

Building Surveying Services

35 Westmoreland Street – Grant funded common repairs

ROSS &
LIDDELL



35 WESTMORELAND STREET IS A FOUR STOREY GEORGIAN TENEMENT FINISHED IN BLONDE SANDSTONE, WITH 8 FLATS.

When R&L Surveyors were first approached by the proprietors, we were informed that they had all been sent a letter and a summary of a building inspection report in relation to their property from Glasgow City Council (GCC).

The letter informed the proprietors that due to public concerns about the current condition of the property, GCC had instructed their surveying department to provide a report on the buildings condition and to employ specialist rot contractors and structural engineers to visit and report on their specific areas of expertise.

The conclusions of the GCC surveyors report was that the fabric of the building including the roof and chimneys was in very poor condition and the input from the Structural Engineers were that the building was structurally unstable and the rot specialists confirmed that there was fungal outbreak affecting structural timbers in the solum, flats and within the roof timbers.

Within their letter GCC had offered grant assistance to the proprietors, but only if they undertook the major scheme of repairs on a voluntary basis, and that the proprietors would also have to employ a building professional to manage the project on their behalf.

The proprietors initially instructed R&L Surveyors to provide a full building inspection report, which was to include recommendations and budget estimates and thereafter to produce tender documents and liaise with GCC in relation to grant assistance and to manage the project to completion. We undertook invasive investigations below the floor boards of an empty flat, where we located large tie beams spanning the full

width of these flats, with joist ends notched (dove tailed into the beams). Due to the age and excessive span of these beams they had sagged and compounded by insufficient foundations the building was distorting. Water and fire damage was also found to the ends of the beams which further reduced their capacity to stabilise the building.

The recommendations from R&L surveys was that in order to stabilise the building, new concrete foundations below the stud walls would be required within the solum and the defective timber tie beams be replaced with steel beams and attached to steel columns which would be secured to the new foundation and extend up to the top floor of the building.

We also found that the rear elevation wall below a wallhead chimney was in danger of collapse and that a large area of this wall would have to be dismantled and rebuilt. As the wallhead chimney was not in use we recommended that it was removed and not rebuilt. The stairs were also showing signs of movement and we recommended these were structurally stabilised.

The movement below had pulled apart structural roof timbers and the damp and fungal issues inside the roof were caused by the deteriorating roof covering and flashings. Similar problems were found with the solum with dripping pipes and standing water the perfect breeding ground for fungus to grow.

THE PROJECT WAS PROGRAMMED TO COMMENCE IN APRIL 2014 AND COMPLETE BY OCTOBER 2014, HOWEVER DUE TO THE COMPLEXITY OF THE REPAIRS, WAS COMPLETED 2 MONTHS LATER THAN PROGRAMMED. THE TOTAL PROJECT COST WAS £352,467.82 EXCLUDING FEES AND VAT, WAS WITHIN BUDGET.