

CASE STUDY

W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS



Building Fabric Repairs, Lambton Castle

Project Value: 1.1m

Contractor: William Anelay Ltd.

W R Dunn & Co Ltd. (CDM-C)

W R Dunn & Co Ltd. (Arch & L/ Designer);



W R DUNN & CO LTD. ROLE

W R Dunn & Co Ltd. were appointed as CDM Co-ordinators, in addition to our role as Building Surveyors, Historic Buildings Consultants, Architects and lead consultants by Lambton Estate to carry out repairs and alterations to a complex Grade II* Listed building.

We were initially commissioned to carry out a condition study of the fabric of the estate, including the main castle building. This led to the development of feasibility studies for the repair, alteration and conversion of building.

As CDM Co-ordinators we issued the F10, obtained Designers' Risk Assessments and prepared the Pre-Construction Information. As works progressed on site we monitored Health and Safety issues. As the contract drew to a close we complied and ensured the handover of Health and Safety files to the client.

SUMMARY

Important factors in this project were:

- The preparation of comprehensive Pre- Construction Information
- Selection of a Competent Principal Contractor
- Auditing and monitoring the Construction Phase Plan
- Close liaison between all of the Design and Construction team
- Effective Health & Safety management by the Principal Contractor
- Ensuring the right information to the right people at the right time.



OUTLINE OF PROJECT

Lambton Castle occupies an elevated position overlooking the River Weir to the south and behind a tall buttressed terrace-retaining wall within embattled parapet and semi hexagonal corbelled out turrets. The property has suffered considerably over the years as a result of rainwater penetration and in the late 1980s and early 1990s, dry rot eradication works resulted in the loss of a substantial quantity of historic fabric.

The castle and grounds were open to the public throughout the year, with the site areas close to pedestrian and vehicle movements.

Therefore particularly sensitive management of Health and Safety issues was required.

This was complicated through the complexity of the works, in particular the structural aspects, the requirement for high level working to roofs, and the requirement for a strict hot working regime.

As CDM Co-ordinators, we harmonized health and safety design issues with the design team to ensure all health and safety aspects of the works were properly considered, both in terms of the Construction Phase, and for the future use of the building, thus ensuring satisfactory compliance with the CDM Regulations 2007.