

Building Works**The Client Requirements**

The client required us to complete building works at student accommodation in Birmingham. A new external drainage system was needed as the previous ACO drains had failed, which was causing major internal damp issues. The cellar walls then required tanking to prevent further water ingress. Whilst on site they also required new paving to cap the stairs, as they had become slippery and hazardous.

The Challenge

The main challenge of this project was that all building works had to be carried out whilst students were on site. For the external drainage works, there was limited access and unstable ground. Removal of the old plaster from the cellar walls caused massive amounts of dust in an occupied building. As for the stone steps, these had to be in use whilst works were carried out, as they were the only access to the building.

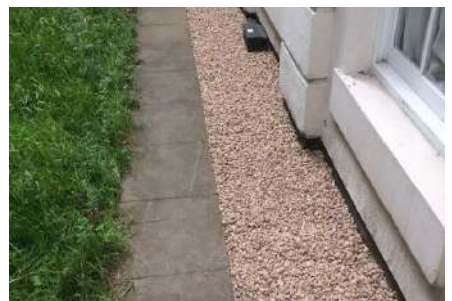
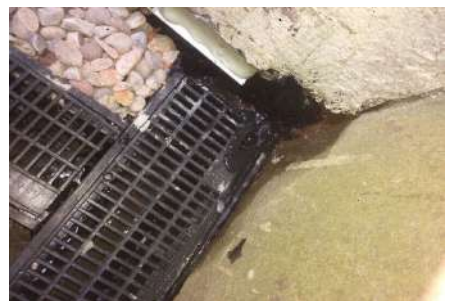
The Solution

Temporary screening was installed during the cellar works to prevent dust from travelling around the building. The steps were completed in two separate sections, so that students could access the building safely. Method statements and risk assessments were followed stringently to ensure the safety of students on site at all times during the works.

The Result

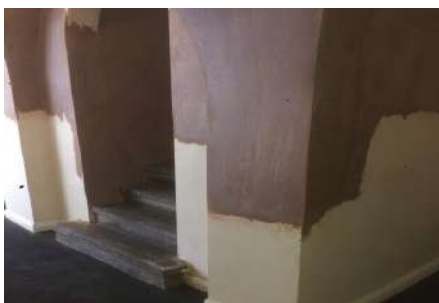
All building works were completed on time and within budget. The new ACO drains provided a natural soakaway around the perimeter of the building. All cellar walls were now fully waterproof, leaving a smooth plastered finished ready for decoration. Finally, the steps were now safe along with a high-quality stone slab finish.

Drainage works



Damp works





Laying stone steps

