

St Paul's Cray Library Refurbishment

AT A GLANCE

Client: Corrigan and Chapman / Bromley Council

Value: £125k

Date: August 2023

Scope: Complete strip out, including all services; New ceiling grid system and lighting; Full electrical installation; New heating system; Toilet refurbishment; Kitchen renewal; Full internal/external decorations; Tarmac and tree works.



OVERVIEW

GAM Construction & Maintenance Ltd successfully delivered a comprehensive refurbishment of St Paul's Cray Library in Bromley in August 2023. The project was commissioned by our long-standing client, Corrigan and Chapman, in collaboration with Bromley Council. The scope of works encompassed both internal and external refurbishments, transforming the library into a modern and functional community space while addressing critical maintenance needs.

CHALLENGES & SOLUTIONS

One of the primary challenges was managing the broad scope of works within the agreed timeline and budget. The project involved a complete strip-out of the existing infrastructure, requiring careful coordination of multiple trades. Additionally, external factors, such as overgrown trees obstructing the guttering system and damaged tarmac paths, presented environmental and safety concerns that needed to be addressed promptly.

Another key challenge was minimising disruptions to the surrounding community during the refurbishment, as libraries serve as vital hubs for local residents. Ensuring a safe and organised site was essential.

To overcome these challenges, we implemented a detailed project plan emphasising clear communication, effective scheduling, and robust quality control measures. Key solutions included:

- **Efficient Coordination:** We organised a phased approach to the works, allowing internal and external teams to operate simultaneously without compromising productivity.
- **Collaborative Problem-Solving:** Close collaboration with the client ensured swift decision-making, particularly during the price negotiation phase and when addressing unforeseen issues, such as tree overgrowth.
- **Sustainability and Safety:** Tree cutting and path repairs were carried out with a focus on environmental preservation and community safety.

OUTCOME

The refurbished library now features modern amenities, including a new ceiling grid system, updated lighting, a full electrical installation, and an upgraded heating system. Additional improvements, such as a refurbished kitchen and toilets, further enhance the user experience.

This project demonstrates our commitment to delivering high-quality refurbishments through careful planning, skilled execution, and client-focused solutions. St Paul's Cray Library now stands as a revitalised space for the Bromley community to enjoy for years to come.