

SOLENT RETAIL PARK, HAVANT, HAMPSHIRE

TATA STEEL



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 three million square feet of office, industrial, warehouse and retail space.

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 a 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 steelwork needed, but at the same time ensuring that the building was as energy efficient as possible. This would then provide a 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. In particular, the combination of Trimapanel® FTF 120/190 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.

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 120/190 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 HPS 200 Ultra® in Goosewing Grey colour were used for the roof cladding.

The special lap design to the Trimapanel® FTF and the Trisomet® panels, featuring a 6mm high grade butyl mastic seal offered excellent airtightness. 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 Building Regulations. While the average for the five spaces tested was 2.17 m³/m²/hr, unit 3A achieved an outstanding 1.7m³/m²/hr.

Colorcoat HPS 200 Ultra® with its 40 years 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 complementary 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.



Client: Hargreaves Property Group

Architect: Hargreaves Design & Build

Main contractor: Hargreaves Construction

Roofing and cladding contractor: TA Colbourne Limited

Tata Steel products: Trisomet® 80mm, Trimapanel® FTF 120/190, Trimapanel® FTF 120/1000 all featuring Colorcoat HPS200 Ultra® pre-finished steel for the external skin

TATA STEEL

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