

6 QUARRY STREET - Guildford

Refurbishment of 17c. office on Council's 'at risk' register.

Client – Hill Clements, 6 Quarry Street, Guildford.

The building is a four-storey structure, including a basement, in the historic heart of Guildford. It is substantially timber framed above ground level with brickwork below ground level and alongside an alleyway, which steps down past the side of the building to river level. The building is Grade 2* Listed and was originally used as a house and for many years an office. The building had not been well maintained over many years and we prepared a conditions survey and a schedule of essential repairs. By the time of the previous owner's death, he was in effect bankrupt and the Local Authority were so concerned at the dangerous state of the building and its poor state of general repair that it was put on their 'At Risk' register.



Our client, Hill Clements estate agents, purchased the property from the solicitor's estate and we were commissioned to implement both the essential repairs schedule and conversion of the building into their office.

Our analysis of the current condition of the building and study of available historical records led me to believe that my practice's usual policy of minimal intervention to the existing fabric should be applied to ensure weather tightness and structural integrity. Whilst there had been a number of modern repairs and additions, (e.g. softwood floorboard replacements and basement walling alterations), most of the original fabric of the building was still in place and should be retained as far as possible. However original fittings such as doors had been replaced and window joinery updated over the years. It was felt that much of the interior joinery and trim was however of historic interest and must be retained as far as possible and carefully removed and replaced, (e.g. panelling), where any essential structural repairs required to be undertaken. It was felt that the clay roof tile coverings and tile hanging will have been replaced at various times during the life of the building and could now be replaced complete, especially as this would enable access to roof and timber frame timbers where presently concealed and thereby enabling any necessary repair to be carried out whilst minimising disturbance to historic internal fabric.

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Tenders were obtained from four local contractors with whom the practice had worked on other successful projects in the past. Lexiconi Construction were appointed and the work involved roof repairs & recoverings; tile hanging replacement; brickwork repairs; rendering and pargetting repairs. Structural repairs carried out internally – more modern softwood floorboards were taken up generally and some ceiling areas where lath and plaster was loose were removed or collapsed during the work. Similarly lath and plasterwork to some wall situations collapsed or was removed where loose. Panelling, where present, was also carefully removed and set aside for refixing to enable inspection of the timber frame and structure. Timber preservative treatment was carried out generally and where plasterwork required replacement, this was carried out in timber lath and lime plaster. On the rear elevation the window joinery was in such poor condition that it was agreed with the conservation officer that new replacement windows be installed, purpose made to our details to replicate those removed. On other elevations window repairs were carried out as necessary and in line with S.P.A.B. guidance on appropriate repair techniques.

