

Building Surveying Services

173 Allison Street, Govanhill - Common Repair Scheme - Safe removal

ROSS &
LIDDELL



173 ALLISON STREET IS A THREE STOREY BLONDE SANDSTONE TENEMENT PROPERTY LOCATED IN GOVANHILL, GLASGOW. THE BUILDING IS GRADE B LISTED. FOLLOWING AN INITIAL SURVEY BY GLASGOW CITY COUNCIL THE OWNERS PROCEEDED WITH A VOLUNTARY GRANT FUNDED REPAIR SCHEME AND INSTRUCTED ROSS & LIDDELL TO BE THEIR AGENTS.

The structural defects found within the fabric of the properties were compounded further by 6 large safes located in the 1st floor pawn broker's premises, resting on already decayed joists and steelwork which had no bearing point on one end. These safes had to be safely removed from the premises in order that the extensive rot and structural repair works to the floor below could be completed. We were advised by a specialist safe removal company that the safest way to remove these safes was by forming an access hole in the 1st floor structure and lowering the safes down into the ground floor premises for removal from there.

A specialist removal company was employed to plan and carry out the safe removal. In conjunction with the specialist removal company we agreed all works that were required to facilitate the safe removal, these works included temporary shoring to the floor structure, formation of an opening in the floor to drop the safes thru, erection of bearing pads for heavy duty portable lifting equipment to rest upon, installation of

large steel spreader plates to distribute the weight over a larger floor surface while moving from their current location to the lowering point, construction of a platform and ramp to allow removal to street level and the removal and re-building of a blockwork shop façade. Specialist heavy lifting equipment was deployed to complete the removal outside onto a flat bed lorry which was hindered by the front elevation being directly on a major bus route which meant road closures were not permitted and a traffic management scheme was formulated and maintained during the removal operation.

Contract expenditure for the repair of the building was circa £500k excluding fees and VAT.

1. FRONT ELEVATION
2. SAFE REMOVAL THRU 1ST FLOOR
3. REMOVAL AT GROUND FLOOR LEVEL
4. LIFTING ONTO FLAT BED