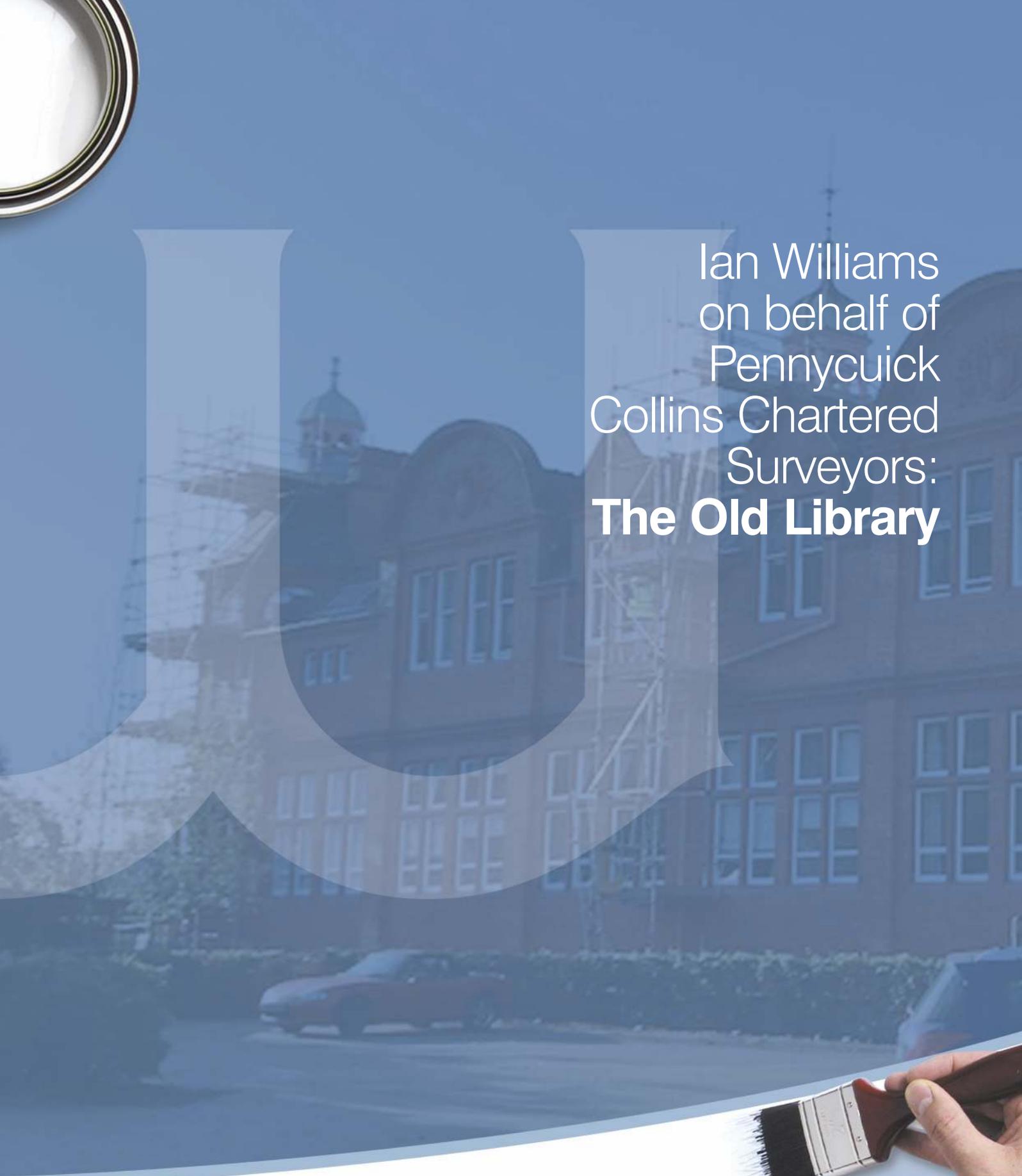




Ian Williams
on behalf of
Pennycuik
Collins Chartered
Surveyors:
The Old Library



Project: The Old Library, Royal Leamington Spa



Task: External redecorations and minor repairs

Products used:

- AkzoNobel Weathershield Exterior High Gloss
- AkzoNobel Ultimate Woodstain
- AkzoNobel Weathershield Smooth Masonry
- AkzoNobel Metalshield Satin

Client: Pennycuik Collins
Chartered Surveyors
c/o The Old Library and Gallery

Background

A Grade II Listed building, The Old Library is a well-known landmark in the historic Warwickshire town of Royal Leamington Spa and was originally built to house the town's Free Library and Technical and Art School.

In 2012, an award-winning property developer received planning permission to convert The Old Library in 30 luxury 'loft style' apartments, ensuring sensitivity to the building's original period features.

Project Details:

Ian Williams undertook a redecorations and minor repairs project at The Old Library including windows, doors, facias and soffits, balconies, handrails, masonry, a sheltered car park area, two bike sheds and four ornate bell towers.

Mobilisation was key to the success of this project and required detailed planning a preparation. This included

- Early provision of intended programme to Pennycuik Collins who was responsible for notifying and meeting leaseholders
- Careful consideration of site set-up to mitigate disruption to The Old Library, other local residents and the public
- Engagement with our local specialist access partner, Black Country Scaffolding, to design a bespoke scaffolding solution
- Pedestrian and Management Plan including application to local council for a paving permit integrated into mobilisation plan. Supported by notice of intent displayed on the railing to inform members of the public

We developed a phased programme which integrated scaffold erection and dismantling to ensure the timely delivery of the project. This included starting works on the front elevation and moving counter clockwise around the building, enabling handovers at each stage to ensure compliance with specification.

Due to good performance on this project, we have been awarded further works for 2019 including the redecoration of the railings surrounding the entire building.



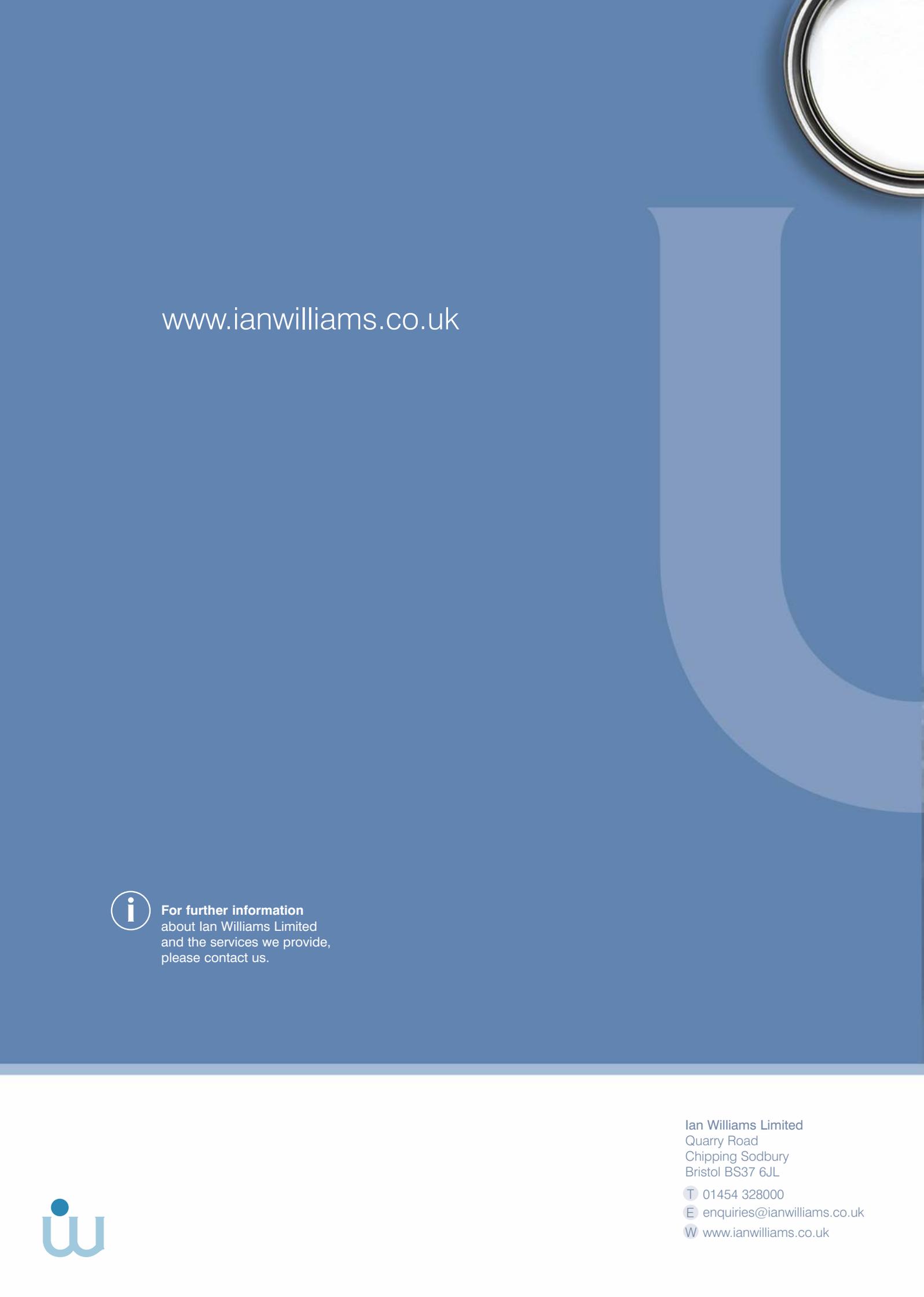
The Challenges...

Key challenges in this project included:

- **Historical and Grade II Listed Building:** prior to the main programming, we drilled test holes in an isolated area which we filled with two different types of mortar. The client then approved which type was more suitable, ensuring we complied with listed building requirements throughout
- **Complex access:** we worked with Black Country Scaffolding to design a bespoke scaffolding solution which would not damage the building's facade. Each scaffold would take up to 4 days to erect/dismantle, requiring precise planning and programming
- **Occupied residential property:** our directly employed site team provided consistency for residents, forging positive relationships. This enabled us to easily liaise with leaseholders at the rear of the property where access to their properties was required when undertaking works to windows to their drop back opening
- **Variations:** a number of variations were found to the roof and bell towers which could not be identified during survey stage due to the height of the building. These were undertaken with no delays to the programme

Apprentices/ Trainees:

Jay Barrett, NVQ Level 2 Apprentice



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