



**BUILDING  
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A BUILDING TRANSFORMATION CASE STUDY

# Hilton London Paddington

A full façade condition survey and holistic conservation based restoration aligned with the clients vision.

## Project description

Having supported the Hilton portfolio from condition surveys through to façade and roof restoration projects within the UK, we were asked to undertake a full façade condition survey across their Paddington property on behalf of the hotels owners, Muirgold Limited, detailing and providing essential fabric condition information to be used to design the specification of repairs during phase 2 of the project. The works included prioritised short and longterm maintenance activities and key data to help re-align the visual aspect of the facades with the clients' vision and performance needs.

## Project overview

Compromising an eclectic mix of building ages, styles and materials, the façade of the hotel has reached the stage where intervention is required to ensure that it truly reflects the grand appearance of this iconic listed building.

Located at the beating heart of Paddington, its' busy roads and being linked directly to the station, this led to the only realistic approach to access being the utilisation of our specialist abseil teams. Whilst documenting and ensuring that all defects across the façades were recorded, mapped and geolocated using our specialist façade management software, in order to ensure that the public and building users' were safe, the teams removed any loose, fragile, and high-risk materials, maintaining the integrity of the building and a safe environment for all.

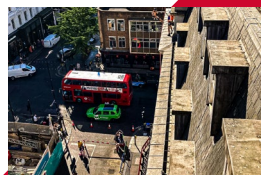
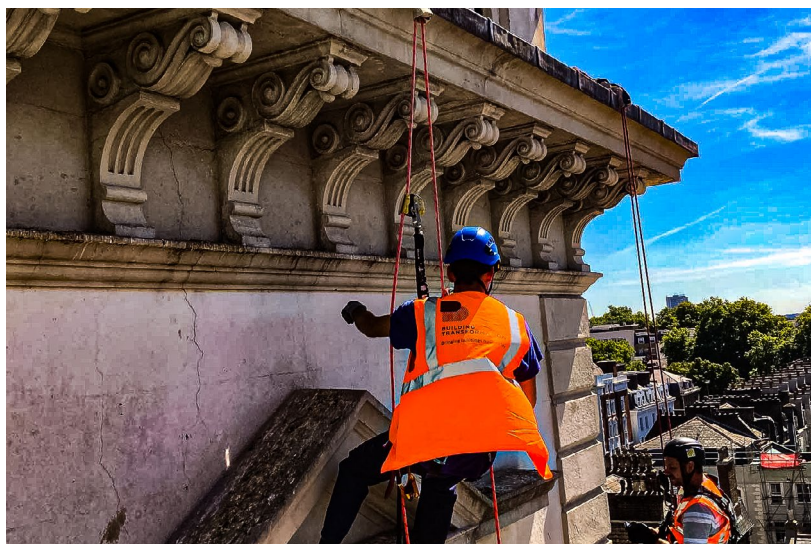


With the survey completed and an overall, holistic view of the façades condition created, it allowed us to compile an all-encompassing report that documented and detailed the condition of each element of the façade, identified any areas of weakness or concern and prioritised the need for repairs.



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## Why were we surveying?

In order to provide the client with a full and true understanding of each individual façades' condition, thus allowing them to gain a holistic understanding of the rectification and repairs required, it was agreed that all elements of the façade would be surveyed, including:

- All façade materials utilised across each elevation on each of the specific joined properties.
- Historic lime render and a mix of the heritage and modern brick, stonework and low-level terracotta sections.
- Cast-iron heritage and modernised rainwater goods, plus leadwork.
- Sash and modern uPVC windows, frames, cills and detailing.
- Granite plinths and finishes.
- Mansard tiled roof on the specific façade sections.
- Large, exposed and extremely difficult to safely access towers on the corner of the property.
- Other major works projects being undertaken in very close proximity to the survey.
- A busy hotel and station that are both in use 24 hours a day.
- Below all elevations, pedestrian access was available and constant.
- Although generally a modern property, no fixed abseil anchor points were available.
- Using highly specialised and bespoke techniques, investigating the sources of water ingress and leaks across the roofs.
- Removing, replacing and updating crack monitors to ensure the hotel has up to date information on potential high-risk areas. Historical monitors and repairs had failed, requiring replacement by our highly-skilled abseil teams.

## Project challenges

The survey and initial planning phase of the overall restoration have been the most valuable part of the project, but due to the hotel's unique location in London, it being connected to Paddington station and the extremely high traffic volume of both pedestrians and vehicles, these challenges faced by the Building Transformation team required innovative solutions:

### Methodologies

With a building such as the Hilton London Paddington and its' unique access challenges and historical defects, it is essential that the surveying of each area of the property was approached to ensure that we collated the key data and information for each defect.

By using our specialist abseil technicians and engineers, we are able to be tangibly close to the building fabric to inspect, document, collect photo and video evidence and also undertake any required test trials or sample analysis, all of which could be logged for mapping of 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

Having now collated all of the information related to the defects, including location, type size, severity and many more metrics, we are in a unique position to provide the client with a holistic view of the properties condition. With all of this data documented within our report, we can now work closely with the client to provide them with a pathway from the façades' current condition, returning it to a truer reflection of its' historic heritage and inline with their vision for this brand.

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