

Regent Court

190-192 Ballards Lane

London, Finchley



Project date: 7th February 2024

Project overview

This residential apartment block situated in the North Finchley borough of London comprised of two end of life galvanised steel water storage tanks, which were in very poor condition. The tanks had 24 No ¾" vent pipes discharging directly back into them which is non-compliant with current water regulations. Neither tanks were fitted with a sealed lid which ultimately meant that the tanks were not able to provide a safe environment to store the potable water, which was being supplied to the residents of the building.

Water storage requirements

Purewater Storage Ltd were required to remove the existing galvanised steel tanks, cut up the thick steel bases on which the tanks were positioned on and cut back the 24 No copper F&E vent pipes.

All waste was removed from site, then new materials were trekked into position to replace the two galvanised steel tanks with two new GRP sectional tanks each storing 1000 Litres nominal capacity, bringing water storage in the building up to the highest possible standards.

Case Study

Project timescale

The project was completed from start to finish in just three working days.

On this occasion there was no requirement for a temporary water supply and works were able to take place during normal working hours which largely helped with the swift turnaround time.

Challenges and obstacles

The existing water storage tanks were required to be replaced as a matter of urgency due to the poor state of the current setup, the replacement tanks needed to be manufactured using GRP material making sure the new install conformed to current water regulations.

Due to the tanks being located on the roof of the building, this meant manoeuvring all materials was tricky and slow going. Access up onto the roof area was severely restricted via a loft hatch & step ladder meaning all materials old and new had to be small enough to fit through the hatch.

The replacement tanks were uniquely supplied in 0.5x1 m panel sections, making the logistics of getting the new tank into position easier than it was to bring the existing tanks away from the roof area.

The first step of the works involved freezing the mains pipework due to a failed isolation valve & install a new isolation valve at this point, enabling future isolation, this also allows for legislated annual inspection & chlorination.

Modifications to the mains supply pipework were required to allow a dedicated feed to each of the new tanks and a new balanced manifold from the outlets of the new tanks was fabricated onsite to allow even draw off from each of the tanks in accordance with water regulation requirements.

A 20 Litre open top tank was installed on the lid of each of the replacement tanks to allow for the 24 No vent pipes to be routed into & safely discharged away from the plantroom.

Products Installed

GRP Sectional water storage tanks

IFB (Internally flanged base)

2 No PW.1x1x1 M High

Panels supplied in 0.5x1 m high sections due to access restrictions.

Key partners

DSW Water Treatment & Engineering Ltd

Sterling Estates Management Ltd



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Before

After