CASE STUDY

Chapter House Care Home, Beverley

Chapter House is a purpose-built high-quality care home within the landscaped grounds of Keldgate Manor, Beverley. The development forms part of a wider site scheme that included the conversion of the manor building into residential apartments and a separate, sensitively designed new care facility in the grounds.

SITE
Keldgate, Beverley

PRODUCTS
Light steel frame loadbearing systems

ARCHITECT
Ridge LLP

MAIN CONTRACTOR
PDR Construction

PROJECT MANAGEMENT
Peak PM

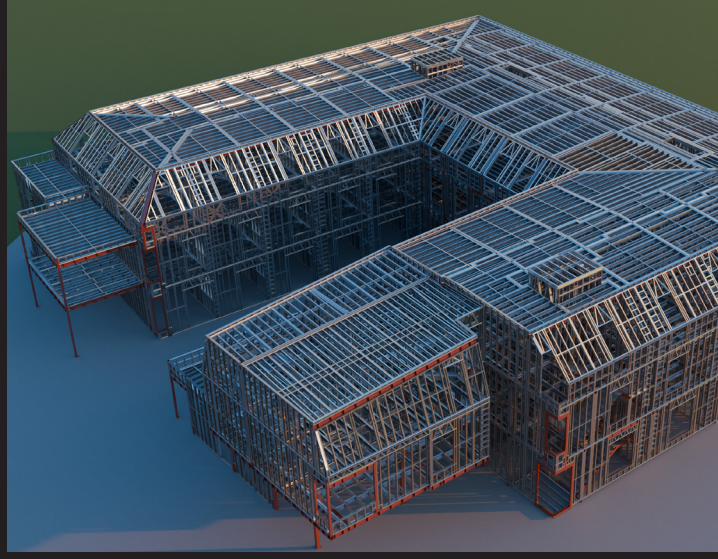
CLIENT
Springfield Healthcare

FLOORS
Two and three storeys

SECTOR
Healthcare



FRAMECLAD



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Situated within the curtilage of a Grade II listed manor house, the Chapter House development required exceptionally sensitive design and construction. Protecting the historic setting, minimising disruption and meeting stringent planning and conservation requirements were central challenges from the outset.





Following delays associated with planning approvals, the client needed a fast-track construction programme to bring the building into operation quickly and support earlier occupation and revenue generation. Early collaboration with the client, architect and main contractor allowed Frameclad to shape structural strategy and buildability, ensuring the light steel solution addressed programme pressures, detailing needs and heritage constraints.

Frameclad designed, engineered and manufactured a bespoke, non-combustible light steel frame loadbearing system for the new 79-bed Chapter House Care Home. The architectural design of the roof proved too challenging to construct in timber, but the adaptability of light steel frame came to the fore and the Frameclad in-house design and engineering team developed a light steel solution.

Factory precision was key. All panels and components were manufactured offsite to tight tolerances, ensuring consistent quality across external and party-wall interfaces. The lightweight loadbearing system reduced foundation loads and limited intrusive groundworks close to the listed manor and its landscaped setting.

Offsite manufacture also enabled parallel onsite activities, accelerating the programme significantly. The engineered system met all fire-safety, acoustic and thermal performance requirements while seamlessly integrating services and architectural finishes. The completed care home now delivers high-quality, en-suite accommodation alongside varied lifestyle amenities. Arranged over a basement, ground and two upper floors, it provides a blend of residential, nursing and dementia care within a modern, purpose-built environment.

As a leading BOPAS-accredited manufacturer, Frameclad are committed to achieving the highest quality standards, manufacturing all products in a state-of-the-art 50,000 sqft framing facility, fully compliant with EN 1090-1: 2009 + AL: 2011 CE accreditation.

FRAMECLAD

Building 40 | Third Avenue | The Pensnett Trading Estate
Kingswinford | West Midlands | DY6 7UP

T: 01384 401 114
E: enquiries@frameclad.com
www.frameclad.com

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