



**BUILDING
TRANSFORMATION**

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A BUILDING TRANSFORMATION CASE STUDY

One Redcliff Street, Bristol

An external façade restoration project of the 15-storey central Bristol client managed tower block, including the repair of cracks, spalling and corrosion of rebar in concrete panels, plus full mastic replacement.

Project overview

One Redcliff Street, formerly known as the Robinson Building, was built in 1964 as the headquarters of paper and packaging manufacturer E. S. & A. Robinson. Now owned by Aberdeen Standard Investments and managed by JLL, a world leader in real estate services, it is one of Bristol's most prominent office buildings.

Originally a 14-storey concrete panelled tower, a further storey was added to this landmark building 7 years ago. A full façade condition survey followed, and this survey and its historic condition formed the basis of the work that was required.

Building Transformation's initial time onsite was spent studying and re-surveying the property to understand its current condition. To re-align the property with the clients' desired vision for the

next 10-years, we worked closely with the client and their façade engineers reviewing the results and ensuring we delivered the required finish to the project.

To that end, we were able to ensure that the work being carried out would deliver the building to a state that reduced the need for any major works in the future. We utilised specialist concrete repairs systems that were designed to provide a long-term solution, protect the panelling and any impact of water ingress and carbonation, all undertaken by our team of fully IRATA trained rope access technicians.

All work was undertaken safely, monitored by our independent SHE auditors and delivered above a crash deck to maintain the safety of public and others at ground level.

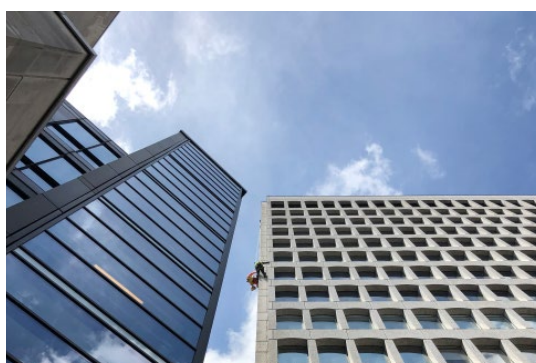
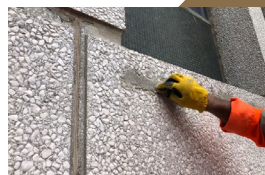
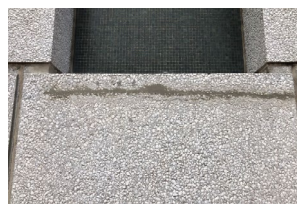


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Our work included:

- Concrete repairs to cracks and spalling
- Removal of corroded steel bars
- Application of corrosion inhibitors and hydrophobic coatings
- Removal and complete replacement of mastic joints
- Condition survey to this and the adjoining property.





Project challenges

Although the work was based on a thorough condition survey, this had been undertaken over five years ago. Since then the building had deteriorated and many more issues were identified to be in need of repair to ensure the building remained safe to use.

Due to the height, layout and location of the property, all work and inspections could only efficiently be carried out via abseil. This accessibility challenge required our multi-skilled team to be able to undertake these tasks safely, including the use of cutting and power tools, whilst abseiling.

One of the key points to the project was the monitoring, recording and measuring of the work being carried out. Due to the restricted access this was difficult for the client to monitor. However, this was straightforward for us; we used our internal project management software and repair monitoring app, SnagR, which allowed us to easily demonstrate to the client the repairs carried out.

Methodologies

All work on the project has been carried out via our IRATA trained ropes access technicians. The scope of the concrete repairs ensured a 10-year warranty could be applied and included:

- Cutting and grinding out of the concrete
- Concrete repairs using the Remmers suite of products and a matching marble aggregate
- Application of corrosion inhibitors and hydrophobic coatings
- Removal and replacement of mastic
- Removal and treatment of corroded steel bars.

The future

- Further works on the building is planned and includes:
- Fitment of bird protection,
- Removal of lighting conductors,
- Replacement and repair of mosaic tiled sections,
- Endoscope and GPR surveys.

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