



Client
City of London

Site
The Barbican

Role
Designer, Contract
Administrator & CDM-C

Value
£1m

Project
Removal of roof covering and associated external repair and decorating.

OVERVIEW

Pellings LLP were appointed as Designer, Contract Administrator and CDM Coordinator, for the major reroofing works at Mountjoy House and Seddon House residential blocks at the Barbican, in the City of London.

The scheme involved the three upper levels of the Grade II listed blocks which comprised the balcony terraces at 7th floor level and the vaulted main roof areas and plant room roofs above. The works generally comprised:

- External repair and redecoration of the hardwood doors and windows at terrace level using the Windowcare Repair System
- Renewal of insulated roof coverings and paving and coated aluminium upstands at terrace level
- Renewal of vaulted roofs using a liquid applied system over a bespoke insulation solution.
- Renewal plant room roof coverings including cut to falls insulation.

From early in the design, the clear priorities of the Client and Resident Group were to achieve a high quality scheme which demonstrated 'Best Value' and minimised disruption to the residents in occupation. The application of roof coverings were monitored by the manufacturers at key stages to ensure the delivery of a robust guarantee upon completion, whilst measures to reduce construction noise and the implementation of 'just-in-time' deliveries, assisted in keeping the site tidy and minimizing the inconvenience to residents.

The works were completed on time (28 week contract per block) and under budget (£400,000.00 per block)

LISTED MODERN ICONS THE BARBICAN

