

CASE STUDY

# The Chocolate Factory, London

Frameclad were appointed by the main contractor to provide light steel frame solutions for the development of the Chocolate Factory in Wood Green, London. Located on the former site of the Barratt & Co confectionery factory, this development comprises 80 contemporary residential homes.

**SITE**

Block E2, The Chocolate Factory,  
Wood Green, London

**PRODUCTS**

SFS Infill to Concrete Mainframe  
SFS Loadbearing for additional storey

**MAIN CONTRACTOR**

Formation Group PLC

**ARCHITECT**

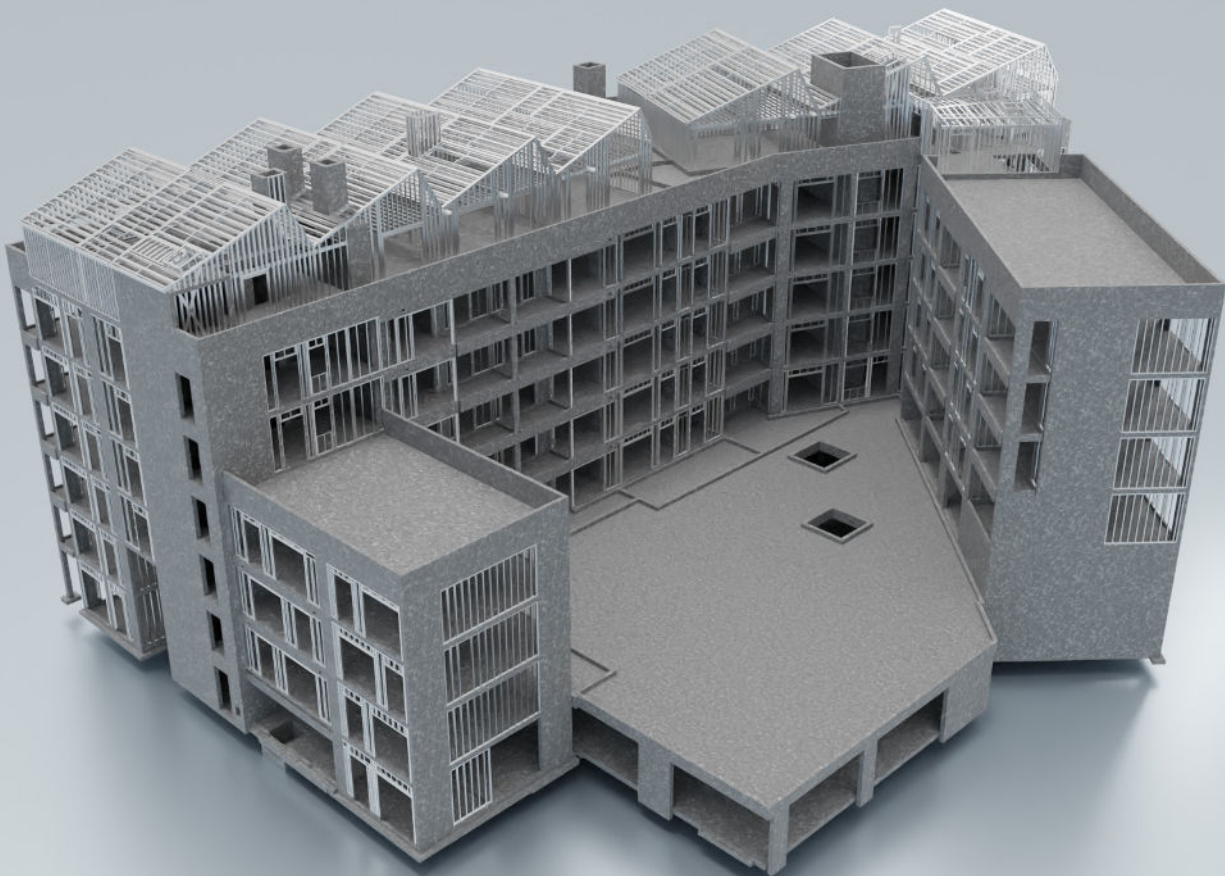
Delta Architects

**CLIENT**

Formation Group PLC

**FLOORS**

Six storeys



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Conveniently situated in the district of Wood Green, London – Block E2 of The Chocolate Factory is part of the wider redevelopment of a former confectionery factory built in the 1930s. Comprising 71 apartments and nine duplex houses, this development required expert design to navigate challenges and deliver on deadlines.

Frameclad worked with the main contractor and client to provide structurally robust lightweight steel framing systems to support facade build-ups and counter wind pressures. Frameclad also provided a loadbearing panelised steel framing system for the top storey with minimal requirement for additional support from primary structural elements. Decisive, quick with the ability to make swift decisions, the Frameclad team go the extra mile to meet rapid turn-around times.

By incorporating cutting-edge light weight steel framework which utilises advanced computer-aided design (CAD) software and engineering techniques, Frameclad optimised the steel framing system, resulting in faster assembly, reduced material waste, and enhanced sustainability. The framework not only provided exceptional durability but also significantly reduced construction time, enabling project deadlines to be met.

Frameclad's expert engineering team used state-of-the-art software along with Modern Methods of Construction (MMC) to manufacture the infill SFS and loadbearing systems before delivery and installation on site.



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One of the challenges of this development was the weight of the assembled panels – heavier frames would be difficult for the factory workers to handle and move. Additionally, the size of the frames can make transportation to site difficult. Offering a comprehensive design and full structural calculations to overcome these issues, the Frameclad design team utilised software features to check, modify and split frames into more logistically feasible sizes and weights before manufacture. As industry trailblazers, the Frameclad team with their ‘can do’ attitude and great technical know-how, have the ability to tackle any job large or small.

“Having worked with Frameclad previously on various projects we were confident that they could deliver this challenging scheme. Consisting of infill SFS to the lower floors and a complex loadbearing top floor, the project ran as smoothly as we could have hoped for thanks to Frameclad’s support. Even when some curve balls were thrown in during the project Frameclad adapted, overcame and delivered to keep the scheme on programme. We will continue to use Frameclad on forthcoming schemes, benefitting from their design and technical capabilities, together with their utmost professionalism and client support.”

**Mick Gordon, Commercial Manager**



**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, all of which are 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 401114**

**E: [enquiries@frameclad.com](mailto:enquiries@frameclad.com)**

**[www.frameclad.com](http://www.frameclad.com)**

