

## Northern Heating Warehouse Roof & Cladding Refurbishment



### BACKGROUND

In May 2023 Inspire was awarded the contract to provide a complete roofing and cladding solution for this busy merchant warehouse in Aberdeen. The existing fabric of the building was in urgent need of refurbishment due to water penetration and general breakdown/deterioration of the sheets.

The project involved replacing the existing corrugated asbestos wall and roof cladding with a new insulated profiled metal cladding including insulated valley & boundary gutters, new GRP factory assembled rooflights, internal soffits, and rainwater goods.

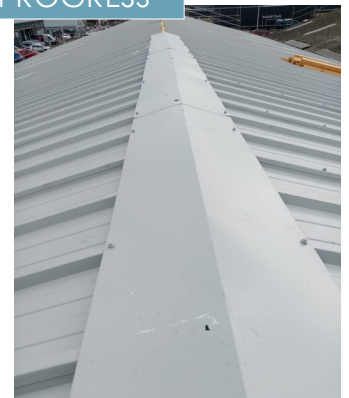
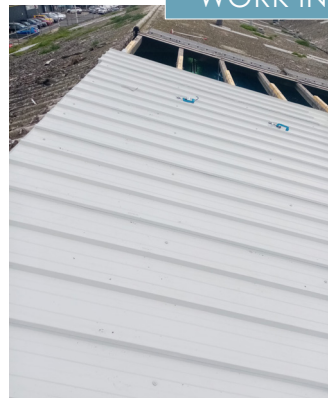
During the lead-in period, a detailed programme of works was prepared and agreed with the client and this was used throughout the project to minimise any disruption. The entirety of the works was then undertaken whilst the store remained in operation, making it imperative that strict health and safety measures were adopted to reduce the impact upon the staff and customers. All Health & Safety documentation including the Construction Phase Plan & Asbestos Plan of Works was issued to the client during the site mobilisation period.

Perimeter scaffolding was installed during the first week of the programme, along with internal safety and debris netting throughout the warehouse. This provided fall protection for operatives at roof level when removing the asbestos sheets.

CLIENT	Wolseley UK
SECTOR	Commercial
LOCATION	Aberdeen, Scotland
DURATION	14 weeks



WORK IN PROGRESS



## THE WORKS

INSPIRE

The scope of works on this project comprised of the following:

- Internal preparatory works including the removal of the suspended ceiling and erection of scaffolding
- Existing asbestos profiled roof sheets were stripped & disposed of into asbestos enclosed skips
- Asbestos Air Monitoring Tests were carried out during every week of the project. Each monitoring test throughout the project confirmed no air internally within the warehouse contained any ACMs
- Roof was replaced with 120mm thick Kingspan Quadcore insulated composite roof sheeting
- Existing asbestos wall panels were stripped and disposed of (as before), and replaced with 75mm thick Kingspan Quadcore insulated wall panels
- The existing valley and boundary gutters were stripped and replaced with a new WeatherFOLD insulated gutter lining system. Internally underneath the valley gutter the existing soffit liner was replaced with new UPVC soffit throughout.
- Downpipes were replaced and a new connection made to the underground drainage system
- At roof level the existing rooflights were removed and disposed of and replaced with new Kingspan GRP triple skin factory assembled rooflights
- Upon completion of the roofing works the internal crash decks, safety netting and external scaffolding were removed.

## THE RESULT

The project was split into two phases by separating the warehouses into two areas. This was done by installing a timber frame secured in polythene sheeting from floor to ceiling height. This ensured that the branch were able to move stock and continue daily operations on one side whilst roofing removal works safely took place on the adjacent side.

In addition to the phasing, it was also necessary to install scaffold crash decks to certain areas the client's daily operations would take place, such as delivery routes. These were installed during the first week of the programme.

The contract was overseen by Inspire's experienced project team consisting of Director, Senior Contracts Manager, Project Manager and Site Operatives. Daily liaison with the client's on-site team was maintained throughout by Inspire's Project Manager who was based on site full time.

Four weekly meetings were held between the Client and Inspire's Contracts/Project Manager to ensure that the project was running smoothly, on time and meeting all health and safety requirements. A contractor's report was then issued to give all parties a detailed report of the project to date.

Following the successful completion of the roofing and cladding refurbishment works, the building was handed back over to the client within the agreed timescale, much to their delight.

