



# Roof Extension and Refurbishment

Regency Grove, Foley Street, Central London

## Highlights

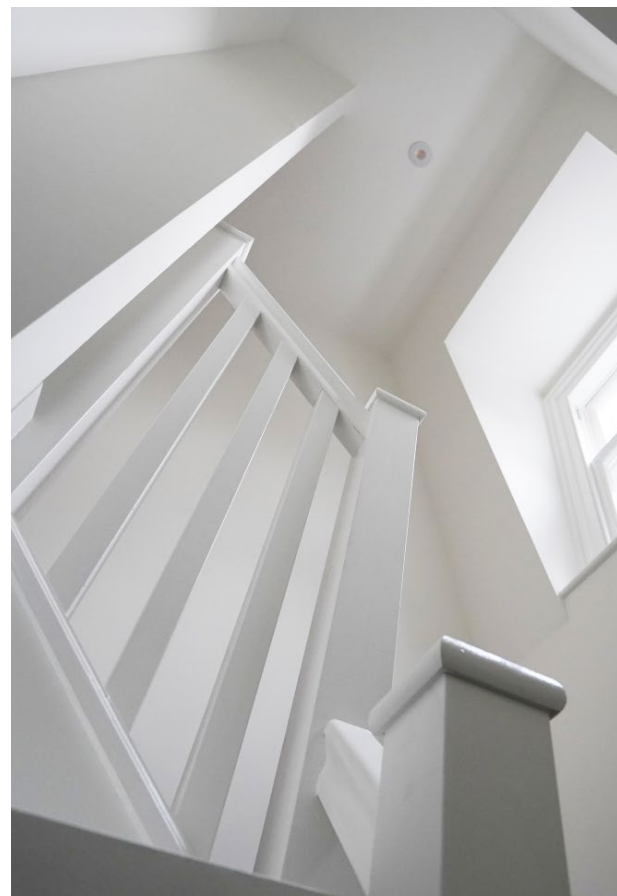
For our new client, property consultancy Regency Grove we added a mansard extension increasing the residential space by one storey to their property at 30 Foley Street.

To achieve this, we first installed up and over scaffold and stripped and removed the entire roof, reinstating a new roof with four dormer windows. Roof works included leadworks to all the dormers of the roof and the installation of new Welsh slate tiles.

Our team constructed a new timber frame mansard apartment with sash windows, a new floor and ceiling assembly separating the new apartment and the existing 3rd floor. The new 4th floor apartment comprises new, kitchen/diner, bathroom and bedroom.

We installed a new private staircase to the 4th floor apartment leading up from 3rd floor communal area, and a new communal staircase from level 2 to 3.

We also created a new balcony space to new 4th floor apartment with an external floating floor system with railings.







Remedial works to the existing 3rd floor apartment included altering existing flat entrance while retaining the existing kitchen to client specification. Localised refurbishment works to floors one to three included: the installation of new bathrooms including new tiling, underfloor heating and sanitaryware, and new kitchens with new tiling and fully fitted integrated appliances. We also installed new floor finishes and painted and decorated.

To provide the residents of 30 Foley Street with a modern upgraded heating and hot water system, our M&E teams provided a new domestic hot and cold-water installation, storage tank, booster set, pipework, insulations, valves, meters and ancillaries.



## Specifications

- Mansard extension
- Roof works (lead work, Welsh slate installation)
- New apartment with dormer and sash windows, and new balcony door
- New staircases
- New balcony
- Power cable installation
- Removal of old gas heating system
- Installation of new electric heating system and new electric meters
- M&E works including new domestic hot and cold-water installation
- Floor finishes and tiling
- Strip out and installation of new kitchens and bathrooms
- Plumbing
- Carpentry
- Painting and decorating
- Drainage works

£700,000 value  
6 months duration





Additional works included ventilation, alterations to existing water meters and installation of new water main meter, as well as provision of new panel heaters, heating control systems, fire mist system and wireless fire alarm system. We also conducted UKPN upgrade works and added a new ground floor riser cupboard.

Externally to the front of the building we dug up the pavement to instal a new power cable substantial enough to supply the extended building. We then reinstated the steps and pavement and decorated the front entrance door.

Throughout the works 30 Foley Street was fully occupied and the restaurant on the ground floor remained open.



## Contact

[joseph.hayes@axiseurope.com](mailto:joseph.hayes@axiseurope.com)

020 3597 2545

[axiseurope.com](http://axiseurope.com)