

RESTORATION
FINESSE

Spring 2009

A newsletter
published by
Szerelmey
Restoration
Limited

Projects featured

*Battersea Power Station
Cannon Bridge House
Gloucester Quays
Natural History Museum
New Bridge Street
Old Bond Street*




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Cannon Bridge House

Following a report by structural engineers Buro Happold into the impact damage resulting from a mobile crane striking the façade of Cannon Bridge House, appointed contract administrators CBRE contacted Szerelmey Restoration Limited for advice on appropriate fixing and repairs.

The result was a 12 week programme which included the removal of the entire granite cladding to the east and west façades so that a thorough inspection of the fixing system could be carried out. Likewise, the individual pieces of granite were subjected to an inspection and a dye test to ascertain whether the granite had fractured. Those pieces found fractured were destroyed and replaced with new material.

The original fixings were found to be prone to rotation and did not facilitate movement. A new fixing system was designed that incorporated the use of the existing stainless steel channels that formed part of the support structure.

Following a detailed survey it was noted that the cavity varied in width. The new

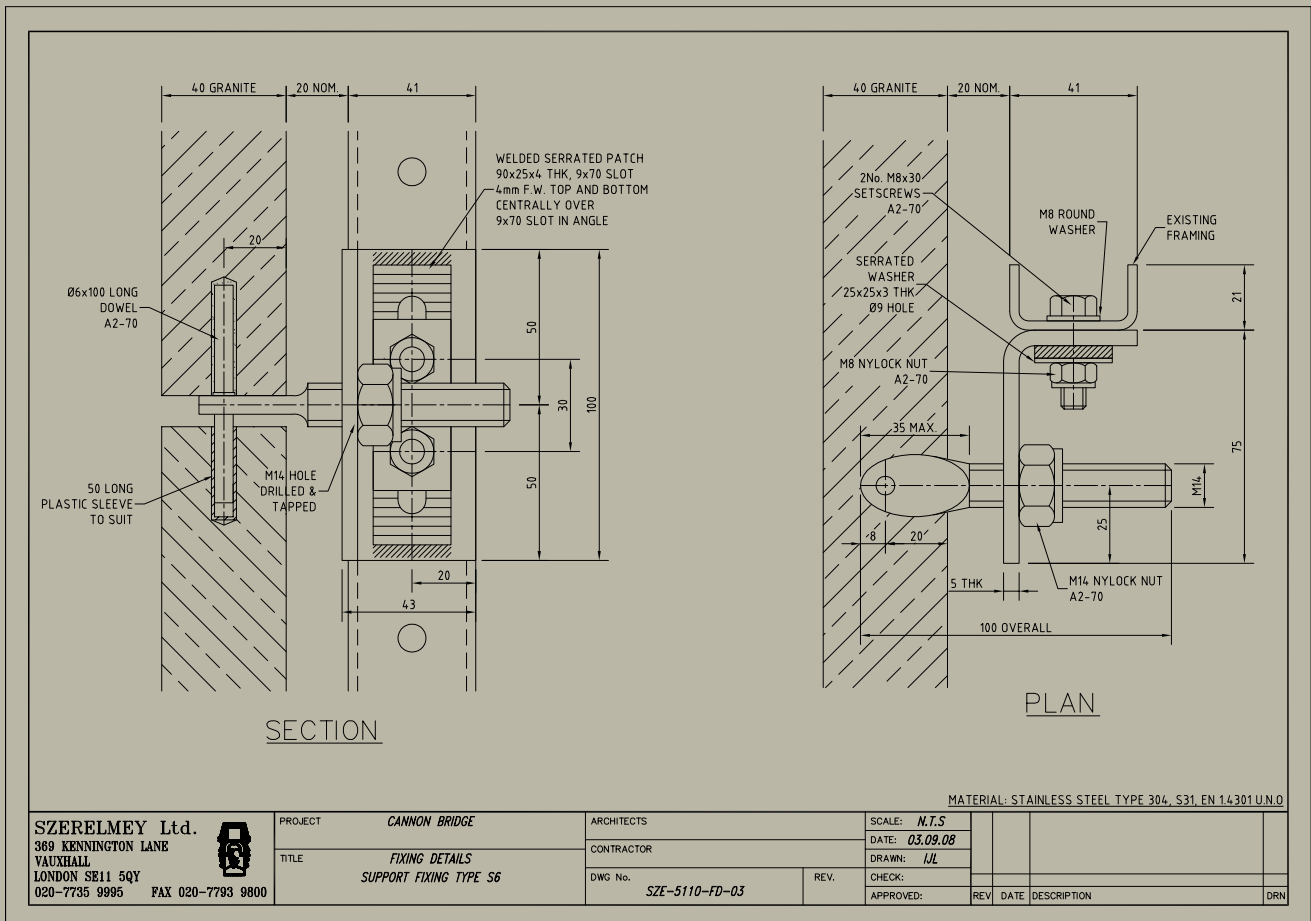
Client: Cannon Bridge Properties Ltd

Principal Contractor: Szerelmey Restoration Ltd

Contract Administrator: CBRE

Contract value: £170k

fixing system (see detail) accommodates both vertical and horizontal movement caused by vibration which is particularly important given the proximity of the building to Cannon Street railway station and the resultant vibration from the trains.



Client: Peel Holdings/British Waterways (joint venture)
Architects: Dyer
Management Contractor: Bovis Lend Lease
Project value(s): £2m

Gloucester Quays

Szerelmey's association with Bovis Lend Lease in the West Country continues in the form of two separate projects on the same regeneration scheme, this time in Gloucester.

The overall project is a £200m mixed regeneration scheme set to transform the previously semi-derelict Gloucester Quays waterfront. The transformation, due for completion in summer 2009, includes an 80 bedroom hotel and retail outlet alongside new homes and restaurants. Gloucester's long-suffering residents, who until now have lived in the shadow of their more illustrious neighbours namely Bristol and Bath, cannot wait.



Part of Szerelmey's brief is to clean and restore the external fabric of two large brick-built Victorian warehouses including the re-pointing of existing brickwork, replacement of damaged areas and alteration to existing window openings to accommodate larger shop fronts. Szerelmey have worked closely with the architects to procure the hand-made bricks in an effort to 'best-match' the existing. Part of the conversion will also provide much sought-after office space.

Not far away is the Pillar and Lucy building originally built to store timber though more recently it has served as a pub and restaurant. Internally, Szerelmey have grit blasted and re-painted the original cast-iron support columns as well as cleaned the brickwork ready for painting, whilst on the outside restoration of the natural stone stringcourse and repairs to the bullnosed brick cills has been completed.

Further office accommodation has been created by partly demolishing and re-building the 'Glass House' building along with restoration of the remaining sections.

Architect: ESA
Main Contractor: Wallis
Contract Value: £350k

16-18 New Bridge Street

16-18 New Bridge Street is the site of a former post office. Wallis was appointed to convert the building to office space in this sought after location.

The existing stonework to the Tudor Street and New Bridge Street elevations was initially cleaned using a water cleaning process.



Following completion of the cleaning process Szerelmey Restoration carried out numerous surveys to ascertain the true profile of the existing stonework to ensure that the new stonework accurately replicated the existing.

The existing façade required to be raised by approximately 5 metres to accommodate the inclusion of two new floors from fourth floor level to sixth floor level. All the new stonework had to be load bearing, which involved transferring the load back to the original structure at third floor level. Stones were individually restrained and included arches; keystones, finials, cornice and a new pediment.

Client: Irish Life Assurance plc/Bond Cond & Piccadilly Ltd
Principal Contractor: Szerelmey Restoration Ltd

Contract Administrator: Reeks Sinclair
Contract Value: £250k



45-50 Old Bond Street / 57-60 Piccadilly

The scaffolding to the two main facades of this corner site was specially designed to bridge over the shop front to De Beers. The scaffolding was hoarded at street level and painted in the livery of De Beers together with additional signs to ensure no loss of trade during the progress of the works.

The rear elevations were accessed with electric cradles to minimise disruption to the adjoining properties.

The roof was overhauled and a new safety handrail was installed to comply with current legislation together with all necessary lead work repairs.

The Old Bond Street and Piccadilly facades were cleaned using a water cleaning method; temporary gutters were formed to direct the water away from the pedestrians and door openings. Following completion of the cleaning each elevation was surveyed and a schedule of repairs formulated. All necessary stonework repairs and repointing were then undertaken.

Finally all previously painted surfaces were redecorated and all mastic seals removed and replaced.

Darwin Centre, Phase 2, The Natural History Museum West Tower Works

Client: Trustees of the Natural History Museum
Main Contractor: HBG Construction Ltd
Architect: C F Moller
Contract Value: £190k

Szerelmey Restoration Limited's involvement with this project commenced at a very early stage to determine the best methods available to clean the fabric, which consisted of terracotta, painted brickwork and unpainted but heavily soiled brickwork. Test samples were undertaken and a clear methodology established. This resulted in a number of different cleaning methods being utilized on the project, which included water cleaning, poulticing, chemical cleaning, "doff" cleaning and "jos" cleaning.

Ultimately Szerelmey were also appointed by HBG to carry out repair and restoration works that were not only deemed necessary but also had to be sympathetic in final appearance with the adjacent modern design of the much-publicised Darwin Centre.

The scope of the works included the cleaning and restoration of large brick areas including the replacement of damaged bricks with "best match" hand made new ones.

The tower, partially clad in terracotta, was clearly the main architectural feature of the building. Szerelmey replaced some areas of terracotta that were either missing or severely damaged with replacement terracotta units that matched the

existing and restored areas of terracotta that had been chased out previously with In-situ repair techniques that matched the existing in both colour and texture.



Szerelmey's Latest Addition

In order to support continuing demand Szerelmey have recently expanded many areas of the business, which has resulted in Kate Williams' appointment.

Kate has recently joined Szerelmey's Cleaning and Restoration team, as Business Development Manager and will be working closely with both Mark Chivers and Bob Davies.

This exciting and challenging role draws upon Kate's previous experience within the world of advertising. Kate has six years of sales and marketing knowledge having worked for *Heat* and *Closer* magazines, before moving to Clear Channel who are specialists in outdoor advertising.

Kate's role as Business Development Manager for restoration, involves maintaining existing relationships with our key clients, as well as championing new business. Kate is very much looking forward to immersing herself within the specialist stonework and restoration sector. Over the forthcoming months Kate will hopefully be speaking and meeting many of you to update you on Szerelmey's latest projects and developments.

In her spare time, Kate likes to participate in a variety of sports, particularly yoga, as well as enjoying her other passions of reading and travel.





Battersea Power Station

Question: what's the connection between Battersea Power Station and a red phone box? Answer: they were both designed by the same architect (Sir Giles Gilbert Scott).

Enough of the trivia, what are Szerelmey doing at this iconic landmark? Well, we were first contacted by Bovis in 2005 to carry out investigatory work along with structural repairs and sample areas of cleaning to the external facades of the wash towers. The cleaning was carried out under the auspices of English Heritage and a number of samples were produced before approval was confirmed.

New ownership of the site took place in 2007 and Szerelmey were contacted by the retained engineers, Buro Happold, to complete a remedial works package which included the investigation and overhaul of the entire drainage system. Further discussion led to the removal of asbestos cement

roofing sheets and subsequent replacement in torch-on-felt to make the roof watertight.

Currently Szerelmey are carrying out both permanent and temporary repairs to the largest brick structure in Europe including stitching and pointing. Impact damage to the river wall caused by the coal barges that once fuelled the power station has recently been completed, not to mention the eradication of the troublesome Japanese Knotweed.



Work was delayed between March and August (2008) whilst the world waited to see if two amorous peregrine falcons would produce offspring. Regrettably their dalliance was unsuccessful but at least it allowed us all to get back to work.

Meanwhile the falcons have relocated elsewhere within the precincts of the power station.

Szerelmey are currently working in association with environmental consultants URS who are keeping a watching brief on the local flora and fauna.

Ultimately the project is planned to be of mixed use incorporating a hotel, shops, restaurants and leisure facilities.

Client:	Treasury Holdings
Principle Contractor:	Szerelmey Restoration Ltd
Structural Engineers:	Buro Happold
Contract value:	£1.4m

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SERVICES

Main Contractors for External Building Fabric

- Restoration
- Structural Repairs
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- Surveys
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