



## Murray Birrell Newsletter July 2021



### Dear Murray Birrell Friends

We were hoping for some better news regarding the release of lockdown but now, of course, we look forward to the 19th July and a further gradual return to a greater physical interaction between our staff at MB and also with our clients, fellow consultants and contractors that we have worked with on a regular basis.

Despite the ongoing restrictions, we have been working on some great projects, such as a multi-million pound Sloane Street transformation, a Shad Thames building on the riverside, a Grade I Listed Georgian Palladian Estate in Essex and an apartment building in Dulwich.

Read on for more details!

Please note, we can be contacted in the normal way by phone 01689 898288 or [email](#), but also via other platforms such as Zoom or Teams. We keep our [LinkedIn](#), [Twitter](#) and [website](#) regularly updated, so please have a look at those.

We'd love to hear from you, even if it's just to say hello, so please do get in touch.

**From all of us at Murray Birrell.**



## £40m Sloane Street Transformation

A multi-million pound makeover is planned for [Sloane Street](#) and Murray Birrell has the pleasure of being involved with this fantastic project.

[Cadogan](#), in partnership with the [Royal Borough of Kensington and Chelsea](#), will renovate this iconic London Street and improve the neighbourhood with resurfacing, wider pavements and plenty of greenery.

[Andy Sturgeon](#), winner of multiple [Chelsea Flower Show](#) awards, will be responsible for greening the street, while London Architects [John McAslan + Partners](#) (the team behind the transformation of King's Cross Station), has been appointed to the public realm works.

The plan proved popular with local residents with 75% of the respondents supporting the plans. Kensington & Chelsea council leader Elizabeth Campbell said; "This project will breathe life into our high-street".

Director [David Betteridge](#) is leading on this project and has overseen a survey of below pavement areas fronting the street, which included inspecting the condition of coal cellars and lightwells as well as using laser scanning equipment. This aspect being carried out by our regular sub consultant, [Spatial Dimensions](#). Our survey data for the areas (more than 150 in total) has been collated and reports issued to the main design team to incorporate into their final proposals, including the appropriate positioning of landscaping features where there is a cellar or lightwell present below.

We are also charged with developing contract documents and are working with a structural engineer, [Heyne Tillett Steel](#), to manage a package of works to infill a number coal cellars of ahead of the main Public Realm. These works comprise infilling a number of coal cellars to allow for the aforementioned landscaping and vehicle parking bays to be located above.

The main Public Realm work is scheduled to begin later this year and is expected to be completed in 2023/2024. For more information: <https://www.murraybirrell.co.uk/news/sloane-street-transformation/>



## Back on the River

**Murray Birrell has worked on many of the buildings in the Shad Thames area of Bermondsey, on the south bank of the River Thames near Tower Bridge. This is an area we are very familiar with and we're delighted to be working there again.**

We completed work on the exterior of Anise building there in 2019 and we will soon be starting work on the adjoining building, Coriander Court, which includes external redecoration and repair. Senior Building Surveyor [Ray Osbourne](#) will be overseeing this project.

Anise and Coriander were Victorian spice warehouses and in 2000 both buildings were converted to residential flats, with some office space created at ground level. Many original features were retained in the conversion, including timber and cast-iron structures and brickwork.

Director [Keith Murray](#), and Associate Director [Sam Field](#) have specified and overseen many projects in this part of London, including the historic St. Saviour's Wharf and Christians Warehouses, which are Grade II Listed Buildings, as well as Contract Administration for external repair and redecoration work on three mixed-use residential and commercial space blocks at Little London. The company has also undertaken work at Hobbs Court, Lloyds Wharf, The Flag Store, Canvas House and others.

We also managed a Planned Preventative Maintenance roof survey at Scott's Sufferance Wharf, a 1980s development to the east, which fronts on to Mill Street and Jamaica Road. The tight river frontage with buildings immediately adjacent to the tidal dock, which is now an almost unique feature in London, means it is always necessary to obtain permission from the Port of London Authority to place scaffolding on the dock bed. Life is a bit easier these days with the use of drones in terms of surveys.

Please visit our website for more on our work in this wonderful area of London: <https://www.murraybirrell.co.uk/news/shad-thames-preserving-a-conservation-area-s-past-to-maintain-a-fashionable-future/>





## Grade I Listed Country Estate Repairs

**Murray Birrell has recently been appointed to prepare a Planned Maintenance Report on a stunning Grade 1 Listed Georgian Palladian Country Estate in Essex.**

The estate of [Thorndon Hall](#), known previously as the manor of West Horndon, can trace its records back to the 1086 Domesday Survey, commissioned by William the Conqueror. However, the present house was designed by the fashionable neoclassical architect, James Paine, and construction started in 1764.

In 1976, Thorndon Hall was sold to a developer, Thomas Bates & Son, Romford, who converted the mansion sympathetically to luxury apartments and cottages and the estate is set within 1000 acres of historic deer park, with landscaping by Capability Brown.

RICS Chartered Historic Building Professional [Peter Wade](#) will be leading on this commission and we will undertake various external repair projects to this special set of buildings.

**Update:** We have just got tenders in for the external repair and redecoration of the main front elevation of the Hall too. Works commence in September and we expect to be involved over coming years on further repair projects.

We are very pleased to be entrusted with these works on such a wonderful Grade I Estate.



## London Roof with a View

**A great outlook of London from the rooftop terrace of a property in Dulwich.**

Murray Birrell has been instructed to produce a report on water ingress to three flats on the second floor of this building. Flood and gas tests had already been carried out previously with no definitive conclusions made.

After visiting the site, we believe the faults lie from guttering and cladding detailing, so an upshot survey is currently being organised to gain a understanding of the condition of the roof and guttering.

Assistant Building Surveyor [Rory Aldridge](#) has been working alongside Associate Director Sam Field on this one. Rory says: "This is an excellent project to be involved with, particularly as I will be able to incorporate this into my RICS APC Building Pathology Competency."

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Take a look at the [Murray Birrell brochure](#) for more about what we do.

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