

GRADE II LISTED PROPERTY LIVERPOOL

TEAM
Manchester Building Surveyors

LOCATION
Liverpool

CLIENT
Care Provider

DATES
January 2023

PROJECT SUMMARY

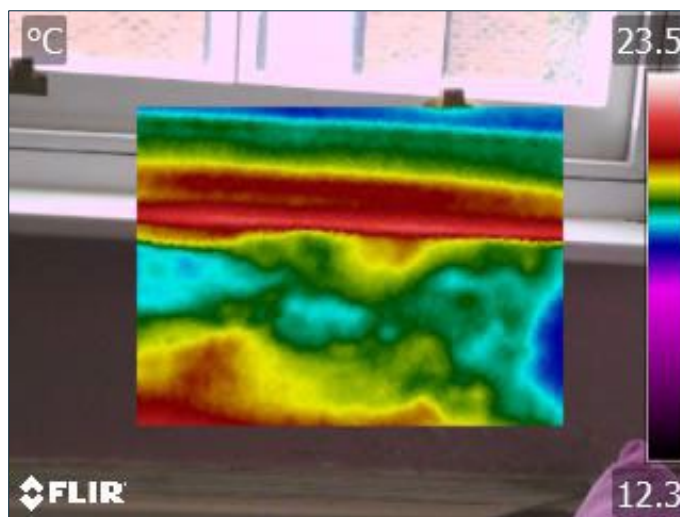
Instructed to undertake IR heat loss survey & defects report ahead of fabric first building upgrade & repair.

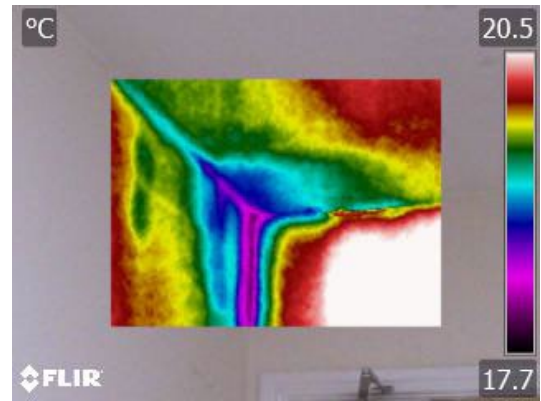
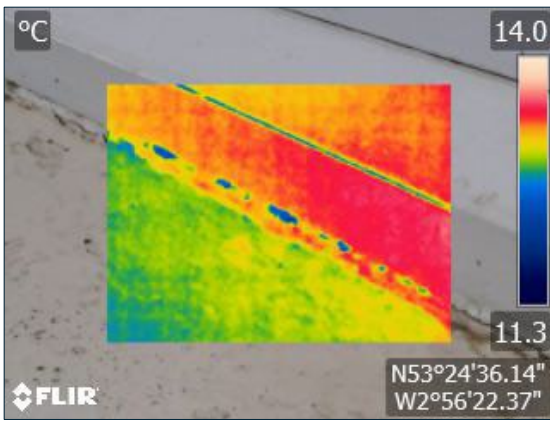
PROJECT BRIEF

Graham + Sibbald were instructed to provide a defect analysis report and fabric first retrofit to a Grade II listed property in Liverpool. The purpose of the appointment was to;

- Identify existing building defects and repair as required.
- Produce a specification for repairing and retrofitting the building sensitive to its listing status.
- Invite contractors to tender and complete a tender analysis report.
- Produce architectural drawings and submission of the necessary planning and listed building applications.
- Provide post-contract services as Contract Administrator.
- Provide continual technical support throughout the project.

The impact of previous repairs which were not sympathetic to the traditional construction methods have resulted in compounded defects throughout the building leading to moisture becoming trapped within the building fabric. This required significant internal and external works which had to be carefully managed in order to minimise impact to the residents who were to remain in occupation throughout the delivery of the works.





KEY CHALLENGES

A further challenge was maintaining good communication and professional relationships between the neighbours, service users, management and families to ensure the works were undertaken safely and at no detriment to the operation of the facility. Additionally, the absence of a temporary roof cover meant the works were highly influenced by the weather conditions, increasing the risk of damage to the internal fabric whilst the building was left exposed.

RESULTS

The project was delivered to the client’s satisfaction despite a number of variations, some in part which were not known until fully exposed such as the extent of roof or window replacement given access restrictions at the time of the initial survey along with others at the clients request, to ensure the building remained viable as a care facility and building asset in to the 21st century whilst preserving the listed fabric .

KEY MESSAGE

G+S delivered the project and met the Clients expectations within the brief. This was the result of good teamwork and collaboration between all parties. A clear and concise description of works also played a vital role in providing the client with a high-quality outcome. Key attention to detail within the building surveying team (particularly relating to historic structures), was also supported by cost Net Zero Services to provide a successful project for all of the stakeholders involved.

Key contacts:



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APPROACH

The first stage comprised of undertaking an initial site survey to identify the full extent of damage caused by damp and water ingress, ensuring intrusive investigation and remedial treatments were appropriate for an 18th century listed building.

Before works could go out to tender, close communication with the local planning and conservation offices was undertaken to ensure the scope of works was sympathetic to the existing structure and character.

The scope of works included replacement of slate roof coverings and lead valleys, replacement & repairs to windows as required, render upgrade works, a full new flat roof waterproofing system and various internal / external fabric repairs (which included new cast iron rainwater goods & ventilation systems.

Upon award of the contract, we worked closely with the appointed contractor, the Client and service provider to ensure the project was delivered according to their brief and ensured their requirements in time, cost and quality were satisfied throughout.

