

Clackmannanshire Council Dalmore Centre, Alva



PROJECT DETAILS

CLIENT Clackmannanshire Council

START DATE January 2024

VALUE £306k

PROJECT External Fabric Programme

DURATION 12 weeks

RTM SPA RS4 Roofing FW

LOCATION Alva, Clackmannanshire

END DATE April 2024

CONTRACT FAC-1

ROLE Principal Contractor

PROJECT BACKGROUND

Originally built in 1885 as a single storey building known as Dalmore Infant School, and latterly as Dalmore Community Centre from 1976 until 2010, the building was redeveloped and reconfigured to provide amenity flats for the elderly in 2013.

The building is C Listed which is termed as 'buildings with local importance, lesser examples of any period, style, or building type, as originally constructed or altered'.

SUMMARY OF WORKS

Operating as Clackmannanshire Council's External Fabric Upgrades contractor, McConnell was instructed to assess the building and develop proposals for upgrading the roof coverings, as well as all associated roofing features and to restore and refit the heritage rainwater features.

We successfully carried out the works in 2024 in collaboration with Clackmannanshire Council's technical and planning/conservation team. The teams upgraded the building and preserved its features whilst being sensitive to the cultural and historical value which this building represents to the local community.

CRITICAL SUCCESS FACTORS

- ▶ Proactive and ongoing collaboration between ourselves and all interested parties
- ▶ Sensitivity to the cultural and historical value of the building and the impact of our works
- ▶ Having a well-developed supply chain with whom our objectives and those of our client are closely aligned, who were able to deliver the products and services needed for works of this type
- ▶ Careful selection of trades and skilled operatives who were able to achieve the desired outcomes given the challenges, constraints and priorities of this unique project

AT A GLANCE

- ▶ Works completed with vulnerable residents in occupation
- ▶ Close liaison with Historic Environment Scotland
- ▶ Works delivered in full compliance to Listed Buildings & Conservation Areas (Scotland) Act 1997
- ▶ Our operations team was supported by a full time (in-house) Resident Liaison Officer who provided a full customer care package and after-care services for each resident and neighbour in the vicinity
- ▶ Our experience of carrying out works of this nature, with the due care and respect that is required to ensure that it exceeded the expectations of the client and local stakeholders
- ▶ Our operations team was supported at every level of decision making to ensure that the right choices were made and the key outcomes of the project were kept in focus at all times from conception to completion

