



Ferry House

Great Yarmouth, Norfolk

Sector: Offices
Client: Ventureforth 2000 Limited
Value: £200,000
Completion: 2014

Technicus Consulting was appointed by Ventureforth 2000 Limited to advise on the structural implications for a scheme for the recladding and make-over of the Ferry House office building.

Ferry House comprises a 1960's four storey office block of steel framed construction, located on South Denes Road, Great Yarmouth. The building is situated approximately 300m from the sea. The uppermost, fourth, storey of the building was a later addition.

The building was clad in aluminium framed curtain walling, typical of the period. This curtain walling was old and uninsulated and single glazed resulting in the occupiers complaining of water ingress, significant draughts and cold, high heating costs during the winter months, and high solar gain during the summer period.

A full refurbishment was not considered viable, however, it was felt a scheme of introducing PVCu double glazed and insulated cladding panels could enhance the thermal performance and façade treatment. For this approach to be viable it was required to retain various structural elements of the original aluminium curtain walling system to provide support and restraint to the new cladding system.

Investigations determined the structural arrangement, and samples of the aluminium transoms and mullions were taken for tensile strength testing. Technicus carried out analysis of the members within the new arrangement and undertook comparisons of wind loads and stresses from the 1960s and current design standards to allow structural verification of the new cladding installation.

Technicus Consulting also provided advice on corrosion to the steel frame and reinforced concrete elements.

