

# BRONZEWOOD METALWORKS

EST. 2007



## GARAGE UPGRADE SYSTEMS



BRONZEWOOD CONSTRUCTION LIMITED 0207 277 6875 [www.bronzewoodlondon.com](http://www.bronzewoodlondon.com)

835 Consort Road, London, SE15 2PR • [sales@bronzewoodlondon.com](mailto:sales@bronzewoodlondon.com)

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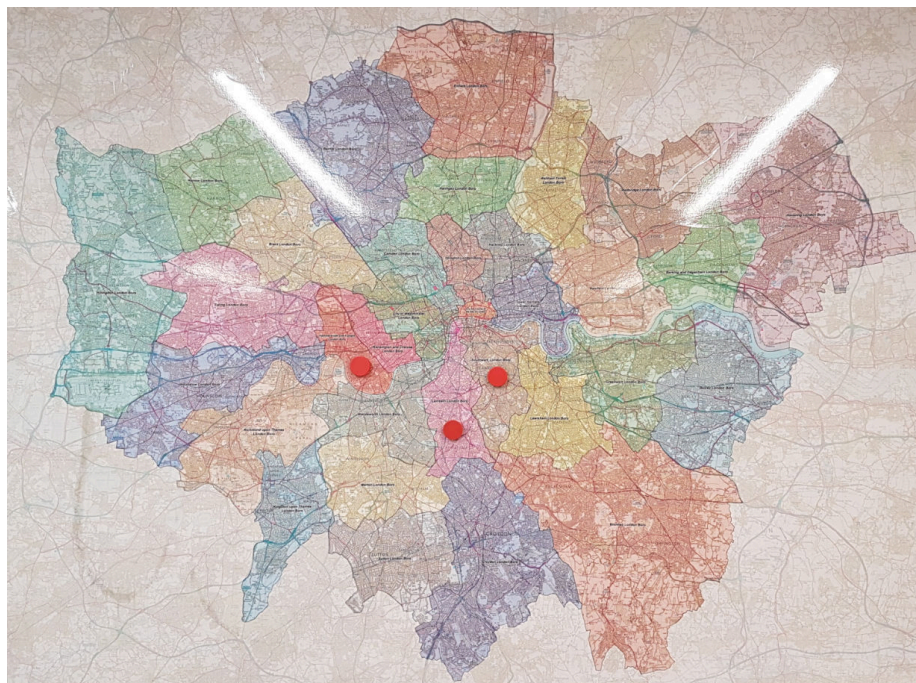
## Garage Doors

## Garage Refurbishments

## Finishings

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**SUCCESSFUL PROJECTS COMPLETED IN**  
LONDON BOROUGH of SOUTHWARK  
LONDON BOROUGH of LAMBETH  
LONDON BOROUGH of HAMMERSMITH & FULHAM



# WE ARE BRONZEWOOD CONSTRUCTION

**WE BELIEVE** that any project large or small deserves our professional attention. That our experience of three decades will help us to target exactly what you require.

**WE DO** this first by listening to your needs, ideas and aspirations; via our knowledgeable office team and veteran site surveyors. We then have large dedicated production facilities and multiple vehicles for delivery of product.

**WE DELIVER** great metal work and projects of solid refurbishment.

## OUR STORY

Our successful Garage works story begins in 2007 when we began to make steel side hung garage doors for Blenheim Gardens a Lambeth Resident Management Organisation (RMO)

The doors are simple in their design, secure and only have limited moving parts. This is in contrast to the Up and Over door which we were replacing. As you may be aware, Up and Over doors are near impossible to maintain due to the number of moving parts and different manufacturers. Any repair team trying to accommodate this requirement would need to stock hundreds of parts. We create a process which caters for individual Borough' needs based on items such as Stock Levels, Budgets etc.

In 2010 we were approached by Southwark Council. At the time we started the scheme in Southwark there were approximately 4,000 garages logged on their system with a 50% let rate. After 6 years of refurbishments and repairs they have 8,000 garages logged on their system with a 75% let rate. Southwark Council are now one of the few Boroughs within the Capital who profit from their Garage Stock.

When we were first approached by Southwark Council to fabricate 24no. Garage doors. Once we installed our side hinged doors they were so well received by both tenants and council staff that they implemented a scheme to replace all Up and Over doors with our product. The scheme was so successful that we were asked to facilitate all aspects of improvements and repairs from Lock changes to lighting upgrades. In 2017 we successfully won our first Hammersmith & Fulham Garage contract for 7 different Estates in that Borough.

We recognise that the demand for Garage Space from the public has changed. Councils are now letting them to the wider public not just Council tenants. As such demand has increased considerably as has the price for which a council is able to charge and need not subsidise the new licensee holders.

The advantages of our doors are:

- Fast turnaround - We fabricate them at our factory in Peckham. We can have an emergency turnaround time of 48 hour should the need arise. Note this will affect orders already placed with us though it gives you the option to prioritise.
- Low maintenance – There are a limited amount of parts, these parts are widely available and easy to replace.
- Superior security - When needing to gain entry to an Up and Over door our team are able to use just a screw driver to access the garage. Our doors require the use of power tools to gain entry and come with extra security upgrade options.
- Competitive Rates – We are able to offer great prices for a single garage door and on bulk orders.





CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

**Accredited Contractor**

[www.chas.gov.uk](http://www.chas.gov.uk)



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**Constructionline**

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# SERVICES

## ADMINISTRATIVE SERVICE

We have very experienced administrative staff. They have had six years of dealing with the ordering, production and installation of let and void Garage Doors. Our Excellent administration includes:

- **The taking of orders from your staff via email** - We do prefer email orders as this allows both parties to keep track of orders placed. It also ensures that we have Purchase Orders for each job.
- **The keeping of full spreadsheets** - We can track the status of your order through the production process. This allows us to give you up to date delivery times.
- **The keeping of detailed Calendars** - Calendars help us plan effectively to get to your customers on time. They also provide us with a date and time record of works undertaken.
- **Making appointments with licensee holders** - Once you have satisfied data protection rules, you can pass to us the telephone number of the licensee holder and we will talk directly to them and arrange the appointment.
- **Taking Photos before and after installation** - Our teams' carry ipads which enable them to document the work they do. They send this back to the office where we store them by specific job numbers.
- **Cloud based office applications** - This enables us to share information between ourselves which means we are able to gain access to the information you need when you call
- **Face to Face Meetings as required** - We are able to liaise directly with your accounts department, quarterly face to face meetings, ensuring your are spending your budget consistently over the year.

## FULL DOCUMENTATION PROVIDED

- We Submit RAMS to you ahead of works
- Post Completion Certificates
- Health and safety files will be submitted at the end of projects.

**2007**

Year  
Established

**22 Million**

Pounds worth of projects  
Completed

**6**

Dedicated Office  
Staff

**25**

Labour Operatives

## REPAIRS AND MAINTENANCE SERVICE

Carry out Lock Changes (rapid lock change service).

Supply additional Security to Garage Door (Typically a council will only provide one type of lock to a Garage Door. We are able to provide extra security should it be required).

Emergency sheet secure a Garage (There may be times when you need a Garage secured immediately or may not have the budget to pay for a door at that time).

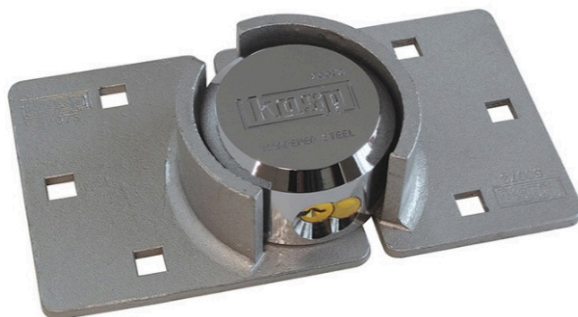
Paint Existing Steel Garage Doors.

Clear disused or abandoned Garages.

## DECANTING AND TRANSPORT SERVICE

Large Garage restoration projects usually entail the decanting of many let garages. We are able to assist you in this process.

- **Directly communicate with licensee**
- **Transport stored goods**



**LOCK**



**DEAD LOCK**



**SQUIRE PADLOCK**

# GARAGE DOORS

## VAN LOCK GARAGE DOOR

The lock offers more security. Essentially a padlock system, this lock cannot be opened using pair of bolt cutters. In order to get in power tools will be required, which unlike bolt cutters are rather noisy and attract attention. Given that a person will need 15- 20 min to access in this way it is more likely to deter thieves.

If the lock needs to be replaced either because the license holder has lost the key or the Council would like to repossess the Garage then the lock can be changed without creating damage to the door itself. The bolts which hold it in place can be ground off and a new one fitted. This is its major advantage over the other design.



## 5 LEVER DEAD LOCK DESIGN

The door has the advantage of the lock being within the Garage door design which means the exterior will be a uniform colour.

If the Keys to the Lock are lost the Lock is able to be replaced by ourselves. Because of the internal nature of the Lock we would have to cut into the door. Once the new Lock is fitted the door will be painted again. It will however be possible to see where repair has taken place.

This design is only recommended if the finish of the door is non-galvanised and has a spray finish. This is because spray paint can be 'touched up'. That is painted again to very closely match the existing paint on the door. This is not possible with Powder coated paints as the new paint applied will be very visible.



## SQUIRE PADLOCKS

We are able to offer Squire padlock as pictured here. They combine the security with style. They are much more expensive.







# GARAGE REFURBISHMENT PROJECTS

## OUR MAJOR PROJECTS

We have undertaken many Garage refurbishment projects, and in each have provided a full resource solution. We still find it amazing how run down garage area particularly enclosed spaces can benefit from refurbishment and become appealing to potential new customers.

We invite you to look at our flagship project of Wrayburn. Here the total works totalled £284K. The project is outside and so accessible without the use of Keys. Below are some before and after pictures of the project.

The Address is Wrayburn House, Llewellyn Street SE1 6 4XA. Please call if you require a site meeting

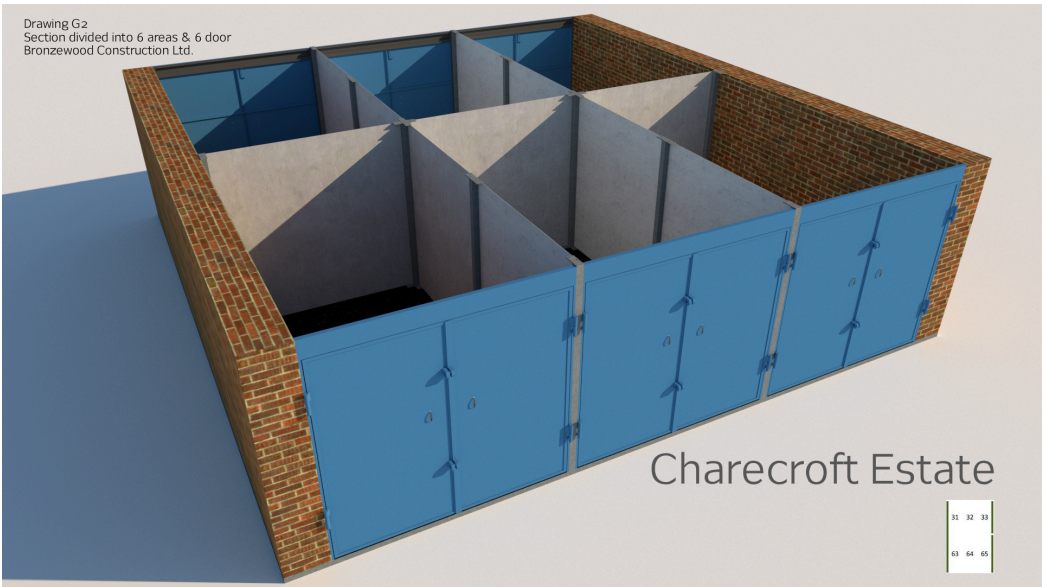
Here we carried out the following:

- Removed Asbestos from Roofs
- Replaced all Up and Over Doors
- Replaced the entire Drainage system
- Resurfaced the road surface
- Demolished a block of four Garages
- Re-laid foundations to block of demolished garages
- Build back seven garages in their place
- Relayed all the roofs, including new fascia and guttering
- Supplied Gallows gate
- Supplied Bike Lockers



# GARAGE REFURBISHMENT PROJECTS

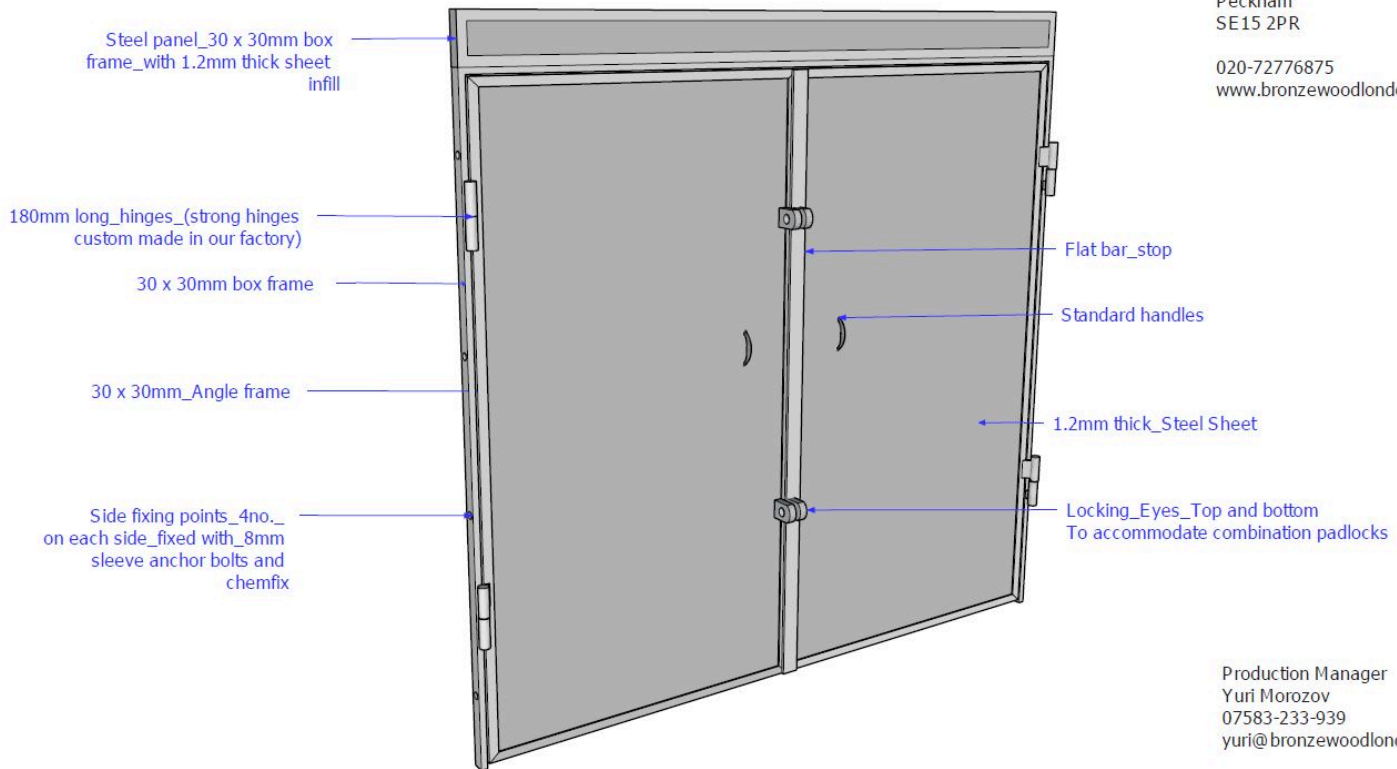
In house CAD  
drawings available  
on request





# GARAGE REFURBISHMENT PROJECTS

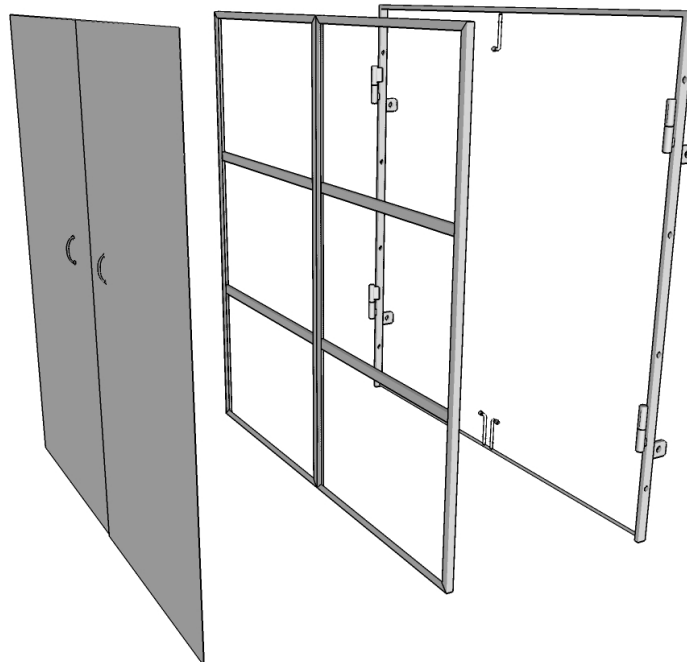
Typical Garage Door System



Bronzewood Construction Ltd.  
Railway Arch 835  
Consort Road  
Peckham  
SE15 2PR

020-72776875  
www.bronzewoodlondon.com

Production Manager  
Yuri Morozov  
07583-233-939  
yuri@bronzewoodlondon.com



# GARAGE REFURBISHMENT PROJECTS

## BEFORE



## WRAYBURN PROJECT



# GARAGE REFURBISHMENT PROJECTS

**AFTER**



**WRAYBURN PROJECT**





# GARAGE REFURBISHMENT PROJECTS

## IMPROVED SIGNAGE

A lack of signage can be a particular issue when locating garages. It was often difficult to find garages or distinguish between blocks as they were not clearly marked.

- The Public clearly know who to approach
- The signs allow staff to reference them easily
- Stronger Brand image for the Council



## SECURITY

Main Entrance Security Gates - 'Restricting access to the Garage area whether above or below ground is an effective way to improve security to all the garages within. The area is much less likely to be used for crime and anti-social behaviour. Gating off the garage area is an effective way to deter people from Fly-tipping, which can be unforeseen expenditure of any Council.'



## SECURITY SPIKES

These spikes are usually installed for two reasons, one to secure an outside area by preventing access via the roof. Second they prevent children from climbing on the roof, preventing damage to the roof and ensuring a Council meets its duty of care for public safety.







**BROADMAYNE HOUSE GARAGE PROJECT, PORTLAND STREET**



# GARAGE REFURBISHMENT PROJECTS

## DECORATIONS

Paintworks to concrete walls and pillars – The spec would usually entail applying one coat of sealant and 3no. coats of Dulux Weathershield. Across the page you can see the brightness achieved when walls are painted white and additional lighting is installed. This deters crime and other forms of Anti-Social behaviour, making the garages more appealing to potential new customers.

## FIRE STOPPAGE WORKS

We are able to supply and fit F30 and F60 rated items

- **Fire Doors**
- **Boiler Room Doors**
- **Fire Stoppage Blocks**

## DRAINAGE

In many underground Garages there are pumps. We replaced three pumps on the Winchester Close projects at the Elephant and Castle. We are able to excavate drainage and replace with new as we did on the Wrayburn Project.

- **Drainage surveys including CCTV - provide cleaning when required.**
- **Replace Pumps**
- **Replace drainage**

## ROOFING WORKS

Within Southwark we carried out a number of roof works.

- **Flat mineral felt roofing**
- **Corrugated sheet roofing**
- **Guttering**
- **White Plastic Fascia**





**DEMOLISHED AND REBUILT GARAGE BLOCK, WRAYBURN PROJECT**



# GARAGE REFURBISHMENT PROJECTS

## ASBESTOS REMOVAL

We are able to engage asbestos removal specialists. Usually a Garage stock holder will have undertaken their own survey of the area before. We are very used to reading Pennington Reports and acting upon them.

## BRICKWORK AND CONCRETE REPAIRS

- Demolish existing Garages, Lay foundations and rebuild new.
- Repoint existing brick work and strengthen with helibar
- Repair chips to concrete walls and fascia.

## GALLOWS GATES

We are able make and fit gallows gates. We fit them with FB4 slam locks as standard

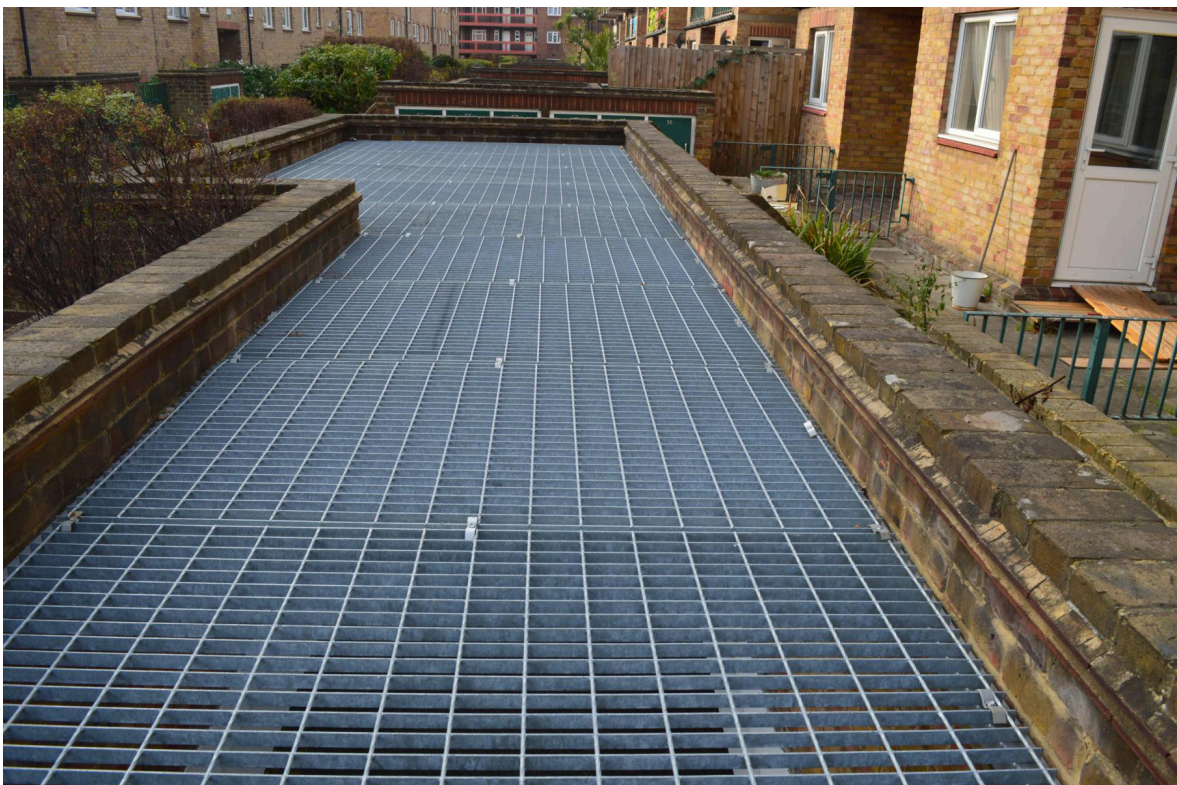
## BIKE STORAGE

There are many council properties that have what used to be called 'Pram Sheds'. They are more commonly known as shed doors. These are now very popular for people wanting to store their bikes. We are able to provide these types of doors. Alternatively we are able to supply and install metal bike lockers as pictured below at the Wrayburn Project.





**SKYLIGHTS AT THE WINCHESTER PROJECT, ELEPHANT AND CASTLE**





# GARAGE REFURBISHMENT PROJECTS

## BOLLARDS

We can manufacture mild steel bollards which we can then spray or Galvanise. We can also supply and install collapsible bollards.



## PEDESTRIAN GATES

Restricting access to Garages via a key or fob system is the quickest way to improve reduce antisocial behaviour. More garages are likely to be let as a result of feeling safer whilst accessing your garage.

## SKYLIGHT GRILLS

Many Underground Council garage areas were built with large skylights. They allow light to travel down and for air to circulate. Skylights are a great way of securing the area whilst retaining light to the underground area. See page 15.



## ELECTRICAL INSTALLATIONS

We are able to help you improve the lighting around your Garage areas. Improved lighting can make your Garage stock much more appealing to potential renters; it deters crime and antisocial behaviour.

We can carry out electrical surveys and provide you with post installation NICEIC certificates.

Usually we install ASD lighting or similar approved, along with necessary Conduit. Upgrades to emergency lighting in enclosed areas are now essential to keep compliant with current health and safety law.





**SPRAY PAINTED FINISH, WITH VAN LOCK, CAMBERWELL**

# FINISHING

## FINISHING

### SPRAY PAINTING - GALVANISATION - POWDER COATING

#### SPRAY PAINTING FINISH

We are able to spray the products that we make in the factory. Our normal paint application consists of one coat of Primer and two top coats of paint.

- The spray paint can be re-applied to look like new
- If paint flecks off then the underlying product will begin to rust.
- Done in-house so a shorter delivery time is possible.

|               | Spray   | Galvanised  | Powder Coating   | Galvanised and Powder Coated  | Galvanised and Spray coated  |
|---------------|---|---|--|---|--|
| Advantages    | <ul style="list-style-type: none"> <li>• The Cheapest</li> <li>• Can be touched up easily</li> <li>• This can be done in house which allows for faster turnarounds especially in emergencies</li> </ul> | <ul style="list-style-type: none"> <li>• Offers full weather protection for 10—15 years</li> <li>• Can be left unpainted</li> </ul>                             | <ul style="list-style-type: none"> <li>• Provides the smoothest finish</li> <li>• Paint is baked on for a hard chip resistant coating</li> </ul>   | <ul style="list-style-type: none"> <li>• Benefit from smoothest finish</li> <li>• Protected from weather should coating come away</li> <li>• No maintenance required in the short term</li> </ul>               | <ul style="list-style-type: none"> <li>• Note recommended , please see below</li> </ul>  |
| Disadvantages | <ul style="list-style-type: none"> <li>• The finish will need to be maintained overtime. If not the product will be left unprotected</li> </ul>   | <ul style="list-style-type: none"> <li>• Not all products can be galvanised</li> <li>• Not all product parts can be galvanised</li> <li>• Extra cost</li> </ul> | <ul style="list-style-type: none"> <li>• Touch up painting will not exactly match</li> <li>• Extra Cost</li> <li>• Once chipped product will begin to rust</li> <li>• Sand blasting required to restore finish like new</li> </ul> | <ul style="list-style-type: none"> <li>• Extra cost</li> <li>• May increase production time</li> <li>• Emergency doors will take longer</li> <li>• Sand blasting required to restore finish like new</li> </ul> | <ul style="list-style-type: none"> <li>• We don't recommend this on Garage doors. Spray paint will not adhere to galvanised metal to withstand the strains of a working garage door</li> </ul> |





**SPRAY PAINTED GARAGE DOORS FITTED WITH DEAD LOCK, WRAYBURN PROJECT**



**POWDER COATED  
FINISH GARAGE DOORS,  
SQUIRE LOCK,  
WINCHESTER PROJECT**

# FINISHING

## **GALVANISATION**

This is a process where the Product is dipped into a bath of Molten Zinc. Zinc being a non-ferrous metal will not rust. The zinc bonds tightly with the mild steel to create a protective barrier which will usually give 15-20 years weather protection of the underlying metal product.

The product can be left as a galvanised finish as pictured here. Please note that newly galvanised metal will appear more shiny. It typically take 5-6 weeks for the colour of the galv product to dull to normal levels.

It remains weatherproof even if the top layer of paint is removed. This means that even if the product is not painted for some years it will be protected.



## **THE GALVANISATION OF SIDE HUNG GARAGE DOOR**

The galvanisation process is a very hot process which causes weaker material such as sheet and thinner metal lose its shape (warp). What this means is that galvanisation can not be applied to all parts of a garage door.

## **USE PRE-GALVANISED SHEET TO MAKE DOOR PANELS**

For this reason we can only use pre-galvanised sheets in the production of the Garage door. Given that sheet panels are the part of the Garage door most likely to rust. This makes a galvanised sheet upgrade valuable.







**WINCHESTER PROJECT  
POWDER COATED DOOR WITH SQUIRE  
LOCK**



# FINISHING

## POWDER COATING

This is a process where a charge is run through the metal product, the opposite charge is then run through the powdered paint which is fired onto the product. The powder uniformly attaches to the product because of the difference in charge. The product is then moved into an Oven and heated, the paint then melts and is effectively baked on to the surface.

- Very strong weather protection
- Aesthetically is the best finish of all products

If the Paint is chipped it cannot be painted to look like new. The finish however is much stronger than typical paint finishes so chipping is much less likely to occur. If the paint covering becomes too damaged you have the option to remove the coating through sand blasting and refinishing.

## COMBINING POWDER COATING AND GALVANISATION

This combination offers the best protection for products and aesthetically the best finish also. Please see table on page 20 for advantages and disadvantages







## OUR ACCREDITATIONS

### OUR HEALTH AND SAFETY

We have our very own safety consultant that has helped us to put in place safe working practices within our organisation. You will be please to know that our office, factory and on-site operations have been reviewed thoroughly to meet regulations that safe guard our workers, other contractors and the public.

Please see our accreditations below



### THANK YOU

Thank you for taking time look through the Broznewood Garage Upgrade Brochure. We hope you have enjoyed our photos and found our explanations helpful. If you need any more assistance please get in touch using the details provided above.

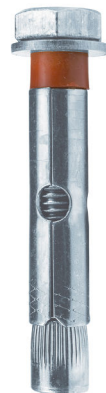
We are able to provide references on request, our major referees being those we have mentioned in our introduction. Southwark Council and Blenheim Gardens RMO.

**Best Regards,**

**Bronzewood Team**

# BRONZEWOOD METALWORKS

**All Materials used to British Standards**



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