



Bellsgate & Queens Square Shopping Centres

Location

Hemmel Hempstead

Client

Dacorum Borough Council

Contractor

BTS Special Works

Main Contractor

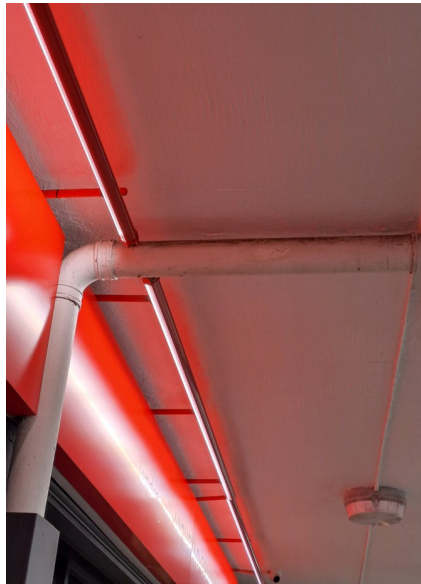
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Building Type

Commercial/Residential

Completion

November 2023



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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.