



THE POULTRY, BOTHWELL CASE STUDY

# THE POULTRY

## BOTHWELL

**Location:** Castle Avenue, Bothwell

**Dates:** 2004 – 2007

**Client:** Dr B Woods (Private Client). Project overseen by Construction Management Company (Andrew Braidwood & Sons 2004-2005) & (Carr McLean & Watson 2005-2007) Architect was George Gunn from East Kilbride.

**Project Background:**

The listed building (The Poultry) was neglected and left in a state of dis-repair for so long that the only option was to take down and rebuild using re-claimed stone. The client required the original Poultry building and an additional 3 storey building to be for use as a family home with recreational facilities.

**Tender Process:**

The client had previously seen our quality of workmanship and had specifically requested that G Hillan Masonry complete all aspects of the stonework. We were contacted by the management company overseeing the project and as nominated contractor we were to submit our overall costings for the works and consultation on the design elements. (basically given first refusal on the job).



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## **Specification:**

1. (Original Poultry building) Alterations to an existing stone built building to provide car display areas, swimming pool with attendant plant room and gym. Comprising of the renewal of sections of existing external walls, construction of new external cavity walls with masonry.
2. (New Build) The construction of a new 3 storey house with masonry internal partitions and pend between new and old building.
3. Formation of entrance walling and pillars.
4. Masonry using salvaged (re-claimed) stone to all outer walls.
5. Cutting dressing, re-dressing, detailing and engraving (carving of stonework to specification and to match existing and original.
6. Provide consultation services to the method and design of all masonry works.

## **Description of Works:**

1. Tender stage and design consultation.
2. Material procurement, ie. Sourcing stone to match existing to architect and clients approval.
3. Surveying original building and producing detailed methodology statements, health and safety reports, risk assessments and method statements.
4. Photographing, gridding and recording all present stonework from poultry building to be incorporated into new build.
5. Taking down the afore mentioned stone (by hand), palleting and wrapping for removal to our yard for dressing works to be carried out.
6. Re dressing stonework to bring back to original splendour.
7. Re dressed stone was incorporated into the build of both buildings as well as reclaimed stone sourced to match existing.

## **Summary:**

The Poultry stands on Castle Avenue as an impressive and imposing building which compliments the historic ex-mining village of Bothwell. G Hillan Masonry are very proud of the works it has undertaken to bring the poultry up to specification and to provide the client, Mr B Woods and his family with not only something that has stunning visual appeal but something that they call home.