



Cladding and Decking Replacement

Peabody

Highlights

Axis was employed by Peabody to replace existing high level cladding and private balcony decking with non-combustible materials at Bridgestone House. A six-storey block on Blue Anchor Lane in Bermondsey South East London, comprising of 27 occupied flats.

Axis have been working with Peabody for nearly 20 years on their property portfolio of 66,000 homes across London and the South East. Delivering a wide variety of property repairs and maintenance services as well as heritage works, FRA, re-cladding, decarbonisation and retrofitting.

Axis began work by replacing decking whilst the cladding design procedure was in progress. The team then completed the cladding to the top penthouse apartments and removed scaffolding before renewing cladding at the main communal entrance on Blue Anchor Lane. The work was carried out in this timeline to minimise disruption to all residents.

£900,000 value
12 months duration



Specifications

- Detailed investigation reports and surveys to clarify the scope of the necessary design work
- Application of weatherproof membrane to protect the building during the works
- Design and installation of new Vitradual cladding system to current building regulations standards
- Scaffolding
- Removal of existing non-compliant external wall systems, cladding system, balcony decking, soffits
- Replacement of timber decking on cantilever balconies with aluminum decking
- Design and installation of cladding
 - incl in the communal entrance



All the works at Bridgestone House were carried out during the Covid-19 pandemic: Axis followed Government Guidelines throughout the works. Axis staff wore appropriate PPE equipment, conducted hygiene and safety checks before entering resident's homes as well as carrying out regular cleaning and keeping non-essential personal contact to a minimum.

Both liaison and licensing were required for the scaffold erection due to the proximity of the railway lines, this included a BAPA agreement and Network Rail supervision overseeing the works.

During the project the team used all fire rated non-combustible products and required specialist equipment such as designed cantilever scaffolding due to the proximity to the railway line.

The design process took considerable time to finalise due to the nature of the works and regular design team meetings were held with client's consultants and fire officers. Axis also employed outside professional advise where appropriate to ensure the design was carried out successfully. Due to covid it was difficult to procure materials and we had the foresight to order/secure materials within good time to minimise delays.

Axis' Resident Liaison Officers kept our residents fully informed prior to the commencement of any works and throughout their duration through personal house visits, regular poster announcements in communal areas as well as via personal email and hand-delivered newsletters. Special care was taken with vulnerable residents. Where COVID-19 restricted our Open-Door policy in our Site Offices we provided updates via Zoom meetings and were available for Out of Hours meetings.



Contact

joseph.hayes@axiseurope.com

020 3597 2545

axiseurope.com