



Heritage Repairs

St Michaels and Star Street – Notting Hill Genesis

Highlights

Axis was employed by our client, Notting Hill Genesis, for planned heritage repairs, refurbishments and re-decoration works. Properties on St Michael's Street and Star Street in Westminster comprise 2-3 storey houses, some of which are Grade II listed. Built in the early 19th century, they are regarded as a fine representation of the architecture of its time. Our works were conducted across 64 properties with a mix of tenants and leaseholders.

Our extensive external refurbishment programme included roof works. Our team removed composite cement and concrete interlocking tiles as well as associated flashing. We also carried out pointing and added natural slate and fibre cement tiles. The team installed new felt, battens and associated flashings and valleys.

Specifications

- Roof works
- Render and timber repairs
- Window repairs and replacements
- Façade works
- Rainwater goods including gutter/moss clearance
- Internal redecoration programme comprising:

£3m value

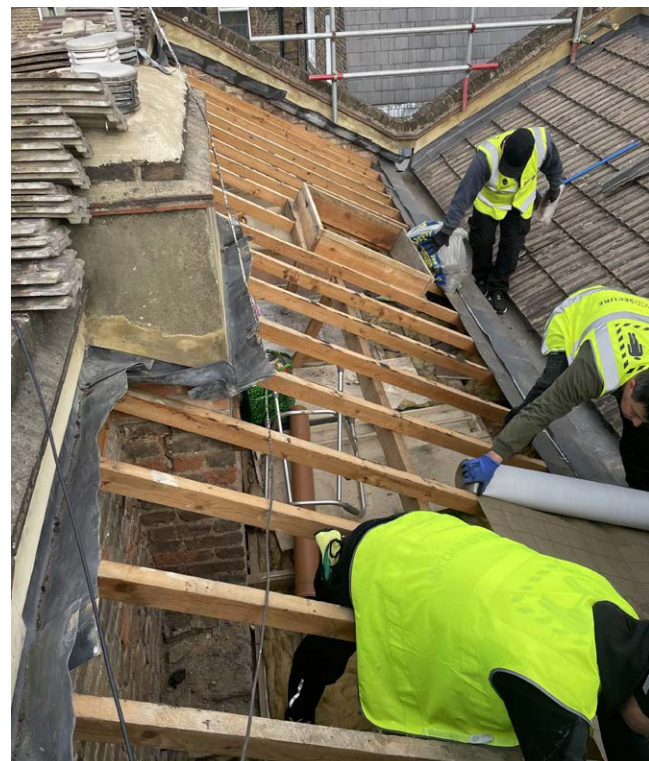
1 year duration



We continued external works with render and timber repairs. Alongside this, we removed and replaced windows at St Michaels Street while repairing those at Star Street. Our façade works involved external masonry repointing, as well as painting and decoration to all previously painted surfaces (including windows, metal steps, handrail, railings, and doors). Additionally, we worked on the rainwater goods and provided gutter moss clearance.

Our team moved on to internal redecorations which included a painting programme within the lobby, stairwell, and corridors. This extended to previously decorated plastered walls and ceilings, timber doors and window frames, timber joinery, handrails and metal balustrades and replacement of rooflights.

Axis has a long and successful history with Notting Hill Genesis. As principal contractor and project Manager, Axis has conducted five-year full Cyclical Repairs and Redecoration programmes for NHG as well as Roof Works.





Project Challenges

As with all heritage properties, some unforeseen challenges arose during the programme. An insecure chimney stack was discovered which we repaired whilst conducting the roof works. We also discovered faulty timber which our team secured with trusses. Asbestos was discovered and had to be removed.

Our team made it a priority to keeping disruption to a minimum for residents and visitors. We conducted the works across three phases, while keeping residents informed of our progress and process all the time. As with all our Heritage Works, all our materials and schemes were in keeping with those of the original buildings. Because of careful planning, our programme ran on time and budget.



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