

### PROJECT DETAILS

**CLIENT** Thames Water Utilities

**PROJECT** Cricklewood Pumping Station

**LOCATION** London

**START DATE** 2022

**DURATION** 30 Weeks

**END DATE** 2022

**VALUE** £951,000

**RTM** Thames Water Refurbishment & Remediation Framework

**CONTRACT** TWUL Framework Agreement

**ROLE** Principal Contractor



### PROJECT SUMMARY

McConnell is a Tier 1 Contractor on the Thames Water Refurbishment & Remediation Framework for their above ground assets. Cricklewood Pumping Station is a Victorian Listed Building, built in 1905 from yellow London stock brickwork and is an operational pumping station.

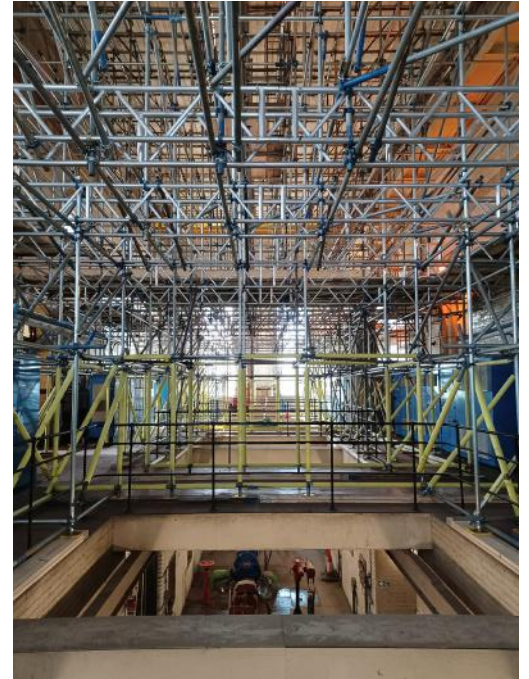
Coal-fired until the 1950s the station was converted to electric power and the distinctive 135 feet (41m) tall chimney was converted to a mobile phone mast. 50 million litres a day of treated water flows through the station which is strategically critical to North London.

The facility was successfully kept fully functional and operational during the works. Extensive and careful planning and liaison with Thames Water, Designers, and our Supply Chain Partners was crucial to ensure this.

### SCOPE OF WORKS

- ▶ Designed Scaffolding
- ▶ Heritage Works (Listed Status)
- ▶ Asbestos Removal
- ▶ DOFF Facade Cleaning
- ▶ Concrete/Stone/Brickwork Repairs
- ▶ Window replacement & repairs
- ▶ Liquid System Renewal to Flat Roofs
- ▶ Re-slating Pitched Roofs
- ▶ Specialist Coatings & Redecs
- ▶ Rainwater & Drainage Repairs
- ▶ Parapet Gutter Leadwork Repairs
- ▶ Lightning Protection
- ▶ Electrical Works
- ▶ New Security Doors
- ▶ Roadway Repairs & Resurfacing

# Cricklewood Pumping Station



## CRITICAL SUCCESS FACTORS

- ▶ The building is Grade 2 Listed and the works were carried out under heritage status.
- ▶ The facility was required to remain fully operational during the works. Everyone working on the project required Thames Water Passports and EUSR Water Hygiene training.
- ▶ The pre-condition survey identified that additional purlins were required to strengthen the roof before works could commence and that the Pump Hall Roof Lantern was structurally impaired and would require replacement.
- ▶ Scaffolding was a mixture of TG20 compliant scaffold externally and a bespoke designed birdcage scaffold internally. Existing 30", 48" and 50" underground water mains surrounded the building. Scaffolding was designed to bridge over the water mains externally while the internal birdcage was designed to transfer the additional Lantern scaffold loads to the Pump Hall and Boiler Room concrete floors. Furthermore, to keep the Boiler Room free from high level scaffolding, gallows brackets were designed and installed to the side of the Pump Hall, enabling roof works to the Boiler Room to take place.
- ▶ Lead paint was found on the roof level Lanterns and was removed and disposed of in compliance with COSHH Regulations.
- ▶ The original 20 week contract period was extended to 30 weeks as a result of additional works identified during the pre-condition survey and intrusive testing stages.
- ▶ The external facade was beautifully restored and cleaned of 120 years of grime and staining, using a DOFF super-heated water system which is approved for use on Listed Buildings.
- ▶ Repairs to masonry were carefully blended to match surrounding areas using colour additives and texturing techniques.
- ▶ Repairs and replacements to slate roofs and roof lanterns were carefully designed to match existing materials as closely as possible.
- ▶ All electrical, lighting, and lightning protection systems were upgraded and certified to required standards.