

Project case study



Customer Name

Pobl and Red Oak Surveying

Contract

Central Chambers, Newport

Project features

- Grade II Listed building
- Major fire damage throughout building
- Bespoke roofing design and specialist slate tiling
- Working at height
- Busy city centre location

Advantages/benefits

- Co-ordination of multiple trades and specialist subcontractors
- Innovative access methods, including transportation of equipment to the roof
- Minimising disruption to traffic through working between 11 am and 4 pm
- Shared learning: apprentices from other IW offices given the chance to work on project, providing experience of a specialist project

Contract details

The Central Chambers is a 19th Grade II listed three-story building situated in the centre of Newport that suffered major fire damage. There are 18 other listed buildings within 100m of the Central Chambers and therefore the client required all works to preserve the historic fabric of the building and area as much as possible. The building is to be restored and utilised as residential and commercial properties

Ian Williams were contracted to undertake major structural repairs and maintenance to the building, including fire damage clearance, internal stripping out, replacement of structural steel beams, mechanical and electrical works, lime mortar repairs and major roofing replacement works.

Due to the nature of the building and the height of the work causing access issues, an innovative mobilisation process was required. A hoist system created to transport all equipment to the roof before works began and a bespoke structure to cover the roof, including steel fabrication.

Due to the historic, listed nature of the building the replacement roofing was specially designed and included Code 5 lead flashing and specialist Welsh slate roofing.

We limited working hours to between 11 am and 4pm to reduce disruption to the busy central location, with vehicle and pedestrian traffic effected throughout the project.

A group of Ian Williams' apprentices from all over the UK came together in Newport to work on the Central Chambers. For the apprentices, the first-hand experience they gained working on roof trusses helped them in building their practical portfolios, as well as giving them the opportunity to share their learning and experiences with others who are part of the Ian Williams Academy; winner of the National Housing Maintenance Forum Best Apprentice Scheme