Atelier MB
Urban Architects

METHOD STATEMENT – QUEENS LIGHTWELL
Proposed Method Statement for the removal/demolition proposals and for the associated repair of the building fabric of Queens Chambers Lightwell
JOB 1656
FEB 2018
Rev A
To be read in conjunction with:
NBS
Drawings.

1:00 Preliminary Work

1.01 The contractor and all operatives are to be inducted prior to commencement of works on site. The contractor and all operatives are to be made aware that Queens Chambers is a listed building and that all fixtures and fittings in the building are to be retained and preserved with the exception of the items noted on the enclosed drawings.

1.02 The contractor to provide suitable enclosure to prevent access to works by general public, and safe cleaning/repair. Remove and set aside for re-use any fixings such as metal railings.

1.03 The contractor to establish a suitable means of escape for all ground and basement units that will be affected by the works during the course of the works.

1.04 The contractor to take full photographic survey of existing fabric.

1.05 The contractor to carefully remove the non-original fabric as identified on approved drawings and place it into a suitably located cart which is clear of the existing fabric. This includes the careful removal of the existing rotten non-original fire escape staircase, the redundant toilet and DJ booth to South nightclub at basement level. Any unusual or undocumented features discovered during this soft strip should be reported to the Architect and left in place for inspection.

1.06 The contractor to ensure the route for debris removal is suitably protected to ensure no damage occurs to existing fabric.

1.07 The non-original debris is to be carefully carted off site through the protected route.

2.00 Demolition and removal of redundant condenser units

2.01 Redundant condenser units on the walls and on the floor are identified on the approved drawings are to be noted and marked clearly for removal.

2.02 Condenser units on the walls which are to be relocated as identified on the approved drawings are to be noted and marked clearly for relocation.

2.03 When removing the condenser units from the walls and the floor, the units are to be disconnected and removed from the uni-strut mounts for either relocation or disposal.

2.04 The uni-strut supports are screwed onto the walls at regular intervals. The contractor is to unscrew the mounts form the walls and carefully remove the non original steelwork supports which will be either disposed of or recycled. The fixing holes will then be revealed.

2.05 An assessment of the existing fixing locations is to be carried out in every case. There are a number of possibilities as listed below:

A) The fixing is in the mortar joints between the brickwork – The hole will be filled with a matching lime mortar.

B) The fixing was located in the brickwork. The hole will be repaired with a matching lime mortar mixed with brick dust to arrive at the correct colour.

C) The fixing was located towards the edge of the brick/glazed brick and has damaged the brick. The existing brickwork will be carefully removed and entirely replaced. The brick will be as approved by the Architect and the Conservation officer. Ideally it will be reclaimed from approved demolitions elsewhere in the lightwell.

2.06 Together with the careful removal of the condensers and the unistrut supports a detailed survey will be carried out to establish the live status of the cables. The contractor is to carefully remove all redundant cables around the entire volume of the lightwell as is practical. Once removed, repairs to the fabric from fixings is to be carried in line with the methodology outlined above.

3.00 Repairs

3.01 Identify areas with Architect and Conservation Officer that require localised mortar repairs, and or cut out and replacement of bricks.

3.02 Methodology for identifying areas for repair:

- Repair require to prevent further decay and damage. i.e. where friable or cracked surfaces are allowing water penetration and causing freeze thaw damage, or where damaged fabric is too fragile to remain in place in such an accessible public location and managed removal and repair would ensure minimal additional damage to surrounding brick.

- Repair for purely aesthetic purposes will not be considered appropriate.

3.03 Prepare sample repair mortars to match the existing bricks in terms of colour, texture and physical characteristics.

4.04 Proceed with mortar repairs in accordance with agreed strategy.

4.00 Construction

Works to the building include the construction of a basement floor extension to South nightclub, a ground floor bin store located above and a new complaint staircase.

4.01 Safely unload the materials from the delivery vehicle needed for construction works and carefully cart to the courtyard, storing in a suitable location clear of escape routes and the original fabric.

4.02 Identify areas where junctions occur between new and historic fabric and ensure that no damage occurs to the historic fabric where junctions are formed.

4.03 Identify areas where fixings are required between new and historic fabric. Where possible ensure that fixings occur within mortar joints to ensure minimum damage to historic fabric.