FRAMECLAD

CASE STUDY

Library Parade, Reading

Breathing new life into a 1980s retail and office block, Library Parade is now undergoing a major 'top box' transformation. The existing structure is being extended vertically to four storeys, delivering 14 new apartments. Frameclad was appointed to engineer and manufacture a light steel frame loadbearing solution, specifically designed to enable the efficient addition of new storeys whilst minimising structural impact on the existing building.

SITE
Woodley, Reading

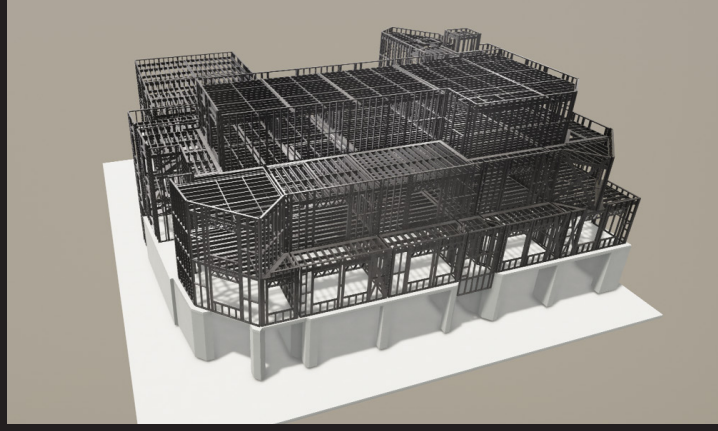
PRODUCTS
Loadbearing light steel system

AREA
1000 m^2

FLOORS
Four storeys







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Located in a busy suburb of Reading, the scheme preserves the three ground floor retail units and will deliver nine one bedroom and five two bedroom apartments. There will be 10 carparking spaces, including two disabled bays and six EV charging points.

The addition of extra storeys to existing buildings, known as 'airspace' or 'top box' developments – has evolved from a niche concept into a fast-growing sector in modern construction. As land becomes increasingly scarce, airspace projects offer a smart, sustainable solution to deliver much needed new homes in high demand urban areas.

At its core, top box development is a simple idea. However, whilst the concept is straightforward, the execution is anything but. This is why Frameclad's expertise was enlisted for the Library Parade project. A bespoke high-performance loadbearing system was specifically engineered to meet the rigorous demands of this innovative development.

After the first floor was carefully removed, and structural work was carried out, the new upper levels were constructed directly above the existing ground floor using Frameclad's low-weight loadbearing light steel system.

Maximising the advantages, the light steel system provided multiple benefits to the project including rapid and precise delivery and installation – fast-tracking the building programme. The Frameclad system can incorporate existing external walls, loadbearing walls and floors and roof structures, making it ideal for this type of 'top box' development. Since announcing the start of design work on this redevelopment, real progress is being made, and the transformation is well underway.

A trusted specialist in offsite construction, Frameclad combines technical expertise with a proactive, customer-first approach to deliver innovative light steel framing solutions. Operating from a state-of-the-art 50,000sqft manufacturing facility, all systems are precision engineered to the highest quality standards and backed by BOPAS accreditation and full regulatory compliance.

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