



# Veitchi Frame for Residential Apartments



## **Veitchi Frame is part of Veitchi Group, a privately-owned group of five specialist trading companies offering expert services to the construction industry for over 100 years.**

At Veitchi Frame we specialise in providing offsite pre-panelised light gauge steel frame (LGSF) solutions from our bespoke facility on the outskirts of Glasgow. We are the only approved Metframe installer based in Scotland and are experts in the Light Gauge Steel Frame market, erecting over 50 structures throughout the UK. LGSF is an ideal building solution for low / medium rise accommodation and residential properties.

From our Glasgow base, our highly experienced teams engage with our clients from very early stages of design, to ensure that the project is designed safely and accurately to a BIM level 2, standard, then built in our bespoke production facility. Preparation that assures our Veitchi specialist installation teams, deliver one of the country's, fastest, cleanest and highest quality off-site build methods.

## Why Veitchi Frame?

The concept behind Veitchi Frame is to provide a lightweight structure with a traditional feel. This is achieved by equally distributing the load of the building down through the foundations helping lower the overall cost of foundation design and construction.

The pre-panelised load bearing system is assembled off-site within our factory on the outskirts of Glasgow.

The pre-panelised walls are delivered on a just-in-time basis and ensure a rapid build programme can be achieved, working on a principle of 2-3 weeks per storey.

Our package includes:

- All external walls clad in non-combustible sheathing board
- Approx. 80% of all internal walls
- Lift shafts inc guide rails and lifting beams
- Stairs including half landings
- Concrete floors
- Flat / pitched roof can be provided

The Metframe system features:

- Design warranty and 30 years MetWALL Perform warranty
- NHBC / SCI approved for up to 15 storeys
- Independent and accredited edge protection system
- BIM Level 2 compliant
- Dedicated project engineering team

## Why Veitchi Frame for Residential Apartments?

The general layout of apartment blocks is perfectly suited to LGSF. Room sizes ensure any hot-rolled elements are kept to a minimum, resulting in lower steel costs. The repetitive nature of the accommodation and bedrooms ensures the walls of the structure line up throughout the building, providing equal distribution of the structural load. Any commercial areas within the ground floor can be accommodated via a podium structure. Veitchi Frame comes into its own when building apartment blocks 4 storeys and above. This is the point where the benefits of timber frame for low rise developments reduce and light gauge steel frame systems thrive. We have experience erecting apartment blocks of all shapes and sizes and varied scale. We can also provide multiple solutions for roof design. We can install flat roof, pitched roof and mansard roof. However, in our experience, if no room in the roof is required and a pitched roof is the preference, we would recommend installing a timber truss roof. This helps provide the most cost-effective solution.

We also actively engage with other follow-on trades to ensure any clash detection is identified early. Veitchi Frame attend design team meetings and share information with the appointed M&E contractors, lift manufacturers and provide guidance on impact of façade preference.



# Benefits of building with Veitchi Frame

- Snagging and return visits are significantly reduced
- Foundation costs are lowered
- Reduced prelim costs - fast build programme
- Reduction in health & safety risks
- Reduction in site waste
- Travel emissions are lowered
- End of life benefits for steel frame - high recycled content

# Features of building with Veitchi Frame

- **Less restrictions caused by weather variability**
- **Speed of build. 2-3 weeks per storey**
- **No cutting on site**
- **30 year MetWALL perform warranty**
- **Reduction in on site labour**
- **Assembled in factory controlled environment**
- **Zero waste producing structural frame**
- **BREEAM Excellent with A & A+ products**
- **Early access for follow on trades**
- **Excellent fire and acoustic properties**

# Working with Veitchi Frame

What do we bring to your project?

## **Expertise**

We have successfully erected over 50 structures of varying scale throughout the United Kingdom.

## **Professionalism**

Veitchi Group has been trading for 105 years. Our team is made up of construction professionals with a strong track record of delivering successful projects.

## **Quality**

The products we supply are carefully selected based on their high levels of performance. Our installation teams are all fully trained utilizing our Veitchi Trade School, located at our head office in Cambuslang, and our development and training area at our offsite factory in Glespin, Lanarkshire

## **Know how**

We have been there and done it. We understand what works well and what doesn't. We provide guidance and advice and walk you through the process. This is one of the reasons we have so many repeat clients.



# Key Contacts



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# Veitchi Facts



**Veitchi Group - 320 employees & 35 local apprentices**

**Over 50 Veitchi Frame buildings erected in Scotland within the past 5 years**

**All assembled and supplied from our bespoke offsite facility in Lanarkshire**

**Est. 1917 - For over a century we've pioneered a solutions led approach to construction services**

**Veitchi Value - Donated over £305,000 in charitable giving since 2001**

# Awards



**Holiday Inn Express**  
**FIS UK 2022 Winner**



**The Bridge – Canonmills**  
**FIS UK 2021 Silver**



**Queens Manor Care Home**  
**FIS Scotland 2019 Judges Awards**



**The Engine Yard**  
**FIS UK 2019 Gold**



**Kelvinhaugh**  
**FIS Scotland 2018 Gold / Judges Award**



**Haddington Place**  
**FIS Scotland 2017 Silver**



# Case Study

**Location**  
Fergus Drive, Glasgow

**Client**  
Westpoint Homes

**Value**  
£750,000

**Duration**  
10 weeks

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## Kibble Heights

### Residential

Designed by Holmes Miller architects, Kibble Heights by Westpoint Homes is an exclusive 6 storey luxury development situated in the leafy heart of North Kelvinside in Glasgow's West End.

Following demolition of a derelict 1950's building on the site, the redevelopment contains 19 two- and three-bedroom apartments. Residents of the luxury penthouses can enjoy views over the Botanic Gardens from their private outdoor terraces. The lower ground floor contains 19 parking spaces with additional space for 24 bicycles.

Veitchi Frame provided the light gauge steel frame above the lower ground floor slab. By taking advantage of the benefits of MMC, early engagement with Veitchi Frame ensured any potential clash detection was identified early and savings could be made in foundation design. Speed in construction reduced prelim costs compared with traditional methods. Lift shafts, stairs, most of the internal walls and external sheathing was also included within the LGSF package.





# Case Study



**Location**  
Leith Walk,  
Edinburgh

**Client**  
Places for People

**Value**  
£3,600,000

**Duration**  
30 weeks

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## The Engine Yard

### Residential

The project is a vital part of Edinburgh's Leith Walk regeneration programme.

3 blocks of apartments over 7 storeys utilising the Veitchi Frame system to provide the superstructure. The site is flanked on one side by one of Edinburgh's busiest streets and on another by a live railway line and with up to 4 cranes in operation erecting the structure there were many logistical hurdles.

With a total floor area of 17,500m<sup>2</sup> the project presented some unique challenges. Traditional slate roofs had to be accommodated and stone cladding incorporated to blend with the historic city's sandstone buildings. Extensive external walkways were utilised to frame courtyard areas. Complex design solutions were utilised to achieve the Architectural requirements as well as practical solutions (such as acoustic isolation from a function suite and gym directly below apartments). The project was completed on programme.



**LIGHT STEEL FRAME**  
ASSOCIATION  
INSTALLER MEMBER



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# Case Study



**Location**  
Edinburgh

**Client**  
Hart Builders

**Value**  
£725,000

**Duration**  
12 weeks

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## Thistle Phase 4

### Residential

Located in Craigmillar, south-east Edinburgh and completed in 2019 this development was part of a much larger regeneration project. The masterplan was created by Smith Scott Mullan Associates and provided the local community with more than 250 new homes.

The development, on behalf of Places for People and Castle Rock Edinvar HA, is mixed use and is made up of mid-market rent, shared equity purchase and social rented accommodation

Working in collaboration with the design team, Smith Scott Mullan and Will Rudd Davidson engineers, Veitchi Frame supplied and erected the 6-storey light gauge steel frame and completed the project within the 12-week programme.





# Case Study

**Location**  
Inverness

**Client**  
Morrison Construction  
- Highlands

**Value**  
£660,000

**Duration**  
11 weeks

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## Wyvern House

### Residential

As part of Inverness city centre regeneration, Highland Housing Alliance (HHA) and Highland Council redeveloped a disused site to create 37 new flats and commercial units. Designed by NORR, the development contains 14 flats aimed at mid-market renters and 23 apartments available for rent through Highland Council.

In a first for the area, a light gauge steel solution was selected for the superstructure and Veitchi Frame was contracted to supply and erect the frame. Light gauge steel frame is an ideal building solution for tight city centre sites. The frame is assembled offsite then craned into position providing a rapid build programme. Veitchi Frame's specialised team erected the 5-storey building which topped out within 11 weeks.

The project is often referred to and is a landmark for a modern method of construction in the area.





# Case Study



**Location**  
Edinburgh

**Client**  
Hart Builders

**Value**  
£2.500,000

**Duration**  
26 weeks

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## Ropeworks

### Residential

Ropeworks Phase 7 saw Hart Builders deliver 151 homes for mid-market rent to the former Edinburgh Roperie and Sailworks Company site in Leith.

The £25 million project is part of a larger re-development of the disused brownfield site, over 600 homes, and is providing much needed high quality affordable rental homes to the city. 151 homes consisting of a mix of one-, two- and three-bedroom properties are contained within the four blocks.

Veitchi Frame was contracted to provide their light gauge steel frame system to the three taller blocks over a 26-week programme. In total, the project was approximately 11,000m<sup>2</sup> split between two 5-storey blocks and one six-storey.

Working in collaboration with the client, 7N architects and Harley Haddow engineers, Veitchi Frame completed the project during 2021, a COVID interrupted year. Our Modern Method of Construction (MMC) solution ensured COVID guidelines were easily achieved due to the small number of personnel required to erect the structural frame.





# Case Study



**Location**  
Canonmills,  
Edinburgh

**Client**  
Hart Builders

**Value**  
£370,000

**Duration**  
10 weeks

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## The Bridge, Canonmills

### Residential

Metframe was the ideal choice for this development, especially given the location of the site, ensuring all stakeholders could take advantage of The benefits of Light Gauge Steel Frame.

This mixed-use development over four floors is on an incredibly tight triangular site bounded on one side by a three-way junction on one of Edinburgh's main feeder roads from the North of the city into the city centre. The remaining sides are a narrow one-way street and finally the Water of Leith. The elevation over the Water of Leith was built up to the existing retaining wall line requiring the external access scaffold to be cantilevered over the river and the Veitchi Frame Structure had to be engineered to accommodate the uplift forces from this scaffold. During construction of this elevation Veitchi used its own bespoke edge protection system which allowed it to proceed without the requirement of external access scaffold. Floor area was in excess of 1150m<sup>2</sup>, forming six apartments and three townhouses. Working in collaboration with Hart Builders and Fouin & Bell Architects we completed the structure in 10 weeks which was three weeks ahead of programme.



**LIGHT STEEL FRAME**  
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To find out more about  
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