



Project brief

The brief entailed:

- Removal of rotten timber beams which were the direct result from the tree growth
- Insert steel support pins through front elevation brickwork to provide support to upper levels
- Install steel beams (RSJs)
- Reinforce existing timber joists to support a newly installed floor

Over the last 2 years ABC Building & Maintenance Contractors Ltd (ABC) has been working with Shepherds Bush Housing Group (SBHG) replacing kitchens and bathrooms as well as carrying out a range of other improvement works, including new heating systems, interior and exterior refurbishment and improvement work to the Trust's properties.

A project was commissioned by SBHG to carry out remedial works to a house where tree growth had caused distortion to a bay window, allowing water to penetrate the structure and cause damage.

Details of the job

This involved the following activities:

- Supporting the property with props before erecting scaffolding for easy access, then inserting supports
- Cutting out the tree roots above the bay window and the damaged part of the bay window
- Matching the external brickwork with new bricks, replacing timber and fixing felt batons to form a new pitched roof over the bay window
- Fixing new UPVC rainwater goods and lead flashings, then plastering the exterior walls where needed
- Fixing new timber bearers to form the ceiling of the bay window and overboarding the existing ceiling in the lounge with plasterboard and decorating it where it had been patched
- Installing skirting to the newly build external walls
- Decorating all walls and ceilings in lounge



Challenges to be overcome



- Planning permission had to be obtained to change the facade that was successfully achieved
- Two residents were in situ whilst the works were taking place, so stringent Health & Safety was required to ensure the complete safety of both residents and ABC staff. This included partitioning off rooms to enable structural works to be carried out
- As the work was in a confined space extra care had to be taken over how materials were stored and handled to avoid danger to residents and passersby
- As the works took place over a holiday period restricted working times were necessary so as not to cause noise and disruption to other residents in the vicinity

A successful project

Client feedback

"The works carried out at Tunis Road was of great expertise. ABC took the time to explain the procedure to the residents, kept the residents informed through the whole process of works.

ABC paid great attention to detail and kept me informed of all the extra's that were found, they used their initiative, and were very thorough in their works.

The works involved in this site were extremely high tech and throughout the whole process ABC remained extremely professional informing me of

any problems that may have occurred. There were two residents that were involved in these works and ABC kept the disruption to their normal daily living to a minimum. ABC insured that they followed all H&S procedures and they ensured the residents safety at all times.

I am extremely pleased with the works that were undertaken in this property, this initial problem was a buddleia that was growing out of the left hand side bay on the ground floor (from inside the property). ABC had to remove the buddleia from the bay; the process involved was complex, however ABC just got on with the works, they removed floor/ parts of ceiling and obviously the wall where the buddleia was growing out from, they used accropoles to steady the remaining structure and had to install metal beams to strengthen the bay roof. They provided hoarding to both properties to ensure the residents were comfortable at all times. During the process we encountered a few issues with one of the residents which delayed the works. ABC ensured that they kept the other residents involved informed. Once all the structural works were complete, ABC then carried out re-decorations to both properties to a high standard and quality."

Sinead Matthew, Building Surveyor, Shepherd Bush Housing Group



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