



Cyclical Repairs and Re-decoration

London Borough of Hammersmith & Fulham, Sullivan Court, west London

Highlights

Following a mini competition off the South East Consortium's Internal and External Building Works Framework (Lot 1b, Major Refurbishments), the London Borough of Hammersmith & Fulham awarded Axis a major cyclical repairs and re-decoration project at Sullivan Court.

Sullivan Court is a large social housing estate in a conservation area in Fulham, London SW6, close to prestigious clubs Chelsea Harbour and the Hurlingham.

Under Phase 1 of the Capital Works programme, we completed 13 of the 19 blocks on the estate. The blocks are of solid brick construction with external walkways and balconies. They range from five-storeys (each housing 19 residents) to eight storey (housing 71 residents).

Our cyclical repairs and re-decoration works here included brick and concrete repairs, waterproofing and repointing. We grit-blasted all concrete surfaces, repaired defective concrete and applied a coating to prevent further corrosion.

Roof works included chimney pot replacements and removal of parapet stones.

Specifications

- Brickwork and concrete repairs
- Roof works
- Balcony and walkways repairs
- Doors and windows
- Painting and decorating
- Fire safety works
- M&E

£5,500,000 value
1 year duration



We replaced doorsets to balconies, and on the walkways, we removed corroded posts, then supplied and fitted replacement cast iron posts welding them to the handrail.

Prior to painting with two coats of Thermo guard smoke and flame retardant paint, we made good all previously painted external, rendered, plastered and concrete surfaces including external walls and balcony areas including soffits and fascias.

We also made good and redecorated tiles adjacent to front doors. In addition we painted pipework, columns, handrails, railings, emergency escape staircases, communal entrance doors and gates with Dulux Trade Metalshield gloss finish.

Our Fire Safety Works included the installation of LED emergency lighting to all common areas, including external areas, entrance lobbies, staircases and corridors as well as the replacement of existing doors with Gerda 'Safer Homes' FD60s complete doorsets including architraves and ironmongery.

We conducted repair works to PVC-U external balcony door sets and windows and also to the bullseye communal windows in the communal stairwells, reinstating wire mesh to prevent birds from nesting.

Elsewhere we flushed all rainwater goods to ensure they were free of blockages; extended all boiler flues; removed and re-sited satellite dishes; repaired and repainted the bin store doors; and replaced extractor fans.

Finally, prior to striking scaffold, we jet-washed all areas of brickwork, concrete and walkways, removing any loose debris and cleaning the facade. We also washed down all windows to provide a final clean finish to our works.



Contact

joseph.hayes@axiseurope.com
020 3597 2545
axiseurope.com