

PROJECT INFORMATION SHEET



Project Title 326 Flat 3
Client Environment Agency
Value £9,400.00
Start Date 22 November 2012
Finish Date 23 November 2012
Contract UX85469
Site Agent Stuart Robinson
Suppliers G Nicholson Engineering Limited

PROJECT DESCRIPTION

When the building was converted into flats in 1988, the balcony to Flat 3 was constructed below the local flood defence level. The flat, and therefore the property beyond, was at risk of flooding by the River Witham.

Previously, temporary measures were taken to line the inside of the balcony with marine plywood, as shown in the picture to the left. Although initially effective, this lining was found to be degrading. It also impeded the view of the river from the flat.

After some consideration, it was decided that to provide a maintenance-free solution which did not interfere with the building's Grade II listed status, the lining would be replaced with 10mm toughened glass. The GRP deck would incorporate two one-way valves which would allow rainwater to run-out but would resist flood waters rising from beneath.

HEALTH & SAFETY

The balcony is part of a residential dwelling and directly over the River Witham. The existing supporting steelwork and handrails were retained and incorporated into the new balcony, partly to provide edge protection during the construction phase.

ISSUES, EFFICIENCIES, INNOVATIONS & LESSONS LEARNED

The main issue was recognised as being that the site was a part of an occupied residential dwelling, and the potential inconvenience the works could cause.

As such, the works were planned and the materials selected so that all component parts could be pre-manufactured off-site so that on site works were minimal in terms of disruption, noise, dust, fumes and duration.

ENVIRONMENTAL CONSTRAINTS

Measures were taken to prevent debris generated by the works from falling into the watercourse below.

WASTE MANAGEMENT

All waste materials were taken off -site and disposed-of in accordance with the Waste Management Plan.

COMMUNITY LIAISON

Being a residential dwelling, the wishes and requirements of the occupier were strived to be met at all times. During the consultation and design period, the resident was informed of all developments and was consulted on the start date of the construction phase in order to minimise inconvenience and disruption.

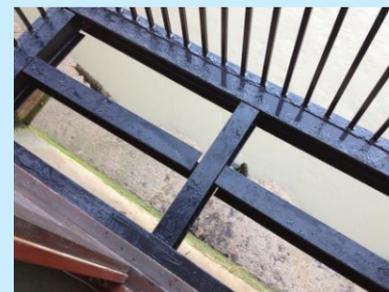


Photo 1: Existing protective lining as installed by others

Photo 2: Stripped, cleaned and painted existing steelwork

Photo 3: 10mm toughened glass installation to inside of handrail

