



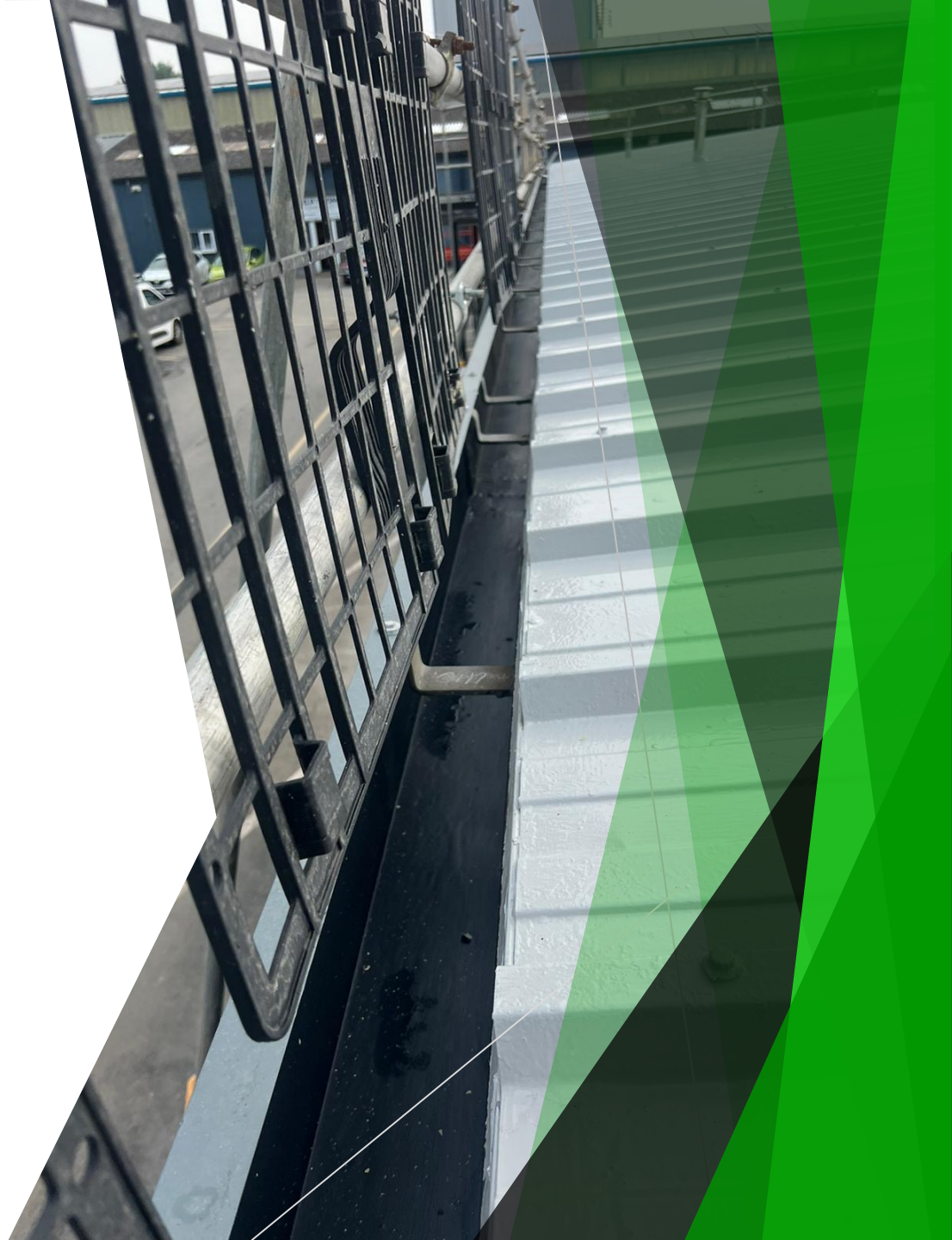
Building Contractors Ltd

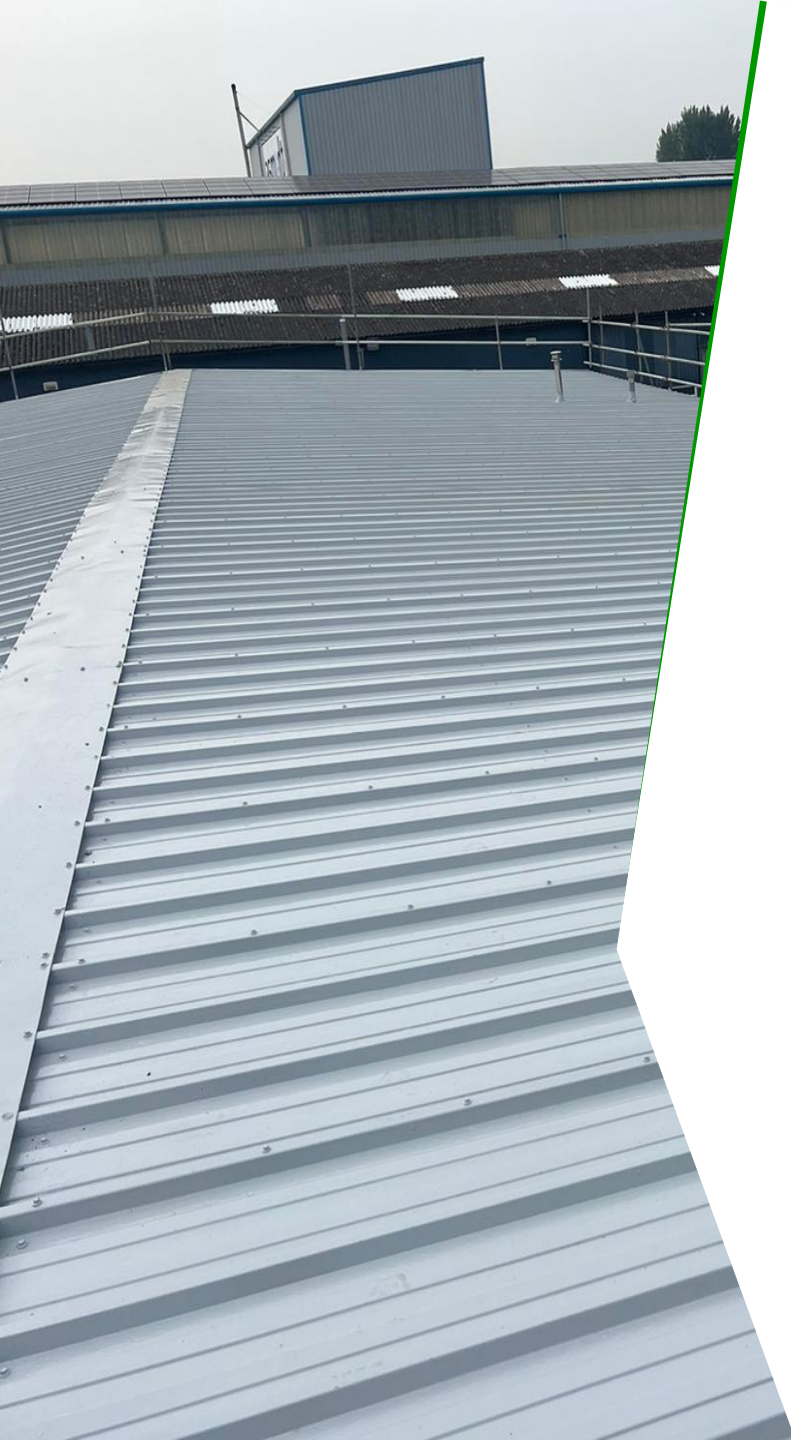
## **CASE STUDY 00019 - RM Delivery Office, Leominster**

Commercial Roof, Gutter & Cladding Refurbishment

## CASE STUDY - KEYP01/0026

- ▶ **Completion of Project:**  
September 2023
- ▶ **Project Location:**  
Royal Mail Delivery Office, Leominster
- ▶ **Project Type:**  
Commercial Warehouse Refurbishment
- ▶ **Contract Type:**  
Sub - Contractor
- ▶ **Contract Value:**  
£35,500.000





## Royal Mail Delivery office, Leominster

### *Commercial Building Envelope Refurbishment*

Tritec Building Contractors were awarded with the following works:

- **Gutter Coating Works** - Heavily corroded gutter sections relined with a total 62m of Giromax® Liquid Guttercoat and given a new life span of 15 years.
- **Main Roof** - Pressure washed all roof surfaces to remove dirt and grease. Treated all cut edge corrosion to edges and lap joints. Sealed all joints and coated the roof with Giromax® Roofcoat
- **Elevational Cladding** - Our operatives prepared the cladding by filling redundant fixing holes throughout the building elevations, once filled and sanded back and primed, the cladding was washed down throughout to remove the build up of all dirt films and bird droppings. Then a 20-year Tikkurila® Temadur 20 coating system was applied by a mix of paint systems such as airless, HVLP and roller

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

# Commercial Roof Refurbishment - Liquid Coating Application



Before

The original factory applied coatings to the metal sheets has had completely perished due years of degradation owing to UV exposure and general weathering.

There was various surface corrosion and gongering through out the roof.

The roof sheets and flashing all suffered from cut edge corrosion that would need to be addressed prior to coating the roof area.

There was also a need to remove existing fixings and caps that penetrated the roof and make good the roof sheets.



In Progress

In preparation for the coatings works, the roof was jet washed at high pressure to ensure that all loose coatings, dirt films and general contaminants were removed.

Removed existing fixings or caps that were perished or heavily corroded prior to the roof coating.

All loose roof fixings are tightened, and any corroded fixings replaced.

All flashing and parapets incorporated with full roof coating.



Completed

Once all the relevant preparations had been completed, all roof fixings were primed and sealed to completely encapsulate all vulnerable areas that could be subject to premature corrosion issues, this also included the priming of the prepared cut edges.

Once all the preparation is complete on the roof area, Giromax® Roofcoat is applied to all roof areas, this is a BBA approved coating system complete with a 25-year manufacturer's guarantee.

The Giromax® Roofcoat coating will extend the lifespan of the roof sheets by a further 25 years.

# Commercial Gutter Refurbishment - Liquid Coating Application



Before

The existing gutters to the roof were left unmaintained full of debris, standing water causing surface corrosion throughout.

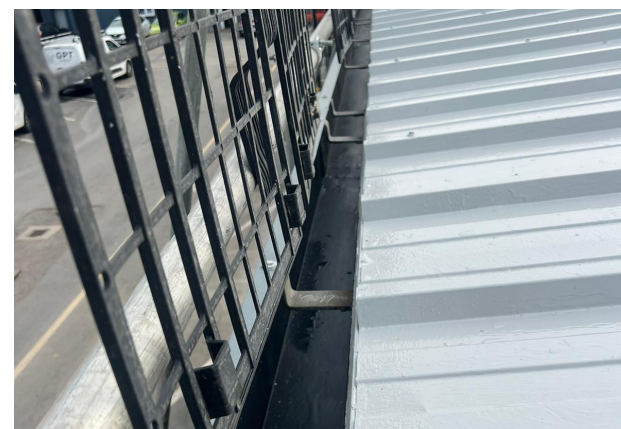
Due to lack of maintenance the joints were also leaking and causing water ingress to the warehouse directly below.



In Progress

All gutters had to be cleared of debris and silt that had been built up in the gutters, these were collected, bagged up and removed from the roof.

Once cleared of standing water and any debris, the gutters were then abraded by mechanical means to provide a key for the gutter treatment.



Completed

Following the clean and initial abrading to the gutters and joint surfaces we then primed and sealed ready these areas to receive the Giromax® Gutter coating. This system comes complete with a 15-year guarantee.

# Elevational Cladding



The original factory applied plastisol coatings to the steel cladding sheets had started to perished due to years of degradation owing to UV exposure and general weathering.

There were hundreds of redundant fixing holes throughout the cladding elevations owing to signage and various other fixings being installed and then removed over the years of occupancy by the tenants.

The redundant fixing holes were filled using a two-part body filler, sanded back and then spot primed.

Once all filling had been completed the cladding was then washed down to remove all dirt films, bird droppings and other contaminates.



Once all the relevant preparation works had been completed, our operatives masked up all the masonry, doors and other vulnerable areas within the immediate area to protect them from potential paint over spray.

The operatives then applied the coatings in Grey Blue (RAL 5008) and to the main body of the profiled cladding sheets via a combination of different application methods which included airless spray, HVLP and roller.

Once completed the cladding coating works were issued with a 20-year guarantee from the manufacturer.

BEFORE



AFTER





BEFORE



AFTER



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