

## Edmonton Industrial Park, London

Major Internal/External Refurbishment,  
New Roof & Cladding

### PROJECT DETAILS

**CLIENT** Oakland BE

**PROJECT** Edmonton Industrial Park  
Internal & External Refurbishment

**LOCATION** Edmonton Industrial  
Estate, London, N18 3BA

**START DATE** 14 January 2019

**DURATION** 42 Weeks

**END DATE** 31 October 2019

**VALUE** £1,951,829

**RTM** Single Stage Open Procedure

**CONTRACT** JCT Intermediate Form  
of Contract with Contractor's Design  
(2011 Edition)

**ROLE** Specialist Contractor



### PROJECT SUMMARY

30 Nobel Road is an 81,973 square foot industrial property situated in the Edmonton Industrial Park comprising offices and warehouse spaces which have the capacity to be subdivided into several offices and workspaces. Situated on a prime North London site, just off the North Circular Road, the owners appointed UK built environment specialists Oakland BE to masterplan a complete renovation that would provide the market with an up-to-date design and configuration that would meet current standards.

McConnell were appointed as Specialist Contractor to Oakland BE and quickly completed a full review of the pre-construction information; the design specifications for the pitched and flat roof replacements, the design and operation of an access scaffold solution for working at height; a risk assessment and method statement for removal of the asbestos cement sheet roof panels; and; technical solutions for significant structure and service portions being delivered under Contractor Design.

Work started in January 2019 and completed in October 2019. The end result is a highly attractive, dry, warm, energy efficient premise, finished in attractive ground to roof cladding panels, aluminium windows and galvanised steel.

### SCOPE OF WORKS

- ▶ Removal of existing asbestos cement sheet roof, liner panels, GRP rooflights & associated fixings
- ▶ Installation of structural timbers to existing concrete purlins and frame using steel bands
- ▶ Installation of a composite panel, sheet roof system incorporating additional liner sheets and all associated fixtures, fittings, flashings and ridges
- ▶ Installation of new, contractor-designed, floor to roof, wall cladding system incorporating louvres at eaves level on North & South elevations
- ▶ Installation of new, contractor-designed sinusoidal wall cladding system on East & West elevations
- ▶ New twin skin Class O Fire Rated GRP Rooflights
- ▶ Removal of brick enclosures, chimney stacks, felt coverings, asphalt and insulation from flat roofs and installation of an insulated liquid plastic solution
- ▶ Installation of new concealed gutter and downpipe systems
- ▶ Installation of new, double glazed, powder coated aluminium windows and double door-sets, steel security door-sets and overhead sectional panel doors including associated tracks, automation and control systems
- ▶ Removal and full replacement of all internal lighting, electrical, mechanical, heating, plumbing and ventilation services. The removal of water storage tanks and new connections to mains water services
- ▶ Complete internal re-modelling to an open plan design, including new suspended ceilings, decoration, floor coverings, sealed floor, welfare, alarms, comms, throughout

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## BEFORE



## AFTER



## CRITICAL SUCCESS FACTORS

- ▶ Critical to the success of this major refurbishment and transformation project was (i) our ability and willingness to embrace significant Contractor's Design Responsibilities (ii) our strategy to significantly de-risk the design and installation of key structural and services components and (iii) our appointment, management and co-ordination of specialist designers and suppliers.
- ▶ We appointed a specialist NASC Approved Scaffold Designer to ensure that we had the appropriate, safe access to all four elevations and approximately 80,000 sqft of roof.
- ▶ A key consideration in the scaffold design was appropriate access points where a telehandler could manoeuvre, safely lift off and remove the asbestos cement roof sheets to the segregated, enclosed asbestos waste skip.
- ▶ Easidex Boards and Youngman Staging provided a safe, solid working platform for our roofing operatives while man safe nets and exclusion cordons underneath roofs provided additional safety and protective segregation from works above.
- ▶ We appointed a specialist Sheet Roofing and Wall Cladding Designer, ensuring that the details for the Louvre Cladding Panels on north and south elevations, the Sinusoidal Cladding Panels on the east and west elevations, and, the composite roof panel installation complied with specification and, all matched and tied together seamlessly on site.
- ▶ We appointed a Drainage Specialist and, working together with the Cladding Designer, we designed and installed a new, concealed gutter and downpipe drainage system that serviced and matched the new roof and cladding installations seamlessly.
- ▶ We appointed a Structural Engineer to review and approve the design, load calculations and fixing methods for the structural timbers being fixed to the existing concrete purlins and frame.
- ▶ Our Structural Engineer also reviewed and approved the design, load calculations, weight and fixing methods of the new roof (double) sheet liner system, ensuring that the existing concrete frame was suitably loaded, retaining its structural integrity.
- ▶ Early sequential progress with the roofing, wall cladding, window and perimeter door installations, enabled the internal lighting, electrical, mechanical, heating, plumbing and ventilation fit outs to proceed unincumbered, on time, on budget, to the highest quality standards.