

Case Study: Roofing

Overclad Asbestos—Hamilton

A leading national trade supplier appointed Bradley-Mason LLP as Project Manager, Contract Administrator and Principal Designer to manage the roof refurbishment works following extensive ongoing water ingress issues to their property held on a FRI Leasehold basis.

Before



Bradley-Mason LLP were initially instructed to assess the existing asbestos cement profiled roof covering and to provide an options appraisal with associated budget costing.

Due to the longer time remaining on the Lease Term, an overclad option was agreed rather than isolated repairs.

Bradley-Mason LLP engaged with the Local Planning Authority, Asbestos Consultant and a Structural Engineer to ensure the proposed works were feasible and all necessary statutory approvals were obtained.

A full design and specification was produced by our Project Management team and competitively tendered, with the specific requirement to phase the works to allow the branch to remain operational.

The project included an overclad of the existing asbestos cement roof covering with a bar and bracket system and loose laid insulation laid below trapezoidal roof panels providing a warranty of 40 years.

Perimeter gutters were modified to suit the new height. All rooflights were replaced with a twin skin built up system. Works were closely monitored by the asbestos consultant, with regular air monitor testing undertaken as part of the agreed Asbestos Plan of Work to ensure the relevant HSE Guidelines were followed, minimising risk to the occupants.

The project was a success and the branch no longer suffers from water ingress with the added benefit of there being more natural light within the warehouse. The repairing lease terms were complied with and the energy efficiency of the building was improved.



After

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