
Case Study

BUILDING SURVEYING DISCIPLINE:

Alterations and Refurbishment

PROJECT:

Turquoise Block, Manchester

CLIENT INSTRUCTION:

To carry out a structural survey and prepare a report on a group of three adjoining Victorian former textile warehouses prior to acquisition for potential refurbishment and redevelopment.

PROPERTY DESCRIPTION:

The development comprised a group of three adjoining buildings, two of which were Grade II listed, all of similar construction, typical of textile warehouses of this era. Timber floors were supported by timber beams spanning between cast iron columns at regular centres. Roofs were of traditional timber construction supported by substantial timber trusses.

There was a void area within the block on which it was proposed to develop a new office building in conjunction with redevelopment of the existing buildings.

OUR ROLE:

To undertake a detailed structural survey to identify the structural condition of the buildings prior to acquisition for potential redevelopment to office accommodation. The inspection and report identified defects, areas of structural concern and gathered information on the existing structure to allow an assessment of the loading capacity to be carried out.



Subsequently, following acquisition, we acted as structural engineering consultant for the redevelopment of the three existing blocks and development of the void area with a new building, all to provide office accommodation.

KEY POINTS:

- Experience of historic construction.
- A comprehensive report to assist in the acquisition of the building and subsequent design of the redevelopment scheme.
- Continuity from acquisition through redevelopment.

OBJECTIVES MET:

- Detailed survey and report enabled the Client to cost the development proposals.
- Knowledge gained during the survey was utilised within the design of the redevelopment scheme.