RETROFIT:
TRIAGE

Unlocking Value in Existing Buildings



GTH/ architects

THE RETROFIT DILEMMA

Multiple timelines. One building.

REGULATORY



COMMERCIAL



BUILDING LIFECYCLE



When should you intervene and where should you invest.

WHERE CAN VALUE BE UNLOCKED

Asset repositioning

Building performance upgrades

Heritage adaptation

Change of use

Intensification and expansion

Risk and compliance remediation

TRIAGE

From uncertainty to informed decisions.

GTH's Triage approach connects commercial objectives with an informed understanding of the physical building.

Through a structured assessment process, we help building owners:

/ Understand the asset
/ Evaluate the options
/ Prioritise investment

01

THE BUSINESS CASE

Establish the objectives

An initial review of the commercial and strategic objectives to understand:

- Where can value be created or protected?
- What are the strategic objectives for the asset?

Outcome:

Clear commercial objectives and a basis for deciding whether to proceed.

02

PRIMARY ASSESSMENT

Understand the building

An initial review of the existing building to understand:

/ Building condition and performance
/ Spatial efficiency
/ Technical and statutory risks
/ Feasibility and potential costs

Outcome:

An initial feasibility position and identification of critical uncertainties requiring further investigation.

03

SECONDARY ASSESSMENT

Resolve uncertainty

Targeted investigations help to:

/ Test technical feasibility
/ Compare retrofit options
/ Refine costs and programme implications
/ Identify viable solutions

Outcome:

Defined options supported by evidence to inform investment and project delivery decisions.

JOYFUL PLACES
ENDURING VALUE

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