

Abbots Avenue West St Albans

LOCATION

St Albans, Hertfordshire

CLIENT

Morgan Sindall

SECTOR

Residential

PROJECT TYPE

Refurbishment



Accredited Installer

HTR Building Services Ltd

Project Overview

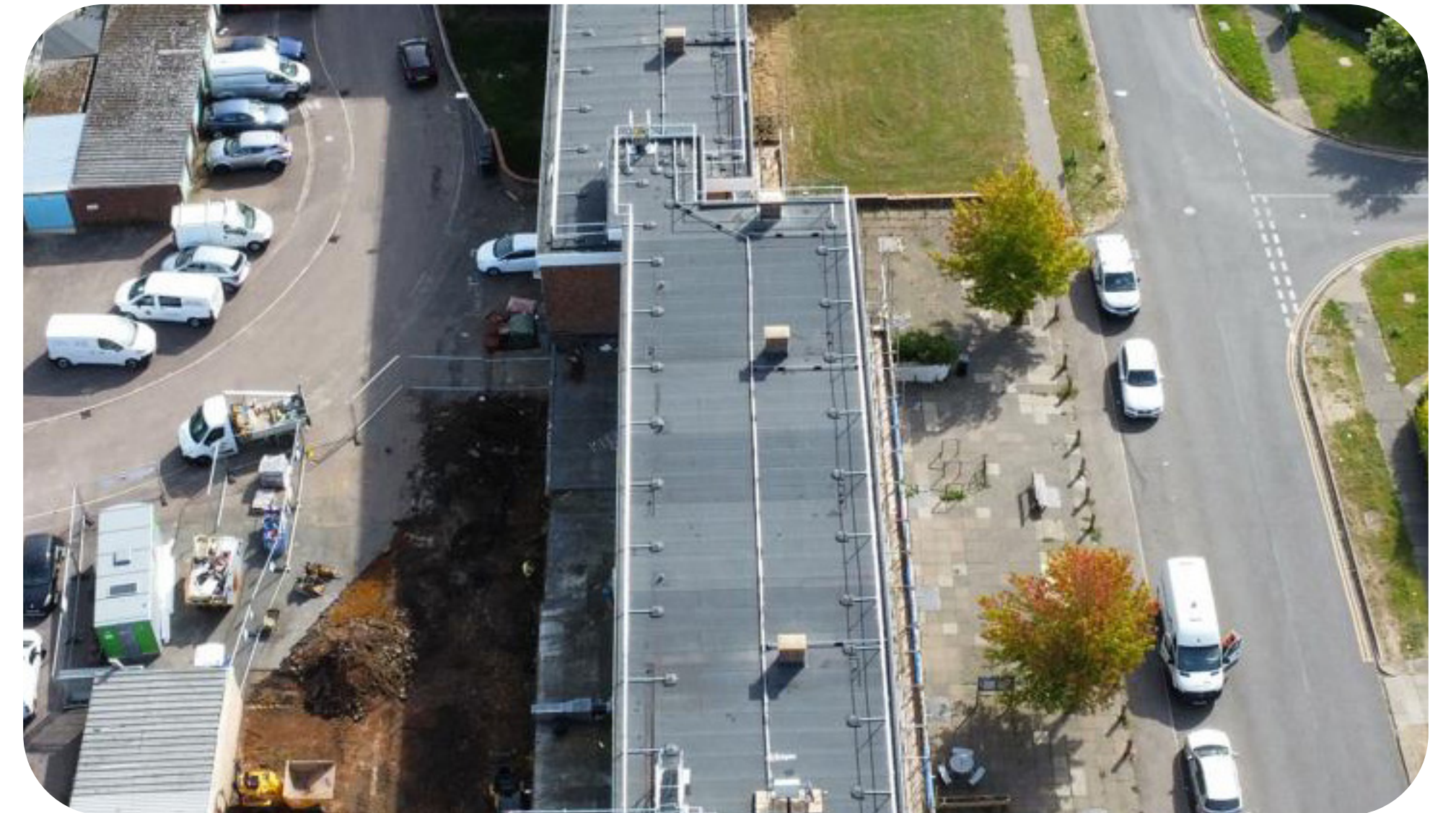
The refurbishment of the Abbots Avenue West project presented a unique set of challenges. Due to the severity of its existing roofing issues and its status as a live building with residents in situ, all parties involved needed to utilise their expertise and new technology to ensure work was completed swiftly, and to the highest standard.

Complexity

Axter worked closely with St Albans Council and Morgan Sindall, navigating a rigorous vetting process to be awarded the framework. Following the successful bid, an exhaustive roof survey was conducted, which included core sampling and moisture mapping. These assessments revealed extensive failures in the waterproofing system, water saturation in the build-up components, and thermal inefficiencies that required immediate remediation. The project demanded a complete roof

strip and the installation of Excel reinforced bituminous membrane system and tapered PIR insulation system.

Additional complexities arose from coordinating work in a live environment, requiring enhanced safety protocols and a quick completion of works whilst retaining high standards. With residents in-situ, it was vital to minimise the dust, noise, and waste, throughout the refurbishment process.

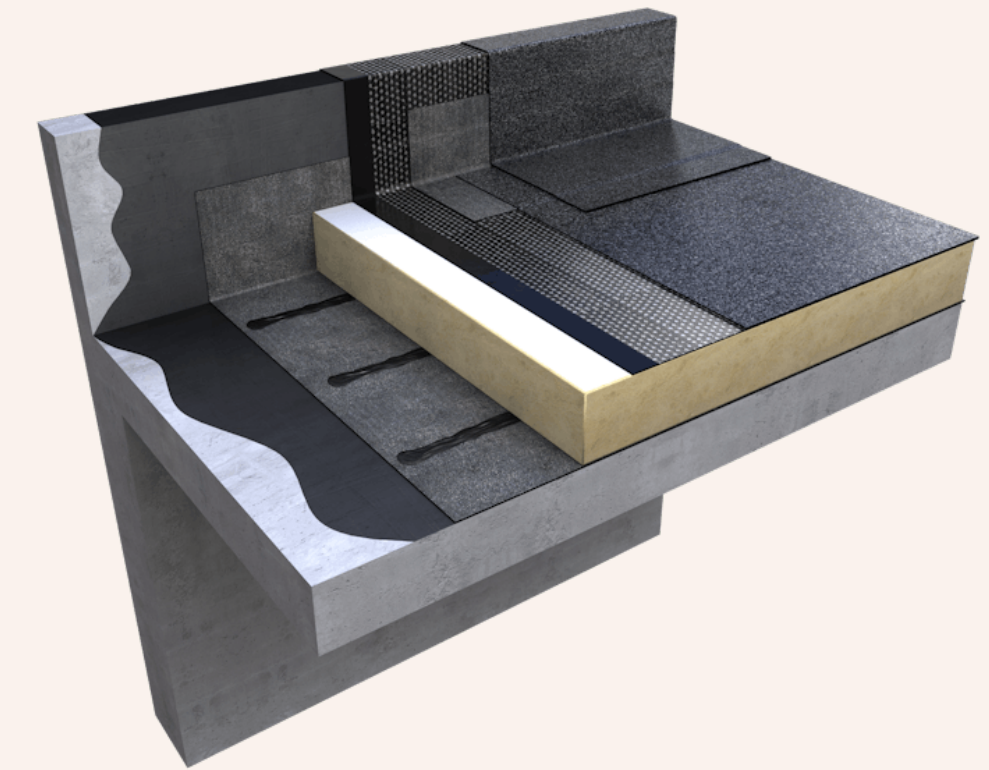


Solutions

Axter and HTR Building Services Ltd demonstrated exceptional workmanship throughout the Abbots Avenue West project. The installation process was meticulously planned to minimise disruption to residents and ensure quality at every stage. The roof was stripped down, with careful removal of compromised materials and precision installation of the new roofing system including Excel reinforced bituminous membrane system and tapered PIR insulation system.

Unexpected weather conditions played their part throughout the project. With the already strict time-restrictions in place (with residents in-situ), this meant any delays to the project could cause further inconvenience. Meticulous planning meant undisrupted days were incredibly efficient, resulting in the project completing before the original deadline.

Systems in use



Excel®

A premium range of high-performance reinforced bitumen waterproofing membranes, manufactured with the unique Alpa polymeric binder, making it our most technologically advanced RBM system. Excel has demonstrated exceptional ageing characteristics with laboratory accelerated ageing tests determining a service life in excess of 60 years.



For more information, get
in touch with **our experts:**

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