

CASE STUDY

W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS

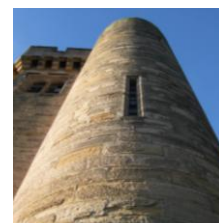


Lambton Castle, Co. Durham: Building Fabric Repairs

Project Value: £1.3m

Contractor: William Anelay Ltd.

W R Dunn & Co Ltd. (PM, Arch,
Conservation Consultants and CDM-C);
Alan Wood & Partners (SE); Baker
Mallett (Cost Consultant)



W R DUNN & CO LTD. ROLE

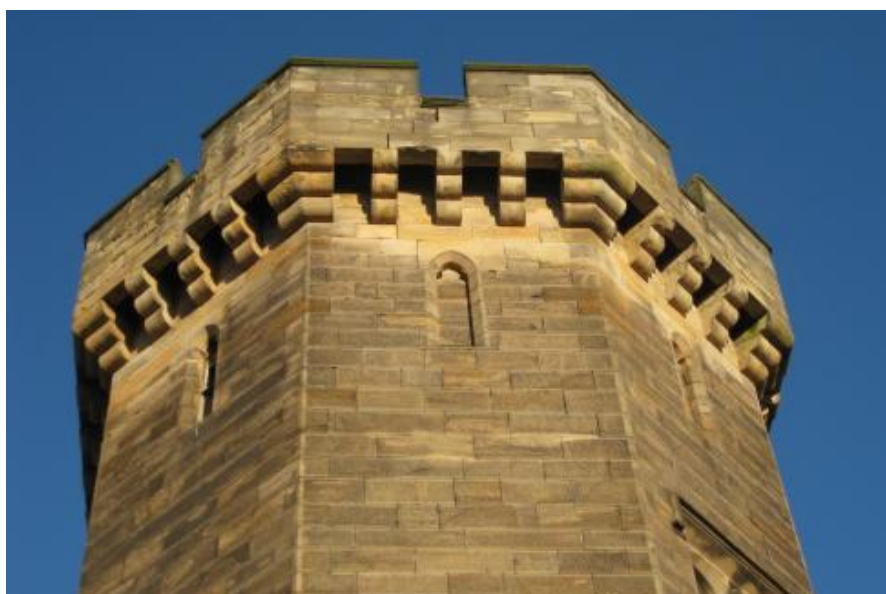
In 2005 W. R. Dunn & Co. Ltd. were commissioned to complete an alternative use study together with a condition survey report relating to the state of the building fabric. As a result of our findings, we were instructed to prepare a detailed quinquennial inspection report which included costed, planned and corrective maintenance schedules. Both these documents formed the basis of the extensive repair project.

During 2007 our client decided to proceed with a building fabric repairs project which predominantly focussed on essential repairs to roof coverings, stonework and external redecoration. A separate drainage replacement package of work was also included within the original scheme although this is not expected to commence until mid/late 2009. Specifications and drawings were prepared by W. R. Dunn & Co Ltd. Throughout the project we provided Project Management, Architectural, Conservation Consultancy and CDM Co-ordinator's duties.

SUMMARY

Extensive external repairs to this Grade II* Listed Building has secured the property, halving the rapid roof stonework deterioration and as a result will prevent further wet and dry rot damage internally.

The Castle is no longer considered "at risk" by English Heritage. The external weathering envelope will now provide a durable facility for a range of internal uses.



OUTLINE OF PROJECT

Lambton Castle is a Grade II* Listed building constructed in the early 1800s as the ancestral home to the Lambton family. Since its time of construction, the Castle and surrounding estate have been significantly modified and reduced in size. During the 1970s the Castle was affected by dry rot and many of the internal finishes including ceilings, partitions and floors were stripped out and removed. The Castle has remained largely unoccupied for the past 70 years with only a small number of rooms providing living accommodation for estate staff. Maintenance requirements throughout this time were implemented as reactive repairs rather than planned and considered building repair management projects.

The works on site comprise wholesale replacement of roof coverings, which are mainly natural Burlington and Westmorland slates incorporating lead sheet weatherings, gutter linings and isolated flat roofs. On all roof slopes the natural slate was replaced with like for like salvaged slate. In addition to this, extensive stonework repairs were completed to external elevations and features including part rebuilding of all chimneys (17 No.), the south west tower and turrets over the port cochere.

For over twenty years, W. R. Dunn & Co. Ltd. have developed and enhanced their standing as building conservation experts and the work to the Castle was considered to be one of the most satisfying and prestigious projects that we have been involved with, providing numerous technical and practical challenges.