

Timber Repair and Restoration



The Old Station House Ormskirk, Lancashire

The Old Station House building in Ormskirk, was the town's railway station in the early Victorian era. It is now used as the offices for nearly 50 staff from a successful firm of specialist solicitors.

The Grade II listed building was constructed in natural stone, which included decorative window heads, mullions and sills. It also has an ornate dentel course at the eaves below a traditional slate roof.

Unfortunately the building's structure had suffered from water ingress through the external stone masonry and through damaged areas of the roof. Dampness in the walls had led to the plasterwork debonding internally, plus visible winter stone exfoliation and deterioration of the mortar joints externally.

A complete Condition Survey was commissioned with Specialist UK Restorations (SUKR). Particular attention was paid

to the damaged and obviously deteriorated ground floor timbers.

Severe dry rot and wet rot fungal attack (*Serpula lacrymans* and *Coniophora puteana*) of the floor timbers was very quickly apparent. Unfortunately the extent of the damage was already beyond cost effective treatment. The extent and nature of the damage to the stonework, plasterwork and roof tile damage was also detailed.

SUKR therefore proposed complete replacement of the floor joists, sleeper walls and the floor boards as the most economic remedial option in this case.

A complete refurbishment programme for the timber and the rest of the building fabric was then agreed with the client. This involved SUKR carrying out the work using a structured and phased approach, allowing continuous working in the busy offices.

Project Summary

Problem: Severe dry rot and wet rot fungal attack to timbers, plus associated damage

Requirement: Stop ingress of water and replace floor structure

Solution: Continuous three phase programme of restoration

Specialist **UK** Restorations

Project Details:

Client:
Specialist Solicitors Practice

Materials Supplier:
NCC Limited (Chorley Depot)

Materials Manufacturer:
Remmers (UK) Ltd, Sika Ltd
Timberwise (UK) Ltd

For professional support on your project contact:

Specialist **UK** Restorations

Case Studies are available to illustrate our expertise and experience in all of the areas where we provide our Technical Services. These include:

Structural Repair and Reinforcement Systems



Concrete Repair and Protection



Structural Waterproofing



Facade Cleaning and Maintenance



Restoration and Conservation



External Wall Insulation



Timber Repair and Restoration



Bird Deterrent Systems

Specialist UK Restorations Ltd

Hanover House

Hanover Street

Liverpool

L1 3DZ