

Our Town Hall

Former Kitchen Link Bridge

Outline Structural Investigation Scope

Date: 8th April 2020

Ref: OTH- RAM-TH-ZZ-SOW-S-0006

Status: S3 – For review & comment

Revision: 01

By: Gary Willis



Introduction

This document must be read in conjunction with the following Ramboll documents and the full information provided by Purcell which describe the current proposals for the redevelopment of the former kitchen link bridge, which was instructed to be progressed to Stage 4 design in March 2020:

- OTH-RAM-TH-XX-RPT-S-0006 - Link Bridge Extension Narrative on Ramboll Sketches
- OTH-RAM-TH-ZZ-SOW-S-0005 - Former Kitchen Link Bridge Outline Demolition Scope

In the early stages of the OTH Project all the later elements that form the kitchen link were considered for full removal, and the original Waterhouse stone bridge restored to its original circulation use. However, floor space is at a premium within the Town Hall building, and additional welfare facilities are a requirement of the Project Brief. It was therefore proposed during RIBA Stage 3 to use some of the additional floor area provided as additional welfare facilities, located to either side of the original stone link bridge, which would return to a circulation route.

As it was not certain that this element of the building would be retained within the project, intrusive investigation of this aspect of the building was not considered appropriate/possible within the scope of intrusive investigations collared by the Design Team at the end of 2017, for which Listed Building Consent was obtained in April 2018, and the works completed and reported upon by March 2019.

Similarly, as agreement to progress with the detailed design of the current proposals has largely happened at the end of 2019/early 2020, intrusive investigations could not be included within the “due diligence” investigations scheduled in March 2019 and completed over the summer of that year.

With the concept proposals to redevelop the former kitchen link into much needed welfare facilities within the OTH Project now much more defined, the benefits of completing specific focused structural opening-up, and recording of the details exposed, has been discussed within the Design Team. This document outlines the location and nature of these investigations.

Design Proposals

The current structural design proposals are best summarised in Ramboll document OTH-RAM-TH-XX-RPT-S-0006.

From the late 1960's/early 1970's record information provided by MCC to the Design Team; the nature of the existing construction is reasonably well defined. The objective of these investigations is to confirm the as-built construction is as this information, and to provide further detail in key locations where not covered by the information provided.

As detailed on the Ramboll documents, once the western-most bay of the former kitchen has been fully removed, it is intended to retain and reuse the remaining floor structure of the later additions to either side of the original stone bridge, and retain and reuse some elements of roof structure of the western remaining bay.

The existing construction is typically steel beams encased in concrete, supporting pre-cast concrete floor and timber roofs. With timber roof construction removed, the intention is to reuse the remaining beams and floors.

The proposed new construction is largely a steel frame, supporting non-loadbearing cladding and a traditionally detailed timber roof, with a small area of new in-situ concrete floor to the eastern side.

The key focus of this investigation is to confirm the detail of the existing steel frame at the locations where the proposed new steelwork will connect to it. By selecting the locations for the investigations carefully, the fabric removed to expose the steelwork completes some of the works required in the future construction work, hence this fabric removed does not need to be reinstated within these investigation works.

It is assumed that these investigation works are undertaken once safe access is provided and the demolition works detailed in Ramboll document OTH-RAM-TH-ZZ-SOW-S-0005 have been completed.

These investigation works could be completed prior to undertaking the specified demolition, but more of the existing fabric will need to be removed within the investigations, and potentially temporary support required.

Investigation works required

The location of the proposed investigation works is shown on the attached mark-up of the original 1960/70's floor plan of former kitchen.

- Kitchen Link Intrusive Investigation Mark-Up 07.04.2020

Please note that only an existing floor plan is available for the former kitchen, hence both proposed floor investigations and roof investigations have been located via reference the existing floor plan. Plus, these drawings have been oriented as the OTH Design Team are used to viewing this area of the building (with North to the top of the drawing), and not as the original drawing was drawn (hence the original text is upside down).

At all locations, the requirement is to:

- Confirm the steel beam size (width, depth, flange thickness)
- Where thought to be encased in concrete, this is to be confirmed (or not) and where necessary sufficient of the concrete encasement is to be removed to confirm the details of the steelwork noted above. The dimensions of the concrete encasement and the cover provided to the steelwork is to be confirmed. The presence of any wrapping fabric reinforcement within the concrete encasement is to be recorded.
- Where located at an existing steel-to-steel connection, if necessary sufficient concrete encasement is to be removed, and the details of the exposed connection recorded (bolt number, size, arrangement, together with confirmation of any steel plates/bracketry).
- The details of the supported existing floor construction to be retained at these investigation points is to be recorded (slab type, thickness, presence of screed, etc.)

The results of the investigation are to be compiled into a single report, with sufficient narrative, clear dimensioned sketches, and annotated and labelled photos, to fully record the findings.

This shall include:

- Dimensions to locate where the investigation has been undertaken to an appropriate reference point (that will still be there when the rest of the fabric is demolished)
- Sketches are drawn to scale and clear (but need not be CAD) and include dimensions of all elements exposed.
- Photos are clear and well lit.

Ramboll Attendance During the Investigations

Subject to compliance with site procedure (including those imposed by Covid-19) Ramboll may visit site during these works, hence appropriate safe access will be required.

Any variation of the scope that may become necessary/apparent during any Ramboll visits will be raised with and instructed as required through Lendlease. In accordance with our appointment to the Ramboll will not be managing, supervising or recording these works.

Other

The requirement to obtain Listed Building Consent for these works is to be considered and arranged (by others)

The presence of, or potential for, asbestos is to be considered and addressed (by others)

Filename: OTH-RAM-TH-ZZ-SOW-S-0006 Former Kitchen Link Bridge Outline
Structural Investigations Scope .docx
Directory: \\vulture\projects\1620003165\Analysis\01_Project\02 -
Structures\06 - Stage 4 Design\Stage 4 Design Packages\Kitchen Link
Template: C:\Users\garymw\AppData\Roaming\Microsoft\Templates\Normal.
dotm
Title:
Subject:
Author: McLaughlin, Majella
Keywords:
Comments:
Creation Date: 08/04/2020 08:15:00
Change Number: 5
Last Saved On: 08/04/2020 12:22:00
Last Saved By: Gary Willis
Total Editing Time: 249 Minutes
Last Printed On: 08/04/2020 12:23:00
As of Last Complete Printing
Number of Pages: 3
Number of Words: 1,072 (approx.)
Number of Characters: 6,112 (approx.)