



TIMBERWISE

Case Study: The Municipal Annexe - Liverpool

Timberwise are committed to helping with the preservation of Liverpool's heritage through their involvement with a number of developments and regenerations as the city prepares itself for the Capital City of Culture 2008

Perhaps the largest contract of them all is the treatment of extensive dry rot found in The Municipal Annexe, a listed building built in the early 20th Century. The stone façade five-storey building was originally constructed as the Conservative Club and was taken over in latter years by Liverpool City Council as an extension to their municipal offices. The Annexe was vacated by Liverpool City Council some 5 years ago and sold to property developers with a view to turning the building into a 5 star hotel. The developers' intentions to develop the building were some way off and owing to a lack of occupancy squatters moved in and enjoyed the luxury of a state building, with intricate plasterwork and gold leaf decorations, for some time.



Through their reputation and skill in the treatments of heritage buildings, Timberwise were approached to carry out an initial survey to the inner stairwell and central lift shaft of The Municipal Annexe and to follow evident outbreaks of the true, Dry Rot *Serpula Lacrymans* from roof space to basement. Resulting from the survey findings, extensive sterilisation treatments were administered as well as repairs to the entire main staircase; the central feature of the building.

Timberwise's works included the removal of all effected plasterwork, irrigation through low pressure injection through staggered injection holes, replacements to main joists, staircase treads, flooring, window and door frames. Due to the building being Grade 2 Listed, the entire works and any replacements, needed to be reinstated to its former glory, under the close eye of the Liverpool City Conservation Officer. Perhaps the most challenging of the works was the replacement of all of the ornate plasterwork, which had to initially be removed for treatments behind. As main contractor on site, Timberwise's project management abilities have excelled themselves throughout the project. Keeping a close eye on quality and detail as well as time management, the project has moved swiftly forward and ahead of the original five-month schedule.



For a survey call or click

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