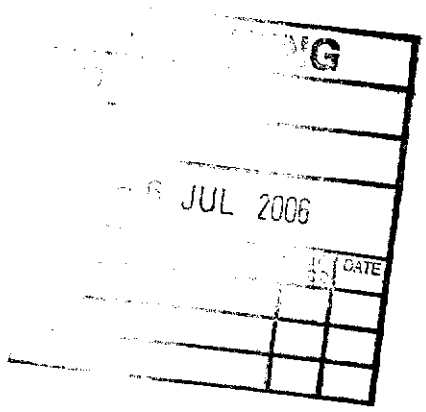
OI



no. 14 Albert Square and nos. 1 – 3 Southmill Street (the Memorial Hall)

METHOD STATEMENT FOR THE WORKS

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1.0 Introduction.

1.1 This document is intended to provide an overview of the construction method and sequence to be adopted to carry out the proposed works to no. 14 Albert Square and nos. 1-3 Southmill Street. Please note that the specifics of the construction method cannot be confirmed until a principal contractor has been appointed.

1.2 This document should be read in conjunction with the Design Statement, the Stone Repair Schedule, the Window Repair Schedule, the Outline Specification for the Works and the drawings.

1.3 Stonework repairs, brickwork repairs and window repairs do not require listed building consent and do not thus form part of the listed building consent application. They are described here to indicate the complete works proposed.

2.0 Overview.

2.1 It is proposed to carry out the works based on the following sequence:
-Internal soft strip works.
-External repair works.
-Main works.
    -Works to form ground floor and basement restaurant unit.
    -Works to first floor.
    -Works to second floor and second floor mezzanine.
    -Works to existing roof level to form 4th floor.
-Tenants' fit out works.

2.2 Internal soft strip works.
The internal soft strip out works are described on drawings L(10)101 through to L(10)105. These works involve removing the existing fixtures and fittings, modern partitions, modern WC areas, modern suspended ceilings and floor finishes inserted by previous occupants as part of the building's previous uses. The intention is to reveal the original building fabric, which is to remain. The works are to be carried out in consultation with the conservation officer.

2.3 External repair works.
Proposals for repairing, conserving and restoring the existing stonework and brickwork are described within the Stone Repair Schedule. Similarly repairs to the windows are described within the Window Repair Schedule. These works do not require listed build consent although the intention is to carry out these works in consultation with the conservation officer. These works are not dependent on the main works but are proposed as part of the overall scheme to refurbish the building. The possibility thus exists to carry out these works independently of the main works and this option may be adopted. Access to the elevations will require scaffolding, but this will be removed upon completion of the repairs should they be carried in isolation to the main works.

2.4 Main Works.
The major elements of the main works are described in the sections below.

2.5 Tenants' fit out.
Following completion of the proposed works the ground floor and basement restaurant unit will be let to a new tenant. That tenant will be responsible for their own fit out works. The proposals indicated on drawings L(20)001 and L(20)002 are indicative and can only be confirmed once the unit is let. The upper floors will become offices and subject to a tenants' fit out, which it is envisaged will be for power, data, kitchenette and internal partitions. As the development is speculative the specific requirements of the office tenants cannot be confirmed until the building is let.

3.0 Works to form ground floor and basement restaurant unit.

3.1 Following the soft strip out works, all remaining redundant elements to the ground floor and basement areas are to be removed – refer to drawings L(10)201 and L(10)202. Following removal of modern stairs (pub fit out) areas of missing ground floor to be floored over in timber construction, reusing where possible original floorboards reclaimed from other areas (ie floor area removed as described at 3.2 below).

3.2 At basement level new mass concrete pad foundations are to be inserted at 4 no. new column locations near the Southmill Street windows. Existing concrete floor construction to be made good following the insertion of the new foundations. New steel columns, taken up to the underside of the ground floor beams, to be inserted at basement level, along the line of the existing secondary floor beams which is to form the edge of the double height space. Once columns have been installed section of floor may be removed (floor boards and joists to be reused elsewhere), leaving existing beams as a feature across the void/lightwell. Steel columns to continue up to underside of first floor beams, with new tie beams inserted following line of timber beams below at void edge.

3.3 At basement level new strip footing to be inserted to support new blockwork wall to be built at side of new platform lift. Existing floor construction to be made good following insertion of new foundations.

3.4 At basement level new concrete slab foundation to be inserted as a base for the new lift shaft. Existing floor construction to be made good following insertion of new foundations. New lift shaft to be constructed in blockwork (to rise up to fourth floor level). Holes to be formed in existing timber ground floor and timber first floor construction to allow shaft to rise up – floors to be trimmed with new timber trimming beams secured to new lift shaft.

3.5 At basement level new mass concrete pad foundations are to be inserted at 2 no. new column locations to County Street side. Existing concrete floor construction to be made good following insertion of new foundations. New steel columns to be inserted to underside of existing ground floor beams, with new timber tie beams inserted to tie new columns to existing. At ground floor level new steel columns to be inserted over those inserted in the basement. Columns to be taken to underside of first floor beams, with new steel tie beams tying heads of new columns to existing columns adjacent.

3.6 At ground floor ceiling level, new tie beams to be inserted tying together existing columns at mid-plan.

3.7 On completion of the above items remaining elements (as per the drawings and outline specification) can be inserted independently of other works. Priority to be given to those elements that complete the restaurant unit shell in order to separate the unit from the rest of the building.

4.0 Works to first floor.

4.1 Following the soft strip out works, all remaining redundant elements to the first floor are to be removed – refer to drawing L(10)203.

4.2 Following completion of the structural works (new steelwork and blockwork lift shaft) structural works at first floor level may commence.

4.3 Blockwork lift shaft to continue upwards. Hole to be formed in timber second floor construction – floor to be trimmed with new timber trimming beams secured to new lift shaft.

4.4 At first floor ceiling level, new tie beams to be inserted tying together existing columns at mid-plan.

4.5 At the County Street end, new steel columns to be inserted to underside of existing second floor beams, over those inserted at ground floor level, with new steel tie beams tying heads of new columns to existing adjacent columns.

4.6 On completion of the above items remaining elements (as per the drawings and outline specification) can be inserted independently of other works.

5.0 Works to second floor and second floor mezzanine.

5.1 Following the soft strip out works, all remaining redundant elements to the second floor and second floor mezzanine are to be removed – refer to drawing L(10)204 and L(10)205. At second floor level, where steel fire escape stairs are removed, missing area of second floor to be floored over in timber construction. Existing modern mezzanine floor structure (modern steelwork, floor joists and floorboards) to be removed completely. Remaining elements of original structure, including double cast iron columns, to be retained and protected before being integrated into the new structure.

5.2 At second floor level, new steel columns to be inserted, 4 no. over existing columns below at mid-plan, and 2 no. over new columns inserted below on the County Street side. New steelwork beams then to be inserted to form part of the new second floor mezzanine structure – edge of mezzanine is hung from new fourth floor structure and is thus to be installed once sufficient steelwork at fourth floor level has been completed.

5.3 New steel columns (6 no.) to continue upwards to underside of new fourth floor level. The new fourth floor steel structure (beams and bracing) is to be inserted directly under the existing roof structure. The new mezzanine structure and floor below can then be completed. Note that the fourth floor level steelwork is to be installed inside the building, without removing the roof, in order to maintain a weather-tight building. Temporary scaffolding may also be required to the Southmill Street and Albert Square elevations to provide additional restraint to the walls during the construction process.

5.4 Blockwork for lift shaft to continue upwards to underside of existing roof structure.

5.5 Completion of the remaining internal elements (partitions, stairs etc as per the drawings and outline specification) will be dependent on the completion of the new fourth floor.

6.0 Works to existing roof level to form 4th floor within new roofspace.

6.1 Following completion of the new fourth floor level steelwork, new stub columns are to be installed through he existing roof. All penetrations through the roof are to be sealed to maintain a sealed and weather-tight building. The new steelwork roof structure is then to be installed above the existing roof.

6.2 The blockwork for the lift shaft is to be completed to the underside of the new roof structure.

6.3 Perimeter walls and chimneys adjacent to the neighbouring buildings are to be raised as indicated on the drawings. The new roof deck and covering above the fourth floor is then to be completed.

6.4 Chimneys to the Southmill Street and Albert Square elevations are to be reinstated, as indicted on the drawings. These are to be prefabricated and lowered into position. Works to parapets are to be completed as far as is practical prior to removing the existing roof covering and structure.

6.5 Temporary roofing/covering is to be installed along the Southmill Street and Albert Square parapets, linked to the new flat roof area over the fourth floor, in order to provide temporary protection from the weather. When this is complete the existing roof structure is to be removed from inside the building. At no time is the building to be exposed to the weather. The perimeter roofing behind the Southmill Street and Albert Square parapets and the cladding to the curved wall/roof is then to be completed, which will allow the removal of the temporary roofing/covering.

6.6 All remaining internal elements can then be completed.