

# Product Brochure

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FLOORSPAN  
CONTRACTS

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## About Floorspan

Floorspan Contracts Ltd is a family-run business established in 1997 by MD Nick Dighton. He is now supported by his two sons, Liam and Lynden, and Nick Carver, Operations Manager, in the management of this expanding business on a day-to-day basis.

Having built a dedicated team with a range of formal qualifications, skills and practical experience, we are confident in our business model, our staff and our ability to deliver.

We are proud to have grown from modest beginnings to a modern five-acre production facility employing over seventy people.

At Floorspan, we pride ourselves on proposing considered, well thought-out designs with a focus on quality and customer service, whilst retaining a keen commercial instinct. We are sufficiently local and accessible to support a self-builder or first-time developer, but also large enough and experienced enough to accommodate a larger regional contractor.

## Design

Every enquiry, no matter how big or small, is subject to a detailed design process. Information provided by the customer is interpreted to produce layout drawings using our bespoke software package. Suggestions which will improve the layout, offer savings in time or labour, or aid the installation process are presented to the customer and an itemised quotation is produced.

With price a key concern for most, our product range enables us to offer a competitive price without compromising structural capabilities. Once variable factors have been discussed with the customer, such as loading conditions, types of finishes or specific imposed loads, we can select from our product range to issue the most cost-effective proposal.

For comparative purposes, the span/load table for the three types of reinforced T-beam we manufacture is shown below, based on a typical 65mm screed and 1450kg/m<sup>3</sup> medium-density infill block.

BEAM PATTERN	LIGHT BEAM LAYOUT CODE	IMPOSED LOAD	STANDARD BEAM LAYOUT CODE	IMPOSED LOAD				DOMESTIC GARAGE WITH 50MM R.C. SCREED	225 BEAM LAYOUT CODE	IMPOSED LOAD				DOMESTIC GARAGE WITH 50MM R.C. SCREED
		1.5		1.5	2.5	3.5	5.0			1.5	2.5	3.5	5.0	
	S495	4.292	S521	4.671	4.405	4.179	3.896	4.510	S550	7.175	6.594	6.132	5.590	6.778
	S383	4.834	S409	5.209	4.921	4.676	4.366	4.902	S438	7.856	7.247	6.760	6.183	7.441
	S270	5.300*	S294	5.750*	5.669	5.398	5.055	5.427	S325	8.772	8.140	7.626	7.009	8.343
	D594	5.300*	D656	5.680	5.381	5.123	4.797	5.517	D730	8.326	7.719	7.226	6.636	7.913
	D482	5.300*	D543	5.750*	5.750*	5.555	5.211	5.750*	D618	8.831	8.216	7.713	7.104	8.413
	D369	5.300*	D431	5.750*	5.750*	5.750*	5.750*	5.750*	D505	9.439	8.822	8.311	7.686	9.021
	T693	5.300*	T791	5.750*	5.750*	5.610	5.267	5.750*	T910	8.851	8.242	7.742	7.137	8.438
	T581	5.300*	T678	5.750*	5.750*	5.750*	5.621	5.750*	T798	9.245	8.635	8.131	7.515	8.832
	T468	5.300*	T566	5.750*	5.750*	5.750*	5.750*	5.750*	T685	9.697	9.090	8.583	7.959	9.286

**CLEAR SPANS ASSUMING 65MM SCREED AND MEDIUM DENSITY (1450 KG/M<sup>3</sup>) INFILL BLOCKS. SUPERIMPOSED LOADS IN KN/M<sup>2</sup>**

# Beams

At Floorspan, we manufacture three different types of beam to accommodate a range of scenarios:



**'Light Beam'** – a narrow-section 150mm deep beam most suited for shorter spans. At only 25kg per linear metre, they're light by name and relatively light by nature.



**'Standard Beam'** – a slightly wider, heavier 150mm deep beam, ideally suited to longer spans and/or heavier loading conditions. Popular in larger houses, offices and care homes, these hit the scales at 35kg per linear metre.

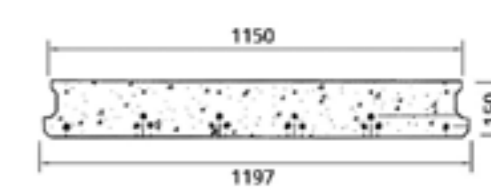
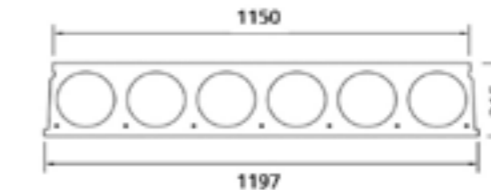
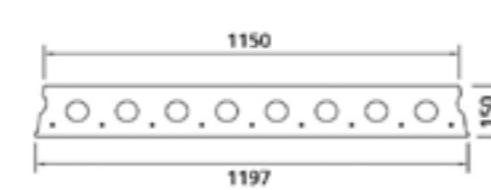


**'225 Beam'** – a heavy-duty 225mm deep option suitable for spans up to 8m in domestic situations, weighing in at 77kg per linear meter. These beams are popular in light commercial and industrial settings.

# Concrete Planks

With the increased emphasis on sound separation between dwellings, namely flats, as defined in Part E of the Building Regulations, our 150mm and 215mm hollowcore planks offer a 'sound' solution to the problem. They are also ideal for offices, shops, light industrial and high quality residential properties, particularly in upper floors. Both have a mass exceeding 300kg/m<sup>2</sup> and are extruded units. Reduced-width units ensure a 'made to measure' fit for your project, while holes for services and soil pipes can be pre-formed during manufacture. Screeds and ceiling finishes can be applied directly or as part of a system to comply with the Building Regulations or Robust Details.

We are also able to produce 100mm and 150mm deep solid planks with a mass of 240kg/m<sup>2</sup> and 360kg/m<sup>2</sup> respectively. They are versatile products that can be used exclusively throughout the whole project or complement the hollowcore range in certain situations.



# Thermafloor

Our Thermafloor system combines our 150mm deep beams with polystyrene panels from a leading manufacturer to create a thermally efficient suspended floor.

This innovative and relatively new system is designed so that the expanded polystyrene (EPS) panels interlock under the pre-stressed beams, creating a thermal barrier and, in turn, reducing cold spots in the floor. The system removes the need for traditional insulation on top of the floor and allows the groundworker to pour the recommended 75mm reinforced concrete screed directly onto the product, forming a structural solution.

With our bespoke system, Floorspan offers a complete design package to meet the required 'U Value' of the floor, which is a measure of heat transfer or loss through the structure.

With the EPS panels being far lighter than traditional infill blocks, the combined self-weight of the floor is reduced. This increases the span capability of the beams and can result in a more economical and competitive beam layout.

## Environment

All of our panels are 100% recyclable and water resistant. They are non-toxic, non-irritant, odourless and contain no harmful gases. EPS has a Global Warming Potential of zero and an Ozone Depletion Potential of zero. Using EPS considerably reduces the carbon footprint of the build.



# Delivery & Installation

In our experience, one of the key contributors to the successful use of our pre-cast floors is access. Here at Floorspan we pay a huge amount of attention to this important detail and have amassed a versatile fleet of vehicles purpose-designed for the job, which comprises:

- Six-wheeled rigid lorries,
- Eight-wheeled rigid lorries (some with rear-wheel steer),
- Wagon and drags,
- Articulated lorries

All are fitted with substantial rear-mounted hiab cranes, with 10-12m reach, and beam grabs, in order to facilitate safe and efficient offloading.

Whilst it is always the customer's responsibility to highlight any access difficulties, with a little consideration and forward planning most situations can be accommodated, often with considerable added value to the customer over our competitors.

For further peace of mind, Floorspan can offer a full installation service, including a preliminary visit from one of our experienced site representatives. This visit offers the opportunity to take 'as built' dimensions and offer logistical support and guidance to ensure a successful installation first time round.

By using the delivery vehicles mentioned above, a large proportion of beam and block installations can be completed without the need for a mobile crane. This can often be more cost-effective for the customer and less disruptive to a busy or tight site, where the use of a crane may not be practical. Off-loading the beams onto the support structure direct from the delivery vehicle can be an ideal solution where space is limited.





## Delivery & Installation

Whilst the use of our lorry-mounted hiab cranes may well be the solution in many cases, for larger projects, upper floors and pre-cast stair installations our fully qualified Lift Supervisors and Appointed Persons are available to source appropriate mobile cranes and organise and plan the lifts, preparing Risk Assessments and Method Statements (RAMS) in support.

### Precast Stairs

Whether the emphasis is on quality, speed of installation, fire safety or even interior design, pre-cast stairs can be the finishing touch to the pre-cast concrete package.

Our dedicated design team will produce detailed design and assembly drawings, often liaising with the customer, architect and engineer to ensure the provision of the appropriate supports and the correct interconnection of the stairs and structure.





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