Vertical Bar Railings Transform Derelict London Pub into a Luxury Apartment Investment

Jacksons Fencing

Products

- Barbican Imperial vertical bar fencing
- Automated gates

Background

In East London, a once thriving public house stood abandoned for a decade, its boarded windows and crumbling façade a stark contrast to the vibrant urban regeneration unfolding around it. The building, rich in history but sadly deserted, occupied a prominent corner plot in a desirable postcode. Despite its dilapidated state, the site held immense potential for investors with vision.

Enter Gracewood Construction Ltd, a specialist in high-end property transformations. Known for their meticulous attention to detail and commitment to quality, Gracewood saw beyond the decay and envisioned a luxury residential development that would honour the building's heritage while elevating it to modern standards. Their goal was to convert the historic pub into a premium apartment complex that would appeal to discerning buyers and investors in London's competitive property market.

Challenge: Balancing Heritage with Modern Luxury

Transforming a neglected structure into a high value asset is never without its challenges. The building's age and condition required extensive work, and planning constraints meant that any renovation had to respect the character of the site and its surroundings. Gracewood also faced the task of making the property not only visually appealing but similarly secure, functional, and future proof.

One critical aspect of the redevelopment was the frontage. The exterior lacked definition and security, and its corner location with close proximity to the street made it vulnerable to trespassers, visual neglect and opportunistic crime.

Buildings in inner city areas across the UK are particularly susceptible to impromptu vandalism. This type of vandalism is often unplanned and opportunistic, occurring when individuals see an easy target. It commonly includes graffiti, defacement, property damage and even burglary. These acts not only cause immediate physical harm but can disrupt lives, lead to mental health challenges, and result in costly repairs.

Installing metal railings set away from the building is a highly effective proactive measure to deter impromptu vandalism. By creating a physical barrier, railings prevent individuals from easily approaching the property whether to damage it, add graffiti, or look through windows for valuables that might tempt an opportunistic burglary. This approach aligns with CPTED (Crime Prevention Through Environmental Design), a design philosophy that uses the built environment to reduce or eliminate criminal activity.

Gracewood needed a solution that would enhance kerb appeal, provide robust perimeter protection, and align with the luxury aesthetic of the new apartments.

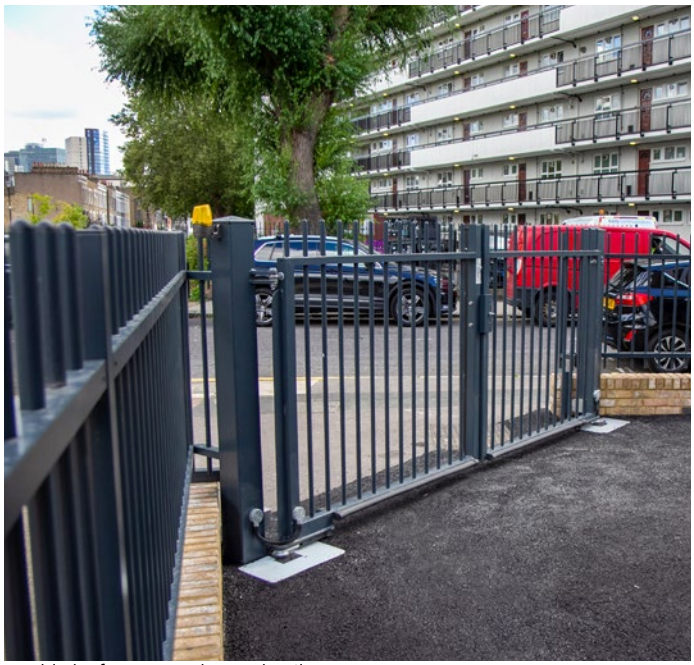
Solution

To achieve this, Gracewood partnered with Jacksons Fencing to supply and install a bespoke perimeter solution. Jacksons manufactured and installed 1.25m high Barbican Imperial® vertical bar railings on cranked posts in RAL 7016 Anthracite Grey, a colour chosen to complement the building's new exterior palette and evoke a sense of understated elegance. The galvanised tubular steel with architectural grade powder coating provides a premium, glossy finish that will not chip or crack, while granting excellent protection against rust.

Barbican Imperial vertical bar railings have been designed not only for aesthetics but also for durability and security. The railings offer a sleek, contemporary look while maintaining a strong physical barrier with their welded pale-through-rail construction. Their vertical bar design deters climbing and ensures clear sightlines, enhancing both safety and visual openness. With concealed panel-to-post connectors and pales without bolts, the finish is not only visually unbroken, but also prevents tampering and reduces vandalism.

In addition to the fencing, a pedestrian gate and automated gates were installed to control access to the property. Gracewood opted for Jacksons' own gate automation systems that prioritise safety, reliability, and compliance with current regulations. The automated gates feature built-in safety edges, obstruction sensors, and warning beacons, ensuring that residents and visitors are protected from accidental injury and that the system remains reliable.

Double leaf automated gate



Double leaf automated gate detail

Gate automation is a critical component of modern luxury developments. It offers convenience and prestige while reinforcing the property's security credentials. For investment properties, it also adds long-term value by appealing to buyers who expect seamless access control and peace of mind.

Fence installation and gate automation

The fencing and gate system was installed by Jacksons' expert team, ensuring precision alignment and integration with the building's new frontage. The installation process was coordinated with the contractor's construction schedule to minimise disruption and maintain project momentum.

The bespoke cranked posts allowed the railings to be installed inside the property while sitting neatly above a new dwarf brick wall. This wall provides an attractive feature that complements neighbouring properties, many of which use a similar combination of a low brick wall with traditional wrought iron railings. In those properties, the design helps prevent rubbish from blowing into basement gardens. It achieves the same benefit here while also creating a visually appealing way to define the boundary at ground level. The wall separates two contrasting surfaces: street paving on the outside and a permeable SUDS surface within the property, delivering both practicality and architectural harmony.

The result was a striking transformation: the once-derelict pub now stood as a symbol of architectural renewal, framed by elegant railings and a secure, automated entrance. The new frontage gave the building a defined boundary and a sense of exclusivity; key attributes for attracting high-end tenants and buyers.

Investment impact and long-term value

The redevelopment has proven to be an excellent investment. The property's visual appeal, enhanced security, and premium features have significantly increased its market value. The fencing, backed by Jacksons' 25 year Service Life Guarantee, ensures that the exterior will remain in top condition for decades; reducing maintenance costs and preserving resale potential.

For investors, the transformation demonstrates the power of strategic upgrades in unlocking value. By investing in quality fencing and gate automation, Gracewood not only improved the property's aesthetics but also its functionality and desirability. In London's luxury property market, these details matter.

With Jacksons' fencing and gate automation providing the finishing touch, the development stands as a model for urban renewal and luxury property investment. It's a reminder that even the most overlooked buildings can become prime real estate with the right team, the right vision, and the right partners.

Barbican Imperial vertical bar fencing

Barbican Imperial vertical bar fencing detail

For further information on products featured visit: www.jacksons-security.co.uk

Jacksons Fencing Head Office
Stowting Common Ashford Kent TN25 6BN
T: 01233 750 393 E: info@jacksons-fencing.co.uk

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