



Report on George Bernard Shaw House

1. Feasibility Study

At the request of City Librarian, City Architect's Division has carried out a feasibility study, including a preliminary schedule of works, into the adaption of the house as a residence for writers.

The study concludes that the proposed interventions and the reinstated use are appropriate to, and will enhance the Heritage significance of, the house as a Protected Structure.

The feasibility report sets out the necessary work, with a programme, to sensitively conserve, restore and alter the building for use as a dwelling suitable for medium term occupancy. The works will not have an adverse impact on the historical fabric of the building

1.1 Proposal Synopsis

It is proposed to provide the following accommodation in the existing 8 rooms:

- Living/Reception Room - Shared
- Kitchen (new installation) - Shared
- Bedroom - Writer 1
- Bedroom - Writer 2
- Writing Room/Study - Writer 1
- Writing Room/ Study - Writer 2
- Bathroom 1(new installation) - Shared
- Bathroom 2 (new installation) (option) - Shared/Visitors

This room arrangement enables the building layout to remain unaltered and for the historic circulation pattern to be reinstated, while providing the writer(s) in residence with suitable private spaces for working and living. The layout also provides for small scale gatherings for visitors at readings/workshops.

1.2 Conservation Principals

The works will adhere to the principals of 'repair rather than replace', minimum intervention' and 'reversibility of alterations' while also providing comfortable living conditions to a modern standard with high quality, robust materials. Interventions will be kept to the minimum necessary in order to preserve the original character. Selected rooms will be maintained as exemplar 'period pieces' with appropriate Victorian colour schemes and finishes.

1.3 Statutory Consents

Planning/Part 8 consent will be required due to the buildings Protected Structure status.

1.4 Timetable/Programme

Appointment/Part 8:

City Architects:

- Agree Brief
- Preparation of Part 8 Application Drawings incl. detailed Historical/Fabric analysis
- Carry out forensic inspection of existing fabric
- Planning Permission

Duration: 20 weeks

Tender Preparation:

- Appoint consultant ; Services Engineer
- Preparation of Tender Drawings and Specification incl. 2no. client body presentations

Duration: 6 weeks

On Site Works:

Contractor Duration: 10 weeks

Loose Furniture Installation

Duration 2 weeks

Total programme estimate: 32-38 weeks

1.5 Investigative /Consultant works

Investigative Works (e.g. Chimney CCTV Survey; Drainage CCTV Survey) and consultant advice (e.g. Fire Safety Audit; Services Engineer input, including BER Assessment) will be required before the tender stage commences.

2. Ownership

At the request of the City Librarian, the City Law Department undertook a review of the lease and a title search of the property. A full report on this will be available shortly.

Margaret Hayes

City Librarian

31st October 2017