

# Pindar Road, Hoddesdon



## PROJECT DETAILS

**CLIENT** Webster Estates

**PROJECT** Pindar Road

**LOCATION** Hoddesdon

**START DATE** August 2024

**DURATION** 15 weeks

**END DATE** November 2024

**VALUE** £340k

**CONTRACT TYPE** JCT Minor Works Building Contract 2024

**ROLE** Principal Contractor

## PROJECT BACKGROUND

McConnell undertook roof renewals to 2no commercial warehouses in Pindar Road, Hoddesdon. Pindar Road serves as the base for DW Windsor a British streetlight manufacturer. The 4,189m<sup>2</sup> of roof was experiencing recurring issues with water ingress and was in a generally tired state.

## PROJECT DELIVERY

McConnell was appointed to renew the roof with a Giromax system. It was critical that the warehouse could remain operational during the course of the works. The McConnell team worked in collaboration with the DW Windsor staff to ensure works could be completed safely with minimal disruption to the daily operations of the warehouses.

Together, we meticulously planned and scheduled deliveries in conjunction with reorganising material storage and transit routes for plant and equipment, to ensure the scaffold could be erected, safely. Internally, safety nets were installed as a contingency measure while the works to the roof took place. This ensured that operations within the warehouses were unaffected, which was a key objective for the client.

To achieve a high quality finish, before installing the Giromax system the existing roof covering, gutters and sky lights were jet washed to ensure they were clean and clear. Any defective or rusted areas were sanded and treated with a base coat primer, including the roof nuts. All joints were mastic filled to prevent leaks and for additional sealing. Once these preparations were complete the Giromax liquid top coat was applied and the skylights and roof lights were coated with a clear coat for additional protection.

At each stage, rolling and sequential snagging checks were completed by the Site Manager, Project Manager and Clerk of Works before being signed off. Furthermore, Field View was implemented as an essential tool for managing and documenting the project. It facilitated the entire process and provided a centralised platform for storing and organising information, enabling our Site Manager, to easily track task statuses and keep the project on schedule. Additionally, the detailed documentation was invaluable for quality control and providing evidence of compliance when needed.

## AT A GLANCE

- ▶ Roof renewals to 4,189m<sup>2</sup> of roofing
- ▶ Installation of Giromax system
- ▶ Works completed in live warehouses
- ▶ Project delivered on-time and within budget

## SCOPE OF WORKS:

- ▶ Scaffolding
- ▶ Safety Net Installation
- ▶ Jet Washing of Roof, Roof Lights, Gutters and Downpipes
- ▶ Roof/Gutter Liquid Coating and associated remedial works

