



Extensive refurbishment programme provides improved living conditions for residents

A major works programme for Southwark Council, including the demolition and renewal of three ground floor properties and major repairs and refurbishments across residential and communal areas in the whole block.



Overview

Name: The Gatehouse

Client: Southwark Council

Type: Refurbishment

Start Date: February 2022

Value: £3.36m



Scope

- Excavation exposing building foundations to knock through three ground floor flats
- Joists of demolished flats reinstated for new flats with full fit out
- Casting of new stable slab to support building
- FRB works, including re-wiring of flats, kitchen and bathroom renewals
- Communal repairs and firestopping works
- Window replacements
- Re-routing drainage runs
- Rising Lateral Mains replaced
- Ground floor façades replaced due to extensive damage
- Extensive concrete and brickwork repairs to façades
- Reinstatement of compound area



Benefits

- ✓ Improved living conditions for residents
- ✓ Improved fire safety for the building
- ✓ Delays minimised
- ✓ Residents given work experience and employment

Project details

The Elkins team began work on this major refurbishment project at The Gatehouse, for Southwark Council in February 2022. Situated between Rotherhithe and Bermondsey, the residential building requires extensive repairs and renewal across the whole block.

The project presented a big challenge, as some of the biggest structural work required was to the three ground floor flats, which need to be completely demolished, replaced and re-fitted. Plenty of preparation work was required to allow us to expose the foundations of the building to basement level. Existing pile works were retained and additional piling installed 6m into the ground from the basement level. Additionally, steelwork was installed to support the building during the excavation.

The external façade of the building has taken a bit of a battering over the years, particularly at ground level, and required extensive repairs to the concrete and brickwork, which was also chemically cleaned and repainted, across the whole block. The ground floor façade was completely removed, rebuilt and rendered during the demolition of the flats.

Turning to the inside, all windows were replaced, as well as all the doors in communal areas. Additional firestopping measures have also been put in place to make the building safer. Every individual property in the block has also been re-wired and had a new kitchen and bathroom installed.



