

HADFRAME.CO.UK

PERFECT COMMERCIAL AND RESIDENTIAL STEEL SECTIONS



Hadham Construction Ltd
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www.hadhamconstruction.co.uk
[SHEDS - www.hadframe.co.uk](http://www.hadframe.co.uk)
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COMMERCIAL SHEDS



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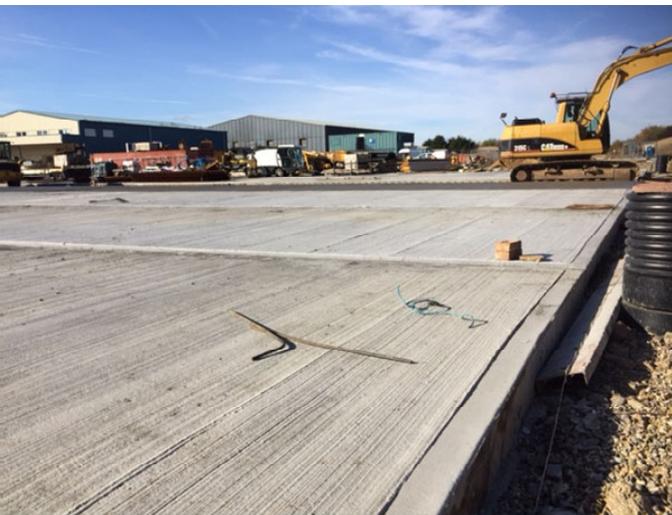


Commercial warehouses and Industrial units from 100m² up to 10,000m² can be accommodated, and from 5m spans up to 50m spans as long as required. Constructed using a combination of hot rolled steel and cold rolled steel section from HadFrame.

The larger buildings consist of a HRS portal frame, plastisol coated steel, composite panel cladding in a variety of design, colours and textures, all rainwater goods and flashings, and powder coated aluminium doors and windows. The units are separated, and offices, kitchens, meeting rooms and toilets formed, using CRS, insulation and two skins of plasterboard. The smaller units, offices and retail construction are predominantly from CRS using the structure as a honeycomb to spread the upper floor and roof loads through the entire wall length.

These modern buildings are lighter, stronger, and quicker to build than any traditional structure. This makes them much better value, much better insulated and thus lower full life running costs.

HRS - Portal frame stanchions are erected from the concrete pads and bolted to the ground. Eaves heights of up to 10m for HRS and 3m per floor and 6 floors for CRS are common.



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CRS - A lattice beam with pitched or horizontal roof spans between the stanchions and lightweight steel purlins complete the structure.

Hadham Construction Ltd undertakes a full turnkey service providing all design, structural calcs, CDM and management facilities, through to supply and erection of CRS as a sub contract package. Having all required plant and equipment from 360 excavators to MEWP's and specialist cladding cranes allows HCL to undertake groundworks, installation of services, footings, concrete yards, power-floated slabs, full steel frame erection, cladding and fit out.



The HRS posts having been installed the rafters are fitted, followed by cross bracing and secondary CRS purlins to take the composite panel trapezoidal roof.

HadFrame has its own design office, manufacturing and assembly facility, qualified installers, CDM, Quality and H&S management. There are over 200 Standard Details all pre approved by LABC available from the HadFrame website.

Once the roof is on to protect from rain the RC floor slab is poured and power-floated. Up to 1,500m² (50 truck loads) can be poured per day dependent on concrete service



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The roof design will have 10% roof lights providing considerable internal natural light and compliance with building control. The roof lights are triple glazed polymer to ensure maximum heat retention which is important to gain a pass on the EPC certificate and to ensure the safety of any personnel on the roof.

HCL have qualified EPC assessors in house who are able to advise on insulation, building design and provide the final sign off and EPC certificate required prior to renting out a commercial building

The HRS posts are designed and positioned in such a way as to remove the requirement for secondary CRS sheeting rails for the walls. Fitting the insulated panels in a horizontal manner allows them to be pre ordered from the factory cut to the exact length for each position. A dwarf wall extending approximately 150mm above the FFL is installed after the slab is poured and provides an upstand to fit the flashings, drip detail and panel support rails. The composite panels are then fitted to the frame and secured direct to the HRS using specialist fixings.

This design saves cost, but vastly increases efficiency and provides a significantly cleaner, washable, inner skin to any commercial unit without any further internal work.



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A warehouse, factory or office building constructed with a sectional steel frame either HRS or CRS has significantly greater structural strength, flexibility and durability than one using wooden studwork or brick and concrete walls.

The internal dividing walls, offices, kitchens, meeting rooms, toilets etc are made of specialist light weight Cold Rolled Steel section designed by HadFrame and manufactured in the HadFrame factory. The CRS 'C' section beams are cut to length, swaged, flanged, dimpled and pressed to shape with all the service holes punched out. The floor beams have a flange around each hole which increases the strength and reduces the weight of steel required by 20%.



These profiles are pre-assembled into frames in the factory, and delivered to site flat packed ready for assembly, along with a full set of structural calcs for building control, and installation drawings. The HadFrame qualified installers then install the frames according to the design creating the individual units and facilities.

Once installed the frames are sandwiched together with mineral wool insulation covered with two skins of plasterboard and the internal walls skimmed. Warehouse walls are just sealed and painted white.



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HadFrame is accredited through BOPAS (Build Offsite Property Assurance Scheme) run by Lloyds Register in London, to design manufacture and install up to 6 storeys in height of structural lightweight steel.

The ground floor walls are installed followed by the 'Z' rail which runs around the top of the wall. The floor cassettes consist of 150mm or 250mm 'C' section floor joists @ 400mm centres and 'U' channel to the ends. These are pre assembled and pre-boarded in the factory with 18mm OSB3. The pre-boarded floor cassettes are delivered to site and craned into place. This removes the requirement for internal scaffold. The stair structures are fitted and provided the external scaffold is up to first lift, installation of the first floor walls can begin immediately, thus dramatically reducing build time and speeding up completion. The process continues for as many floors as there are.

The pre-punched service holes are lined with plastic bushes by HadFrame installers and the mechanical and electrical installation can follow the structure. HadFrame provide a full fit out service installing two skins of plasterboard to each side of every wall and ceiling, and full filling the wall and ceiling with mineral wool insulation. The ground floor offices have an insulated floor installed.



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Once the dividing walls and the office structure are installed HadFrame personnel dry line, decorate and install all electrical and plumbing services. All lighting is LED in all areas, electrical installations are to 18th Edition Regs using dado trunking, suspended ceilings and all emergency requirements.

Steel, closed tread stairs are installed compliant with building control. All kitchens have under sink electrical water heaters, dishwasher and fridge points; toilet areas have electrical hand dryers and all areas have, hard wired, smoke detection.



The reception areas and offices are not palatial but comfortable, hard wearing and tidy in appearance. All doors are fire rated (whether required by building regs or not), they all have three hinges per door and all have closers and glass panels where appropriate. So as to ensure they remain working and require little maintenance. Small offices can be separated by glass walls to allow light and vision.

All commercial units are extremely competitively priced and constructed to a very high standard and all can be provided with BOPAS accreditation.



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