

PROJECT DETAILS

CLIENT Blackburn & Co. Ltd

PROJECT Roof Replacement & Façade Repairs

LOCATION 14 Gowers Walk, Whitechapel, London, E1 8PY

START DATE 19 April 2022

DURATION 24 Weeks

END DATE 8 December 2022

VALUE £618,000

RTM Single Stage Open Procedure

CONTRACT JCT Minor Works – Contractors Design 2016

ROLE Principal Contractor



PROJECT SUMMARY

Loom House is a Grade II Listed, five-storey (former warehouse) constructed in 1889. In continuous industrial and commercial operation since its construction, it was most recently re-purposed into a technologically smart, high amenity workspace. The property was recently subject to a £4.2M refurbishment, reconfiguration and fitout of the basement and a new main entrance, reception, cafe, bike and shower facilities were also formed. Off the back of these works, McConnell were appointed as Principal Contractor in January 2022 for the external refurbishment package.

The original scope of works was focussed on roof repairs, liquid gutter membranes and building fabric repairs. However, during the pre-construction phase, there were several water ingress incidents at roof level. Once the scaffold was erected a comprehensive survey revealed that the slate roof was failing and no longer able to protect the structure from rainwater.

McConnell were asked to provide a design, specification and a cost for a new fibre cement tiled pitched roof and 76nr Velux windows at roof level. Working collaboratively with the Project Manager and our approved suppliers, revised Contractor's Proposals were agreed, and the scope of works extended.

SCOPE OF WORKS

- ▶ Installation of a new thermal roof incorporating vapour permeable underlay, extended roof lay boards and fibre cement roof tiles
- ▶ Installation of 76nr new Velux roof windows
- ▶ TOR Elastaseal liquid plastic coating to parapet gutters
- ▶ Repairing and replacing weathered, spalled, cracked, chipped and deteriorated stone, sills, brickwork and mortar with colour and texture matched solutions
- ▶ Customer Liaison Services for commercial tenants and adjoining businesses continually operating from the site location

The Loom Building



CRITICAL SUCCESS FACTORS

- ▶ The building required a substantive scaffold designed by an approved NASC designer in compliance with the Working at Height Regulations 2005. Our scaffold design was certified and approved by the local authority as a temporary structure and was wrapped in fire resistant mesh protection.
- ▶ The works were delivered in highly congested and densely populated Whitechapel, Central London. Extensive liaison with Statutory Officers, commercial tenants and adjoining neighbours, regarding scaffold erections, traffic management and site deliveries were all critical to the overall success of the project.
- ▶ As a highly experienced roofing, cladding and coatings installer, we have delivered many similar projects where colour and texture matching of existing brick, stone and mortar finishes is both a skill and an art form. We worked with specialist suppliers who provided stocks of recycled materials and non-standard bricks and stones which can be adapted for use in heritage buildings more effectively than modern equivalents.
- ▶ Our highly experienced operatives have a deep practical knowledge of bonding, curing, drying and finishing of stone, brick and mortar products and their skill and expertise was once again displayed in the highly attractive finish achieved.
- ▶ As the incumbent contractor on site, we quickly collaborated and responded to the emerging water ingress problem with empathy and urgency. Having completed our own investigation, we immediately mobilised our specialist pre-approved supply chain; reviewed and confirmed proposed specifications in compliance with all appropriate regulations and design codes; reported on additional costs and provided a detailed variation log for client approval.
- ▶ We provided a revised programme that scheduled all of the additional works in a critical path; provided revised spend profiles, completion forecasts and final account forecasts, all of which were scrutinised, accepted and approved by the Project Manager and executed as instructed by McConnell. The end-result is a highly robust, highly attractive finish that is wind and watertight and protects the developer's previous capital investment.