OTH-PUR-TH-ZZ-SCH-A-2109

PRE-COMMENCEMENT DUE DILIGENCE SURVEYS

Revision: 08
Issue Date: 01/07/2019
Status: For Review and Comment

OUR TOWN HALL PROJECT

PCDD Legend	Element Impacted	Lead Consultant	Description of Survey	Justification	LBC approved under 119106/LO/2018	LBC required	Stage required	Number required / scope
8.001	Walls	Purcell	Method of recycling glazed brick for re-use. Dismantling and cleaning of	Understand specification and viability of re-use - required due to design	No	**Yes**	July	1no
8.002	Dimensional surveys - existing dumb-waiter shaft	Arup	Dimensional surveys are required of the existing dumb-waiter shaft. We perceive that the existing shaft is lined in a brick-work lining and that the actual shaft is substantially larger. Parts of the brick lining to be carefully removed to expose the original shaft and determine the overall dimensions.	The dumb-waiter acts as a key services riser for the building services scheme going forwards and the available size of the original shaft is critical. Assume a size early stage 4 and validate with survey.	No	**Yes**	July	12no.
8.003	Drainage	Ramboll	Lifting and if necessary break out manhole cover to allow tracing upstream to be undertaken to confirm stack connections and pipework condition	Ensure stack locations and associated pipework to be re-used as part of the scheme.	No	**Yes for breaking out**	May for lifting and June for breaking out	Allow for a day for each manhole
8.004	Drainage	Ramboll	Lift steel plates in locations indicated on Ramboll's list of intrusive surveys to allow further survey work to be undertaken to check gully locations and pipework condition downstream	Confirm detail and if survey work can be undertaken to check pipework downstream as proposed to remain in the scheme and to allow additional camera work to be undertaken into the building which are proposed to remain in the scheme.	No	**Yes for breaking out**	May for lifting and June for breaking out	Allow for lifting 5 Steel plates and breaking out 7 Existing gullys
8.005	Asbestos R&D Surveys	Lendlease	Asbestos R&D Surveys	This survey is to pick up any items that the r&d for the main works has not covered in relation to these surveys.	No	**Yes**	July	
8.006	Level 00 floor slab	Lendlease	Penetrations through floor slab	Required to check for build up and quality of construction and to inform the extent of temporary works required to complete major interventions. Permanent works investigation previously fully carried out to design team requirements (this is for temporary support only)	No	**Yes**	Sept	7no. Trial pits at level 00 and 1no. Opening through floor build up and slab at level 02
8.007	Moat	Lendlease	Trial pit	To determine the construction build up of the moat. To identify the sub soil layers and include strength testing to indicate settlement characteristics using dynamic cone penetration [DCP] testing. This is to inform on the performance of the moat construction under temporary loading from the access scaffolding.	No	**Yes**	June	3No - 1m x 1m x 1m pits
8.008	Moat	Lendlease	Trail pit	To investigate whether the historical wall foundation is still in place below the moat finish. To inform Ramboll design.	No	**Yes**	June	1No - 1m x 1m x 1m pit
8.032	Air tightness testing - general	Arup	Air tightness testing methodology as per RIBA Stage 3 - internal gaps to be sealed	During RIBA Stage 4, we will need to calculate heat loss and heat gain into each room of the building from known data including an assumed level of air leakage. The assumed air tightness of the spaces is used within the calculation and impacts the results. The air tightness testing undertaken at RIBA Stage 3 did not provide a useful output as some of the spaces could not be pressurised or sealed effectively. An air tightness test is to be undertaken within completed mock up room so that the results include the beneficial effects of the renovations and to validate the assumptions.	**No**	**Yes (Mock up room application)**	Nov-19	1no.
8.050	Doors	Purcell	Remove an existing door from the building, carry out the proposed alterations to the door. Transport the door to a certified fire test facility and erect the door in a test frame to enable a destructive fire test on the door to establish the fire integrity of the completed proposal.	Following discussions with specialist fire safety company it was advised that we would not be able to use pre-existing test data for the door in order to comfirm the fire integrity. As such it is imperative in order to validate the fire strategy for the building that an existing door is destructively tested.	No	**Yes**	July	Allow for 1no door to be removed, upgraded and tested at a certified test centre

Survey essential to clarify scope and enable progression through Stage 4

Survey required to determine specification, lack of this information during Stage 4 will increase risk to LBCcost and programme certainty.