Case Study: Roofing

Overclad Profiled Metal—Kings Lynn

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

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

Due to extended time remaining on the Lease Term, an overclad option was agreed rather than isolated repair as the corrosion to the left slope was significant and there was no guarantee of success in coating options.

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.

Before



After



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 profiled metal roof covering with a bar and bracket system, and insulation to current U-value requirements providing a 40 year warranty.

All rooflights were replaced with a new twin skin system incorporating required fire ratings and an upgrade in fragility rating.

The project was a success and the branch no longer suffers from water ingress, whilst there is also more natural light within the warehouse. The standard of thermal insulation was improved and the roof guarantee extends well beyond lease expiry. The cost of the overclad was also found to be comparable to alternate options, hence reduced life cycle costs

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