

Cladding Remediation at Hebble Wharf

- understanding what will be involved

This advance information for leaseholders and residents is based on updates provided to the Association by Praxis Block Management.

The Association cannot guarantee the accuracy of the details in this guide which may be subject to change when the final contract is awarded.



Cladding remediation at Hebble Wharf

Understanding what's proposed

- Hebble Wharf was constructed with several different external wall coverings which have all now been fully inspected.
- No work is expected to be required on brick faced walls
- All rendered walls and timber cladding will need to have existing materials removed and replaced with fire-resistant materials. Internal walls will not be affected.
- Stacked balconies facing the canal will have timber removed and replaced with a fire resistant equivalent.
- Scaffolding will be erected around much of the building, with appropriate security measures to prevent unauthorised access. Scaffolding is likely to remain in place for at least six months.
- We understand that the scaffolding will not be covered, so as to allow daylight and ventilation into the building.
- Apartment balconies will NOT be accessible to residents for the duration of the works.
- Work on the external walls will be phased over several months but at each stage the priority will be to ensure the external walls are protected against damage from rainwater ingress.
- Parking arrangements should not be affected, though there may be some changes to traffic flow while materials are being delivered or moved around the site. Access to the garage will be maintained at all times.
- A secure compound is expected to be established between Hebble Wharf and the Navigation Warehouse, but pedestrian access to the Playrooms, the footbridge (when reopened) and canal frontage will be maintained.
- Leaseholders and residents will be kept informed at each stage as the work progresses.

Latest update from Praxis:

- Planning drawings completed in March
- Planning application awaiting approval
- Tenders have been invited and returned
- Additional external wall inspections completed for Homes England
- Awaiting Homes England approval to accept contractor's proposal and tender price

Contractors have tendered for the project based on the surveyor's specification. Homes England are currently yet to confirm their acceptance of the preferred tender. Once the contractor is appointed, Praxis will confirm the final arrangements for the proposed works. There will be extensive communication between all parties involved so Praxis may not be able to provide full details to leaseholders until a final agreement has been reached with the Project Manager (Consult Construct), Homes England, and their selected contractor.

North elevation

Showing areas where existing wall cladding will be replaced

Type 1 - Rendered walls

Type 2 - Timber T&G wall panels

Type 3 - Vertical Timber Cladding

Type 4 - Zinc wall panels



South elevation

Showing areas where existing wall cladding will be replaced

Type 1 - Rendered walls

Type 2 - Timber T&G wall panels

Type 3 - Vertical Timber Cladding

Type 4 - Zinc wall panels

Stacked balconies to have timber replaced with fire resistant materials once wall cladding is complete



Type 1 - Rendered walls

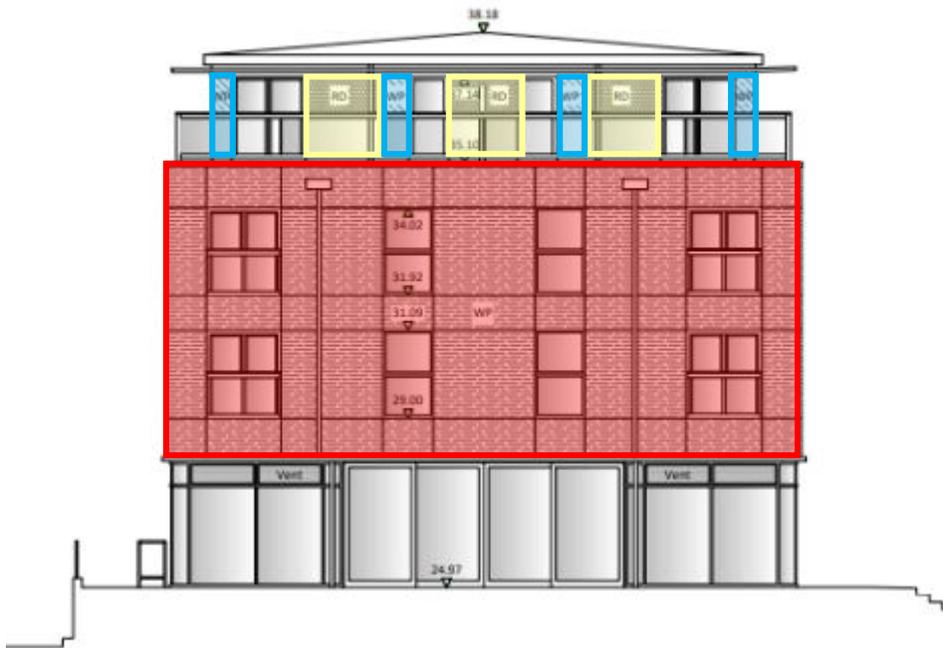
Type 2 - Timber T&G wall panels

Type 3 - Vertical Timber Cladding

Type 4 - Zinc wall panels

West Elevation

showing areas where existing wall cladding will be replaced



Type 1 - Rendered walls

Type 2 - Timber T&G wall panels

Type 3 - Vertical Timber Cladding

Type 4 - Zinc wall panels

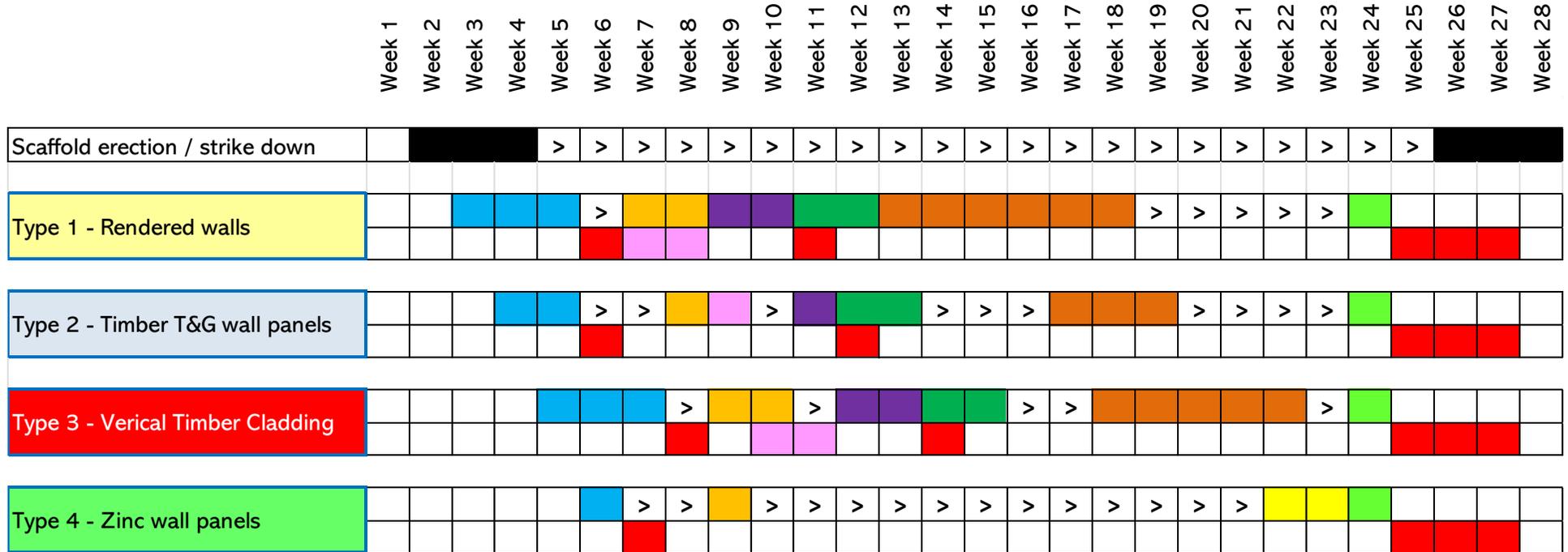
East Elevation

showing areas where existing wall cladding will be replaced



Draft programme of works

showing the planned phasing of remediation works (subject to confirmation)



Planned Activity

- Removal of Existing Materials
- Inspections
- Installation of Nyrock Frame Slab
- Installation of Cement Board
- Installation of Helping Hands Cladding Brackets



- Installation of Rainscreen Insulation
- Installation of new wall finish
- Re-fix existing zinc panels
- Re-fixing attachments
- Scaffolding erection/strike down

