



## Brookfield Gardens Leeds, West Yorkshire

Brookfield Gardens in Leeds, is a post war, residential street, consisting of 20 semi-detached properties, in traditional brick with half rendered facades under tiled roofs.

Over time water had penetrated the external walls and some of the wall ties had begun to corrode. Overall the houses were considered to be structurally sound, but the de-bonding render was now considerably below standard for thermal insulation. This was also resulting in high energy costs for the residents.

The client and their project managers Connaught Group, had begun evaluation of a solution with Specialist UK Restorations Ltd (SUKR). The necessary structural repair works were also defined with SUKR's experts. This knowledge and experience of retrofitting insulating render systems and structural fixing,

allowed the project team to develop a complete solution for the client.

After erecting scaffolding around the properties, the existing failed render was mechanically removed. Following completion of the structural repairs, the exposed surfaces were prepared to receive the Wetherby external wall insulation system (EWI). This was then installed and finished by SUKR's experienced team.

With SUKR carrying out both the structural repairs and the EWI solutions simultaneously, the result was a rapid resolution of the problems to a fixed budget. This was all achieved in a tight 12 week programme of works, whilst taking a lifetime value approach to the repairs and minimising disruption to the in-situ residents that were able to remain in their homes.

### Project Summary

**Problem:** Cracks, deteriorated render, water ingress

**Result:** Corrosion to wall ties and poor insulation, plus de-bonding render

**Solution:** Structural fixings and External Wall Insulation system

Specialist **UK** Restorations

### Project Details:

**Client:**  
Leeds City Council

**Framework Contractor:**  
Connaught PLC

**Materials Manufacturer:**  
Wetherby Stone Limited  
Helifix Limited

*For professional support on your project contact:*

Specialist **UK** Restorations

**Case Studies are available to illustrate our expertise and experience in all of the areas where we provide our Technical Services. These include:**

Structural Repair and Reinforcement Systems



Concrete Repair and Protection



Structural Waterproofing



Facade Cleaning and Maintenance



Stone Restoration and Conservation



External Wall Insulation



Timber Repair and Restoration



Bird Deterrent Systems

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