

# JOHNSON & JOHNSON

## HIGH WYCOMBE

Clifford Devlin has carried out a number of external refurbishment works at Johnson & Johnson's Head Office in High Wycombe.

### Car Park Refurbishment

In August 2011 we were appointed carry out the refurbishment of the site's 200-space car park. We prepared and implemented a traffic management plan which necessitated a phased-sequence of work, use of an underground facility, signage and marshalls to accommodate the staff's parking needs throughout the project.

The existing surface was carefully removed by trained operatives and any subsequent damage to the sub-base or kerb repaired. The redundant surface materials was collected on-site and removed to a local recycling centre in Hertfprshire. We replaced several linear drains and road gullies before installing a new 35mm asphalt surface which was coated with a thermoplastic weatherproofing white lining.

The reinstatement of the car park which also included a number of advancements to improve accessibility and safety of the car park facility such as:

- Developing new red pedestrian routes
- Creating 4 disabled parking bays (in compliance with the changes to the Disability Discrimination Act 2010)
- Formation of taxi-waiting area
- A new external lighting system
- Re-modelling the road layout with smoother kerb lines
- Improved barrier detection system

**Discipline:** Building works

**Duration:** 14 months

**Completed:** Sep 2012

**Value:** £2m

**Client:** Johnson & Johnson



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### Replacement of Reception Membrane

In January 2012 we were commissioned to replace an environmental membrane located around the reception area.

The existing bitument-based membrane, which had originally been installed in 1977, was also showing signs of decay. Leaks into the occupied office spaces and adjacent to the high-voltage plant room that services the site threatened the functioning of the entire facility.

The area was cleared of shrubbery, top soil removed using mini excavator and hand-held equipment and the area thoroughly cleaned using dry and jet-wash techniques.

The installation of the new membrane involved applying a primer and carrying-out surface repairs before and after installing two carrier membranes which were applied in liquid form to over 1100 square metres of the front entrance.

The integrity of the new membrane's was tested using a water test and electronic leak detection system

The reinstatement of the area following the membrane installation included several hard and soft landscaping features such as a new grass bank and remodelled steps and new handrails.



### Roof Repairs

In April Clifford Devlin won a competitive tender to carry out repairs to the roof of the High Wycombe facility which is over 25 Years old and very close to the end of its 'life'. General wear and tear and damage to some of the insulation has caused leaks to occur.

Following a successful 'proof of concept' sample installation which was carried out on a small section of the balcony it was decided to repair the roof with a Kemperol system which is part of the portfolio of 'intelligent roofing' technologies. It has a number of environmental benefits: Being water-vapour permeable it is solvent-free and therefore odourless - which will help to minimise any discomfort to occupants during the works.

Pebble ballast will be placed into waste sacks and removed while paving slabs and plastic post/chain systems will be lifted and stored.

The existing insulating board will be lifted, stacked and removed manually to ground level for removal and eventual re-use.

The exposed asphalt surface will then be cleaned and prepared for the installation of new insulation board and new waterproofing systems.

The product will be applied in liquid form and reinforced with a polyester fleece to form a 2mm seamless, homogenous, lightweight membrane that bonds to a wide variety of substrates including asphalt.

Associated works will include: Installation of new colour-coordinated walkway protection and counter balance hand rail / edge protection system.

All of the wastes that are expected to be generated by the project will be recovered and either re-used or recycled. Approximately 300 tonnes of ballast will be removed to a local facility at LaFarge Aggregates' Spade Oak Quarry in Buckinghamshire where it will be cleaned, graded and sorted for re-use or crushed and used for infill purposes.

The project will afford the opportunity to redesign/refresh the Courtyard Areas.

