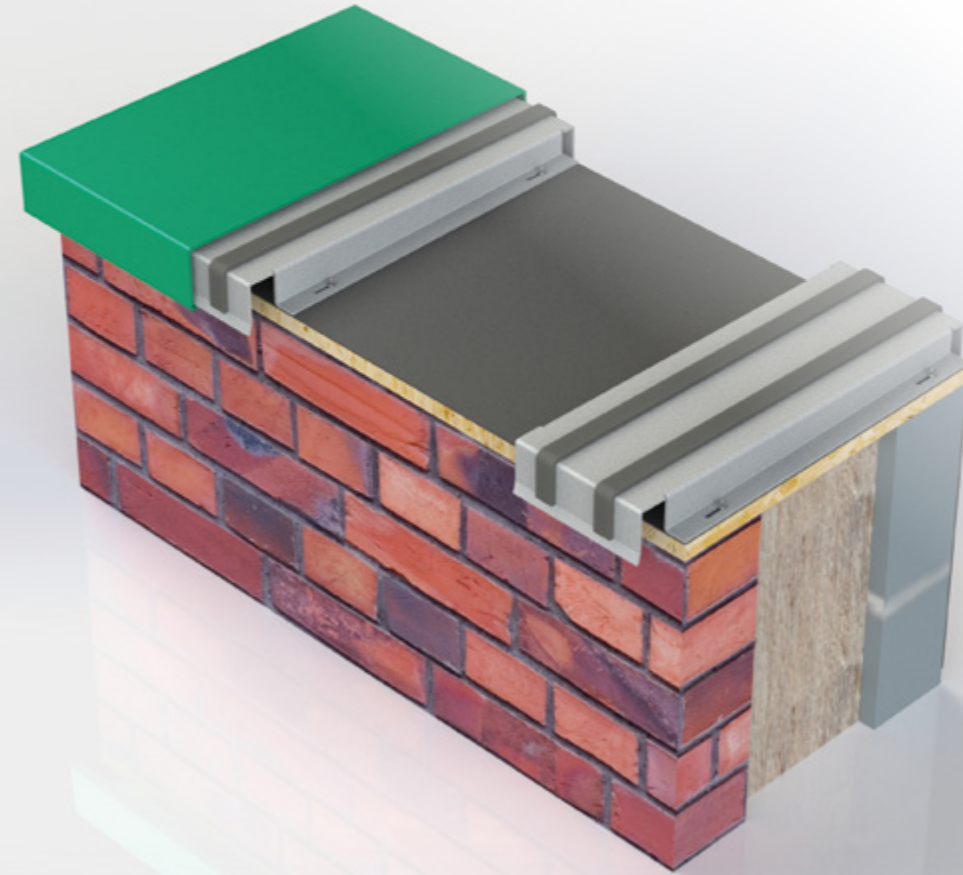
Available in a wide range of tapered and square faces, along with multiple projection depths, the I-Line flanges enhance and elevate the character of any building.

C-Fix

Coping System

Long-lasting protection.

The C-Fix secret-fix coping system provides practical, low-maintenance protection for parapet walls, delivering a long-lasting, economical weatherproof solution for both traditional and modern buildings.



Designed for Movement.

Its simple clip-on installation, featuring an integrated tophat, incorporates PVC foam seals to maintain joint integrity, accommodate structural and thermal movement, all at the required slope angle.

A Complete System

Secret-fixed up to 640 mm wide, with options for wider walls, the system is available in a broad range of finishes including PPC and anodised.

A full suite of ancillary components - including corners, stopends and T-junctions - completes the system.

Bespoke Solutions

Unique Customer Led Façade Solutions

Bailey Bespoke Solutions offer a wide range of custom aluminium façade elements, developed to deliver visual impact, depth and individuality while maintaining performance, durability and buildability.

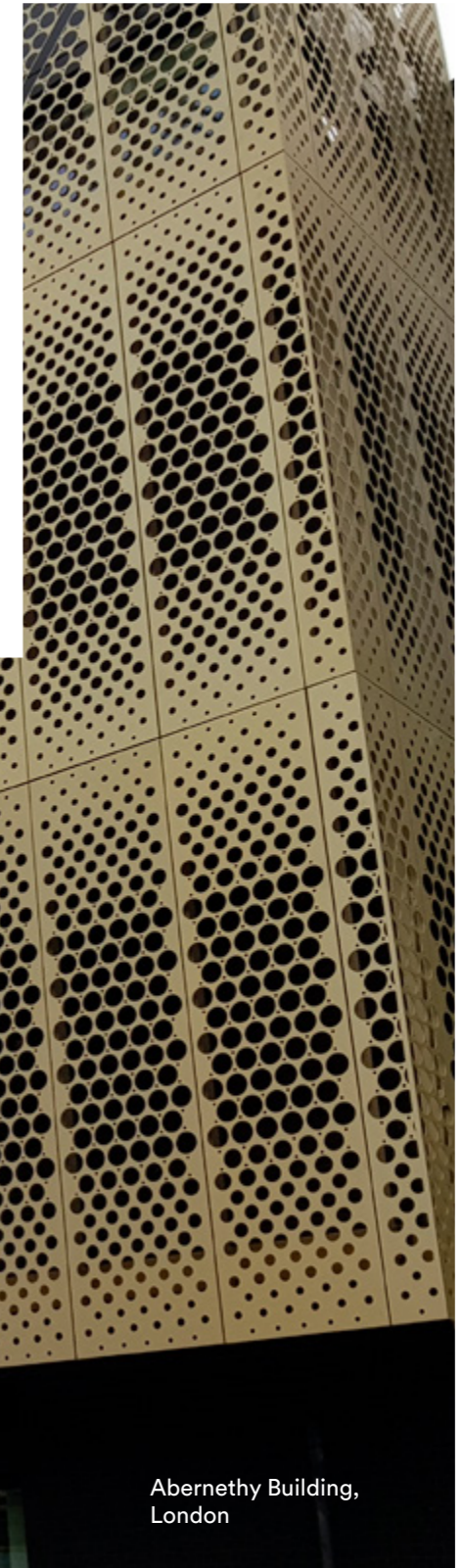
From precision perforation to laser cutting and mesh systems, each solution can be tailored to suit architectural intent and project-specific requirements.

Laser Cut Decorative/Perforated Panels

Precision laser-cut aluminium panels offering refined architectural detailing and high visual impact. Patterns can range from decorative motifs inspired by traditional ironwork to contemporary linear and geometric designs, with panels finished using folded returns for strength and crisp definition.

Laser-cut solutions can be supplied as single panels or layered systems, combining outer feature sheets with concealed liner panels to introduce shadow, depth and tonal contrast.

Suitable for use as screens, façade features or architectural accents, these systems deliver modern performance while complementing both contemporary and heritage architecture.





Curved Façades

Aluminium façade panels formed to follow complex building geometries. Available in both solid and perforated designs, panels can be curved to precise radii to create seamless transitions across elevations.

The Lexicon,
Bracknell Quarter

Alternative Mesh Systems

Architectural aluminium mesh systems designed to provide texture, transparency and airflow while maintaining a strong visual identity. Options include decorative woven wire mesh and expanded aluminium mesh, formed into robust panels and supported by bespoke framing systems.

Mesh solutions can be curved or folded to follow building geometry and are particularly well suited to applications where ventilation, screening or service integration is required. The result is a durable, visually expressive façade solution that balances openness, depth and architectural softness.



Elwick Place,
Ashford

Total Building Envelope Solutions

One supplier. Integrated systems.

By combining integrated systems, specialist expertise and a single point of responsibility, our Total Building Envelope offering helps deliver building envelope solutions, now and for the future.

Building better buildings. Now and for the future.

Delivering high-performing buildings is increasingly complex, particularly where multiple façade systems meet.

Our Total Building Envelope offering brings together the proven expertise of Bailey and Comar into a single, fully coordinated solution, designed to reduce complexity at interfaces and ensure systems integrate seamlessly from the outset.

By supplying the complete building envelope, we provide clarity, confidence and continuity throughout the design and delivery process

Echo Post Building,
Liverpool





Catford Green, London

‘The issues we sometimes have with traditional construction is that the majority of elements comes from different suppliers; where this can be simplified, or streamlined, is always a benefit. This enhances the quality of the project and make it much richer’

P.Morton, Architect

The best of Bailey & Comar. Engineered to integrate.

Bailey rainscreen systems and Comar aluminium glazing solutions are designed, detailed and supported to work together.

Rather than relying on multiple manufacturers to resolve junctions and responsibilities, our Total Building Envelope approach ensures that:

- Interfaces between systems are considered early and designed correctly
- Rainscreen, curtain walling, windows and doors are technically aligned
- Transitions across the façade are clean, buildable and robust

This integrated approach allows challenges to be resolved at the points where systems meet - areas often left unresolved in traditional procurement routes.

Designed to support building delivery.

We believe better buildings are created through joined-up thinking, technical rigour and a long-term perspective.

Our Total Building Envelope offering supports projects where complexity, performance and future-proofing matter, enabling solutions that disconnected systems cannot easily achieve.

The result is an envelope that performs as a coherent system - now and for the future.

Harmony

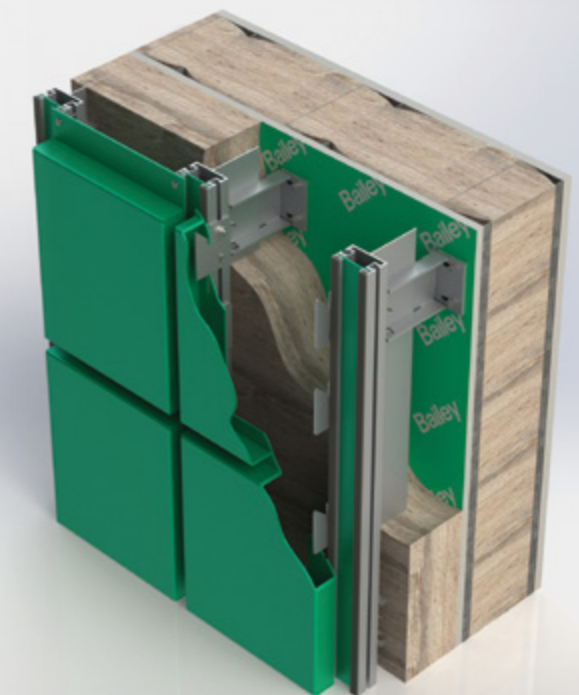
Through Wall Rainscreen System

A proven approach - built on experience.

Bailey has long delivered coordinated façade solutions designed to perform as a complete whole.

Harmony provides a single, tested specification covering internal finishes and structural framing through to insulation, fire performance and external rainscreen - significantly reducing interface risk and simplifying delivery on complex projects.

The knowledge, coordination and assurance gained through Harmony directly informs our Total Building Envelope offering, extending this proven approach to Comar Curtain wall and window systems



Comar by Bailey

Aluminium systems,
strengthened by the Bailey Group.

Comar combines more than 55 years of experience in aluminium curtain wall, window and door systems with the strength and expertise of a leading building envelope specialist.



Wheatstone House,
London



Performance meets Precision

Renowned for quality, performance, and reliability, Comar's British-made aluminium systems are engineered to meet the demands of modern construction.

Our extensive range of curtain wall, window, and door systems provides the flexibility needed to address even the most challenging design requirements.

Experience Across Key Sectors

With vast experience across a wide range of sectors - including commercial, education, healthcare, and the public sector - Comar understands the differing technical, regulatory, and design challenges each environment presents.

Technical Expertise

As part of the Bailey Group, Comar benefits from a broader, more integrated approach to the building envelope, supporting projects from early design through to delivery with consistent technical expertise and dependable service.

Supporting Complex Projects

We also have a proven track record of delivering solutions for projects with sensitive planning requirements, where careful consideration of appearance, performance, and compliance is essential.

This capability is underpinned by a comprehensive portfolio of profiles and accessories, together with access to a nationwide technical advisory team offering expert guidance on system selection, performance calculations, specifications, compliance, and approved fabrication.

Built on proven expertise and strengthened by the Bailey Group, Comar continues to deliver aluminium systems that perform — today and for the future.

Comar Curtain Wall Systems

Built for better buildings.

Comar curtain wall systems provide flexible, aluminium façade solutions for a wide range of building types.

Developed using Comar's extensive design, extrusion and manufacturing expertise, the systems deliver confidence through design, supply and installation.



Comar 6EFT

A flexible curtain wall system designed to deliver bespoke façade solutions beyond conventional curtain walling, suitable for sheer high rise, sloped and inclined facades

Comar 6EFT gives design freedom, supporting creative architectural intent while maintaining relevant technical standards.

Creative Façades

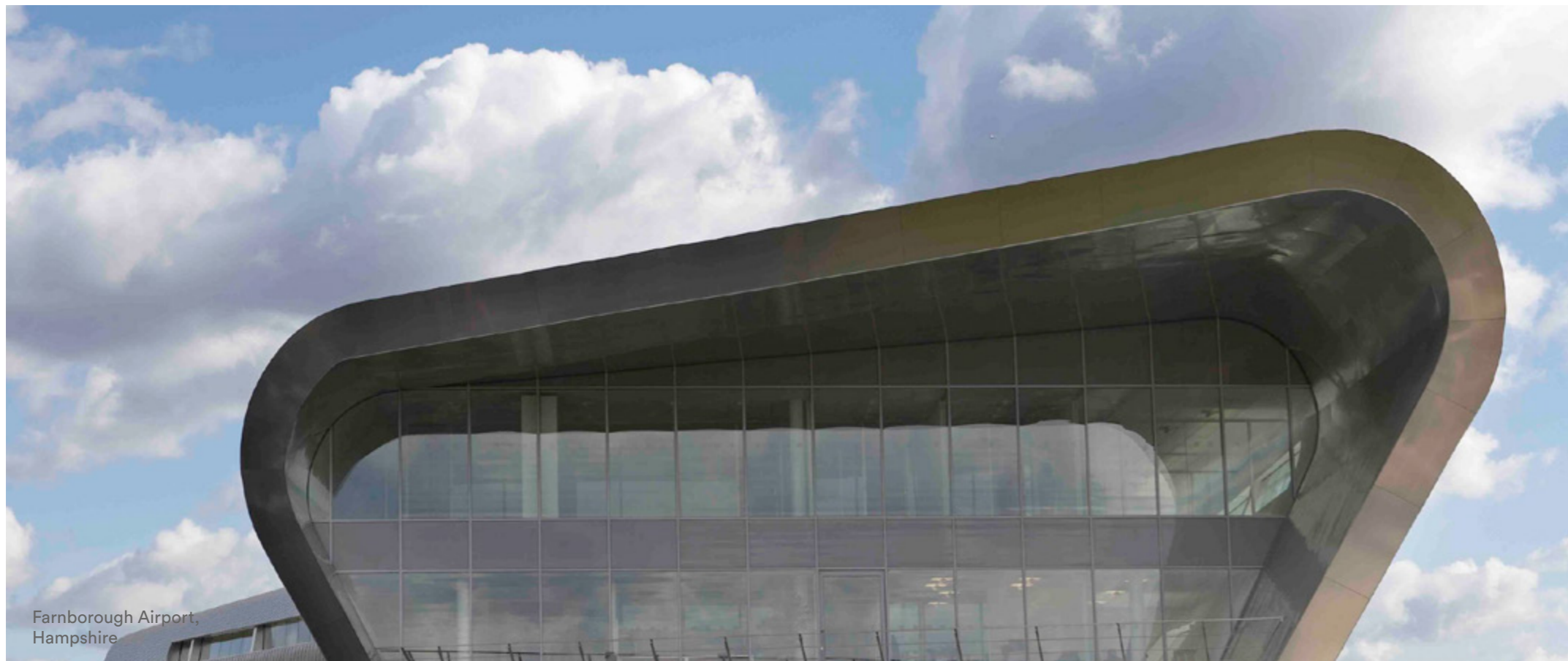
Thermally efficient featuring slim 50mm sightlines as standard, the system accommodates a wide range of configurations, including:

- Horizontal or vertical capping
- Sloped, pitched, curved and faceted façades

Key Features and Benefits

- **Faceted Design** - Enables external and internal curves, including 90° corners. Facets can be formed from 1°, with curves created internally or externally
- **Drainage** - A mullion-drained system compliant with BS 6262 requirements for ventilated and drained glazing systems
- **Facade Cover Caps** - A wide choice of cover caps are available. Slim sightlines can be achieved with a 50mm cap featuring a 16mm visible face and smooth 1.5mm edge radius
- **Windows/Concealed Vents** - Top or side-hung windows integrate seamlessly into the curtain wall. Concealed vents maintain consistent slim sightlines when closed.

Commercial Project, London



Farnborough Airport, Hampshire

Structural Glazing Options

4-Sided SG

Creates clean façades with no visible aluminium sightlines. A discreet 20mm EPDM joint provides thermal efficiency (silicone option available).

2-Sided SG

Offers greater design flexibility with vertical or horizontal sightlines and a choice of cover caps. Thermally efficient with a 20mm EPDM or silicone joint.

Testing

Tested to the latest CWCT standards, Comar 6EFT delivers proven air, water and wind performance*, making it suitable for a wide range of façade applications - from simple elevations to complex architectural forms.

*test data available upon request

Comar 6 Ladder Frame

A fast-track curtain wall solution.

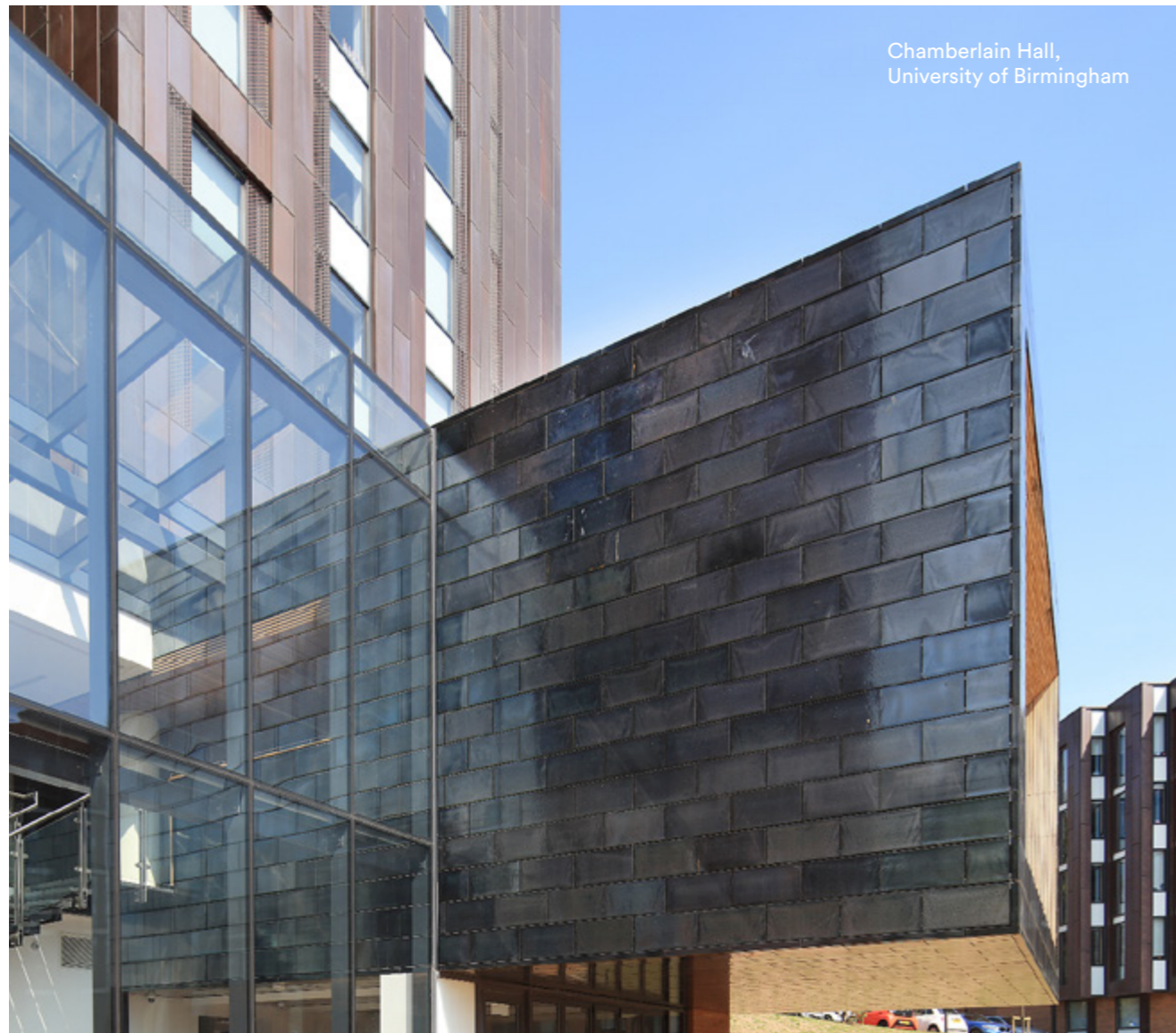
The system offers reliable performance with the flexibility to suit a range of building layouts and design requirements.

Application

Designed for low and medium rise projects.

Key Features and Benefits

- Ladder assembly
- Transom end pad ensures precision of joint integrity and aesthetic appeal
- Drainage spouts ensure that water clears the facade maintaining year-on-year performance
- Supports a wide choice of vision glass, spandrel panels and glazing thicknesses
- Provides a practical curtain wall solution



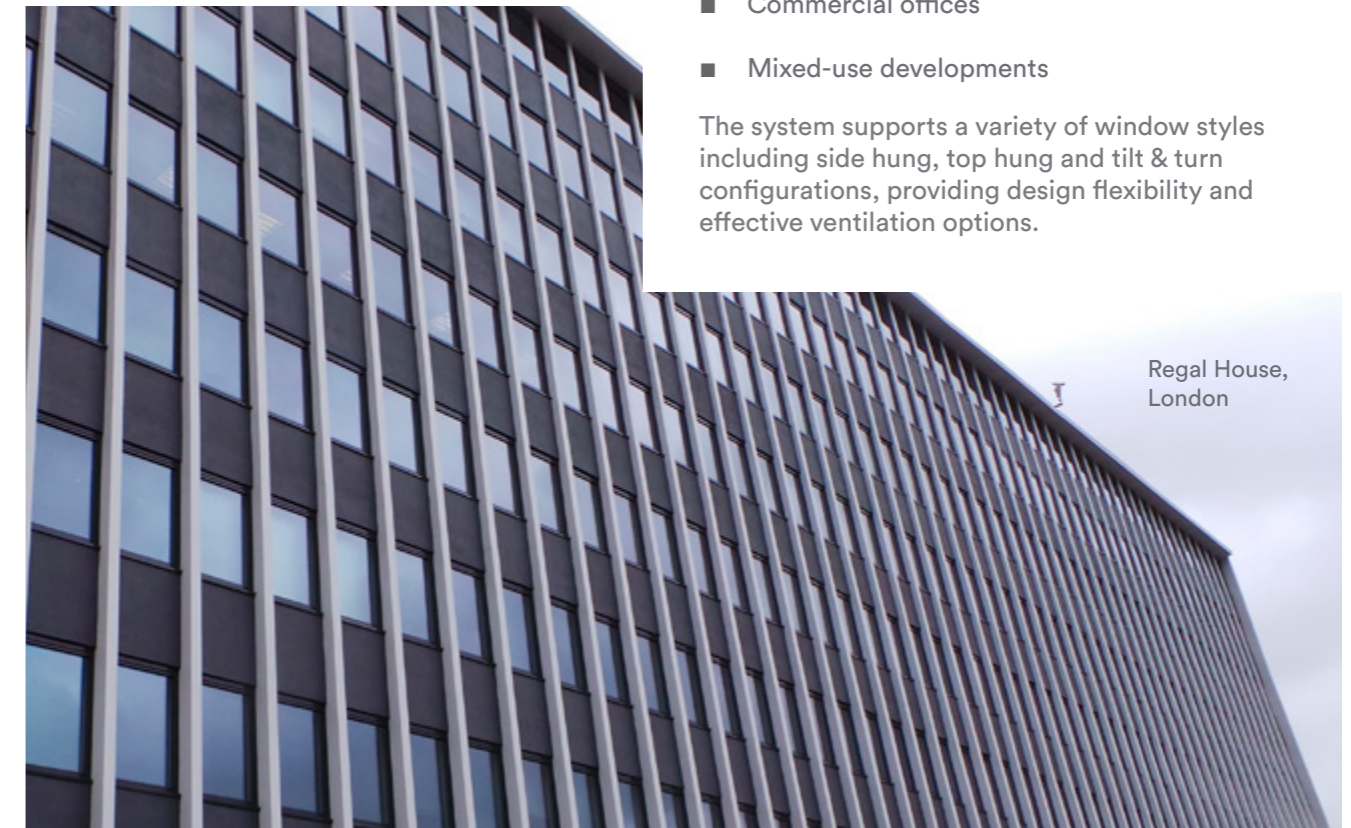
Comar 9P.i Window Walling

A high-performance integrated window wall system.

Comar 9P.i Window Walling provides a high-performance aluminium window, door and framing solution designed for modern façade construction. The system delivers excellent thermal performance with low U-values while enabling fast-track fabrication and installation.

Developed as a fully integrated platform, Comar 9P.i seamlessly interfaces with existing Comar curtain walling, door and framing systems, allowing architects and contractors to achieve consistent aesthetics and performance across the building envelope.

With flexible frame depths, multiple window configurations and robust weather performance, Comar 9P.i is suitable for a wide range of commercial and residential applications.



Key Features and Benefits

- 80mm, 100mm and 120mm mitre or ladder frame system options
- Exceeds the requirements of BS 6375, achieving: 600Pa Air Permeability / 600Pa Water Tightness / 2400Pa Resistance to Wind Load
- Conforms to PAS 24:2022 for enhanced security performance
- Internal or external glazing options
- Glass and panel thickness up to 45mm
- Project-by-project U-value calculations available

Application

Comar 9P.i Window Walling is suitable for a wide variety of projects including:

- Residential developments
- High-rise apartments
- Student accommodation
- Hotels and leisure buildings
- Commercial offices
- Mixed-use developments

The system supports a variety of window styles including side hung, top hung and tilt & turn configurations, providing design flexibility and effective ventilation options.

Comar Window Systems

Thermally efficient aluminium windows.

All Comar 5Pi window systems deliver reliable performance, clean aesthetics and long-term durability across residential and light commercial applications.

Designed and manufactured using Comar's proven aluminium expertise, the range balances thermal efficiency, security and buildability, supported by technical support.

Comar 5P.i Therm-L+ Casement

A thermally efficient aluminium window system, developed to achieve current and future performance requirements.

Comar 5P.i Therm – L+ Casement window combines advanced thermal technology with refined design, has a low embodied carbon impact and delivers U-values as low as 0.67 W/m²K without compromising refined aesthetics or usability.

Application

Suitable for use on all residential and commercial buildings.



Hilton Hotel,
London

Key Features and Benefits

- Foam filled, providing thermal performance without the need for challenging foam inserts
- Allows for fabrication support, with reduced wastage
- Weather tested to BS 6375 parts 1, 2 & 3
- Security tested to PAS 24:2022
- Integrates with other Comar systems

Variants

Available as a top-hung and side hung casements, plus multi-light configurations with Fixed lights and tilt turn.

Comar 5P.i Therm-L+ Tilt Turn

Developing from the Therm-L+ Casement, the tilt turn demonstrates a continuation of the Therm-L+ range.

Application

Suitable for use on all residential and commercial buildings.

Key Features and Benefits

- Double glazed windows can achieve a U_w of 1.0w/m²k and with triple glazing less than 0.67w/m²k
- Windows can accept up to 60mm thick acoustic glass or panels
- The window uses spring loaded, pin or crimped cleats to enable fast-track manufacture
- PAS 24:2022 Certified



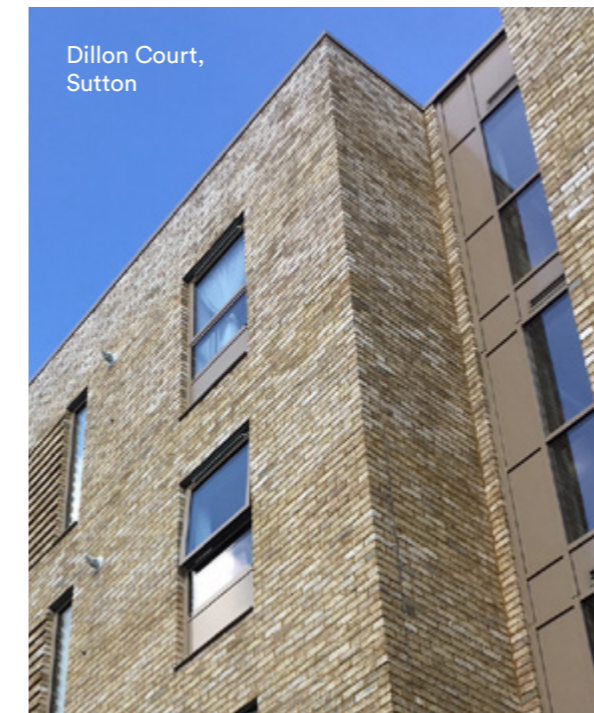
Comar 5P.i Advanced

A thermally efficient aluminium window system with advanced thermal break technology to deliver excellent thermal efficiency alongside slim sightlines and refined aesthetics.

Building on the core principles of the Comar 5P.i platform, 5P.i Advanced offers a robust casement and tilt/turn solution for projects requiring enhanced thermal performance without compromising buildability or appearance.

Application

Suitable for residential and commercial applications, the system supports a wide range of opening configurations



Application

Suitable for residential and light commercial applications.

Key Features and Benefits

- New vent and outer frame profiles remove the need for reverse adaptors, reducing costs for both standalone casements and integration within Comar 7P.i Advanced framing
- Efficient thermal performance, with U-values as low as 0.94 W/m²K, supporting energy-efficient design
- Flexible glazing options, with a choice of internal or externally beaded configurations
- Proven hardware compatibility, utilising existing shoot-bolt and cockspur locking options
- Tested weather performance, achieving 600Pa for both air and water tightness to BS 6375
- Enhanced security assurance, tested and approved to PAS 24, with Secured by Design options available

Comar 5P.i Eco+

5P.i ECO+ delivers thermal performance while retaining clean aesthetics and slim sightline.

Key Features and Benefits

- Using extended polyamide thermal breaks, ECO+ achieves high thermal efficiency
- Developed to support fabrication and installation
- Ideal for projects with increased thermal requirements
- Fully weather and security tested, achieving PAS 24:2022

Comar 5P.i Legacy Slimline

Heritage Solution

Inspired by traditional steel windows of the Art Deco era, 5P.i Legacy Slimline combines classic aesthetics with modern aluminium performance.

Featuring ultra-slim sightlines, the system delivers thermal efficiency, durability and affordability, making it ideal for heritage-led projects or contemporary designs seeking a refined, authentic appearance.

Application

Suitable for residential and light commercial.

Particularly suited to areas with sensitive planning requirements.



Key Features and Benefits

- Efficient fabrication design with simple, established fabrication methods for quicker, more economical manufacture
- Enhanced security performance, tested to PAS24:2022 for added homeowner reassurance
- U-values meeting current Building Regulations, configuration dependent
- Versatile system options, including fixed and casement windows, multiple frame depths, and the ability to accommodate double or triple glazing

Comar 5P.i VSW

A modern aluminium vertical sliding sash window combining traditional proportions with contemporary performance.

Comar 5Pi VSW delivers smooth operation with clean sightlines and flexible design options across a wide range of applications.

Built on Comar's proven system technology, 5Pi VSW offers thermal and weather performance while maintaining the familiar appearance of a traditional sash window.



Key Features and Benefits

- Dual-colour finish options
- Comar's P.i insulation technology
- PAS 24 Certification
- Concealed locking
- Tilt-in sashes

Comar 5P.i HSW

A practical aluminium window system designed to provide reliable performance.

Its horizontal sliding operation makes it suitable for applications where space is limited.

Key Features and Benefits

- Single & multipoint locking
- Flush pull handles available
- Double and single glazed options available

Application

Ideal for all external & internal applications.

Comar 10

Passivhaus

An aluminium window system designed to meet the demanding requirements of Passivhaus construction.

Delivering exceptional thermal performance with whole window U-values as low as 0.66 W/m2K

Key Features and Benefits

- Passivhaus Certified "B"
- Simplified production processes that cut manufacturing costs by up to 70%
- Inward opening, tilt & turn and fixed lights available

Application

Ideal for all applications requiring the performance of a Passivhaus certified window.

Comar Door Systems

Door systems for commercial and residential projects.

Comar door systems deliver high-performance, specification-ready entrance and internal door solutions engineered for commercial and residential projects.

Designed for durability, security and operability, Comar doors combine advanced aluminium engineering with flexibility across architectural applications - backed by technical support, stock availability and technical expertise.

Comar 7P.i Advanced Door

Our premium, thermally-broken, rebated aluminium door designed for demanding commercial and residential applications.

It delivers thermal performance, PAS24 option where required and architectural refinement in single and double door configurations

Application & Configurations

Ideal for commercial entrances, high-traffic circulation areas, residential blocks and mixed-use developments.

Single and double door configurations.

Adaptable to a wide range of entrance and circulation applications.



Hardy Building, West Hampstead Square, London



Orwell Building, West Hampstead Square, London

Key Features and Benefits

- U-values from 1.6 to 1.0 W/m²K (configuration dependent) suitable for projects targeting enhanced thermal performance standards
- 80mm, 100mm and 120mm frame options provides flexibility to suit different wall constructions and project requirements
- Low-rise and drained threshold options supports DDA and Lifetime Homes accessibility guidance
- Compatible with 7Pi Advanced framing, ensures seamless integration within wider façade and glazing systems
- PAS 24 compliant options provides enhanced security performance for commercial and residential use

Comar 7P.i Eco Door

A cost effective aluminium door system for residential and mixed-use applications.

Developed to complement the Comar 5P.i ECO+ range.

Application & Configurations

Ideal for light-commercial entrances, apartments and residential settings.

Door options

- Single or double swing doors
- Opens in or out
- Threshold options for weather performance or low-rise accessibility

Key Features and Benefits

- Designed with aesthetic qualities
- 55 mm slim profiles
- Integrates with the Comar 5P.i ECO+ casement window system
- Offering single or double doors that can open in or open out

Comar 7P.i Legacy Slimline Door

Heritage Solution

The Slimline Entrance Door combines heritage-inspired design with modern performance.

Influenced by Art Deco styling, it delivers on aesthetics, strong security and reliable thermal efficiency for residential and commercial entrances.

Application

Suitable for residential and commercial entrances.



3D render generated for illustrative purposes only



Key Features and Benefits

- Ultra-slim sightlines for a refined appearance
- Thermally efficient design
- Double or triple glazing options
- U-values as low as 1.6 W/m²K (double glazed)
- Weather tested to BS 6375
- Security tested to PAS 24:2022

Comar 7P.i CD Door

A high-performance aluminium door system designed for residential and mixed-use applications.

Developed to complement the Comar 5Pi window range, the system delivers clean aesthetics, strong thermal and weather performance and enhanced security within a cohesive design language.

Application

Suitable for a wide range of entrance configurations, Comar 7P.i offers flexibility in design while maintaining build quality and long-term durability.

Key Features and Benefits

- Thermally efficient design – Thermally broken profiles support improved U-values and overall energy performance
- Refined appearance – Rounded anti-finger trap stiles and clean sightlines enhance entrance design
- Security you can specify – Options available to PAS 24
- Flexible thresholds – Low-rise and thermally broken threshold options support accessibility requirements
- Hardware compatibility – Designed to accept electric locks, panic hardware, concealed closers and architectural handles
- System integration – Fully compatible with existing Comar framing systems for consistent façade detailing
- Built for busy environments – Durable construction and effective weather sealing for reliable day-to-day use



Comar 7 Commercial Door

A versatile aluminium door system designed to integrate seamlessly with Comar curtain wall, window and framing systems.

Application

Suitable for a wide range of commercial applications, the system supports both manual and automated operation and can be configured to suit project-specific access and security requirements.

Key Features and Benefits

- Armoured Glass option available
- Flexible glazing – Supports glazing up to 37mm, with glass and panels up to 45mm
- Efficient fabrication – Full tooling package supports fabrication accuracy

Comar 7P.i Lift-Slide

A premium thermally broken sliding door solution with expansive glazed walls.

LS+ takes this further with slim sightlines and larger opening possibilities for modern buildings.

Available as

- Lift-Slide (LS) doors — smooth sliding operation
- LS+ doors — advanced lift-slide gearing for larger walls
- Single, double or multi-panel configurations
- Double or triple track options up to wide spans (12 m) and tall heights (3 m)

Key Features and Benefits

- Effortless lift-slide operation - easy movement and secure closing every time
- Expansive openings - wide sliding walls maximise light and views
- Thermally efficient design - P.i thermal break supports strong U-value performance
- Slim sightlines - sleek profiles for contemporary aesthetics
- Flexible track options - double or triple tracks for enhanced access
- Strong performance - suitable for larger glazed units up to 57 mm
- Security assured - tested to security standards with Secured-by-Design and PAS 24 where specified



Comar 7P.i Folding Sliding Door

A thermally broken folding sliding door system that delivers expansive, flexible openings with refined aesthetics and robust performance.

It brings light, space and effortless operation to commercial and high-end residential projects.

Application

Designed for dynamic internal or external openings, Comar 7P.i FSDX suits commercial lobbies, cafés, public spaces and contemporary buildings where wide access and seamless transitions are key.

Key Features and Benefits

- Folding sliding configuration allowing large openings and flexible use of space
- Roller systems designed to support the opening configuration
- Thermally broken aluminium profiles for improved thermal performance
- Slim aluminium sightlines to maximise natural light
- Multiple opening configurations to suit different layouts
- Aluminium construction for strength and durability
- Low maintenance powder coated finishes available in a wide range of colours

Available Configurations

- Manual folding/sliding door sets
- Open-in or open-out stacking doors
- Options from 2 to 8 panels folding in one direction
- Optional single door for everyday access



Comar 7

Non-thermally broken door range for commercial projects.

Application

Suitable for all commercial applications, particularly suited to high traffic areas.

Available as:

- Auto Sliding Door
- Sliding Doors
- Folding Sliding Door

Key Features and Benefits

- Door options conforming to PAS 24:2016 or BS EN 1627-1630 Level 3
- Internal and external glazing options, up to 40mm units
- Standardised hardware
- Both single & dual colour option
- Fully integrates into existing systems
- Glass & panel thickness up to 45mm
- Full tooling available to support fabrication



Computacenter Offices, London





Comar Ground Floor Framing Systems

Ground floor framing systems for shopfronts and entrance screens

Comar's GFT system provides a flexible, durable solution for shopfronts and entrance screens.

Slim sightlines and versatile configurations enable high-quality commercial frontages, with full compatibility across Comar door systems.



Comar 4 Legacy Slimline Partitions

Heritage Solution



Suitable as a ground-floor framing solution, the Legacy Slimline Partition has evolved into a lightweight, Art Deco-inspired internal screening system that divides space without sacrificing light.

With ultra-slim frames and flexible design options, it creates a strong visual feature within modern and traditional interiors.

Application

- Internal partitioning and screening
- Office and workplace environments
- Residential and commercial interiors
- Designed for internal use only, ideal where light, space and visual definition are required



Comar 1 & 3



Distinctive ground floor framing solutions.

Application

Designed for use in retail outlets, shopping centres and entrances.

Comar 1 - Single glazing for standard applications

Comar 3 - Double glazing for enhanced performance

Key Features and Benefits

- Slim sightlines and design flexibility
- Compatible with Comar 5P.i windows and Comar 7 doors
- Variable angle corners and 3-way glazing options available



Key Features and Benefits

- Fixed light partition system
- Single glazed configuration
- Compatible with Comar door systems for integrated layouts
- Profiles designed to support fabrication
- Designed to suit modern or traditional schemes

Axim

Architectural hardware

Performance you can specify with confidence.

Axim delivers dependable architectural door hardware for commercial aluminium door-sets, used across a wide range of building applications.

Designed for performance, durability and compliance, the Axim range supports smooth operation, safety and security - backed by the service, stock availability and technical expertise you expect from Bailey.

Why Axim?

Axim products are specified by aluminium systems houses, fabricators, specifiers and installers for their quality, reliability and value.

Each component delivers consistently in high-traffic commercial environments, giving confidence from specification through to installation.



Commercial Door Hardware

A Complete Hardware Solution

Axim offers a comprehensive portfolio of architectural commercial door hardware designed to integrate seamlessly with aluminium and timber door systems across a wide range of commercial projects.

Door Closers

Smooth, reliable closing solutions designed to manage traffic flow, safety and thermal efficiency.

- Concealed transom closers tested and compliant with EN1154
- Floor springs
- Surface-mounted closers

Panic Exit Devices

Hardware designed for dependable operation when it matters most.

- Concealed crash bar exit device
- Extra wide models suitable for doors up to 1220mm wide
- Permanent latch retention
- External access by key or lever handle
- Full width panic exit device available
- Available in silver anodised as standard
- Tested to EN1125 and EN179
- UK CA Marked



Handles & Door Furniture

Functional hardware designed to complement modern aluminium systems.

- Full height tube handles available with straight or cranked brackets
- Full range of stainless steel pull handles
- 230mm and 300mm standard pad handles

Locks, Bolts & Security

Secure and practical solutions that integrate cleanly into aluminium door-sets.

- Broad range of flush bolts
- Hook locks tested to EN1670 Grade 4
- Deadlatches tested to EN1670 Grade 5
- Electric strikes ES-2200 for access control

Specify Axim with Confidence

Discover architectural door hardware to perform - delivering reliability, compliance and support you can depend on.

- Compatible with many aluminium systems, including the Comar range
- Durable materials
- Designed for high-traffic use
- Supported by technical expertise

Axim Applications Ideal For:

- Commercial buildings
- Education
- Healthcare
- Retail
- Offices
- Public Sector projects

Bailey Finishes

Design is never about function. It's about how a space feels, how it endures, and how it expresses intent.

With over five decades of expertise and technical innovation, Bailey offers a range of aluminium finish technologies. Our comprehensive range of finishes transforms everyday aluminium into extraordinary architectural statements.

Every coating is tested to ensure superior weather resistance, colour stability and long-term durability. Choose Bailey for finishes that captivate visually.

Finishes

Bankside Hilton,
London



Polyester Powder Coated

Polyester Powder Coated

Durable PPC finish.

Polyester Powder Coated (PPC) aluminium from Bailey provides long-lasting durability with minimal maintenance.

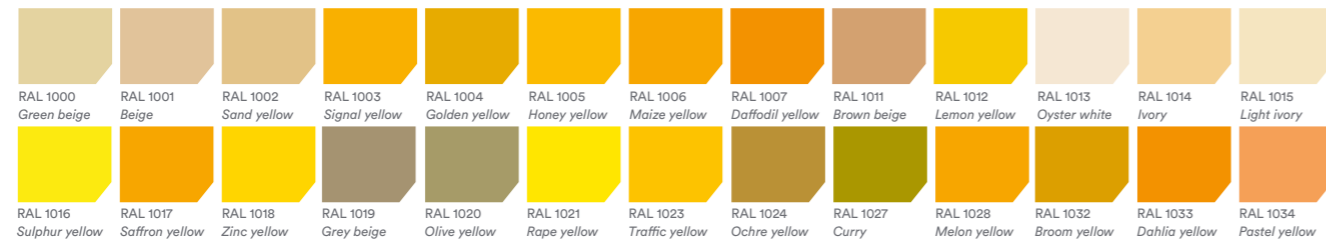
The PPC finish resists weathering, UV exposure and corrosion, delivering value through extended lifespan, reduced upkeep and a solvent-free, low-waste application process.

A full range of RAL and BS colours is available, offering design flexibility.

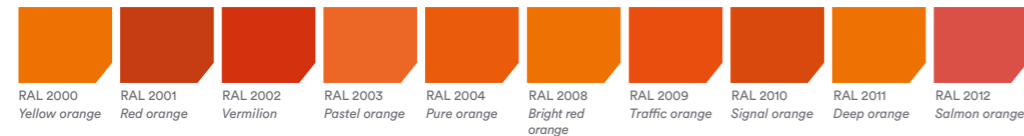
At Bailey, we believe aluminium should do more than perform - it should inspire.

Please note: Slight colour deviations may be expected due to printing process.

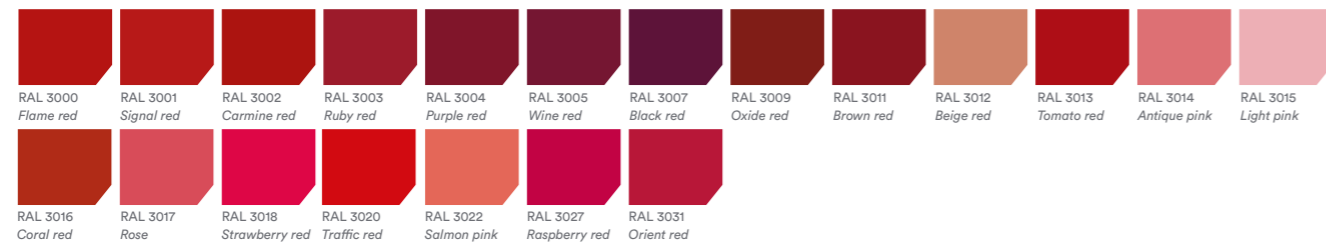
Beige / Yellow



Orange

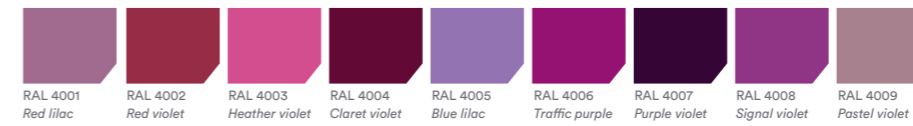


Red



Polyester Powder Coated

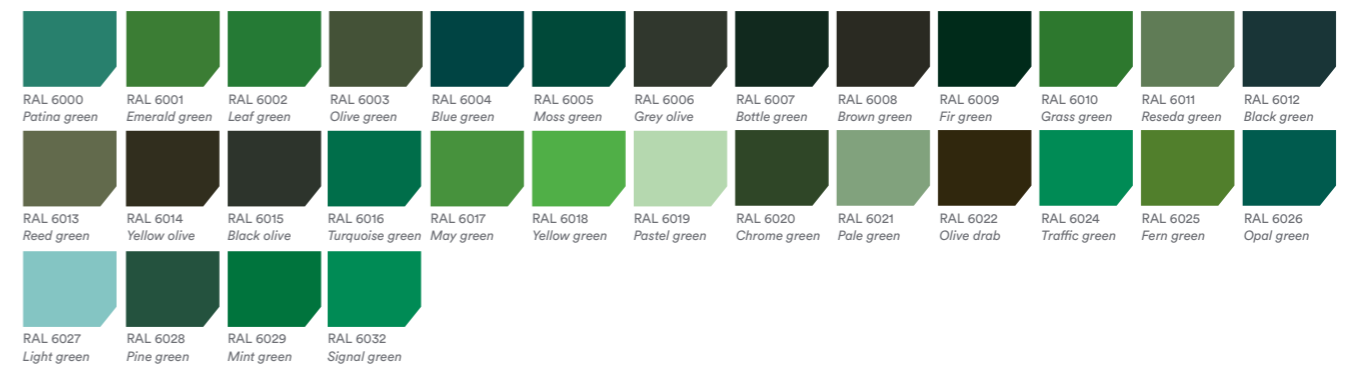
Pink / Purple



Blue



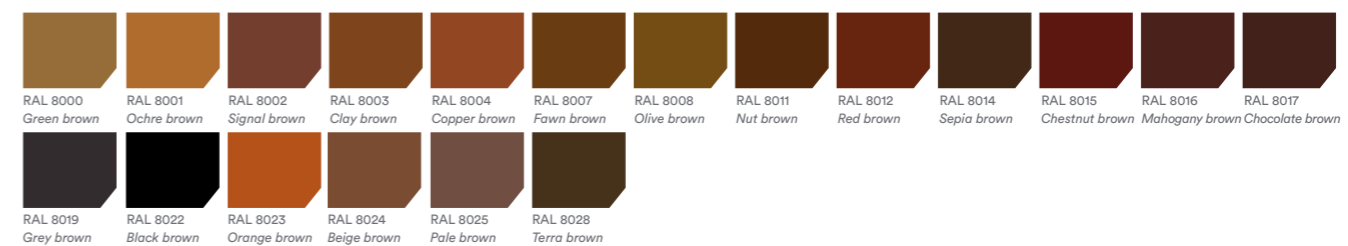
Green



Grey



Brown



White / Black



Stone Effect Finishes

The Look of Stone.

Available in a range of matt, fine and coarse textures, this powder coated finish authentically replicates the character, texture and tones of traditional stone such as limestone and granite.

Applied using a chrome-free pre-treatment process, Stone Finish provides a solution where enduring aesthetics meet reliable performance.

Every finish, texture and tone is an opportunity to elevate architecture, shaping buildings that are as visually compelling as they are technically suitable for the intended application.

Please note: More colours are available.



GRC / White stone



Portland stone



Mid grey / Natural concrete



Dark grey / Natural concrete



Sandstone



Limestone



Red brick



Terracotta

Steel Effect Finishes

Weathered Steel. Reimagined.

Bailey's weathered-finish captures the raw, industrial appearance of Corten steel while delivering the performance and versatility of aluminium.

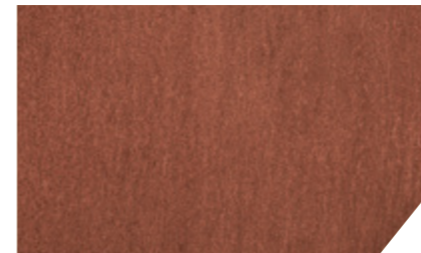
Advanced PPC technology recreates the oxidised patina of weathered steel, with rich copper and brown tones across a textured surface.

Lightweight and durable, the system offers stability in environmental conditions, with low maintenance requirements and long-term cost efficiency. Manufactured using recycled materials*, it provides a striking façade solution that balances bold aesthetics with modern engineering performance.

Whether your goal is refined minimalism, bold industrial character, or timeless natural warmth, our aluminium solutions are designed to work in harmony with your creative vision.

* recycled content to be confirmed for the selected finish / product

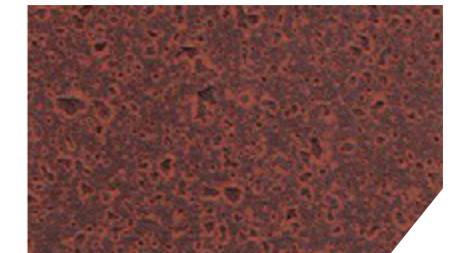
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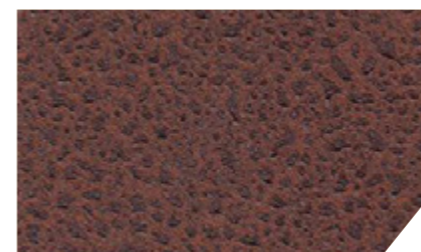
Rusted steel



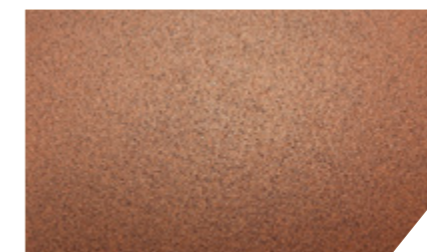
Peat fire



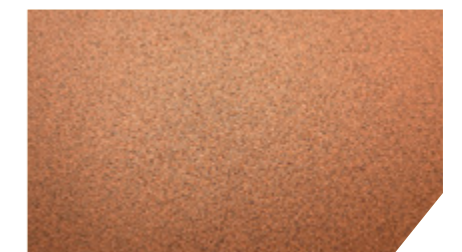
Sahara



Diamond mine



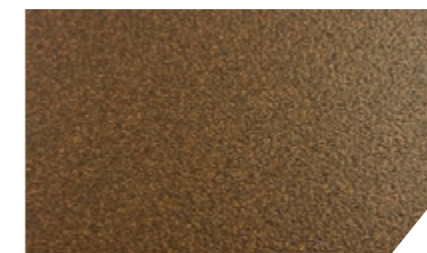
Steel 3



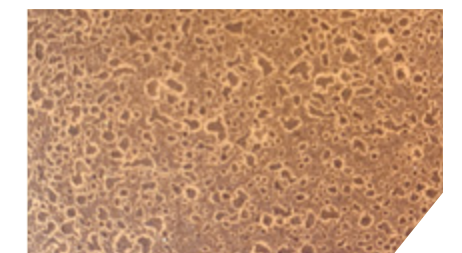
Steel 4



Steel 5



Steel 7



Scorched earth

Wood Effect Finishes

Advanced Coating

The Look of Timber.

Bailey's wood-finish combines the warmth and character of natural timber with the performance of aluminium.

Advanced coating technology delivers authentic wood grain detail with no pattern repetition, creating a truly natural appearance.

Durable and lightweight, the panels offer colour stability and minimal maintenance, while meeting A2-s1-d0 fire safety standards. It's the timeless beauty of wood, without the drawbacks of natural timber.

We collaborate closely with architects, designers and specifiers to transform ideas into enduring, beautifully crafted outcomes.

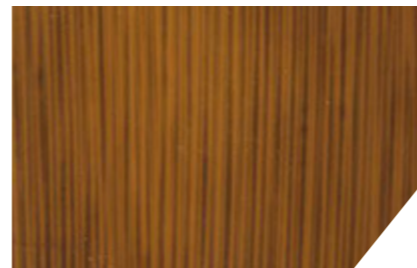
Please note: More colours are available.



PWF1



PWF2



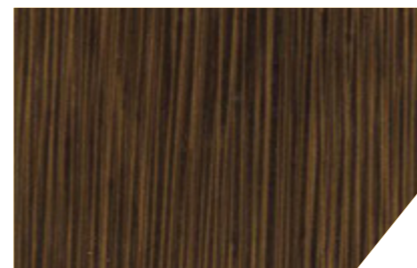
PWF3



PWF9



PWF13



PWF20

Anodising

Natural Aluminium.

Bailey's Anodising enhances aluminium's natural strength and appearance, creating a durable, corrosion-resistant finish.

It delivers long-lasting performance while preserving aluminium's sleek, metallic character with minimal maintenance.

The anodising process uses less energy than many alternative finishes, and makes anodized aluminium 100% recyclable at end of life, subject to local recycling routes. A wide range of colours and finishes is available, offering design flexibility alongside proven durability.

Because great design deserves materials that perform flawlessly, age gracefully, and leave a lasting impression.

PPC Colour



Anodic ice



Anodic bronze



Golden beach



Dark bronze C34



Jaisalmer



Anodic black



Golder splendor



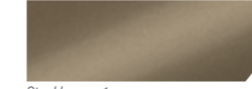
Blue grey YX214E



Light bronze C31



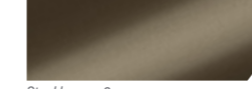
Steel blue grey 713



Steel bronze 1



Steel blue grey 715



Steel bronze 2



Steel blue platinum

Anodise Colour



Natural silver



Anolok 547



Regency gold 1



Anolok 549



Regency gold 2



Anolok 548



Regency gold 3



Anolok 711



Anolok 541



Anolok 713



Anolok 543



Anolok 715



Anolok 545



Anolok 717

Flat Roofing

At the forefront of this is our free-of-charge Site Condition Survey and Report service.

Large flat roofs, particularly ones that are not overlooked, often suffer due to poor or neglected maintenance. This can lead to repairs or refurbishment that often happen after a problem has progressed significantly.

A flat roof must withstand extreme heat, UV exposure, freezing temperatures, snow, ice and everything the British weather brings year-round.

Early surveying, specification and remedial work can help reduce disruption and cost, project dependent. Bailey Roof Specialists provide technical support, guidance and oversight throughout flat roof refurbishment projects.

Key Services

- Site Condition Surveys and Investigative Core Sampling
- Site Condition Reports
- Design Assistance
- U-Value and Flow Rate Calculations
- Bespoke Remedial Specification Works
- Further Moisture/Leak Detection Tests
- Contractor Vetting
- Installation Inspections and Completion Sign-Off



Flat Roof Project

System 17000 FR

A bitumen felt option for flat and pitched roofs.

Can be installed using torch-on and self-adhesive methods or a combination. As our premium bitumen felt system, it is suited to projects requiring a high-performance solution.

Key Features and Benefits

- Strong spun-bond polyester carrier
- High resistance to UV
- Certified by the BBA (Certificate 06/4375) with a life expectancy in excess of 30 years
- Poly-Alpha-Olefine (PAO) modified bitumen providing both strength and flexibility
- Fire Rated to Broof (t4)



The Bluff, Bournemouth

Classic Plus FR

A versatile SBS-modified torch-on bitumen.

Key Features and Benefits

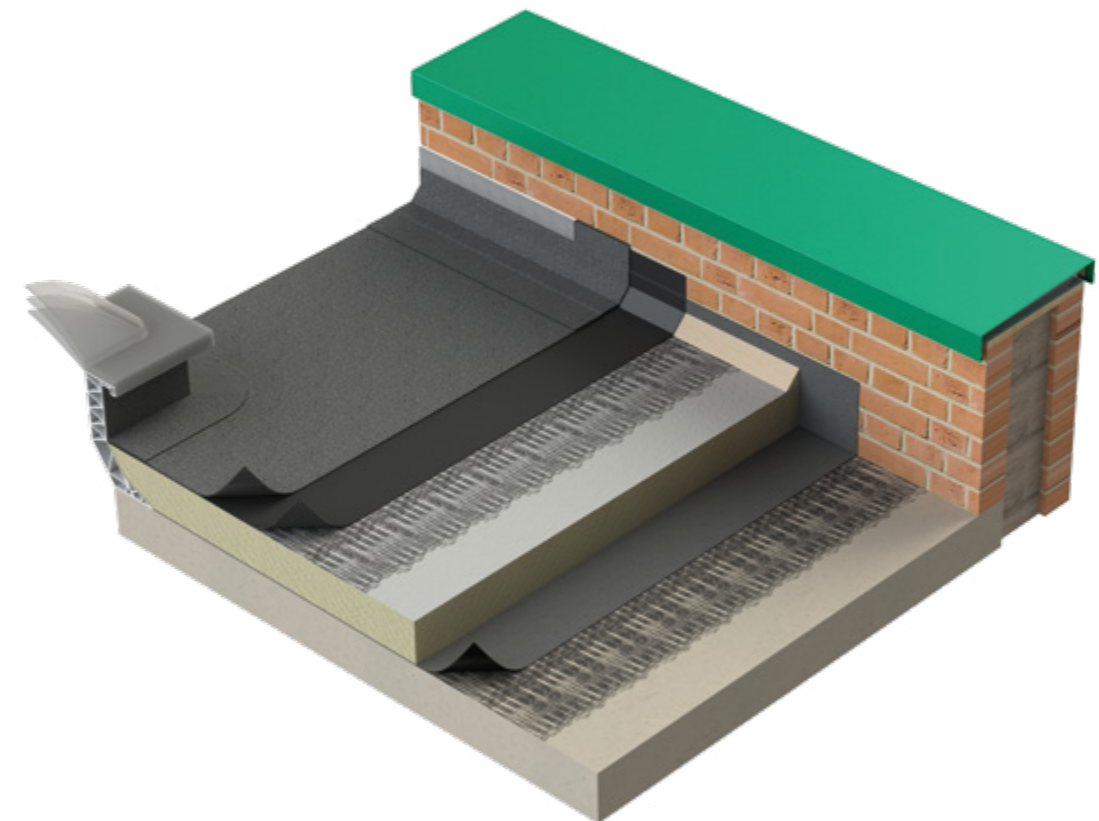
- High resistance to UV
- Flexibility even in cold temperatures
- Flexibility allows for absorption of thermal movement increasing long term performance

System 5000 FR

A self-adhesive bitumen felt system.

Key Features and Benefits

- Strong spun-bond polyester carrier
- High resistance to UV
- Certified by the BBA (Certificate 24/7165)
- Fully flame free application
- Fire rated to Broof (t4)



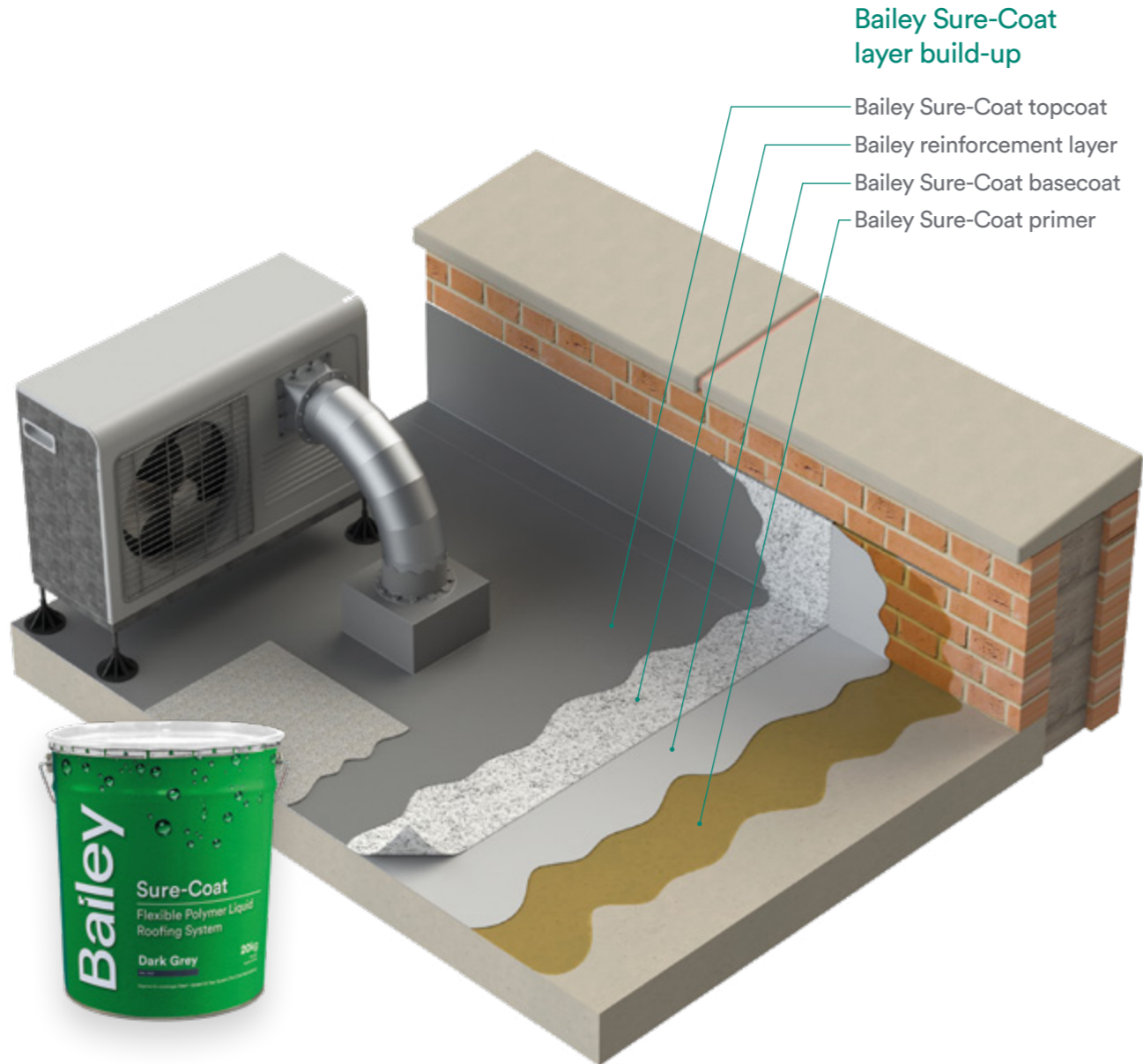
Sure-Coat Liquid Applied

Sure-Coat flexible polymer liquid roofing system is ideal for refurbishment projects and areas that are difficult to detail.

The liquid nature of Sure-Coat means it can be applied in situations where other systems would be difficult to install.

Key Features and Benefits

- No hot works required during application
- High resistance to UV
- Fire rated to Broof (t4)
- Curing can be adjusted using additive
- Low odour



Green Roof Systems

Deliver a roofing solution using a robust Bailey Waterproofing system.

The range is available in extensive and intensive options to suit both aesthetic and functional roof designs.

Key Features and Benefits

- Incorporates the Bailey Atlantic membrane
- Integrated drainage reservoir
- Range of vegetation

System Options

Extensive - Lightweight, low-maintenance roofs for environmental and visual enhancement

Intensive - Accessible roofs suitable for walkways and usable roof areas





Case Studies



The Lexicon,
Bracknell Quarter

The Customer Vision

The Dyson Institute of Engineering and Technology required high-quality accommodation for first-year Engineering students on its Malmesbury campus.

Wilkinson Eyre was commissioned to design a sustainable ‘undergraduate village’ of 67 modular pods that would allow students to live, study and collaborate alongside the Global Engineering team.



The Challenge

The pods had to be manufactured off-site, using a system incorporating Accoya cross-laminated timber and aluminium cladding, then arranged on site in two to three storey clusters to create a welcoming village environment.

The project required a cladding solution that balanced aesthetic quality with long-term performance, sustainability and buildability. Bailey needed to ensure the chosen approach would integrate seamlessly, perform reliably over time and meet the project’s sustainability objectives



The Bailey Solution

Bailey addressed the challenge with the Platinum Secret Fix rainscreen System, chosen for its sleek appearance and robust easy-fit male-female joints.

Seamless flat façades were designed and delivered in an elegant dark grey aluminium finish across a wide range of panel sizes. The system accommodates 3 to 40mm joints, enabling clean detailing around windows and corners.

The project showcases how thoughtful modular design, sustainable materials and precision-engineered cladding can deliver an inspiring contemporary solution that balances durability, functionality and refined aesthetics.

Need more?

Visit builtwithbailey.com to view more case studies and learn how to ‘Build better’ with Bailey.

The Customer Vision

Wimbledon required a façade solution that reflected the prestige and heritage of one of the world’s most iconic sporting venues.

The design needed to integrate seamlessly within the stadium environment, combining high-quality aesthetics with the technical performance required to support specialist operational features and long-term durability.



The Challenge

Bailey was tasked with delivering a façade solution befitting the prestige of Wimbledon, where design quality and technical precision were paramount.

The challenge centred on integrating a series of highly specialised stadium features — including bespoke lawn-maintenance nozzles and complex internal speaker systems — within the cladding build-up.

These elements needed to work seamlessly with a dismantlable rainscreen cladding system, allowing ongoing access and maintenance without compromising performance or aesthetics. Coordinating these requirements within a single, cohesive façade solution, while meeting the exacting standards of an iconic venue, was the key challenge for Bailey.

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The Bailey Solution

Bailey’s technical team worked in partnership with the other on-site contractors and specialists to find the best solution to incorporate all of the bespoke features that the stadium needed while keeping a clean and modern design.

The Prima rainscreen cladding system was the best choice for the project. The recessed fixings worked perfectly to meet the client’s needs, and the versatile Prima panels allowed for the bespoke designs and features to be seamlessly incorporated into the stadium cladding.

The hard work and collaborative efforts really paid off with the new Wimbledon Stadium refurbishment. The new modern design looks stunning and incorporates all of the bespoke functionality to keep the Stadium in action.



The Comar Solution

Comar worked with approved fabricator Project Aluminium Ltd. to ensure the façade design was delivered accurately and efficiently.

Comar 6 ladder frame curtain walling was specified for the main façade, providing a slim 50mm sightline and the flexibility to integrate glazing, panels, opening vents and doors within both faceted and sheer glazed elevations.

Comar 7 commercial door sets were incorporated to suit the high footfall environment, offering durable, compliant access solutions that met DDA requirements. Comar 5P.i windows were used to deliver enhanced thermal performance, supporting compliance with current building regulations.

All aluminium systems were finished in Matt Grey RAL 7012 polyester powder coating to achieve the required consistent, contemporary appearance.

Through early-stage involvement, technical detailing and close coordination with the project team, Comar helped ensure the façade solution met the client's vision, technical requirements and programme demands

The Customer Vision

The client required a new Cooper BMW/Mini dealership that delivered high-quality facilities, including sales areas, offices and customer services, while clearly expressing the Cooper brand identity.

The vision was for a sleek, modern façade that combined strong visual impact with performance, accessibility and suitability for a busy commercial environment.

The Challenge

It was critical to support the delivery of a façade solution that balanced brand-driven aesthetics with technical performance and compliance.

The project required a highly glazed frontage capable of accommodating varied façade elements, integrated doors and opening vents, while meeting thermal performance standards and DDA requirements within a high-traffic setting.

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The Customer Vision

The vision for the Park Regis Birmingham hotel was to create a landmark destination that would enhance the city skyline while delivering a high-end guest experience.

Key priorities included maximising panoramic views, particularly at the rooftop sky bar, and creating a façade that reflected the hotel's premium status while supporting durability, comfort and long-term performance.

The Challenge

The project required the delivery of a complex façade solution across a 16-storey hotel, balancing expansive glazing with structural performance and weather protection.

Critical areas such as the double-height sky bar and dramatic entrance levels demanded uninterrupted views, precise detailing and robust systems capable of accommodating building movement, loadings and complex interfaces with other cladding elements.

The façade also needed to provide welcoming, high-traffic entrances that combined architectural impact with reliable access and long-term durability.

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The Comar Solution

Comar supported the specification and coordination of systems to deliver a cohesive façade solution incorporating curtain walling, windows and entrances.

A double-height Comar 6EFT curtain wall system was used at the rooftop sky bar, providing a slim 50mm sightline while delivering the structural capacity required for large spans and uninterrupted city views. At lower levels, Comar 6EFT capped curtain walling was integrated with angled, cantilevered entrances, requiring precise detailing to ensure effective drainage and long-term weather performance.

Comar 5P.i Advanced Windows were seamlessly integrated with surrounding cladding through Comar's interface adaptor range, while Comar 7P.i commercial door systems provided robust, high-traffic entrance solutions, including auto-sliding doors for smooth and accessible access.

All aluminium profiles were finished in RAL 7016 Matt Grey, complementing the building's interior palette and reinforcing a refined, contemporary aesthetic. Through early coordination, technical input and careful detailing, Comar helped deliver a façade solution that met the project's architectural ambition and long-term performance requirements



The Customer Vision

The client sought to resolve issues with an ageing flat roof while ensuring the building continued to operate safely and effectively as a hospital. Minimising disruption was critical, alongside the need for a high-performing, long-lasting roofing solution that would improve weather protection and thermal efficiency.

The Challenge

Bailey needed to upgrade the existing roof without the disruption, waste and risk associated with full strip-out works.

Removing the existing build-up would have caused significant disturbance to occupants, increased landfill waste and raised the potential for water ingress - all unacceptable in a live healthcare environment.

Need more?

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The Bailey Solution

Bailey delivered a high specification roofing membrane system, designed to be fully compatible with the existing substrate and allow for an efficient overlay solution.

With a service life in excess of 40 years and resistance to UV exposure, the system delivers long-term durability. Free from chlorides, fluorides and plasticisers.

A comprehensive roof survey and core sampling informed the detailed specification, including a cut-to-falls insulation scheme to improve drainage and enhance thermal performance in line with current regulations—providing a robust, low-disruption solution for the hospital.



The Customer Vision

Both the client and the architect wanted the buildings to blend seamlessly with the undulating landscape that the course is well known for.

The Challenge

After constructing a scaled mock-up of the roof, it became clear that the sedum would need to be secured at 460mm intervals using green roof trims. Specified to tolerate the exposed location of the green roofing needed to blend in seamlessly with its surroundings.

With such a steep curve to the roof, a strong system was required to ensure that each panel remained flat, even with the growth of the plants.

Testimonial

“When we started this project on the site of a former contractor’s yard our main ambition was to match the groundbreaking design with green credentials. Those ambitions have been realised, and we are proud to have an extremely attractive and comfortable working environment together with excellent storage facilities, all delivered within an ecologically sound package.”

Danny Campbell, St Andrews Links Commercial Director

Need more?

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The Bailey Solution

Bailey designed a detailed installation plan for a fully curved roof and eaves system, including cassette fascia soffits, which at its steepest pitch was almost vertical. To enable the sedum to root itself and become self-securing, a nylon string was 'zig-zagged' between the trims to secure the vegetation mat. The blend of local sedum and vegetation was then tucked into the trims and left to flourish.

Bailey’s Cassette Fascia Soffit System, which was wrapped around the perimeter of the roof ensured that there were no ripples or dimples. With its root resistance and waterproofing qualities, Baileys waterproofing membrane was the ideal roofing membrane to install underneath the green roof system. Followed by the Eco-Roof reservoir board, which increases water retention capacity for the vegetation, helping to keep the sedum healthy all year round.

Bailey

Tower Wharf,
Birkenhead



Bailey brings you

Bailey

Architectural
facades

Comar

Curtain wall
windows + doors

Bailey

Roofing
systems

Axím

Architectural
hardware