

BYZANTINE HOUSE, ESKDALE TERRACE



CLIENT: Provenance Developments
PROJECT VALUE: £6 million
PROJECT DETAILS: Restoration and conversion of a disused, listed synagogue to provide ten apartments. The works required significant internal modifications and drainage installations to facilitate the conversion to residential use.

The building was constructed in 1915 and featured many original features that were retained as part of the conversion works. The brief was to provide ten self-contained high-quality apartments with internal and external communal areas.

Due to our extensive refurbishment experience, Portland was appointed to undertake a full feasibility exercise to inform the proposals for conversion. An extensive survey was undertaken to ensure that all load bearing elements of the unique historical structure were identified and understood. Portland then prepared designs for the structural modifications including removal of load bearing elements and infill of apertures.

The listed building was originally constructed as a synagogue in 1915, although most recently was used for educational purposes. It was therefore necessary to understand the previous interventions that may have been undertaken, as well as understanding the structural behaviour of the mass masonry construction, both in terms of supporting vertical loads but also any contribution to horizontal stability, such as internal buttressing walls.

To 'de-risk' the project, extensive surveys and intrusive investigations were undertaken at an early stage to collate as much information as possible so that the structural designs were reliable and any unknown costs could be anticipated and quantified.

The external façade was restored without altering its appearance and the aesthetic qualities were enhanced by the addition of external communal areas.

New drainage was installed to serve the new apartments and this required new risers to be formed in the first-floor structure and also the suspended ground floor.

New staircases were designed to give the appearance of cantilevering treads in keeping with the heritage of the building



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