

Meadow Avenue Sandwell



Client Sandwell Homes
Cost £4.5m
Services High Rise

Working in a consortium of consultants led by Rider Levitt Bucknall, we were selected through a competitive tender process to work on the refurbishment of Sandwell Homes stock of high rise flats. The aim was to meet the Government's Decent Homes standard by 2010.

Meadow Avenue comprises three nine storey blocks, rectangular in footprint and of in-situ RC 'Wates' construction and are approximately forty years old. The elevations are clad in brickwork supported at each level on exposed concrete nibs.

All balconies have been re-clad in coloured laminate boards which are low maintenance and create a striking appearance to each of the blocks. All windows have been replaced with new white render cladding to all elevations improving the thermal and acoustic performance of the envelope as well as being aesthetically pleasing. The roofs have been re-covered and insulated, all communal areas have been redecorated and fire precautions work carried out throughout.

As the projects were undertaken with resident's in-situ there were difficult programme and design issues to resolve. Residents were extensively consulted on the design of their homes.