



TATA STEEL



Case study

Solent Retail Park, Havant, Hampshire

Client: Hargreaves Property Group

Architect: Hargreaves Design & Build

Main Contractor: Hargreaves Construction

Roofing & Cladding Contractor:

TA Colbourne Limited

Tata Steel products:

Trisomet® 80mm, Trimapanel® FTF 120/900, Trimapanel® FTF120/1000 all featuring Colorcoat HPS200 Ultra® pre-finished steel for the external skin.

Year: 2014

As a major development and construction company specialising in the creation of commercial and retail premises, the Solent Retail Park in Havant, Hampshire is typical of the high quality property to be found in Hargreaves' portfolio. The pair of multi-unit high-tech buildings erected between April and December 2014 are steel framed and offer the tenants attractive surroundings as well as energy efficient envelopes; meeting and in some aspects exceeding current Part L Building Regulations.

The proposal by roofing and cladding contractor, TA Colbourne Limited to employ Tata Steel's Trisomet® insulated roof panel and two different versions of Trimapanel® FTF insulated wall panel to complete the

outer elevations fully satisfied the client's project brief. With all panels manufactured using Colorcoat HPS200 Ultra® pre-finished steel for the external skin, this provided a guaranteed long life product, good air-tightness, attainment of a high BREEAM rating and various other physical attributes including good acoustic and fire performance.



ACHIEVING EXCELLENCE IN AIR-TIGHTNESS AND ENERGY PERFORMANCE



Established in 1965, the Hargreaves Property Group is well known for the development of high quality commercial properties in the South-East of England, retaining a portfolio of over 3 million square feet of office, industrial, warehouse and retail space, while having also built some 2,500 top end residential dwellings.

The Solent Retail Park is just a third of a mile from Havant town centre and contains 80,000 square feet of A1 useable space at ground and mezzanine levels within the high spec units. As part of the group's strategy to attract key names to the development and create a secure, sustainable asset, Hargreaves has a policy of specifying top quality components to be able to provide reliable performance.

The challenge:

One of the challenges set by the client was to have a flush internal finish for the retail buildings, reducing the amount of secondary steel work needed, but at the same time ensuring that the building was as energy efficient as possible. This would then provide more aesthetically pleasing interior look and create a more rentable unit.

The building is also situated close to the sea so needed to be able to withstand the aggressive coastal environment.

The solution:

The Hargreaves Group encompasses an architectural consultancy and a construction division, with both being involved in the development of the Solent Retail Park, while TA Colbourne was the specialist roofing and cladding contractor involved on the project.

As a result of this collaboration, Tata Steel products were proposed and accepted for both the roof and walls of the two main units built in the second half of 2014. In particular, the combination of Trimapanel® FTF 120/900 and Trimapanel® FTF 120/1000 was chosen as the ideal solution – both being enhanced versions of the well known standard Trimapanel®, but with the additional ability to span frame-to-frame so eliminating secondary steelwork and providing a more aesthetically pleasing finish to achieve the challenge set by the client.

A spokesperson for Hargreaves Construction commented:

“The results of the air leakage test were excellent with figures down as low as 1.7 m³/m²/hr as well as offering overall very good insulation performance.”



Although the Trimapanel® FTF (frame-to-frame) system can span up to eight metres, in the case of the Solent retail units the maximum distance between stanchions was 7.5 metres with some sections at six metres in length.

1,650 square metres of the Trimapanel® FTF 120/900 and a further 630 square metres of the Trimapanel® FTF 120/1000, both manufactured from Colorcoat HPS200 Ultra® in Hamlet were used to manufacture the wall cladding. Meanwhile 3,250 square metres of the Trisomet® 80mm with Colorcoat HPS200

Ultra® in Goosewing Grey colour, were used for the roof cladding.

Colorcoat HPS200 Ultra® with its 40 year Confidex® Guarantee is in fact recognised by the client to be the 'best in class', as well as offering the durability in what is a relatively harsh, coastal climate. By choosing the complimentary roofing and cladding products from Tata Steel, the project team was certain of continuity of supply from a single source. Additionally, the Tata Steel cladding systems also achieved the thermal, acoustic, fire and buildability criteria crucial to the specification.

The special lap design to the Trimapanel® FTF and the Trisomet® panels, featuring a 6mm high grade butyl mastic seal offered excellent air-tightness. In the case of the standard blower tests carried out on the first of the two buildings completed, the results obtained were well within the minimum requirements for the Building Regulations. While the average for the five spaces tested was 2.17 m³/m²/hr, unit 3A achieved an outstanding 1.7 m³/m²/hr.





Tata Steel products:

Trisomet® 80mm (3,250m²), Trimapanel® FTF 120/900 (1,650m²), Trimapanel® FTF120/1000 (630m²), all manufactured using Colorcoat HPS200 Ultra® pre-finished steel for the external weather-side profile.

Trimapanel® FTF offers the strength, rigidity and form to effectively span between main elements of a structure without the need for additional support. This removes the need for secondary steelwork, reducing installation time, thereby having the potential for cost

savings. The system also creates a clean and attractive interior surface, which is free from dust traps, making it ideal for both business and retail units or other types of building where aesthetics are considered of primary importance. Together with the Trisomet® roofing panels – specified for the Solent Retail Park units in Hamlet and Goosewing Grey – Trimapanel® FTF features the best in class Colorcoat HPS200 Ultra® as an ideal super durable solution for aggressive marine conditions.

“We tendered the job based on specifying the Trisomet® and Trimapanel® FTF. As a major building envelope contractor we have had experience of using Trimapanel® FTF before, which not only saves you the cost of fitting sheeting rails, it looks far neater once it is installed and – as was clearly demonstrated on the Portsmouth job – it makes the building far more air-tight. Given the orientation of the panels required on the buildings it made a lot of sense and the contract went very well overall.”

Tim Bench, Contracts Manager,
TA Colbourne Limited

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