

# 20 Mint Walk, Croydon



**Value:**  
**£420,000**

**Client:**  
**ABlue Ltd.**

**Location:**  
**Croydon, London**

**Programme:**  
**18 weeks**  
**Dec 20 - April 21**

**Elliott**   
GROUP UK

20 Mint Walk is a seven-storey, refurbished residential apartment complex. The existing building was four-storeys with an additional three floors added in 2010. The newer built top three floors had existing façade which was not compliant with the latest building regulations due to missing vertical fire barriers and use of expanded polystyrene insulation (EPS) in the rendered façade at level 5 and non-fire-compliant Aluminium Composite Material (ACM) with Celotex Insulation in levels 6 and 7. To achieve compliance:

- Insulation backed render removed and fitted new fire compliant external wall insulation —104m<sup>2</sup>
- Terracotta open-state rain-screen cladding, temporarily removed, horizontal and vertical intumescent

fire barriers fitted to the RC frame—120 linear meters of fire barrier.

- Glazing spandrel panels which were temporarily removed, fire barrier fitted and glazing panels replaced —155 linear meters of fire barrier.

Elliott Group management and staff were involved from tender to handover. The aim of these construction works was for the building owner and residents to achieve an EWS1 form. All fire barriers fitted were photographed and recorded on Procore which was used as a handover document and O&M file at completion stage. The scaffolding was designed by our scaffolding subcontractor and cross-checked by our independent scaffolding structural engineer before being certified with a temporary works category three check certificate.