Les Ambassadeurs Club

Contents

WHY

Introduction: Les Ambassadeurs Club, 5 Hamilton Place, Mayfair

Building Transformation has been instructed by Constantine Architects to evaluate the building façade for cleaning and repairs at the Les Ambassadeurs Club, London. The key criteria for developing a successful bid is the ability to combine the most suitable methods of cleaning whilst minimising the impact to the club's operations.

The aim of this document is to provide an overview of the costs and access solutions with the view that the options provided would be reviewed and adjusted to suit any conservation, owner or operational requirements. This document is a building block from which to begin the design of the overall scheme that the client requires.

As the club is a Grade II* listed building, it is important that relevant British Standards such as BS8221:2012 Code of Practice for Cleaning and Surface Repair of Buildings - Part 1 are followed, in order that the correct methods of cleaning are employed to restore the façade. However, given the client's operational and programme requirements it would seem there could be a conflict between best practice and the business' operational requirements. To this end we have provided two different cost options (complete with different access strategies and cost) both of which ensure that the most suitable methods of cleaning and restoration are adhered to.

The level of pollution build-up varies between the 3 elevations and the soiling and pollution on the façade seems to be affected primarily by a more flexible carbon and organic soiling, which is to be expected given the building was cleaned some 10 years ago. This creates a strong business case for use of low pressure cleaning, steam cleaning and manual agitation / cleaning. These methods would greatly reduce / remove the need to use any aggregate-based cleaning methods, which are designed to clean more solidified pollutants. Issues such as over cleaning, fracturing of the substrate, erosion of the patina and increased rates of future façade decay will also be avoided if these methods are utilised.

Our project cleaning and façade restoration options both utilise low pressure cleaning, warm water handwashing methods, steam and poultices if / when required to ensure we provide the appropriate level of sensitivity and detail required to restore the building compliant with a conversation-based approach. However, structural surveys and suitability for scaffolding would need to be confirmed beforehand. Given the status of the building we have also provided a budget option for a printed Monoflex system on the front and side elevation as well as waste management; however the latter will not be costed until we are clearer on the preferred façade cleaning strategy.

Questions relating to costs around the façade repairs and repointing will be finalised and quantified later with the project architect. Specific details around how the project would be set up, planning requirements along with any road traffic management elements will be finalised and adjusted when there is a more detailed understanding of the client's questions and requirements. We would recommend that some non-intrusive test trials are undertaken in the next stage, to enable all parties to confirm and finalise the methods and costs for the project.

WHO

Our Vision

While striking modern architecture is shaping our landscape more than ever before, the world is changing around it: the demand for positive urban space has never been greater, and the need to innovate within those spaces has never been so important.

It's no longer good enough to construct buildings without a façade inspection or care plan. It's no longer good enough to keep designing and installing new structures without understanding how their performance and condition can be fully maintained and optimised for future use. It's no longer good enough to reactively treat each building with the same out-of-date and standardised solution.

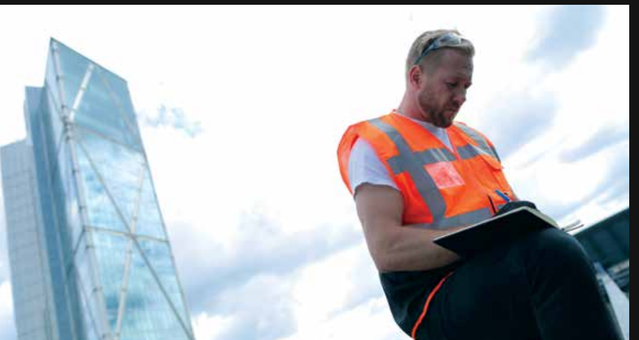
That's where we come in. **Building Transformation** is on a mission to set new standards of façade care that meet the needs of the 21st-century building assets: we're bringing a completely fresh approach to help future-proof the fabric of each building. We stand for something different, refreshing and totally unique within the property market.

With our **21st Century Façades** programme, we guarantee quality and care, and the protection of Great Central Station both as an asset and as a legacy. We guarantee each building — as well as each material and elevation within the building façade — its own specific care plan. We guarantee a truly honest façade care programme that's built over time and investigation, not a predicted or generic plan. We guarantee a proactive service and a programme that's completely aligned with your needs and those of the building. We challenge the current weak and inconsistent external maintenance solutions that are poor value, ill-considered and often actively contributing to the failure and decay of a building envelope. Our façade care programmes support, re-energise, protect and maintain the property assets that we look after.

A positive built environment has a wider role to play in the positive growth and development of both commercial and community space. We want to protect the urban landscape, to help the building skin breathe and live for longer, creating buildings, places and spaces that people want to be part of, work in, interact with, succeed in, and invest in.

Building Transformation believes the building façade is the living, breathing skin of our modern landscape, a vital organ that changes and influences emotion, perception and behaviour throughout the surrounding space. We live a world where the built environment can, if we help it, positively influence our feelings, emotions and well-being — where the condition, type, design and texture of the external building fabric around us can make us feel safe, secure, valued, welcomed, considered, and even inspired.

And it's up to us to make that change.



WHO

Our Service

We bring the tools and the knowledge to create sustainable urban spaces that benefit business and community, now and in the future. Through façade consultancy, restoration projects and building skin protection work, we extend the lifespan of the built environment and produce a sense of well-being for those who live and work there.

We also provide expert, effective knowledge to deliver long-term savings and help our clients make the best financial and structural decisions for their buildings and the external building condition.

Our team

Building Transformation is a group of passionate, professional urban transformers, committed to protecting and restoring the built environment.

Our people are integral to our performance and client experience. We believe that highly valued, highly trained and well-supported staff create a higher-performing business and a positive company culture. We know this helps keep business simple and more enjoyable.

Investing in our people also helps us to create and deliver work that impacts the wider environment for the better, which in turn positively influences other people, businesses, buildings and communities.

Our internal partnership model ensures that we have an open and collaborative approach, meaning that we're all working towards the same shared vision and client objectives.

WHO

Client Testimonials

*The approach and advice on setting up the works at the Wolverhampton Civic Centre were first class. **Building Transformation**'s attention to detail was excellent and the RAMS were followed meticulously to every detail. We were delighted with the works and service, and would not hesitate to use them again, nor hesitate to recommend them to any organisation.*

Kevin Egginton,
Building Surveyor, City of Wolverhampton Council

*Thanks for the great communication throughout both of the external cleaning and redecoration projects, both the hotels look amazing. It will be my pleasure to recommend **Building Transformation** and I look forward to working with you next year on further projects.*

Sarah Cameron,
Operations Director, My Hotels

*May & Co have worked with **Building Transformation** on a number of projects which have included external building cleaning and refurbishment. They provided a great service, supported by the high level of documentation from the initial quotation to books and industry-related guidance, all relevant to our project.*

Anton Theobald
MIRPM AssocRICS, May & Co

***Building Transformation**'s unquestionable honesty and enthusiasm for ensuring the client receives the correct whole-life solution (rather than a quick fix) resulted in us being able to ensure the building was not only returned to its former glory, but will stay that way for years to come.*
I would recommend them to anyone.

Kenny Gash
Project Manager, Carillion Amey

*The work provided by **Building Transformation** was excellent. Their product and building exteriors knowledge is detailed, comprehensive and practically applied to the client's needs. They offer a professional, detailed, high-quality and customer-focused service which meets the short, medium and long-term needs of the client, and provides practical, cost-realistic advice.*

Kerry Quinn
Director of Events and Operations, Echo Arena

A 200,000 sq. ft., four-storey leisure venue in the heart of Nottingham city centre surrounded by major traffic routes needed work to be done overnight to deal with the traffic issues, while the site remained open throughout. The clean was of a high standard and has made a significant different to the image of the building. A very difficult job done well.

Suzanne Green,
Land Securities

WHAT

Our Objective and Scope of Works

Our objective is to provide a façade cleaning and restoration solution that draws an effective balance between conservation based cleaning and sensitive façade restoration; sensible and safe delivery options for the tenants will ensure that the building owners are advised of the most suitable methods of cleaning to help retain and increase the asset value of the building and the façade's long-term performance.

Utmost consideration must be given to preserve and retain the building's historical importance, which is why certain methods of the restoration must be fully understood to help to achieve the required standards of finish.

We will ensure that the façade cleaning methods and repairs are aligned with all the required guidelines, standards and historical weathering of the building, ensuring that the final results are effective and in keeping with the Grade II* listed status and the client's vision whilst minimising the impact to the tenant's operations and business.

WHAT

Les Ambassaduers Club Environment and Condition

Constructed of a high-quality Portland stone the façade and original masonry is in generally sound condition although in many areas the façade soiling and weathering is inconsistent due to the proximity to main roads, volumes of traffic, trees, height of the building and exposure to the elements. Some sections of the building fabric are showing signs of high organic growth whilst others are demonstrating higher build-up of carbon. There are some areas where historical weathering may still be visible once the building has been sensitively cleaned.

The fabric condition, (given the age of the building) seems sound upon visual inspection, with little evidence of spalling, salt leaching and relatively sound pointing. It is likely that weaknesses will be exposed at high level during the restoration project, but every effort will be made to ensure that all cleaning and restoration undertaken will blend in with the façade's overall condition to produce a uniform appearance.

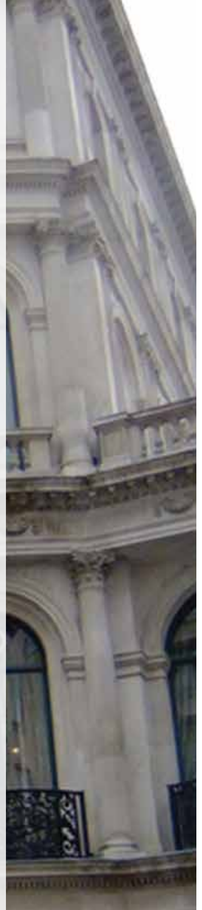
WHAT

Listing

STATUS: Grade II* Listed

BUILDING CONSENT : The cleaning or removal of paint of a listed building may be regarded as an alteration and if so will normally require Listed Building Consent to carry out. This is normally the decision of the planning department of the local authority. Structures principally of Grade II* and Grade I may further be subject to the advice and guidance in England of Historic England and of Cadw in Wales. In making decisions, the views of other officially recognised heritage bodies may also be taken into account, for example the SPAB (Society for the Protection of Ancient Buildings), the Georgian Group or local civic societies. 2

Listed structures may also form all or part of a Scheduled Ancient Monument. This status is granted under a separate Act of Parliament for sites of national importance. In England such monuments now fall under the direct jurisdiction of the government advisory body Historic England, from 2015 a role separated from English Heritage.



HOW

Planning, Significance and Conservation Guidance

Planning considerations (which includes that for listed buildings and structures), are currently dealt with under the National Planning Policy Framework (NPPF), introduced in 2012 and replacing Planning Policy Statements (PPSs including PPS5 - Planning for the Historic Environment) and the earlier Planning Policy Guidelines (including PPG15- Planning and the Historic Environment). Before 2010, the activities of cleaning and paint removal were provided with specific guidance paragraphs within PPG15. Subsequently, these are dealt with under the criteria for any other type of alteration, in particular the effect of the alteration on Significance.

The PPS5 Practice Guide was superseded in 2015 by Historic Environment Good Practice in Planning in the form of Good Practice Advice Notes (currently GPA1-3) published by Historic England. Whilst the NPPF is the statutory instrument, these provide broad guidance for its implementation. Additionally there are Historic England Advice Notes that offer more specific or technical advice.

[4] Attrib. Listing Text for (entry 1368608), National Heritage List (NHLE). Historic England.

Conservation Basics was published by English Heritage in 2013 as part of the Practical Building Conservation book series. It provides the most comprehensive explanation of conservation principles and practice including statutory requirements. Several volumes in the series offer pertinent cleaning and paint removal advice (Stone for example). However, the current Good Practice Advice Notes and Historic England Advice Notes are free to download;

https://historicengland.org.uk/advice/planning/planning-system/

A key phrase that runs through both PPS5 and the NPPF is Significance. Part 2 of the Good Practice Advice Notes (GPA2) is entitled; Managing Significance in Decision-Taking in the Historic Environment.

A relevant additional document is also available by subscription; British Standard - BS7913:2013 – Guide to the conservation of historic buildings, published by the British Standards Institute. This document is for guidance only and "should not be quoted as if it were a specification". Although the Historic England book Conservation Basics covers this information in greater depth, BS7913 is published in the UK context.

BS8221:2012 Code of Practice for Cleaning and Surface Repair of Buildings - Part 1

This document provides the principal and broad guidance for the practical selection and implementation of cleaning methods. Although not exclusively so, this has been written to accommodate the cleaning of historic masonry. Table 1 of the standard offers a list of the factors that affect the choice of a cleaning method.

Successful cleaning is usually the result of exploiting a physical or chemical difference between the substrate and soiling. The choice of cleaning techniques is therefore to maximise the discrimination between them and indeed between soiling and patina.

BRE Digest 448 “Cleaning buildings” and 449 “Cleaning exterior masonry”

Published in 2000 by the Buildings Research Establishment. Highly developed for the time the full titles are;

- Digest 448 Cleaning buildings: legislation and good practice;
- Digest 449 Part 1 Cleaning exterior masonry: developing and implementing a strategy; and
- Digest 449 Part 2 Cleaning exterior masonry: methods and materials.

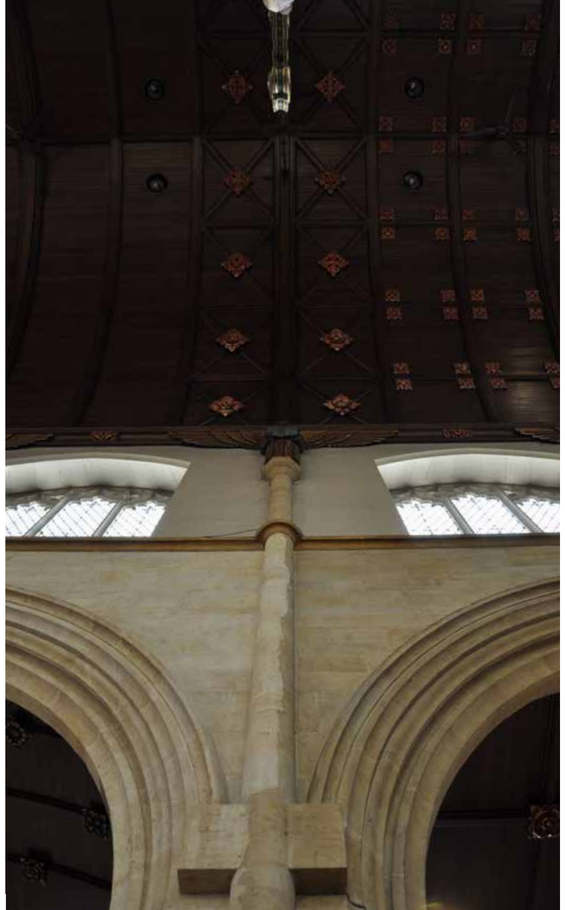
Pollution Prevention Guidance

Pollution Prevention Guidance documents (PPGs, but different to planning PPGs) were published by the Environment Agency and were described thus; “based on relevant legislation and good practice, they will help you manage your environmental responsibilities and protect the environment”. From December 2015 these have been withdrawn, however the responsibilities outlined within have not and the following government webpage will be found useful as to where appropriate environmental protection advice or legislation can be sought;
[https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg]

Before cleaning operations commence, it is normally necessary to establish the destination of surface water drainage. There is a statutory obligation not to permit solid matter or chemical effluent (theoretically this could include pre-treated tap water) to enter a water course, standing water (pond or lake), ground water or coastal water. Avoiding the use of abrasive particulate, poultice or other reagent would greatly simplify any disposal issues, but water cleaning alone will release a high volume of organic and other solid matter.

A permit is required to discharge trade effluent to the sewer (domestic, hotel, restaurant and rainwater run-off is exempt). It is not permitted to discharge significant solid matter (dry paint, abrasive, clay etc), oil, fat or other waste that might impair or block the drainage. Chemical residue must be non-toxic, free of heavy metals and non-corrosive (pH<10). In some cases neutralisation or dilution may be sufficient to allow normal disposal. Non-compliant residue will require specialist collection and disposal.

Polythene membrane will be found useful for collecting and directing residues and fine-pore woven or non-woven geotextile for separating solids from liquid.



HOW

‘Soiling’ Patterns and Discolouration

The station buildings exhibit, to a greater or lesser extent, all of the following phenomena;

External;

1. Carbon Sulphation/Gypsum Crust/Hydrocarbons

Carbon particulate and sulphur gases are released by the combustion of fossil fuel, principally coal. Incomplete combustion releases oils and tars. The combustion gases are acidic when damp and react with carbonate stones (limestone and calcareous sandstone), lime and cement mortar and render. Calcium sulphate (gypsum) is produced by this reaction and this binds the atmospheric particulates to sheltered areas of the masonry.
The deposit can range from a thin film to a clinker of several centimetres thickness. In the early stages of deposition the residue may be easily removed by light washing or brushing but with time becomes consolidated and hardened. Siliceous sandstones may be less chemically reactive with the acidic gases but the carbon particulate and hydrocarbons seem to assimilate more strongly with the mineral structure and are subsequently more difficult to displace by cleaning than when bound to the surface with gypsum.

2. ‘Traffic Film’ and dry particulate deposits

These may comprise pollution particulates, decayed masonry and wind borne dust, generally deposited on horizontal or inclined detailing or coarse textured surfaces. Such deposits may be disturbed or consolidated by water (see water induced staining) and may contribute to discoloration of the underlying masonry.

3. Organic films and growths

These include algae, cyanobacteria, fungi, lichen (comprising two symbiotic organisms, algae and fungi), mosses, liverworts and plants. Certain of these have a relatively modest direct physical effect on the underlying masonry (reducing porosity and increasing moisture retention) but others are more ‘invasive’ (attaching ‘suckers’, hyphae or roots) or may have excretions capable of chemically altering certain substrates.

Internal and External;

4. Water induced staining, oxidation and efflorescence

Water migrating through the masonry will most frequently darken stone. Soluble matter, including salts may be transported and deposited close (sub-florescence) or on the face (efflorescence) at which evaporation occurs. White efflorescence tends to be described as ‘salt’ (typically chlorides, nitrates or sulphates) though in practice white deposits are predominantly ‘lime’ (calcium or magnesium carbonate) composition. Exposure to air over time may induce oxidation or conversion of minerals within the substrate. This is not normally a solitary effect but may be combined with other water, pollution and organic related mechanisms. Benign colour changes might be viewed as ‘patination’ rather than staining or discoloration.

5. ‘Ghosting’

Substrates, with few exceptions, will attract soiling and patina dependent on its location and relationship with fixtures, fittings and other fabric. This ‘evidence’ on one hand is valuable for historic interpretation but when severe may be aesthetically distracting.

6. Masonry and mortar variation

This might be regarded as ‘natural’ or historic but cleaning may have the result of harmonising (e.g. by removing deposits perhaps older in one area to another) or emphasising the variation by removal of overlying dirt.

7. ‘Sooty’ type soiling

This might be generated from combustive lighting (i.e. candles, oil/gas lighting) but may also originate from external atmospheric pollution. In the case of the Chapel, the uniformity of this has in places been disturbed by condensation and water ingress. Internally, pollution may react with damp calcareous substrates (on window sills or tracery for example) to become ‘sulphated’.

West elevation, possible abseiling

North garden elevation with possible load restrictions

HOW

Practical Constraints

The most obvious constraint is how to access the façade for cleaning and repairs if it is not scaffolded. Low pressure steam cleaning is a suitable method in general for cleaning and can be adjusted to be used in multiple phases, utilising multiple pressures, flow rates and temperatures to sensitively breakdown and remove surface soiling for the cleaning. When working with a Grade II* listed building fabric wider consideration must be given to quality of control measures, access limitations, angles of working and preserving the fabric. The wider context of restoration needs to be finalised to ensure that the correct approach is taken.

Although modern methods of access and steam cleaning are an excellent method of cleaning and façade restoration for non-listed buildings, consideration must be given to the control measures required and the possible risks when restoring a building with historical significance via such access methods. Due to the proximity of the other buildings, limited load bearing locations and the possible inability to fix scaffolding to the façade, other methods such as abseiling and MEWPs on the road side elevation may be the only options. Further information is required to confirm these elements and formulate a suitable solution.

Parking of access equipment on the Hamilton Place road side elevation is feasible and will allow relatively good control of the cleaning, but wider consideration must be given to the operational delivery programme and potential limitations imposed by the Four Seasons Hotel which may require us to be mindful with specific operational times due to potential noise pollution.

We believe the methods selected to restore the building and retaining its historical importance should be the primary focus, forming the context upon which the project could be designed and built. Wider issues around access and practices will then form part of the discussion at a later stage. Due to the proximity of the façade to surrounding buildings and sensitivity to the site's operation we would suggest that before finalising any elements of the project that some façade cleaning test trials are conducted in a discreet location to confirm what can be achieved and how the façade may respond to cleaning when under pressure. The methods utilised within the onsite testing programme would be those agreed with the conservation officer, after which costs would be finalised.

Environmental Management Requirements

Managing the waste throughout the delivery of the project is essential; having a system in place that supports the practical waste management will look to reduce the impact to the site's operations.

However, the methods of waste management will be determined and limited by the access strategies that are employed on the project with different methods of access having their own solutions and limitations in design and effectiveness.

Once the access strategy and cleaning methodologies have been agreed, waste management costs will be provided if required by the client.

HOW

Initial Specifications

Following are two different options, based on similar methodologies, but with different access requirements.

The first option offers the simplest and most cost-effective access and least intrusive project delivery option. This is feasible given the conservation officer approves the multiphase, lower pressure heat / steam cleaning approach. More time has been given to document, inspect and manage the process of cleaning at each stage as well as working with different temperatures and flow rates to reduce any optional risks and simply repeat the phases of works to achieve a suitable result. Working temperatures can all be adjusted and tested to suit requirements. Conservation offers may raise issues around management and practicalities of this proposal, albeit at the cost of the tenant's operation.

The second option requires the building to be scaffolded on 3 elevations, assuming we obtain structural confirmation of the weight loading and ability to fix the scaffolding into the stone. We believe questions may be raised around the stone's suitability for fixing scaffolding given its status. However, by scaffolding the building we can employ a wider variety of cleaning methods such as hand washing, nebulous or poultice-based applications that may be required in certain locations of heavy soiling. More control and inspections would also be available throughout the programme.

Both methods of cleaning and delivery have pros and cons and, as previously highlighted, any elements of both initial proposed options are open to adaptation and integration where required to achieve the desired results and operational targets for all parties.

Option 1 Multiphase, low pressure, heat / steam façade cleaning and repairs via rope access

- Initial façade inspection, document soiling build-up and review.
- Moss, vegetation and any small rooted plants are firstly to be removed by dry brushing, using brushes of nylon or natural bristle.
- Defective pointing or mortar should be documented and removed before cleaning.
- Loose surface matter is removed, leaving general surface pollutants exposed for cleaning.
- Areas to be cleaned are to be wetted down with warm water of 60 degrees and low pressure, no higher than 60psi of pressure, then allowed to dry for re-inspection.
- Locations for detailed cleaning identified and mapped for further deeper cleaning along with methodology review.
- All masonry surfaces shall then be cleaned using a “superheated water” system to remove deeper organic soiling, loose and lightly adhered particulate and light sulphation soiling.
- Stubborn staining will be agitated and lightly scrubbed and destabilised using a natural bristle brush and the surface prepared for repeated light cleaning.
- Temperature settings shall be set based on the façade’s response to cleaning and results, but vary from 80 degrees to 150°C. Variation of temperature will be influenced by any onsite testing or preferences from the conservation officer.
- At all times the pressure will be no higher, and the distance no closer than achieves an even result without scarring, striation or other loss of sound surface.
- For rinsing, the distance of nozzle to surface at a given pressure shall be at least x3 that adopted for cleaning.
- The nozzle specified is a Lechler 40034, having a spray angle of 40° and aperture ‘3.4’.
- The work shall, in general, progress from the uppermost level downwards, for each section or elevation.
- The cleaning and rinsing process will then be repeated in isolated areas, again ensuring any adjustments are made to the temperatures and flows rates
- Future trial areas of cleaning shall be carried out under supervision, the results of which shall satisfy the client’s representative, prior to commencement of the main works.
- Vulnerable areas (of any kind) should be marked on plans and these plans made known to the operatives and supervisors before the cleaning of each section.
- Repointing should be carried out after cleaning.
- Document progress, mark up areas of concern and report to client for further action.

Total Project Costs for Materials, Access and Labour £41,283.11 ex VAT

Garden Wall

- As per the specification above, but with the use of more heat of 130-150 degrees.
- Set up working location and secure from pedestrians.

Total Project Costs for Materials, Access and Labour £ 12,948.11 ex VAT

Budgets for Repairs to Façade

- All repairs to be quantified with client and architect.
- Products and methods of repairs to be agreed.
- Repairs to external walls to be costed separately

Initial Budget Costs for Materials and Labour £10,000.00 ex VAT

Option 2 Multiphase, low pressure, heat / steam façade cleaning and repairs via scaffolding

- Install scaffold on 3 elevations where feasibly practical, secure and tie-in.
- Make any adjustment to access methods where potential limitations or risk are exposed.
- Initial façade inspection, document soiling build-up and review.
- Moss, vegetation and any small rooted plants are firstly to be removed by dry brushing, using brushes of nylon or natural bristle.
- Defective pointing or mortar should be documented and removed before cleaning.
- Loose surface matter is removed, leaving general surface pollutants exposed for cleaning.
- Areas to be cleaned are to be wetted down with warm water of 60 degree and low pressure, no higher than 60psi of pressure, then allowed to dry for re-inspection
- Locations for detailed cleaning identified and mapped for further deeper cleaning along with methodology review
- All masonry surfaces shall then be cleaned using a “superheated water” system to remove deeper organic soiling, loose and lightly adhered particulate and light sulphation soiling.
- Stubborn staining will be agitated and lightly scrubbed and destabilised using a natural bristle brush and the surface prepared for repeated light cleaning
- Temperature settings shall be set based on the facades response to cleaning and results, but vary from 80 degrees to 150°C. Variation of temperature will be influenced by any onsite testing or preferences from the conservation officer.
- At all times the pressure will be no higher, and the distance no closer than achieves an even result without scarring, striation or other loss of sound surface.
- For rinsing, the distance of nozzle to surface at a given pressure shall be at least x3 that adopted for cleaning.
- The nozzle specified is a Lechler 40034, having a spray angle of 40° and aperture ‘3.4’.
- The work shall, in general, progress from the uppermost level downwards, for each section or elevation.
- The cleaning and rinsing process will then be repeated in isolated areas, again ensuring any adjustments are made to the temperatures and flows rates
- Future trial areas of cleaning shall be carried out under supervision, the results of which shall satisfy the client’s representative, prior to commencement of the main works.
- Vulnerable areas (of any kind) should be marked on plans and these plans made known to the operatives and supervisors before the cleaning of each section.
- Repointing should be carried out after cleaning.
- Document progress, mark up areas of concern and report to client for further action.

Total Project Costs for Materials, Access and Labour £92,865.665 ex VAT

Optional: Monoflex Sheeting with Image Print for Scaffolding

- Monoflex sheeting installed on scaffold once installed.
- Monoflex sheeting printed with image on building on 2 elevations only: front and garden.

Total Project Costs for Materials, Access and Labour £ 12,000.00 ex VAT

Garden Wall

- As per the specification above, but with the use of more heat of 130-150 degrees.
- Set up working location and secure from pedestrians.

Total Project Costs for Materials, Access and Labour £12,948.11 ex VAT

Waste Management

Note: Waste management of the project will be confirmed once a method of cleaning and access has been agreed. Designs, materials and location of chambers for example over key locations such as the entrance and garden areas will all be confirmed on the next phase of the project.

Example below

- Identify location for effective drainage with client.
- Review location of 2 stage interceptor tank.
- Install double chamber class 1 interceptor tank.
- Installation of aqua drain if possible along gated sections.
- Tank size selected based on 5-unit cleaning system and litres per min capacity.
- Install aqua drain to direct waste to tank during cleaning.
- Install and set up waste management system for each room: main waiting room, internal cleaning and paint removal.
- Management of waste throughout the cleaning process, adjustment of new waste direction chambers.
- Treatment of pigeon foul with specialist biocide, packaging & disposal.
- Manual management of waste and removal from floors during cleaning process.
- Sampling of silt to determine asbestos levels and relevant disposal methods.
- Emptying of sump on weekly basis or line with tank size requirements.

Initial Budget Costs for Materials and Labour £TBC

Recent/Current Heritage Restoration Projects

Clients we work for / support

Red Bull
Land Securities
Broadgate Estates
Ministry of Defence
Telereal Trillium
carillionamey
Four Seasons Hotels and Resorts

CLIENT
OMC Ltd

PROJECT
A listed building located in the heart of central London with a conservation area, this building was being restored as part of a redevelopment.
Initially we supported the client through onsite paint testing, identifying type and layers of paint along with the specification development, which was used to assist the client with the planning application and approval of works.
We then delivered the full façade cleaning and paint removal projects using a variety of poultice type paint removal methods and steam in multiple phases to restore the building and then undertook the external masonry repairs before repainting in specific locations.

VALUE
£72,000

CLIENT
Brompton Cross Construction

PROJECT
28 Hill Street - In the heart of Mayfair, the building stands proud with its mixture of Portland stone, London red brick façade and traditional tuck pointing. Highly weathered and eroded through-out, the façade was in a poor state with large areas of damaged Portland stone, high levels of carbon and previous poor repairs were located through-out the facade. We undertook the initial surveys for the client and created the scope of works from which we then delivered the full façade refurbishment project, which was inclusive of the specialist cleaning, repairs, tuck repointing, stone replacement, reshaping, replacement and re-decoration on the building façade.

VALUE
£120,000

CLIENT
Short Construction

PROJECT
The Old Mill - was a listed building located in the heart of Manchester. The client wanted to remove all the internal paint and concrete screed coating to expose the façade as part of a regeneration project. We initially undertook all the paint removal test trials to identify the most suitable method along with all the required waste management planning. Due to the site having current tenants, cleaning methods, dwells times and products were adapted through-out the project duration to suit the onsite requirements as well continued communication with the conservation officer and architect to inspect the condition of the brick once exposed.

VALUE
£35,000

CLIENT
MoD

PROJECT
We are the MoD's / Carillion Amey's preferred supplier for façade restoration projects.
From Jan 2016, over a 6-month period, we have provided a round the clock solution to restore and protect the external building façades at Abbeywood, Filton and Bristol. Programs have been continually adjusted to minimise the risk and impact to the 10,000 civil servants who work at the sites. The project has been a huge success with more specialist project works to follow.

VALUE
£615,600

CLIENT
Chaneys Surveyors

PROJECT
Initially we supported the surveyors with the development of the specification, to ensure that the correct cleaning methods were included within the tender. As a rendered façade it was imperative that the organic stained render was also treated with a biocide. The complete external building fabric was sensitively cleaned throughout the estate with an initial water based biocide applied to the complete exterior of the render. A sensitive, 2 phased steam cleaning methodology was then used to restore the whole estate consisting of 369 flats. Once clean we undertook all the relevant repairs, paint and pigeon management installations to help future proof the estate. The project was delivered using MEWP access abselling solutions providing a complete access solution for the client.

VALUE
£236,800

BUILDING TRANSFORMATION

01234 589 807

info@buildingtransformation.co.uk
www.buildingtransformation.com
www.facadeexperts.co.uk