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A BUILDING TRANSFORMATION CASE STUDY

# Hilton Brighton Metropole

Situated along the cosmopolitan seafront and close to Brighton Pier, the hotel building itself is over 125 years and its heritage and historic character shines brightly through. The façade required a thorough survey to identify long-term maintenance requirements.

## Project description

The Hilton Brighton Metropole, an elegant 4-star hotel, perfectly captures the character of this famous city while retaining its Victorian elegance and charm.

We undertook a façade condition survey on behalf of Chandler KBS, providing essential fabric condition information that can be used to build the specification of repairs, priorities for short and long-term maintenance activities and key information that can be used to re-align each elevation with the hotels' future façade refurbishment vision.

## Project overview

After years of quick fixes and a general maintenance regime, the over-painting of balcony soffits, localised water ingress issues, corrosion of steel rebar and railings, missing pointing and salt eroded masonry are a core focus of detail on the project.

Due to the unique access requirements of the hotel, where required, we made safe and removed any loose, fragile, and high-risk materials, ensuring the integrity of the building as well as a safe environment for the public and occupants of Brighton to live and work.



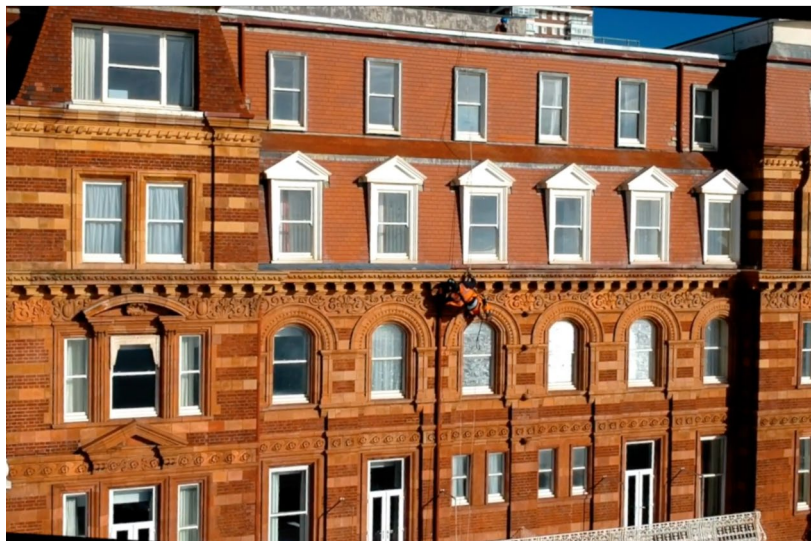
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Once the survey was completed we provided an all-encompassing report that documented and detailed the condition of each element of the façade, identified any areas of weakness or concern, made recommendations for rectification of those issues, and provide accurate costs for delivering the rectification work.

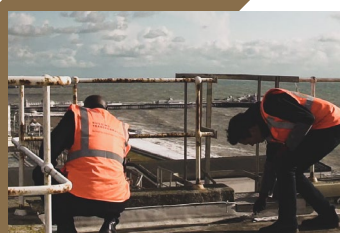
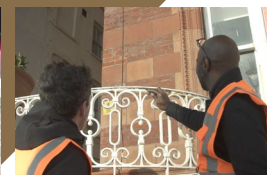


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### What were we surveying?

To provide the client with a full understanding of the facades' condition, allowing them to understand the remediation required to re-align each elevation with the ongoing refurbishment, that all elements of the façade would be surveyed, which included:

- The heritage brick, stone and terracotta façades, including traditional and glazed tilework.
- Cast iron detailed balcony balustrades to the front elevation.
- Balcony waterproofing detail and painted concrete soffits.
- Heritage rainwater goods.
- Sash and modern uPVC windows, frames, cills and detailing.
- Modern rendered, high-level finishes.
- The original cast-iron and glazed entrance canopy.
- Mansard tiled roof to each block.

### Project challenges

With its seafront location and the high traffic volume of both pedestrians and vehicles, the following challenges were faced by the Building Transformation team:

- Unique and difficult access to each section of the façade.
- Delivery of works with exposed sea front and high winds.
- An active hotel open for business, in a COVID safe environment.
- Pedestrian access across the front and side elevations.
- No fixed abseil anchor points, and historical issues with rope access methods.

### Methodologies

Using rope access allowed us to get tangibly close to the building fabric, to inspect, document, take photo and video evidence, all of which could be logged for mapping each location and planning future priorities. Our plan had been designed to enable us to deliver the works without disruption to residents, guests, and pedestrians on the street.

### The future

Based on the survey and report provided by Building Transformation, the client will be undertaking the restoration starting the beginning of 2022, and our team will be working onsite carrying out the project requirements over a period of several months.

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