

## Hornton Court

Kensington High Street, London W8

### External Repairs and Refurbishment of Apartments

#### Project Description

Cuffe has carried out eleven refurbishment projects for the Phillimore Estate since April 2006, and has been ever-present at the stylish Hornton Court apartment block since that date.

It all started with an external refurbishment project which was won in open competition and consisted of :

- Extensive repairs and cleaning to the brick and stone facades.
- Repairs to windows and rainwater good.
- Upgrading works to decorative roof and patio areas.
- New external lighting.
- Escape staircase replacement and refurbishment.
- New water tank installation. ▪ New 5m sq. rooflight installation.

The entire block was scaffolded to accommodate the works, so good relations with the tenants and owners was extremely important. This was duly achieved, and the works, to the value of £1.50m, were successfully completed.

Our Good Neighbour Policy and sympathetic management of the works has lead to negotiated contracts for refurbishment and upgrading of individual apartments in Hornton Court and adjacent Phillimore Estate properties.

We have now refurbished, and fitted out to a high quality, nine apartments of differing size, complexity and character, including structural alterations to form duplex flats, as in the case of apartments 6/11

Together with sundry small works, the combined value of works, over the three year association, has now reached over £5.40m, with more to come.

In February 2009, we commenced the works to replace the only lift installation in Hornton Court West, which involves the installation of an external temporary lift, connected to the rear external escape stairs, removal of the existing lift, major structural alterations and the installation of a new lift, in a more user friendly position. A new five metre square rooflight also forms part of these works.

#### Client

Phillimore Successor's Settlement

#### Project Manager and Quantity Surveyor

Savills

#### Services Consultants

Green Building Design

#### Structural Engineer

Bryan Packman Marcel

#### Value

£0.25m to £1.50m

#### Procurement Route

Tender and negotiation

#### Contract Periods

External repairs : 40 wks / Apartments : ave. 18 wks

