

# CASE STUDY

## W R Dunn & Co Ltd.

CHARTERED BUILDING SURVEYORS AND ARCHITECTS



Date Completed: August 2007

Project Value: £1.6m

Contractor: ISG Totty

Conservation Advisor and Technical Assessor: W R Dunn & Co Ltd.



### Wing Roof Repairs, North-West England

#### OUTLINE OF PROJECT

The castle is a Grade I Listed building and is adjacent to the site of a Scheduled Ancient Monument. English Heritage have described the Castle as being “not only the North West’s most important historic and archaeological monument, but also of international importance.”

The Castle comprises a number of buildings including the Norman Keep constructed in the 11th Century, the Gateway Tower, Witches Well Tower and associated range of buildings constructed in the 13th and 14th Centuries and external walls constructed in the early 19th Century. Currently the Castle is leased by H. M. Prison Service and is used to accommodate in excess of 200 inmates.

#### W R DUNN & CO LTD ROLE

In April 2004 W. R. Dunn & Co Ltd were appointed by the National Offender Management Service (NOMS) to inspect several roofs at the castle. The findings of our surveys highlighted numerous deficiencies within the roof coverings and recommended wholesale stripping and re-covering as the most appropriate course of action.

NOMS appointed ISG Totty to act as Constructor for the roofing work using a Project Partnering Contract (PPC 2000). During the construction phase we acted as Technical Assessors providing conservation advice and technical guidance to the client, designer and constructor.



We carried out detailed inspections of the roof fabric and provided advice on the selection of suitable repair techniques and materials.

Important elements of the services provided were:

- Auditing the constructors design proposals
- Monitoring design changes and reviewing associated documentation
- Regular liaison with the Project Team and English Heritage
- Implementation of a sympathetic conservation philosophy
- Analysis of the building fabric and the development of suitable repair techniques

#### SUMMARY

Working on a Grade I Listed occupied prison accommodation wing created unique challenges for the Project Team. The successful outcome of this project was achieved by a combination of detailed planning at the outset together with a proactive and professional management throughout the project. These factors helped overcome the restrictions imposed by the Establishment’s Security Department, Health and Safety Regulations and Listed Building Consent.

The project provided a first class example of how traditional materials and repair techniques can be used.