



**TALUS**  
PARTNERSHIP  
BUILDING BETTER



## Project Case History

Project	Glebe House/Place, Glebe Barn and Old Rectory Close, Mersham, Kent
Client	Confidential
Completed	Ongoing for defects liability period and road adoption
Value	Confidential

### Services Provided

Project Management, Contract Administration, Quantity Surveying (part), Construction Inspection and CDM Co-ordinator.

### Location

Mersham, Kent

### Project Description

The refurbishment and repair of a large early Victorian rectory property to provide two separate domestic properties, the conversion of a derelict barn structure to provide a domestic property, listed Grade II, and the new build of twelve properties for sale.

The scheme was let under a mixture of Design and Build for the new build and Traditional Forms of Building Contract for the period conversions and specialist works packages.

### The Key Challenges

Items of note on the scheme that were uncovered during the investigation phase are as follows:

- (i) Undersized rafter and joist repairs installed by the previous jobbing builder.
- (ii) North elevation of mathematical tiles laid on a mixture of masonry and timber framed walls.
- (iii) Significant dry and wet rot infestation to the ground floor from damp timbers caused by high ground levels externally around the perimeter of the cellar area.
- (iv) Timber infestation by common furniture beetle prevalent throughout the property. A colony of bats was found within the roof space
- (v) Roofing works using second hand handmade clay peg tiles reclaimed from a local property.

During the survey of the external elevation of the property, a number of areas of historic graffiti, including the date '1757', had been carved into the brickwork of the old red rubber brickwork.

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## Project Case History – cont'd

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### Refurbishment Work

Elements of structural failure had been noted in Glebe Place. Along with a Consulting Structural and Civil Engineer, sympathetic to historic buildings, we agreed a scheme for further fitch plate repairs to the existing timber beams which would allow for their retention insitu, yet strengthen them to allow the beam to function correctly and then pass Building Regulations Approval.

Other areas of repair were the stripping of roofs where small insitu repairs were found to be inadequate for the problems of nail fatigue. Significant relining of the lead flashings at roof abutments was undertaken along with relining of an extremely large box gutter between the two conversion properties. Chimneystack rebuilding to Glebe Place (as it was to become) was undertaken using reclaimed bricks from that which was demolished as well as bricks of traditional size and colour sourced locally.

The investigation works required to ascertain the extent of a significant dry rot outbreak were problematic. The room was above a large cellar to Glebe House (presumably the old meat store by virtue of the marble table constructed within the centre of the cellar area).

Extensive rewiring works were required due to the poor installation of wiring (almost dangerous) and a reconfiguration of the new plumbing required to enable hot water to actually reach all the bathrooms.

The property required to be redecorated throughout. Completion of the kitchen installation was required and fireplace repairs effected to the majority of the property.

### The outcome

The project was completed to the required timescales for the Client.

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