



Full refurbishment and conversion

Thanet District Council, Kent

Highlights

Axis was appointed Principal Contractor by Thanet District Council for a full refurbishment and conversion project of four derelict Victorian properties on Sweyn Road in Margate.

The properties were scheduled to become family homes as part of the Council's Live Margate scheme.

The project refurbished the properties (most recently B&B accommodation) into two x 4-bedroom houses, two x 2-bedroom flats and two x 3-bedroom maisonettes.

Extensive surveys assessed the extent of the fire damage to one property and also revealed extensive dry rot in another.

The scope of works included full internal strip out; demolition of the unsightly front extension; installation of new rear extensions, staircases, windows and doors; replacement of roof structure and covering; installation of new steel beams and restraints; new below-ground drainage and installation of new kitchens and sanitaryware; reinstatement of bay windows to the front (including decorative moulding) and complete decoration and finish throughout.

Specifications

- Internal strip out
- Demolition/new extensions
- Replacing timber floors/lintels with concrete floors/lintels
- Extensive dry rot/damp treatment
- Replacement of roof structure and covering
- Brickwork
- Mechanical and electrical
- Windows and doors
- Below-ground drainage
- Gas, electrical and water supplies
- Staircases

£1.2m value

20 months duration



To minimise disruption to residents in the recently-designated Conservation Area, Axis used low decibel tools and noise suppressors and ensured clear access to adjoining buildings. External sheeting and scaffold netting were used to prevent the spread of mess and dust and the site was fully secured with site hoarding and Heras fencing, CCTV, lighting and signage.

Client testimonial:

“ We are really proud of the team for what they have done and the way they have recreated features of the buildings. It has been a massive refurbishment and they have done such a superb job. The families have all recently moved in and are delighted with their new homes.

This is now a conservation area and the team worked hard to recreate the buildings so they are in keeping, with everything, such as the fascias, carefully designed. ”

Councillor Lesley Game, Cabinet member for housing and safer neighbourhoods



Before



After

Contact

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