

Leeds Tower Blocks , Phase 1



Two of the four tower blocks in Armley



Repairs to balconies and brickwork



Refurbished entrance canopy



Steel plate strengthening of parapet



New roofing and extraction plant



Replacement UPVC windows

Four residential tower blocks repaired, strengthened and refurbished to a high standard with minimum disruption caused to tenants.

Client	Leeds City Council
Principal Contractor	Balvac
Contract Value	£ 1.1m
Completion	September 2002

Leeds City Council has a significant stock of residential tower blocks and a substantial refurbishment programme to bring them up to modern standards. Balvac has regularly worked for Leeds over the years; this was the latest in a series of contracts carried out by Balvac on this refurbishment programme.

Four 12 storey tower blocks in the Armley district of Leeds were refurbished in total. The project featured brickwork repairs, concrete repairs, tie replacement, roofing works, window replacement, and decorative coatings.

After an initial survey, perished and damaged bricks were removed and replaced, and areas of failed bedding mortar removed and re-pointed. Many of the original brick ties were found on inspection to be spaced too far apart and beginning to corrode – significant numbers of replacement ties were installed using drilled fixings.

Concrete repair work was focussed in particular on the balconies and roof parapets, defective concrete was replaced with a repair mortar, and then a decorative finish applied throughout. The balcony flooring was also replaced or repaired as necessary. Galvanised steel plates were fixed on the roof parapets to strengthen the column / beam junctions.

The existing roofing was removed and replaced with a high performance mastic asphalt system. The air extraction plant serving the residents bathrooms was also replaced with new. Safety glass on the roof parapet detail was replaced where found to be damaged.

Replacement UPVC windows were fitted throughout one of the four tower blocks, significantly increasing tenant's comfort and reducing their fuel bills.

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