



# RAASAY HOUSE

## Community Presentation

**“After the Fire”**



The Nation's Local Builder™

# Our Team Today

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**Neil Duncan**  
Area Leader



**Morton Gillespie**  
Design & Build Manager



**Alan Smith**  
Site Manager

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# Tonight's Presentation

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- ✓ **Its been a long haul but we have finally arrived at the starting line.**
- ✓ **What's been happening since the fateful day in January 2009?**
- ✓ **The new Raasay House – the same but much improved**
- ✓ **Target for completion**



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# Tonight's Presentation

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- ★ **Introductions**
- ★ **Brief Overview - The Process So Far**
- ★ **Phase 1 – Secure & Protect**
- ★ **Phase 2 – Make Safe & Investigate**
- ★ **Phase 3 – Stabilise/Pre-construction**
- ★ **“Finally” - The Re-build**
- ★ **Questions**

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# Fire Damage Record

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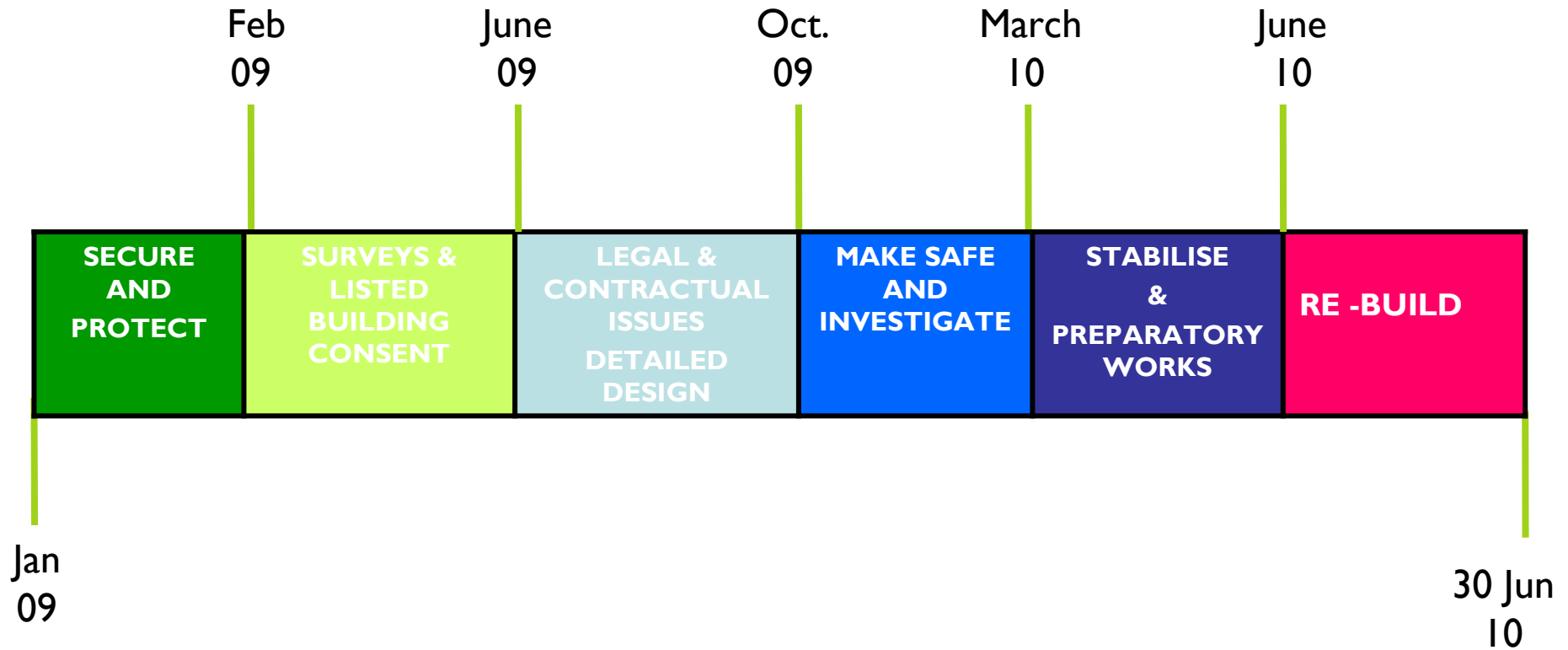
# Overview – The Process So Far

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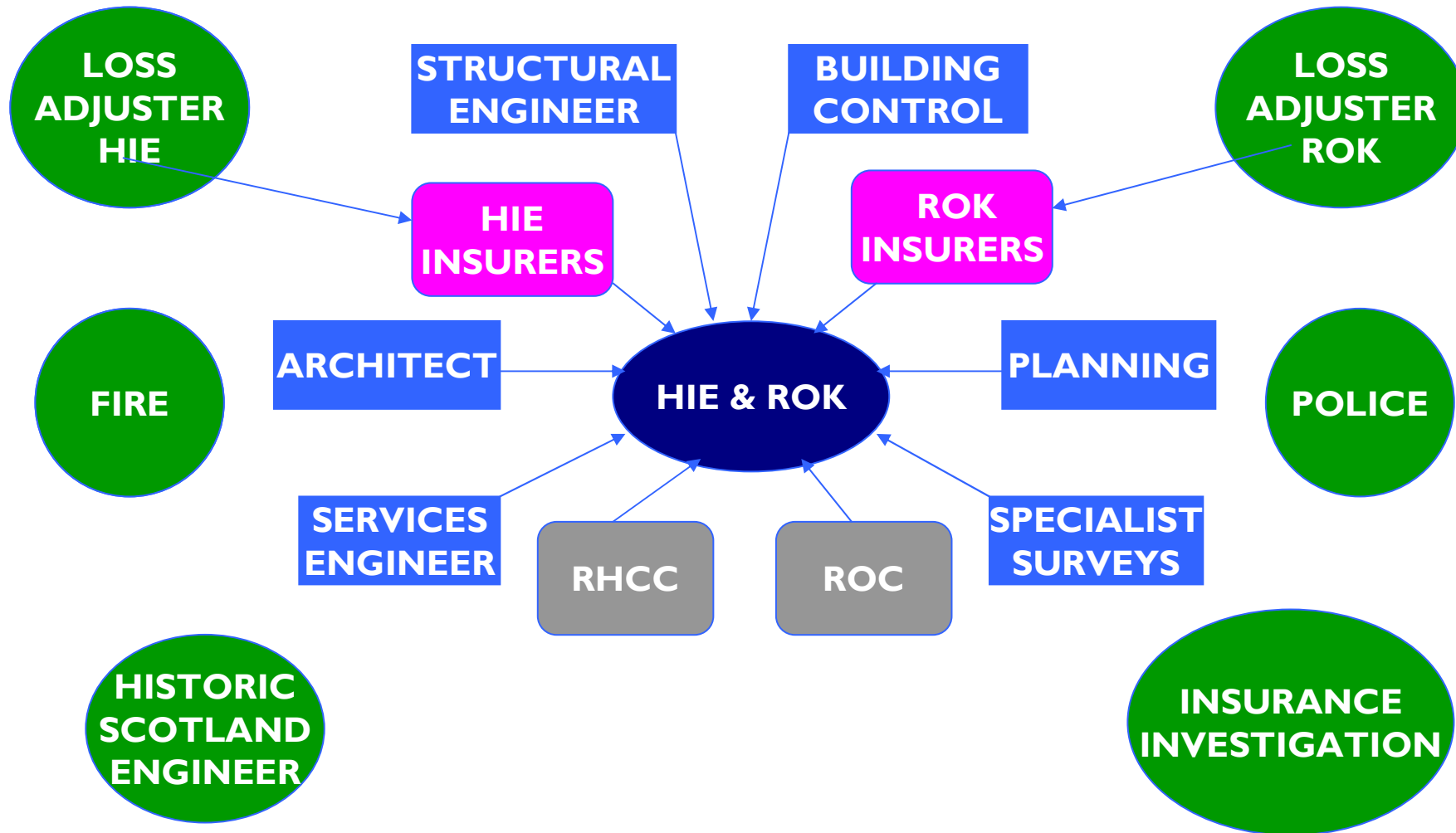
- ★ **Confirm responsibilities**
- ★ **Establish communication routes**
- ★ **Safety First**
- ★ **Statutory Approvals**
- ★ **Third-party decisions**
- ★ **Complete the Investigations**
- ★ **Make safe and Stabilise**
- ★ **Re-design and approvals by all stakeholders**
- ★ **Commence the Re-build**

# Overview – Timeline



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# Overview – The Stakeholders



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# Secure & Protect

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- ★ **Erect Heras Fencing to prevent entry**
- ★ **Provide 24 hour site security**
- ★ **Arrange crane to enable structural inspection**



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# Make Safe & Investigate

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- ★ **Agree extent of required downtakings to make building safe for access**
- ★ **Apply for Listed Building Consent**
- ★ **Negotiate and agree all contractual & legal issues prior to works being authorised**



# Make Safe & Investigate



- ★ **Remove unstable walls & chimneys**
- ★ **Record, identify and lay aside individual stones**
- ★ **Repair and stabilise walls and lintels**
- ★ **Access for forensic investigations – Police, Fire and Insurers**
- ★ **Carry out internal surveys**
- ★ **Record photographs of every wall**



# Stabilise Building

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- ★ **Survey & identify further stabilisation works**
- ★ **Obtain authorisation to proceed with initial “enabling works”**
- ★ **Carry out stabilisation works to allow rebuilding to be safely undertaken**



# Rectified Photography

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# Rectified Photography



# “Finally” – The Re-build

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## The “New” Raasay House – Key points

- ★ **Identical to the previous but with significant improvements**
- ★ **Full compliance with Building regulations required**
- ★ **Restrictions placed by Historic Scotland due to Grade A listing**

# “Finally” – The Re-build

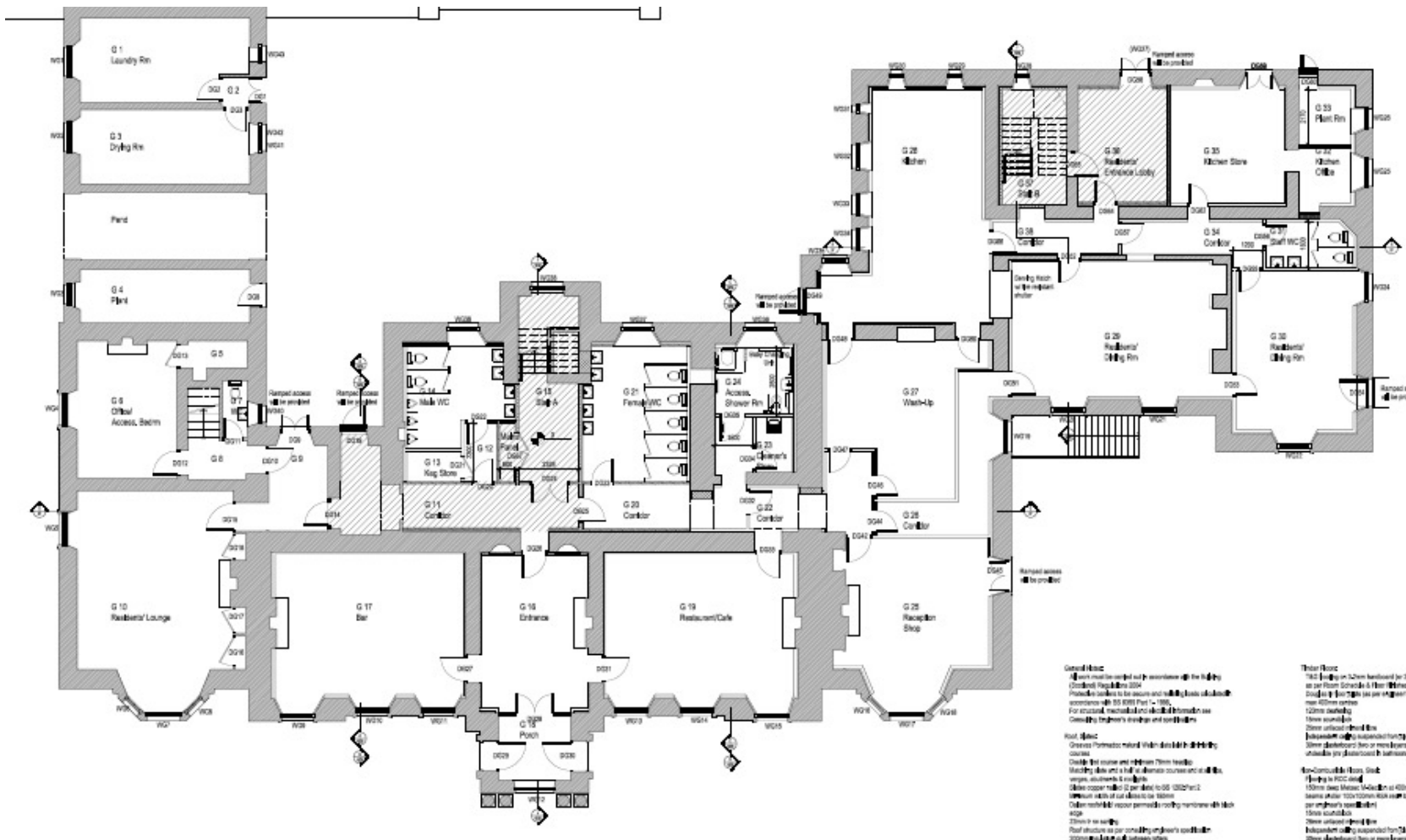
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## Improvements:-

- ★ Fully Insulated
- ★ Double glazed windows
- ★ Internal Fire Escape Stair
- ★ Majority of bedrooms have en-suite facilities
- ★ Improved sound proofing
- ★ New internal timber structural frame isolated from masonry walls
- ★ Rationalise floor levels

# Ground Floor Layout



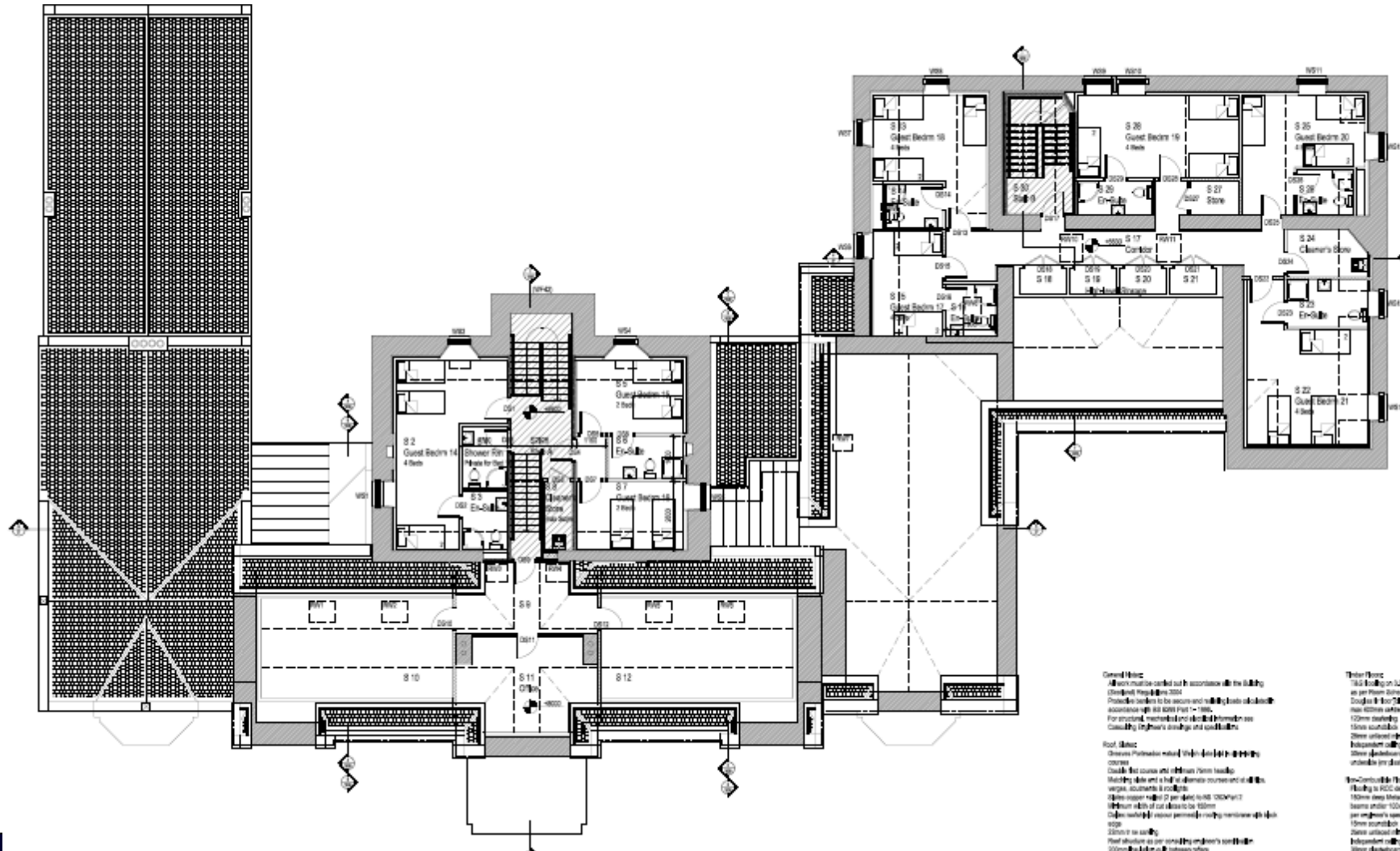
**General Note**  
 All work must be carried out in accordance with the Building Regulations 2010. Provision shall be made to ensure that all work is carried out in accordance with BS 5839 Part 1 - 1985. For essential structural work, the contractor shall comply with the relevant standards and codes of practice.

**Work to be done**  
 Complete Particulars of Work to be done in accordance with the Building Regulations 2010. The contractor shall ensure that all work is carried out in accordance with the relevant standards and codes of practice. The contractor shall ensure that all work is carried out in accordance with the relevant standards and codes of practice. The contractor shall ensure that all work is carried out in accordance with the relevant standards and codes of practice.

**Other Notes**  
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# Second Floor layout



**General Notes**  
 All work must be carried out in accordance with the Building Code of Australia 2011.  
 Provision of water to be in accordance with AS/NZS 3548:2003.  
 For structural, mechanical and electrical information see Consulting Engineers drawings and specifications.

**Roof Details**  
 Structure: Precast concrete slab on steel joists.  
 Decking: 150mm thick concrete on steel joists.  
 Insulation: 100mm thick rigid insulation on top of concrete deck.  
 Waterproofing: 1.5mm thick liquid applied waterproofing membrane on top of insulation.  
 Protection: 20mm thick concrete screed on top of waterproofing.  
 Finish: 15mm thick concrete finish on top of screed.

**Water Floor**  
 T&G flooring on 12mm hardcore as per Floor Slab & Floor Construction & Roofing. See per m2 max. 100mm water.  
 120mm concrete.  
 15mm screed.  
 15mm unsealed concrete independent ceiling suspended above waterproofing. See in note attached in drawing for details.  
 15mm concrete floor, thick flooring to RCC slab.  
 150mm deep channel drains on base under 150x150mm RGA per engineer's specification.  
 15mm screed on top.  
 15mm unsealed concrete independent ceiling suspended above waterproofing. See in note attached in drawing for details.

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# The Sequence and Target



## Work Sequence

- ★ Solum, Underbuilding and floor slabs – currently underway
- ★ Repair and rebuild stonework and internal walls etc
- ★ Install Timber frame and floors
- ★ Roof reconstruction
- ★ Roof slating & leadworks
- ★ Internal joinery
- ★ Mechanical & Electrical Services
- ★ Painting
- ★ External works

## ★ HANDOVER – TARGET EARLY 2012

**Possibly before the new ferry terminal is operational !!!**

**Biggest ever Raasay party planned for March 2012**



# Raasay House - Rebuilt

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# Questions?

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