

Alexandra Road Estate - Flat 89D

06.11.2024

REMEDIAL WORKS

The list below describes the remedial works that were carried out in September 2024 following requests from LBoC officers to reinstate any original features that were removed but stored in the apartment during the construction stage that ceased in April 2024. Please refer to images illustrating the point below.

Element	Works	Specification notes	
1.0	Walls		
1.1	Entrance hall sliding panels	Reinstated sliding panels and tracks that were removed and stored in the apartment. Works included the removal of white paint that was applied on the external surfaces, sanding and staining the timber to match the original aesthetic	Original timber panels, stained to match original
1.2	Bedroom wardrobe sliding panels	Reinstated sliding panels and tracks that were removed and stored in the apartment. Works included the removal of white paint that was applied on the external surfaces, sanding and staining the timber to match the original aesthetic. The track were found in very poor state, new tracks were built to match exactly the original one in materiality, colour and dimension.	Original timber panels, stained to match original
1.3	Bedroom acoustic cavity sliding panels	Reinstated existing sliding panel that was removed and stored in the flat. The panel and tracks were found in good state of repair with no requirements for restorative work.	Original panels and tracks
2.0	Window Frames		
2.1	Living room window frame	Stripped grey paint applied previously on frames. Sanded frames to expose original natural wood and stained to match the original black colour	Sanded and stained frames with black matt stain paint (refer to finishes schedule sheet) to match original aesthetic
3.0	Outdoor terrace		
3.1	Balustrade railing paint	Removed black glossy paint, sanded and repainted with original red colour	Red colour paint code (refer to finishes schedule sheet) matching original
3.2	Satellite dish	removed satellite dish that was installed without approval on the south external façade of the apartment above terrace area	
4.0			
4.1			
4.2			
5.0	Miscellaneous		

5.1 Living room timber step in front of window

Stripped grey paint applied previously on timber elements, sanded to expose original natural wood and stained to match the original black colour

Sanded and stained frames with black matt stain paint (specification code P30) to match original aesthetic