

CASE STUDY
BUILDING SURVEYING



NEWINGTON, EDINBURGH

PROJECT SUMMARY

Instructed to undertake an assessment of the external fabric of a tenement property.

TEAM
Building Surveying

CLIENT
Private Client

LOCATION
26 Newington Road + 18 West Newington Place, Edinburgh,
EH9 1QS

DATES
Autumn 2019 – Summer 2021





A further challenge involved Covid-19 and the temporary postponement of works due to government guidelines and safety requirements.

RESULTS

The project resulted in a complete transformation of the tenement from both a visual and structural perspective. Works comprised stone replacement, repointing, chimney rebuilds, external decoration, roof work and common stair repairs/decoration.

A crash deck scaffold had been present around the perimeter of the tenement for an extensive period due to safety concerns with falling render. The requirement for this was removed following completion of the work and Client sign-off.

PROJECT BRIEF

Graham + Sibbald were initially instructed to undertake a Building Survey to assess the external fabric of a tenement property due to defective render and provide recommendations regarding remedial works. Upon meetings held involving all co-proprietors, Graham + Sibbald were then retained to provide Contract Administration services and produce a description of works.

APPROACH

Having been instructed to provide Contract Administration services for the project, Graham + Sibbald Chartered Building Surveyor, Lewis Redpath led the project which included the following;

- Instigating a competitive tender process
- Providing a detailed Tender Analysis based on tenders received
- Appointing a Contractor on behalf of the client
- Overseeing works on site including approval of Contractor valuations, conducting site meetings and issuing progress minutes
- Snagging of completed works and agreeing the final account

Graham + Sibbald undertook weekly site inspections to check on progress and were in frequent contact with the client throughout the entire project.

Prior to dismantling of the scaffold, Client visits were held in order to provide the co-proprietors with an opportunity to view the completed works close-up in person.

KEY CHALLENGES

Upon close-up inspection via scaffold and removal of the render, it was apparent that the underlying stone had been laid incorrectly and was significantly spalling. As a result, a change in scope was required, resulting in approximately 90% stone replacement. Where possible, isolated sills and lintels were retained.



"I first met the team at Graham and Sibbald in November 2018 when the co-proprietors of our shared building met to discuss the stonework repairs which required urgent attention. Decisions on the repair were made more complex because the building had been C Listed in 1995. Our options were explained, and G&S dealt with Historic Environment Scotland and had the Listing removed at our request.

Both the contractor and G+S looked into all options for us but, in the end, it was felt that the only viable option was for total stone replacement.

The support which G+S continued to give us throughout this process was invaluable as the project had obviously become so much more complex.

Lewis our surveyor kept us updated and informed at every stage with regular phone calls and minutes from his site meetings.

We now have a stunning looking building for which all of us are very grateful. Many thanks to both G+S and our Contractor Restorex for all their support as well as attention to detail and without whom we would have struggled to see this project through to completion.”

Morag Hamilton

Key contact:



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