



Building Contractors Ltd

CASE STUDY 0004 - TalkTalk, Milton Keynes

Commercial Cladding Refurbishment

CASE STUDY

TalkTalk, Milton Keynes

- ▶ **Date of Project:**
January - November 2020
- ▶ **Project Location:**
Breckland, Linford Wood, Milton Keynes
- ▶ **Project Type:**
Commercial Cladding Refurbishment.
- ▶ **Contract Type:**
Sub-Contractor
- ▶ **Contract Value:**
£505,000.00





TalkTalk, Milton Keynes

Commercial Cladding Refurbishment

Tritec Building contractors were awarded with the following works:

- **4,224 m2 of cladding coatings** - ACM panels cleaned, prepared and coated with Tikkurila Temadur coating system complete with a 10-year manufacturer's guarantee.
- **16,000 Lm of gaskets replaced** - All perished gaskets removed from the pressure plates supporting the panels and replaced with new to leave a water-tight seal.
- **6,506 Lm of pressure plate and capping's** - All capping's and pressure plates removed, pressure plates cleaned prior to fitting new gaskets and capping sections repainted or replaced depending on condition.

Tritec Building Contractors are experienced refurbishment contractors that provide efficient services to extend the lifespan of commercial building fabrics.

Commercial Cladding Refurbishment - Liquid Coating Application

Over 4000 m² of ACM cladding required refurbishment, over 30 years of UV and general weather exposure had left them looking very tired and the existing factory applied coatings had reached the end of their serviceable life cycle. Tritec Building Contractors prepared and re-coated the panels in a two-part system to bring them back to life and complete with a 10 year guarantee from the manufacturer of the paint system.



Before

The original ACM Cladding was installed to the building in the early 1980's and this system uses a pressure plate system with external gaskets to hold the cladding panels in place.

The cladding panels have had over 30 years of UV degradation and had caused the original factory applied coatings to break down.

Also due to lack of general maintenance there was a heavy film of dirt and organic matter present and the coating to GRP corner sections of the cladding system had completely broken down to chalky residue.

All panels had to be released due to the scope of works requiring the pressure plates to the cladding to be released to allow the gasket to be changed.



In Progress

The cladding had to be washed thoroughly using a high-pressure jet system to ensure that all dirt films, organic matter and any loose coatings were removed in preparation for the application of coatings.

The capping sections had to be removed to expose the underlying pressure plates, these were also removed, and we held the panels to the ash grid system using fixings and custom-made plates.

All capping sections were transported to the mobile prep / spraying areas and the panels were sanded back in order to create a sufficient key to aid in the adhesion of the new coatings, they were also degreased and wiped back using tack clothes to remove any oils or contaminants.



Completed

All panels, doors and louvres were fully prepared and cleaned where coated using a two-part polyurethane coating system to a film thickness of 100 microns.

The paint was applied via airless spray system and some areas completed via H.V.L.P. (High Volume Low Pressure) system.

The client wanted to retain the existing and original colours of Green (RAL 6003) and White (RAL 9010).

Once all coatings works had been complete the manufacturer (Tikkurila) issued a 10-year product guarantee.

Commercial Cladding Refurbishment - Gasket Replacement

The gaskets to the ACM cladding system had perished throughout the building allowing water ingress into building voids, leak fixes were present throughout the elevations and evident through the many areas that has sealant applied to prevent water ingress. However the wrong type of sealant had been used an organic matter had began to grow and populate. 16,000 Lm of gasket was replaced with new to the pressure plates, this included racking out all old and previously applied sealants.



Before

The ACM cladding system is fitted with pressure plates that hold the panels in place and these pressure plates are fitted with two gaskets that run the length of the plates, these gaskets have been serving the system since its installation in the early 1980's and have now perished becoming brittle or completely broken down leaving the pressure plate exposed between the capping section and cladding.

Some areas have been spot repaired throughout with the heavy application of sealants to prevent water ingress, these sealants have also become a breeding ground for organic matter.



In Progress

All of the capping sections had to be removed (where possible) to expose the pressure plate, these plates then had to be removed individually and the existing brittle gaskets removed.

The pressure plates were then cleaned ensuring that the channels are clear ready for the new extruded gaskets to be fitted.

The new gaskets were then fitted into the pressure plates, we also had to have some new sections of pressure plate extruded to replace any corroded or damaged sections.



Completed

Once all gaskets had been fitted into the pressure plates, they were then fixed back into position ensuring that all gaskets overlapped at any cross sections and making sure that there was not any gaps present.

The capping's sections that had been prepared and sprayed were then fitted back over the pressure plate to complete the installation.

Commercial Cladding Refurbishment - Capping Refurbishment

The gaskets to the ACM cladding system had perished throughout the building allowing water ingress into building voids, leak fixes were present throughout the elevations and evident through the many areas that has sealant applied to prevent water ingress. However the wrong type of sealant had been used an organic matter had began to grow and populate. 16,000 Lm of gasket was replaced with new to the pressure plates, this included racking out all old and previously applied sealants.



Before

The capping sections were also showing signs of UV degradation, de-lamination and corrosion, which would be typical with building this age, over 30 years exposed to the elements with little or no maintenance.



In Progress

All of the capping sections had to be removed in order to access the pressure plates and replace the gaskets.

All capping sections were numbered on the underside and placed in our custom racking system ready to be prepared.

The capping section were then sanded back and cleaned up ready to be painted.



Completed

Once all capping's had been prepared, they were coated via HVLP spray system in the matching colour of white or green depending on its location on the building.

Once sprayed there were refitted to the building.

BEFORE



DURING



AFTER



AFTER



AFTER



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