



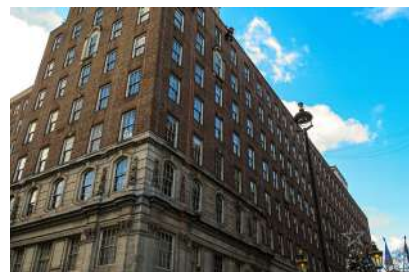
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A BUILDING TRANSFORMATION CASE STUDY

Grosvenor House Suites, London

Located in the heart of Mayfair, one of London's most prestigious boroughs, the Grosvenor House Suites overlook Park Lane, Hyde Park and were once the London townhouse of the Duke of Westminster. As part of new ownership, investment and forthcoming refurbishment, the façade initially required a thorough survey to identify and understand the long-term maintenance requirements.



Project description

The Grosvenor House Suites offer contemporary elegance and refined hospitality, perfectly capturing the character and history of London while retaining its Victorian heritage and charm. In order to gain a full understanding of the properties' external fabric condition, we were asked to undertake a façade condition survey on behalf of JLL, initially providing them and the new owner with key fabric condition information that would be utilised in preparing a specification for remediation, redecoration and repair, whilst prioritising the risks and medium to long-term maintenance activities that would help to re-align each elevation with the properties' upcoming façade refurbishment and the clients' vision for the future.

Project overview

Having recently changed ownership and as part of the clients' vision for this ultra high-end property, the initial brief was to create the understanding of each façade's current condition in preparation for a full refurbishment. Although the façades have been maintained to a good standard over the years, in order to gain a true understanding of the façades condition a survey that allowed us to be tangibly close to the materials was required.

With its' specific location in the heart of London's busy Mayfair and with three sides surrounded by busy thoroughfares, including Park Lane, the tricky access needs required the specialist skills of our abseil teams, inspecting all areas whilst also ensuring that the façades were safe and any loose, fragile, and high risk materials were immediately removed. This ensured the integrity of the building as well as a safe environment for the public and occupants.

When the survey was complete and all information gathered and defects documented, an all-encompassing report was provided to the client, providing key data and details as to the condition of each element of the façade, identifying any areas of weakness or concern with their priorities, as well as providing recommendations for rectification of those issues and accurate costs for the remediation of the defects, banded in a red, amber, green delivery framework.

What were we surveying?

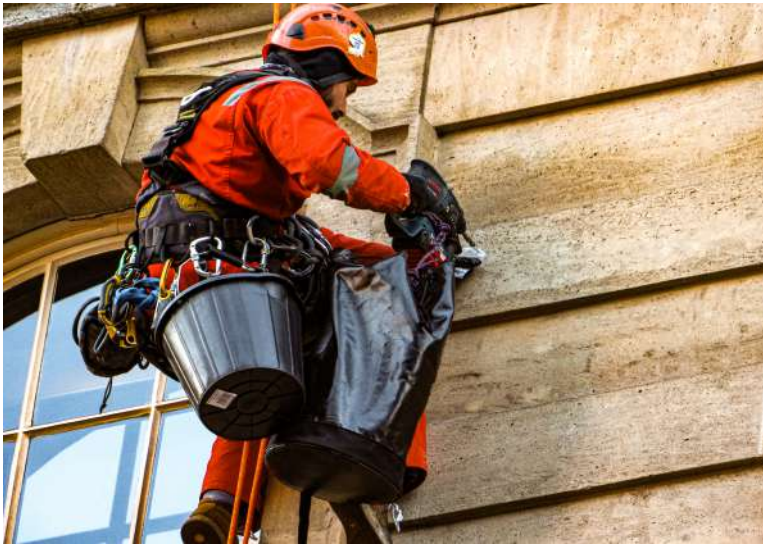
So as to be able to provide all of the key data to the client, giving them a full and up to date understanding of the each elevations condition, which would then allow them to understand the next steps and repairs needed to re-align the façades with the upcoming refurbishment, all elements of the façade would be surveyed, which included:

- The lower level Portland stonework, including detailed, decorative sections and columns.
- High level heritage brickwork, plus modern roof-level extension and copings.
- Portland stone and rendered towers, including slates and gables.
- Cast iron and brickwork balustrades throughout.
- All joints and pointing to all sections, including a mixture of lime and modern mortars.
- Waterproofing detail to balcony sections and roof meeting points.
- Timber sash windows, frames, cills and detailing.
- Low level, modern powder-coated aluminium window frames.
- Heritage leadwork.



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Project challenges

With the properties' location in the beating heart of Mayfair, immediately opening out on to Park Lane, this provided the risks of a typical London project, including high traffic volumes of both pedestrians and vehicles at ground level, as well as the following challenges which were faced by the Building Transformation team:

- This was a unique and tricky to access building, with each section of the façade requiring a bespoke approach.
- Due to the extremely important and high level clientele that the property receives, ultimate flexibility had to be provided to the client, ensuring that at a moments' notice we could be asked to move our working area.
- High levels of plant at roof level minimised the teams' ability to manoeuvre around that area and efficiently plan the access strategy.
- The time of year chosen for the survey required us to be working in the poorest of weather conditions, including planning for safe delivery with anticipated high winds.
- An active hotel open for business, in a COVID safe environment.
- At ground level around 3-sides of the building, pedestrian access was required and could not be restricted.

Methodologies

Working with a mixed access method, whilst mainly utilising our specialist abseil technicians to access all areas of the façade, this enabled the teams to survey and remain within touching distance of all the façade substrates, building a full picture of each elevation, whilst inspecting, testing, documenting and providing evidence through photos and videos. Each defect was then logged within our bespoke façade management software, 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

With the survey and report having been finalised, reviewed and aligned within the clients' overall refurbishment plans, the new owners and the client are now in a position to begin the process of re-aligning all aspects of the property with its' future potential, moving forwards with the refurbishment in 2023.

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