

Client | Location | Completed  
Look Ahead | Ealing | May 2024

We have recently completed refurbishment works at 63 Oaklands, Ealing on behalf of Look Ahead. The project involved the comprehensive renovation and extension of an existing three-bedroom Victorian townhouse, transforming it into a six-bedroom facility, including a loft extension, rear kitchen extension, and a standalone annex building. The upgraded facility will support young people with mental health needs. The property features modern amenities and safety installations, including solar panels and anti-ligature measures, ensuring a secure and sustainable environment.

Throughout the construction phase, the property was unoccupied, but neighbouring properties were fully occupied. Regular communication with neighbours was maintained to minimise disruption and address concerns promptly. Party wall agreements were secured, and any resultant cracks were rectified. Additional goodwill gestures included repairing the neighbour's guttering free of charge.

As part of our social value contribution, we installed

furniture at no cost to the client, saving approximately £5,000.

Our scope of works included:

- Installation of new external windows and doors for improved aesthetics and energy efficiency.
- Upgrade of internal fire-rated doors (FD30s) and fire-rated roller shutters for the office area.
- Decorative wall finishes.
- Implementing comprehensive fire compartmentation throughout the property.
- Installing steelwork and wall cladding to enhance fire resistance.
- Overhauling the M&E systems, including new boilers, a calorifier, and a complete fire alarm system.
- Ensuring the installation of fire-rated doors and shutters for increased safety.

