

Kennedy O'Callaghan Architects

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27 Barnsbury Square, Islington London Conservation following a house fire

Cost: Budget forecast by insurer £600,000
Contract sums:
Phase 1 clearance and cleaning £32,736
Phase 2 conservation £345,069.
Both phases completed under budget

Dates: Fire May 2013.
Our appointment August 13
Asbestos and chimney surveys Sept 13
Phase 1 clearance Oct-Dec 2013
Phase 2 13th Jan- 31st July 2014

Client: Mr and Mrs Cleverdon

Brief description of Project

We were appointed following a devastating house fire. Considerable fire and smoke damage occurred and the Drawing Room, front window and porch were destroyed, but the structural damage was fortunately less than was at first believed and many of the period features remained beneath the layers of smoke

The features that could be salvaged were painstakingly repaired and components that were beyond repair were reproduced accurately. The clients' intimate knowledge of the house was crucial in piecing in missing information where evidence had been destroyed, and in the selection of appropriate fixtures and finishes. The bathrooms and services were renewed and works were reinstated to modern standards only where appropriate for the listed building

Services provided

We prepared a full architectural service stage 0-7 but contract administration was by the project manager. We worked in close collaboration to provide a phased programme to get works underway as quickly as possible. The client wished to implement some improvement work which required design development, listed building and planning consent. This was integrated seamlessly into the contract and scheduled separately to assist cost control and liaison with the insurer

Client testimonial

"This project was a complex one to restore a Grade 2 Listed Regency house following a major fire which destroyed or damaged much of the original internal fabric of the building.

KOC's exceptional conservation experience and knowledge were instrumental to the success of this project and particularly in gaining the trust and respect of the local authority conservation team and planning department.

KOC's attention to conservation details such as the materials to be used and precise methods of carrying out the restoration and re-building works was very impressive and they showed an exceptional ability to enthuse the contractors and craftsmen to ensure the highest standards of workmanship.

The firm was very helpful in reviewing design options and assisting us in confirming our brief which was met in every respect. Janie Price was a pleasure to work with and we would not hesitate to recommend KOC's services for other conservation projects."

Architects

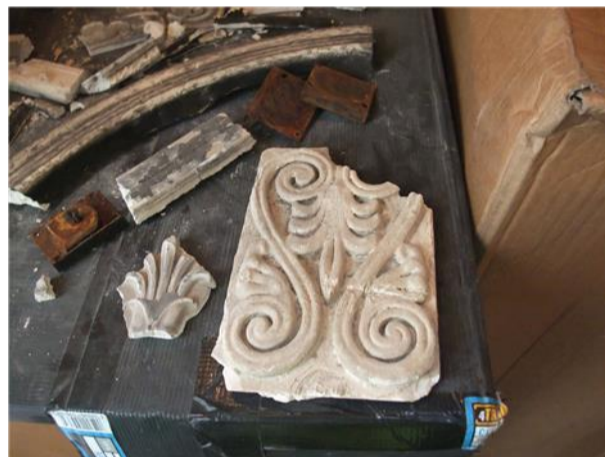
Kennedy O'Callaghan and Janie Price



May 2013



July 2014



Fragments were salvaged and reproduced



Restored reception room



Staircase was restored



The burnt door, fanlight, porch and steps were replaced



Restored staircase



Restored bathroom and landing