CASE STUDY

BUILDING SURVEYING



PROVISION OF BUILDING SURVEYING FOR EXTERNAL REPAIR AND REFURBISHMENT AT 20 BEDFORD STREET LONDON

TEAM
Building Surveying

CLIENT
Concert Artistes Association

LOCATION
20 Bedford St, London, WC2E 9HP

DATES
November 25 – February 26

PROJECT SUMMARY
Graham + Sibbald were instructed to provide Building Surveying, Contract Administration, and Principal Designer services

SUMMARY

Graham + Sibbald was appointed by the Concert Artistes Association to provide Building Surveying, Contract Administration, and Principal Designer services for external repair and refurbishment works at 20 Bedford Street, London.

The works focused on preserving and enhancing the building's external fabric and included external redecoration, stone and timber repairs, roof works, render repairs to the rear elevation, installation of external lighting, and the application of a liquid waterproofing system to the courtyard.

Graham + Sibbald's role encompassed detailed condition inspections, specification preparation, contractor procurement, contract administration, and oversight of health and safety under CDM regulations. The project was delivered efficiently, safely, and to a high standard, ensuring long-term durability and safeguarding the client's asset.



APPROACH & SERVICES PROVIDED

Our approach centred on proactive planning, technical diligence, and protecting the long-term integrity of the building. Following a detailed condition survey, we developed a clear and comprehensive specification covering external redecoration, stone and timber repairs, roof works, render repairs, installation of external lighting, and the application of a liquid waterproofing system to the courtyard.

Given the building's central London location and the winter programme, careful sequencing and risk management were essential. We provided full Contract Administration and Principal Designer services, maintaining close oversight of quality, cost control, and health & safety compliance throughout the works.

By combining technical expertise with clear communication and hands-on project management, we ensured the works were delivered efficiently, safely, and to a high standard, safeguarding the client's asset for the future.

Building Surveying

- Conducted detailed condition inspections of the building's roof, stonework, timber windows, render, and courtyard areas
- Identified defects, prioritised repairs, and provided technical recommendations
- Produced a clear schedule of works to guide contractors and manage risk

Contract Administration

- Prepared comprehensive specifications and tender documentation
- Managed contractor procurement and appointments
- Monitored progress on site, ensuring quality workmanship and adherence to programme
- Issued formal instructions and managed variations where unforeseen defects arose
- Certified interim payments and Practical Completion

Principal Designer (CDM Services)

- Coordinated health and safety during the pre-construction and construction phases
- Prepared pre-construction information and reviewed contractor risk assessments and method statements
- Ensured compliance with CDM regulations, particularly for roof works, high-level access, and public interface areas

Project Oversight & Quality Control

- Maintained ongoing monitoring of critical works, including liquid waterproofing and roof repairs
- Provided client advice on technical issues, risk mitigation, and cost implications
- Ensured all works were delivered efficiently, safely, and to a high standard

This integrated approach ensured the project was managed from inspection through to completion, safeguarding the building's long-term performance while providing the client with clear, expert guidance throughout.

KEY CHALLENGES

The project at 20 Bedford Street presented several challenges due to the building's central London location and the nature of the works. Limited access and space for scaffolding required careful logistical planning to minimise disruption. The winter programme meant weather-sensitive elements, such as external redecoration, render repairs, and courtyard waterproofing, needed precise scheduling to maintain quality.

Unforeseen defects in the roof, stonework, and timber windows were identified during the works, requiring rapid assessment and clear client advice. Ensuring the longevity of critical repairs, such as the liquid waterproofing system, and maintaining compliance with health and safety regulations, including working at height, were also key considerations.

Graham + Sibbald's proactive planning, technical expertise, and contract management ensured these challenges were successfully addressed, delivering a high-quality outcome for the client.

ADDED VALUE

Graham + Sibbald delivered significant added value to the Concert Artistes Association throughout the project at 20 Bedford Street, London.

- Proactive Risk Management: Early identification of defects and technical challenges allowed informed decisions and minimised potential delays or cost overruns.
- Technical Expertise: Guidance on appropriate repair methods, materials, and sequencing ensured long-term durability and reduced the risk of recurring issues.
- Efficient Programme Delivery: Careful planning and contract administration-maintained progress despite weather challenges and limited central London access.
- Health & Safety Assurance: Oversight as Principal Designer ensured full CDM compliance and safe working practices, particularly for high-level and roof works.
- Clear Client Communication: Regular updates and recommendations kept the client fully informed, enabling confident decision-making.
- Cost and Quality Control: Efficient monitoring of works ensured value for money while maintaining the highest standards of workmanship.

By combining technical knowledge, careful planning, and proactive management, Graham + Sibbald not only delivered the project successfully but also provided lasting benefits to the client, safeguarding the building and enhancing its long-term performance.

STATISTICS

Project Duration: 4 months (November 2025 – February 2026)

- **Scope:** External redecoration, stone and timber repairs, roof repairs, rear render works, courtyard waterproofing, and installation of external lighting
- **Quality Assurance:** 100% of critical repairs inspected and approved by Graham + Sibbald prior to Practical Completion
- **Health & Safety Compliance:** 0 reportable incidents during works; full CDM compliance achieved
- **Client Satisfaction:** Positive client feedback on professionalism, clarity of communication, and technical expertise
- **Asset Protection:** Long-term refurbishment works extended the lifespan of the building's external fabric, reducing risk of future deterioration and maintenance costs

Where possible, these statistics demonstrate the tangible benefits and peace of mind delivered to the client through proactive consultancy and professional oversight.



OUTCOME + RESULTS

The external refurbishment and repair works at 20 Bedford Street were successfully delivered on time and to a high standard, achieving all project objectives. Key outcomes include:

- **Enhanced Building Fabric:** Repairs to stonework, timber windows, roof, and render preserved the building's structure and improved weatherproofing, extending the lifespan of the property.
- **Improved Functionality and Aesthetics:** External redecoration and the installation of new lighting enhanced the property's appearance and usability.
- **Risk Mitigation:** Proactive identification and management of defects, along with expert specification of repair methods reduced the likelihood of future deterioration and maintenance costs.
- **Safe Delivery:** Full compliance with CDM regulations and rigorous health and safety oversight ensured zero reportable incidents during the works.
- **Client Confidence:** Clear communication, technical guidance, and contract administration provided the client with assurance throughout the project, resulting in a smooth and efficient delivery.
- **Long-Term Value:** The combination of quality workmanship, durable materials, and expert consultancy safeguarded the client's asset and protected its long-term performance.

The project demonstrates Graham + Sibbald's ability to deliver technically complex refurbishment works efficiently, safely, and with lasting benefits for clients.



CLIENT TESTIMONIAL

"Graham + Sibbald delivered excellent service on our refurbishment project at 20 Bedford Street. Their technical expertise, clear communication, and proactive management ensured the works were completed to a high standard, on programme and without safety issues. We highly recommend their services." — **Concert Artistes Association**

WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to. We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others. Thanks to our expertise, experience and nationwide network of local offices we are able to deliver a professional, cost-effective service with a real personal touch. We place a high priority on expertise, good communications and building long-term client relationships based on trust.

Key contacts:



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