



MEMBER CASE STUDY

LIONGATE LODGE, ROYAL BOTANICS GARDENS



THE REDEVELOPMENT OF AN EXISTING HOUSE INTO A HIGH END PRIVATE RESIDENTIAL UNIT IN THE PRESTIGIOUS ROYAL BOTANIC GARDENS, KEW.

The Residential Development at Liongate Lodge, Royal Botanic Gardens, Kew forms part of the first phase of the Royal Botanic Gardens, Kew Estates 2020 programme.

Liongate Lodge was an unused Keepers House on Kew Green that has been brought back to life through a full refurbishment. The work at Liongate Lodge was a redevelopment of the existing vacant house into a high end private residential unit and was procured through the LUPC Estates Maintenance and Minor Works Framework.

Prior to work commencing on site, Shaylor Group undertook full interrogation surveys of the existing house followed by the removal of redundant services and any asbestos that was found on site as well as supplying a full waste management system plan to the site.

The external work included specialist stone repairs to the external facade to include DOFF cleaning to all the stonework and the replacement bath stone repairs to plinths, windows, copings, parapets and chimneys. A new perimeter fence and gate was installed to the site boundary with Oxenhouse Lane as well as a new video access control system and high quality wall lighting. As the building fabric was in need of serious repair, dry rot treatment works were completed to all the roof timbers.

Furthermore, a full refurbishment including the cleaning and repair

of the external hard landscaping was carried out. A new York limestone pathway was incorporated into the landscaping at the new glazed front entrance of the building feeding around to two sets of French doors to the east and west elevation. Due to the contour of the land to the north elevation surface water Aco drainage channels were introduced to the door threshold areas.

Internally, the house underwent a full refurbishment to make it suitable for residential use. The layout of the building was reconfigured to accommodate a new entrance, WC and laundry facilities whilst still retaining much of the historic fabric and original features of the building.

Furthermore, chemical damp proof injection works were completed on the ground floor, along with the associated replastering. A new energy efficient boiler and new heating system was installed, as well as new kitchen and bathroom fittings, lighting and timber floor finishes throughout.

The house was finished off with minor alterations to the layout; a refurbishment of the existing joinery including the doors, skirting, architraves and windowsills; the removal and replacement of an existing glazed roof with an insulated single ply roof and full redecoration of all internal and external painted finishes.

The project is currently within the 12 months defects liability period.



ACHIEVEMENTS

- Liongate Lodge forms part of the main estate at Royal Botanic Gardens, Kew which is a UNESCO World Heritage Site, a Grade 1 listed park and garden and sits near the curtilages of Grade 2 listed structures. The estate remained fully operational during the works on site. Shaylor Group had to work closely with the team at Kew to manage the process and make sure there was as little disruption to everyday activities and the surrounding areas as possible.
- Shaylor Group were asked to carry out all the roof, damp, drainage and stone surveys post contract award which was then used to produce a detailed scope of works to be priced and materials ordered. All the works were surveyed, priced and completed within the 12 week time period with no delays. Additional works were added, such as changing the ground floor timber suspended floors for concrete floors, and were also delivered in the original programme timescales.
- The works were completed to a high-end finish and were delivered snag free.

Architect and Project Manager for this project was Niamh Kiernan.

“ **LIONGATE LODGE REFURBISHMENT IS A WORTHWHILE REDEVELOPMENT OF AN UNDERUSED ASSET WITHIN THE ESTATES PORTFOLIO. THE PROJECT EXEMPLIFIES WHAT CAN BE ACHIEVED WITH CARE AND ATTENTION TO DETAIL WHICH IS A HALLMARK OF RBGK ESTATES APPROACH TO PROJECTS IN COLLABORATION WITH ITS FRAMEWORK PARTNERS.** ”

Nigel Wright (Project Manager), Royal Botanic Gardens, Kew