



THE SUTTON ESTATE

Leverstock & Maylands

WORKS DUE TO START 2025



Leverstock House



CLARION
HOUSING



SCOPE OF WORKS

- SCAFFOLDING
- CHIMNEY RE POINTING/FABRIC REPAIRS
- RE-ROOF
- LEAD WORK TO PARAPETS/APEX DETAILS
- BWK/FABRIC CLEANING & REPAIRS
- LIGHTENING PROTECTION
- PEST CONTROL
- RW PIPE CLEANING AND DECORATING
- OVERHAUL & DECORATE FRONT SASH WINDOWS
- REPLACEMENT REAR WINDOWS



Maylands House



CLARION
HOUSING



SCOPE OF WORKS

SCAFFOLDING

CHIMNEY RE POINTING/FABRIC REPAIRS

ROOF REPAIRS

LEAD WORK TO PARAPETS/APEX DETAILS

BWK/FABRIC CLEANING & REPAIRS

LIGHTENING PROTECTION TEST & COMMISSION

PEST CONTROL

RW PIPE CLEANING AND DECORATING

OVERHAUL & DECORATE FRONT SASH WINDOWS

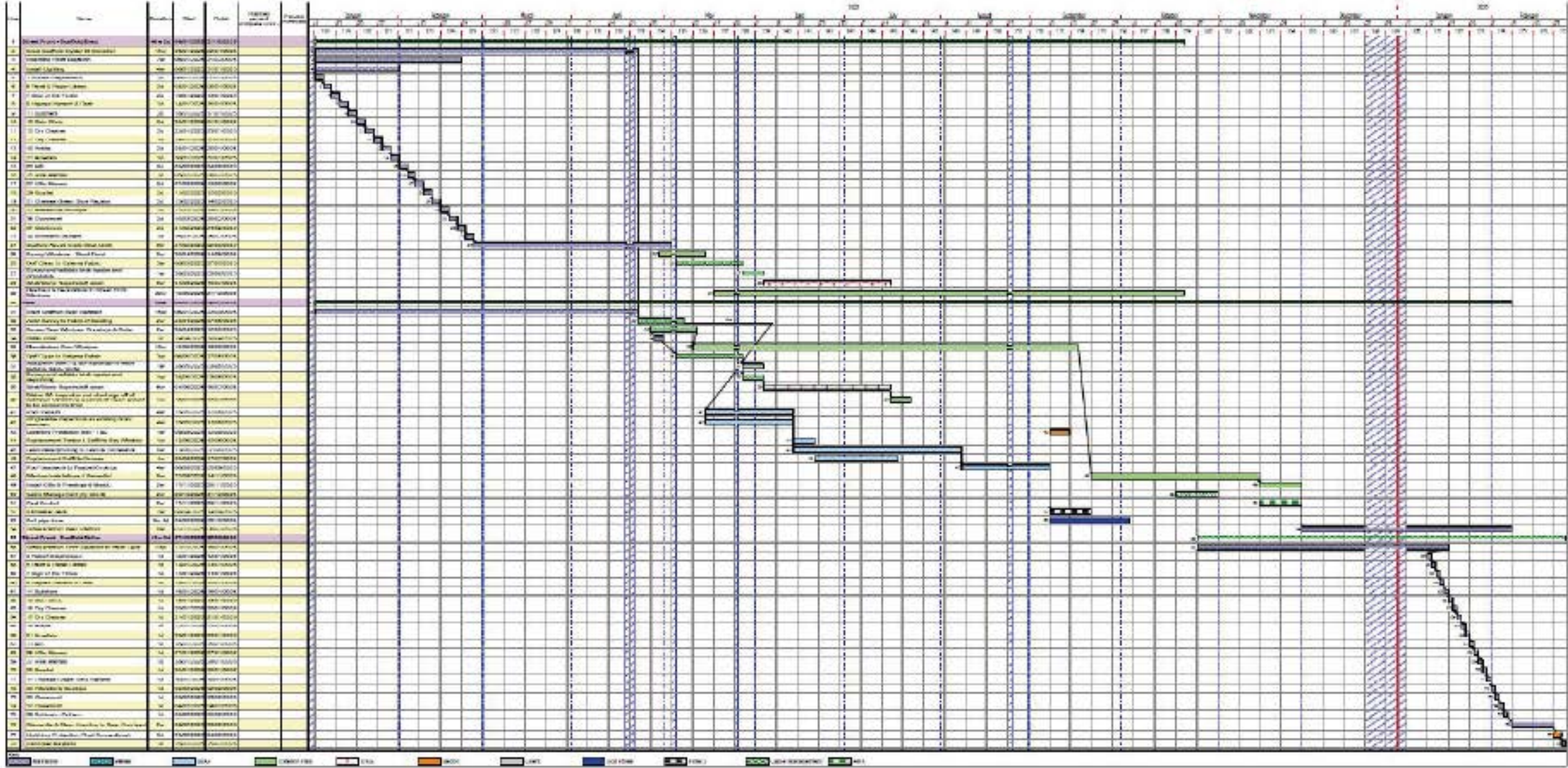
REPLACEMENT REAR WINDOWS



Programme Maylands House



CLARION HOUSING



Lever stock & Maylands House



Wates

Issues & challenges identified

Scaffolding, the scaffolding has been designed around the recommendations received from the local authority highways dept, this design takes into account the Member of public (MOP) Protection, this design will enable safer erection of the scaffolding, the time needed to construct the Scaffolding in front of and above the shops would take 2 days, we would need each unit to be closed for the duration of 2 days to enable safe scaffold erection to the crash deck Height/ Protection fan level.

Hoarding to the low level of the scaffold support towers will be installed and decorated and there will be lighting to the underside of the ceiling and the outside facing the road.

The crash deck will be double boarded with polythene protection and ply covered to 1st lift of the scaffold which will include advertising banners for each unit.

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Leverstock & Maylands House



Wates

Issues & challenges identified

Parking bay suspensions will be required in line with the programme for the scaffolding material.

Storage set up locations are being put in place to the rear car park area behind both blocks to allow material distribution which will reduce the number of lorries required to facilitate these works.

The programme has been split front & rear so we can prioritise the front works so as soon as the works to the front have been completed, we can strike the scaffolding leaving the rear up whilst work continues.

Working hours are strictly 8 – 5 Monday to Friday, this is a planning condition from RBKC.



Leverstock & Maylands House

Issues & challenges identified

Additional resources banksmen/traffic marshals will be required to safely manage these works due to the site restrictions and MOP movements.

To enable these works to commence in line with the programme we have had to increase the labour on site to 4 scaffold teams, this is due to the working hours imposed on us by the local council as no out of hours or weekend work is permitted, we are proposing to utilise the rear compound area to provide a holding station for scaffold materials which will reduce the amount of lorry activity required on the estate/roads.

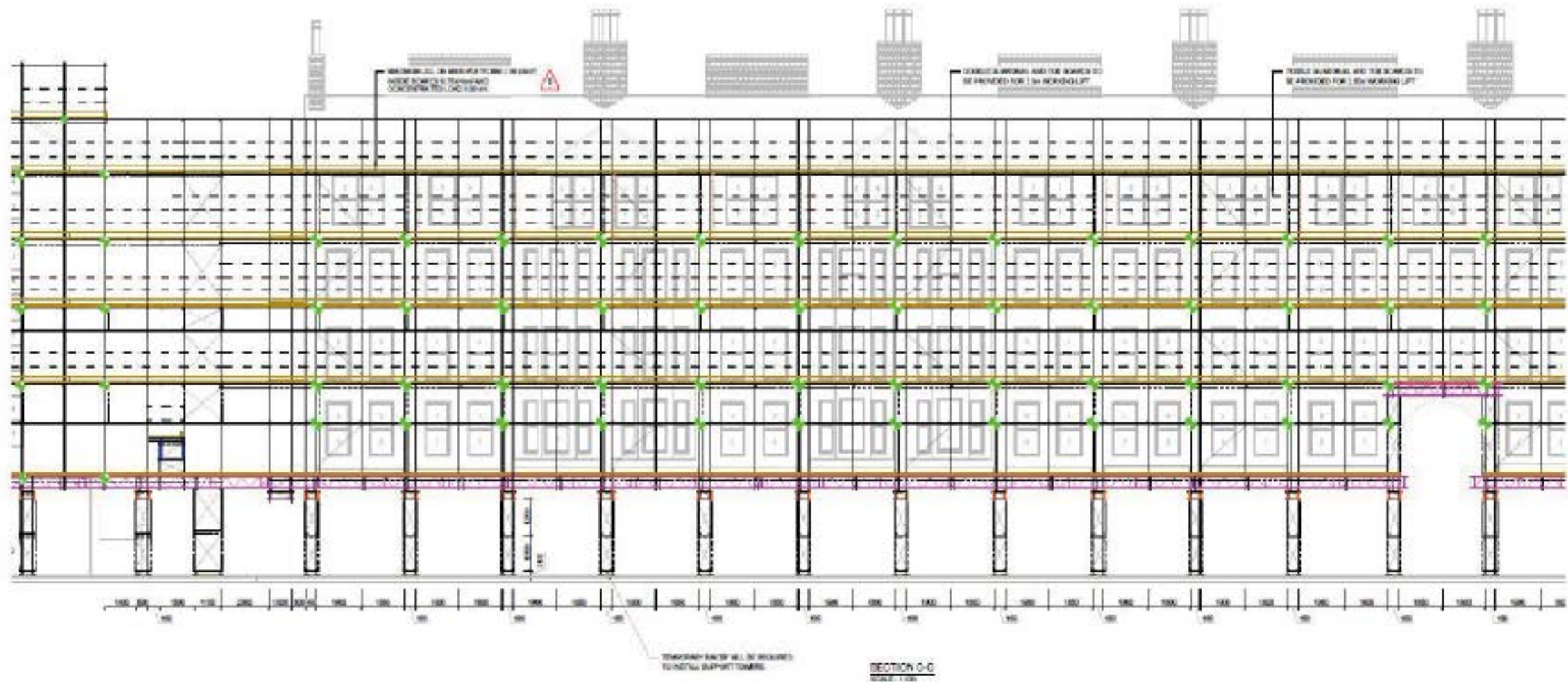


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Scaffold Design



Wates

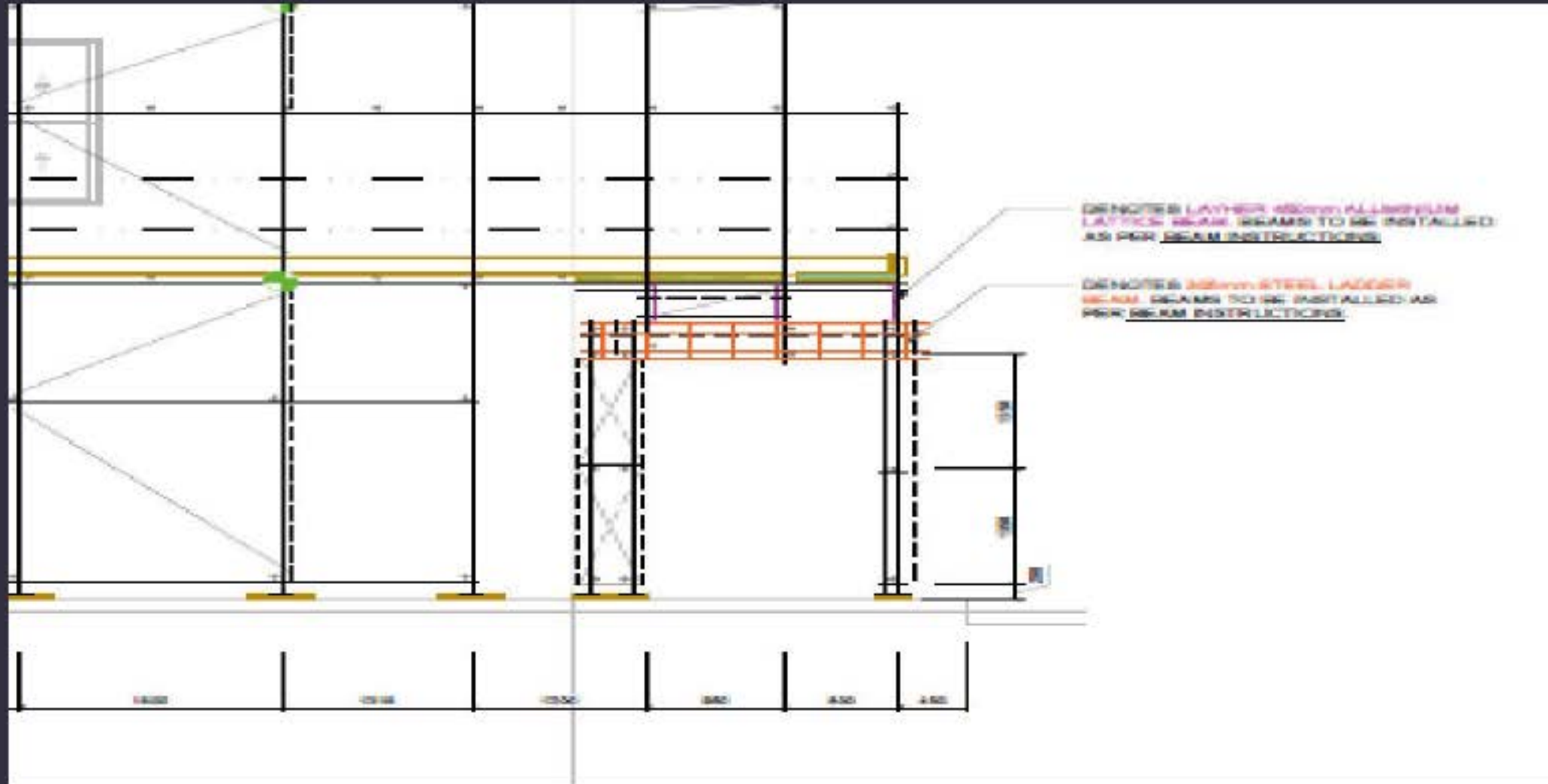


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Scaffold Side View



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Q&A



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- 1.** The scaffolding has been designed to incorporate a crash deck gantry which will span across the whole footpath width, this design has been recommended to us by the council's highways dept as it offers greater protection to all members of the public and shop owners/employees, but it will require each shop to be closed for the duration of the works to each unit.
- Q.** How long will each shop/Restaurant need to be closed for to allow scaffolding erection?
- A.** 2 Days to erect the scaffolding to each shop front.



1. The scaffolding will be erected covering the whole width of the footpath set back 450mm from the kerb edge and will form a tunnel along the footpath, all shop/restaurant canopies can remain fixed to the shop front but will need to be retracted in, any signage/lights that protrude out would need to be removed to allow the scaffold erection.

Q. Will my shop lose light/visibility.

A. The scaffolding will reduce this slightly, but the walkway will be fully illuminated and will be open along the roadside to allow light in.

Q. Will my shop advertising be covered by the scaffold.

A. Yes, we will provide a banner with your shops advertising on that will be erected on the outside of the scaffold in front of your shop, see designs.

Q. Will I need to remove the awning/canopy above my shop.

A. These will need to be retracted and left closed, any lights/advertising that protrudes out will need to be removed.



Q&A



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- 1. The scaffold support towers will be in line with the brick columns and will protrude out 450mm, these will be hoarded up to 1.2 m in height to reduce hidden area's either side of support tower, these will be painted white.

Q. What impact will there be on the seating area in front of the restaurants/cafés with the hoarding.

A. You will still be able to have chairs & tables outside but there will be a slight reduction in space.



Cost Plan Leverstock House



CLARION
HOUSING



PLEASE NOTE ALL COSTS ARE BUDGETS AND WILL BE FIRMED UP ONCE SURVEYED

Sutton Estate	Workstream		Works Elements	Gross Total
Leverstock House	EXTERNALS	VO	Pigeon Control Measures	£19,641.02
Leverstock House	LIGHTNING PROTECT	VO	Lightning Protection	£22,591.75
Leverstock House	ROOFING	MAIN WORKS	Roofing renewal	£728,451.95
Leverstock House	ROOFING	VO	Roofing VO leadworks chimney pointing	£44,154.24
Leverstock House	WINDOWS	MAIN WORKS	Sash window overhauls front elevation	£529,059.15
Leverstock House	EXTERNALS	VO	Ligthing to Gantry scaffold (costs to be confirmed)	£15,225.60
Leverstock House	WINDOWS	MAIN WORKS	Windows to rear elevation	£371,937.40
Leverstock House	WINDOWS	VO	Making good and Pressing Schdule	£137,030.40
Leverstock House	SCAFFOLDING	VO	Linkbridge between leverstock & Maylands (Hoist and	£8,279.68
Leverstock House	SCAFFOLDING	VO	Pavement Licences / dispensations	£16,748.16
Leverstock House	SCAFFOLDING	VO	Hoarding to highways elevation including decoration	£56,783.88
Leverstock House	SCAFFOLDING	MAIN WORKS	Scaffolding - main	£466,626.58
Leverstock House	SCAFFOLDING	MAIN WORKS	Plywood deck on gantry above shopfronts	£27,471.55
Leverstock House	SCAFFOLDING	MAIN WORKS	Scaffold Alarm Monitored	£7,824.44
Leverstock House	SCAFFOLDING	VO	Signange to shopfront TBC after consultation	£22,838.40
Leverstock House	SCAFFOLDING	VO	Chimney Stacks	£44,154.24
Leverstock House	EXTERNALS	VO	External Fabric Repair	£38,064.00
Leverstock House	EXTERNALS	VO	Doff Clean of External brickwork and surfaces	£54,380.07
				£2,611,262.51



Cost Plan Maylands House



CLARION
HOUSING



PLEASE NOTE ALL COSTS ARE BUDGETS AND WILL BE FIRMED UP ONCE SURVEYED

Sutton Estate	Workstream		Works Elements	Gross Total
Maylands House	ELECTRICAL	VO	lighting to scaffolding (TBC)	£25,883.52
Maylands House	EXTERNALS	VO	Pigeon Control Measures	£19,641.02
Maylands House	EXTERNALS	VO	Doff Clean of External brickwork and surfaces	£76,361.45
Maylands House	EXTERNALS	VO	External Fabric Repair	£38,064.00
Maylands House	EXTERNALS	VO	Chimney stack Pointing	£34,032.02
Maylands House	ROOFING	MAIN WORKS	Roofing Repairs	£49,062.97
Maylands House	ROOFING	VO	leadworks to cornice detail	£27,672.53
Maylands House	SCAFFOLDING	VO	Linkbridge between leverstock & Maylands (Hoist and	£8,279.68
Maylands House	SCAFFOLDING	VO	Pavement Licences / dispensations	£16,748.16
Maylands House	SCAFFOLDING	MAIN WORKS	Scaffolding - main	£583,840.86
Maylands House	SCAFFOLDING	VO	Scaffold Alarm Monitored	£8,861.30
Maylands House	SCAFFOLDING	VO	Signage to shopfront TBC after consultation	£22,838.40
Maylands House	SCAFFOLDING	VO	Hoarding to highways elevation including decoration	£53,511.89
Maylands House	SCAFFOLDING	VO	Plywood deck on gantry above shopfronts	£33,607.47
Maylands House	WINDOWS	MAIN WORKS	Sash Window Overhaul Front Elevation	£770,247.88
Maylands House	WINDOWS	MAIN WORKS	Windows to rear elevation	£445,271.59
Maylands House	WINDOWS	VO	Making good and Pressing Schedule	£152,256.00
				£2,366,180.74
















CLARION
HOTELS

Wates

BIR.LEY BAKERY

BIR.LEY BAKERY

WALTON CERAMICS

BIR.LEY CHOCOLATE

Paxton & Whitfield

FOOD & WINE

SERENITY

THE PIE MAN

AMAZON

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Wates

THE PIE MAN

AMAIA

THE CHELSEA FISHMONGER

your real high quality grocer

KALE STREET

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CLARION

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KALE STREET

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WATER STREET

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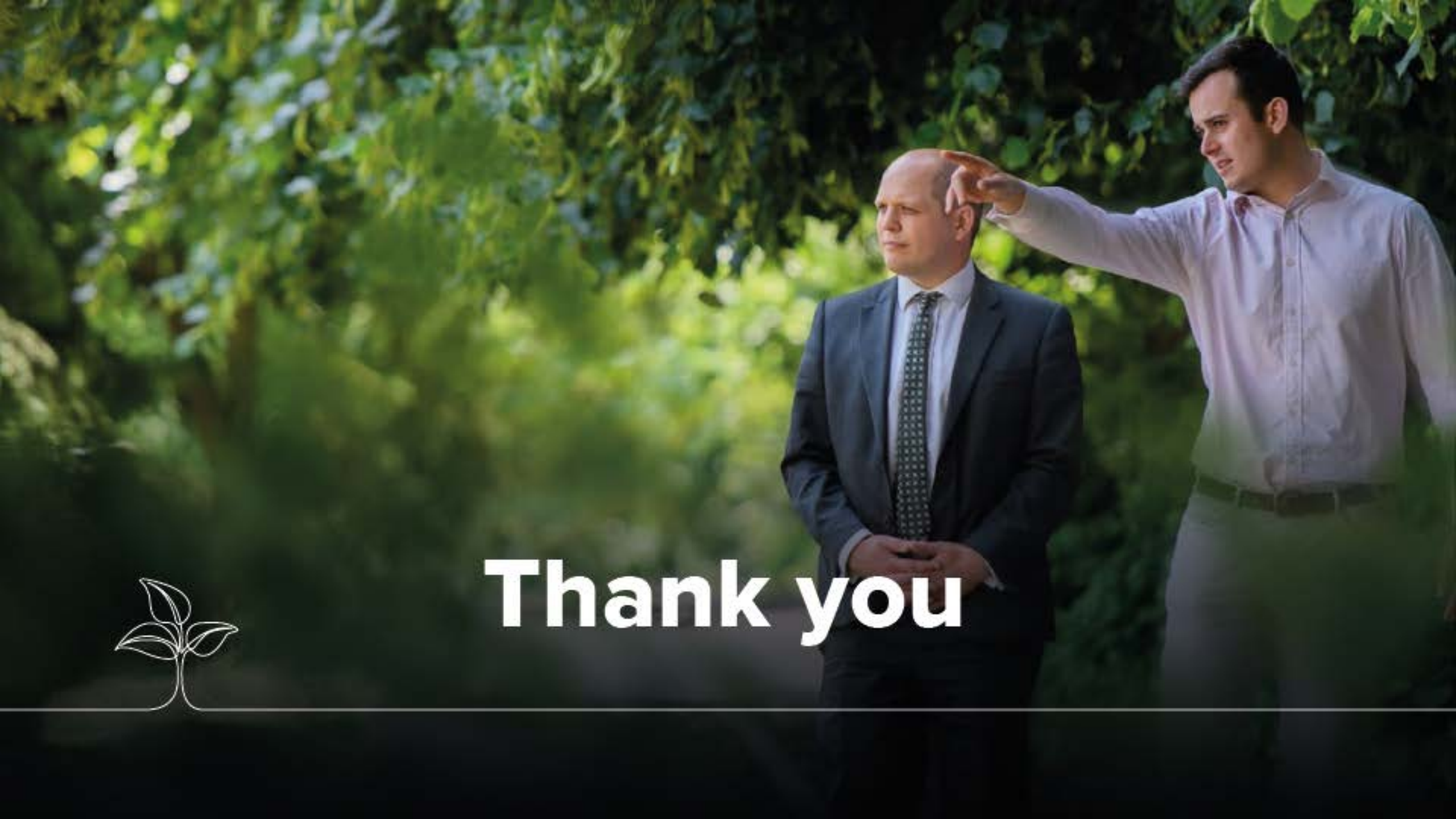
Wates







Thriving places



Thank you

