



Case Studies

Bellsgate & Queens Square Shopping Centres

King Georges Close

Southend Street Properties (SHDF)

Highfield Road - Boundary Wall



Bellsgate & Queens Square Shopping Centres

Location

Hemmel Hempstead

Client

Dacorum Borough Council

Contractor

BTS Special Works

Main Contractor

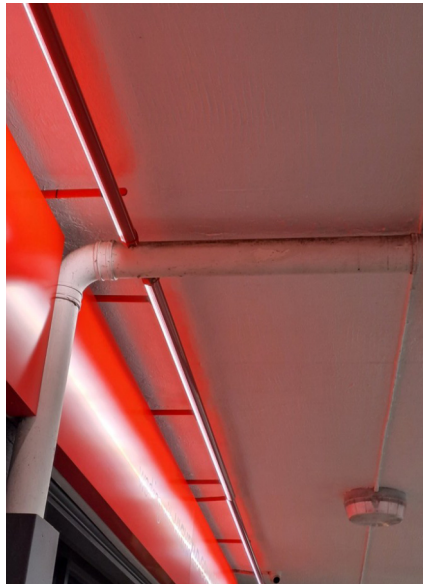
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Building Type

Commercial/Residential

Completion

November 2023



Bellsgate & Queens Square Shopping Centres

About this Project

We were engaged by Dacorum Borough Council in September to deliver a programme of repairs and refurbishments to their commercial and retail properties. Commencing in October 2023 with Bellsgate and Queens Square Shopping Centres.

As part of our appointment, we were responsible for conducting the structural and condition surveys for each project. Following these and prior to any works commencing, our team walked each site with the client representative, to review Dacorum's specification against the survey reports and actual site conditions to agree final specifications, programme durations and sequencing.

Within both Bellsgate and Queens Square every retail unit remained occupied and operational during the works, as did the residential dwellings to the upper floors. We worked closely with all stakeholders to understand their requirements, develop plans to mitigate impacts to their daily routines and ensure all safety measures were in place and communicated ahead of works commencing.

Additionally, one of the main challenges to these blocks was the management of pedestrian and vehicular traffic during the course of the works. This was overcome by using a combination of Heras fencing, chapter 8 barriers and vehicle barriers to ensure all the traffic was safely directed around the areas of work.

Both projects were completed within six week construction periods using directly employed management and labour, with zero accidents/incidents and zero complaints from the residents, businesses or public.

Works Summary

- Concrete and brickwork repairs.
- Repairs to insitu concrete repairs.
- Application of anti-carbonisation and corrosion management systems.





King Georges Close

Location

Rayleigh, Essex

Client

Moat Housing

Contractor

BTS Special Works

Main Contractor

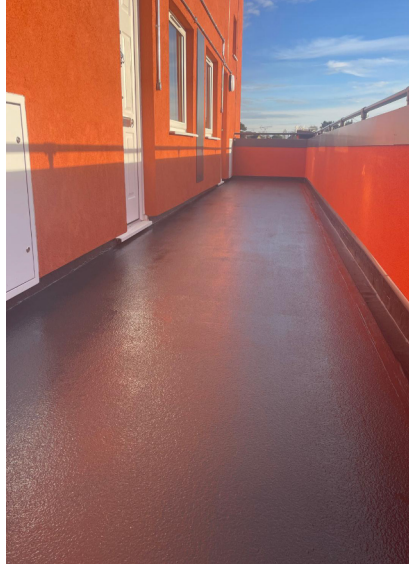
Morgan Sindall

Building Type

Residential

Completion

July 2022 - December 2023



King Georges Close

About this Project

BTS Special Works were appointed in July 2022 to complete repairs, treatments and EWI installation to the façade of 1-40 King Georges Close for Moat Housing.

During the initial surveys, the team identified the existing cavity wall ties were insufficient to take the weight of a new EWI system. We worked closely with the client to identify and agree the installation of Helifix Wall Tie system to support the new system.

To prepare the façade for the EWI installation, the current wall coatings were stripped and the concrete and brickwork were repaired to make good the surface. The new structural ties were then installed prior to the EWI installation.

Alongside these works, walkway repairs were also carried out and finished with new liquid coatings.

Works Summary

- Installation of Helifix Wall Ties.
- Coating removals with associated concrete and brick façade repairs.
- Application of protective coatings.
- External Wall Insulation.
- Liquid coatings to walkways.





Southend Street Properties (SHDF)

Location

Rayleigh, Essex

Client

Moat Housing

Contractor

BTS Special Works

Main Contractor

Morgan Sindall

Building Type

Residential

Completion

March 2025



Southend Street Properties (SHDF)

About this Project

BTS were appointed by Morgan Sindall in December 2023 as part of their partnership with Southend-on-Sea Council to retrofit 110 solid wall properties. The upgrades included External Wall Insulation (EWI), double glazing and loft insulation.

The work consisted of the installation of a K-System EWI system with EPS board, basecoat, mesh and silicone render finish (in residents' chosen colour). Due to EPS boarding being specified, BTS were required to install all necessary firebreaks in accordance with Fire Safety Regulations. Additionally, each property had a new fascia, soffits & guttering along with replacement door canopies where applicable, and aluminum cill extensions to all existing windows.

All work was completed to PAS 2030 standards and SWIG A warranted.

Works Summary

- Installation of new K-System External Wall Insulation.
- Renewal of fascia, soffit and guttering.
- Renewal of existing front entrance door canopies.
- Installation of roofline firebreaks and insulation.
- Renewal of existing defective bay roofs.



Highfield Road, Boundary Wall

About this Project

BTSSpecial Works were engaged to survey, remove and reinstate the boundary wall at Highfield Road, Berkhamstead. The original, listed Knapped Flint Render boundary wall had become structurally unsound due to faulty foundations and posed a serious safety risk to neighbouring residents and the public.

Following surveys, we worked collaboratively with the client's engineer to develop the designs for the new foots to ensure structural stability, taking into account modern regulations for stepping the construction along the hillside.

Additionally, we liaised daily with the neighbouring tenants to ensure their safety, erecting semi-permanent fencing between their gardens and the boundary wall to conduct works safely.

The resulting new installation is a stable and safe boundary wall, built using modern methods, whilst retaining the Knapped Flint rendering to reflect the aesthetic of the original boundary wall.

Works Summary

- Deconstruct structurally unsafe knapped flint render boundary wall.
- Installation of new foundations.
- Construction of new boundary wall in sympathetic aesthetic.



Location

Berkhamstead

Client

Dacorum Borough Council

Contractor

BTS Special Works

Main Contractor

Osbourne Property Services

Building Type

Public Space

Completion

September 2023 - December 2023

