53 Warminster Road – Structural Repairs Works

Desription of Works.

The works consisted of the external refurbishment of the building and installation of structural steelwork and timber all as per Cluttons Engineers details and drawings

Construction Dates:

Commencement : 10th October 2022

Completion : 7th July 2023

Works included the following:

Externally

- Scaffolding to all elevations including a Tempory Roof
- Asbestos R&D Survey of external areas.
- Removal of 1 number Asbestos based old boiler flue.
- Removal of exisitng concrete roof tiles
- Repairs to the roof timbers
- Installation of steel roof support beam details
- Installation of tyvek roof membrane and new slate roof tiles.
- Renewal with UPVC of facias and soffits
- Renerwal of gutters and downpipes.
- Removal of right hand side wall area to rear room in Flat B and re-building of wall using a mixture of exisitng salvaged bricks and reclaimed second hand yellow stock bricks
- Masonry brick and crack repairs to all elevations including helifix repairs as instructed by Clutton's Engineer
- Render repairs to right hand side elevation Flat H and Flat F that were previously rendered.

- Proteus Liquid Roofing to the front elevation flat roof and left hand side elevation flat roof
- Underpinning of the rear elevation area as per Clutton Engineers drawing S-SK40
- Painting of newly formed window cills to side elevation of Flat B and rear elevation of Flat F window cills which had repairs carried out to them.
- Note all other external decorations were carried out by Clients own contractor.
- Renewal of front and rear bay window roofs using felt roofing .
- Removal of old cast iron boiler to right hand elevation as per spec item and backfilling area in garden.
- Note all other works and re-instatement works in the garden carried out by Clients own Contractor.

Internal Works

- Protection to communal area carpets.
- Asbestos R&D survey of all Flats
- Removal of floorings in flats and disposing into licenced skips
- Structural repairs to Flat B as per Engineers details
- Removal of ceiling in Flat B and replacement with British Gypsum Gyproc 12.5mm Fireline boards
- Installation of new steelwok beams and columns as per engineers design detail.
- All new steelwork and columns were coated with Firetex FX5090 Intumescent Coating as per spec item
- Removal of wall the party wall of Flat A Kitchen Wall & Flat B Reception wall to expose timbers and installation of new timbers to accept insulation and re-instate with 2 layers of

British Gypsum Gyproc Fireline board 12.5mm to achieve 60 minute fire rating as requested by Building Control – Note plastering by clients Contractors.

- Installation of Recticel Insulation Eurothane 100mm Board to Flat B external reception wall on the Right hand side to achieve thermal values as per Cluttons instruction.
- Supply and lay in loft space 2 layers of Knauf Insulation Loft Roll 150mm thick.
- Installation of tie supports from front to rear elevation walls as per Engineers design.
- Flat F Reception room , install new 12.5mm plasterboard to ceiling and form bulkhead of newly installed steel beam.
- Replacement of Velux window to Flat A kitchen ceiling.

- Please Note – refurbishment of flats carried out by Clients own contractors.