

LOCATION

405 – 407 BEULAH HILL, UPPER NORWOOD,
LONDON SE19

CLIENT

BEULAH PROPERTY LTD

CONSTRUCTION VALUE OF SCHEME

£1.5 MILLION

ARCHITECT

THE ROGER WENN PARTNERSHIP



FACT FILE

Kaymac were appointed to construct a new four storey block, consisting of 14 luxury apartments with a central access core from ground level. Extensive external works and associated services also formed part of the scheme. There are four flats per floor and two at penthouse level. The apartments were finished to a high specification with materials for kitchen, bathrooms and finishings being

imported from various parts of the world. Kaymac were responsible for the design of the mechanical and electrical installation. The existence of a school adjacent to the site meant that Kaymac had to be particularly careful during construction, especially with regards to protecting an existing live gas main on the site which served the school. The works were completed to the approval of the NHBC.



FEATURE	COMMENT
Walls	Facing brickwork and blockwork cavity walls externally, with blockwork cavity walls between flats
Central Core	Consisting of lift and stair shafts with common area entrances
Floors	Precast concrete to Engineers Specification
Balconies	Precast concrete with glazed metal surrounds
Roofing	Tiled pitched roof over main part with flat roof terraces to penthouses at the rear with promenade roof tiles
Entrance	Glazed timber screen and doors
Windows	UPVC casements with low emissivity glass
Electrical	Power, lighting, fire alarm, lightning protection, external lighting, access control, telecom installation, T.V. aerials, door entry, supply and install sub-station
Mechanical	Space heating, ventilation, water, gas, drainage, sanitaryware, rainwater and lift installation with secure card access only to penthouses
External Works	Pedestrian and controlled vehicle access, boundary railings and fencing, hard and soft landscaping