

CASE STUDY

Little Hulton District Centre - Floor Laying

Scheme: Little Hulton External Improvements

Client: City West Housing Trust

Value: £375,500

Duration: 15 weeks, completing July 2010

Works: Provision of new liquid flooring to local district centre as part of a programme of pre-paint and external improvement works to 85 dwellings, including occupied homes and shops in Little Hulton, West Salford.

Works included:

- Replace fascias, Soffits and Rainwater Goods (UPVC)
- Roof repairs
- Clean brickwork
- Install new windows and doors
- Service existing UPVC windows
- Pre-paint repairs to external woodwork
- Paint external woodwork
- Painting metal fencing and railings
- Replace flooring to walkways in District Centre

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Little Hulton District Centre is a busy community hub, containing retail and residential properties.

The high level of usage through the various walkways has taken its toll on the original floor surface, where a combination of split surfaces, heavy traffic and general wear and tear has damaged the existing screed. The result is an unsightly, damaged surface which leaks into the properties below. The flooring desperately needed replacing to avoid any further leaks and damage to adjoining properties.

The solution was to lay a brand new high performance surface. The surface chosen was the Decothane roofing system, which is laid in a number of stages, each requiring a lengthy curing period before residents can walk on it.

But closing off walkways for up to five days to allow the floor to be laid simply wasn't an option on the busy walkways.

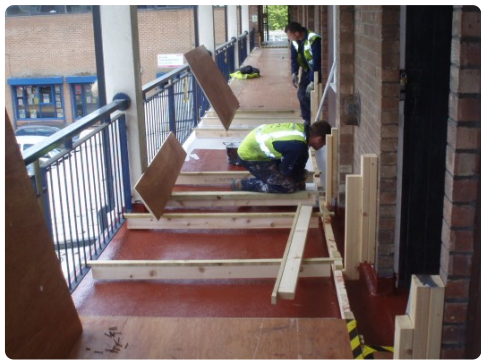
Working closely with specialist flooring contractors Liquid Roofing, Site Manager John Millward came up with an innovative solution that would enable the roofing specialists to carry out their work whilst maintaining access to the walkways.



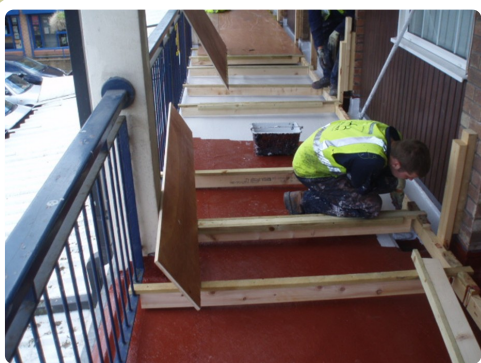
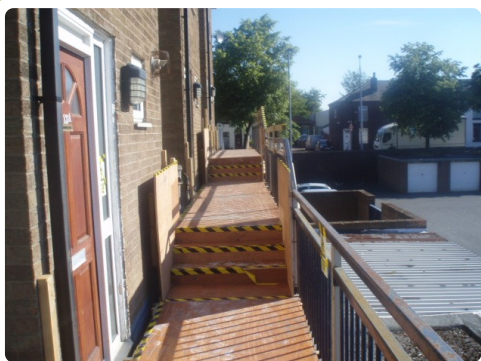
Joiners construct a bespoke framework to lay the 'floating' walkways

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Temporary panels are laid on the framework which can be lifted and replaced to allow the flooring to be laid



The team constructed a series of temporary 'floating' stages that could be removed to allow the works to be carried out safely and replaced to enable continuous access throughout the walkways.

In addition, the team devised a new working method which reduced the usual five stages of installation to four, whilst retaining the integrity of the product, effectively cutting the time to lay the floor from five days to four days.

Fast drying paint

To complete the facelift for the district centre, the railings were to be given an overhaul. But again, carrying out these works in a busy area, especially during the school summer break presented another set of problems. Wet paint signs were constantly being removed by mischievous children looking for entertainment. To overcome the problem, the team used a special paint which dries within ten minutes - enabling the team to deliver the works without the risk of residents inadvertently touching the wet paint.