



Roofworks and External Decorations

Guardian Surveyors, Altior Court, north London

Highlights

Guardian Surveyors appointed Axis for an External Decoration, Repairs and Roof Replacement programme on Greenfalls' residential premises, Altior Court.

Altior Court is a fully-occupied, detached, purpose-built block of flats contained within its own grounds in north London's Highgate area.

Roofworks on the terrace and penthouse roofs included demolishing brick planters on the perimeters; stripping off and removing existing waterproofing; installing new Roof Systems (reinsulating and felting) and Spartan tiling; and supplying and fixing a new railing system to match the existing design which was powder coated in a colour of the residents' choice.

During the works, Axis had to carry out surface water drainage to the roof. And, while insulating, some of the existing fascias were found to contain asbestos so were safely removed and disposed of in accordance with industry guidelines.

Specifications

- Roofworks – including dewatering
- External redecoration
- Front retaining wall work
- Asbestos survey and removal
- Brickwork
- Window works

£275,000 value

6 months duration



Broken or defective balconies were renewed and existing Promenade tiles cleaned and set aside for re-use. Communal stairwell windows to the front of the building were replaced with white uPVC double glazing, and the top roof light was replaced with a skylight AOV vent.

Brickwork included raking out and repointing to match existing brickwork. Gutters and downpipes were replaced with uPVC alternatives prior to painting the exterior rendered areas.

Finally we repaired the front retaining wall: excavation groundwork was carried out with concrete application to supporting steel posts. The wall was rendered/dry-dashed and painted to match the existing wall's materials and style.



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