

GENERAL HERITAGE MANAGEMENT PRINCIPLES

All significant interventions notified and preceded through documentary research and detailed visual and if necessary, physical investigation.

Works will be planned to ensure minimum intervention and disturbance to the fabric of the building. Proposed works will be evaluated and for their potential impact on the fabric of the building and notified accordingly.

Intervention works have been carefully considered and justified in terms of its necessity as a repair, an adaptation which better reveals it's significance, or an enhancement which extends its sustainable use.

Interventions to the fabric which protect or better reveal the buildings heritage will be encouraged, and change which could cause unmitigated harm to the significance of the building will be avoided.

Every element of the works will be completed sympathetically by competent operatives with a proven track record of working within a Grade II Listed environment. The project culture of care, consideration and preservation of the buildings heritage will be maintained.

This culture will be administered via contractor selection, induction, and relevant toolbox talks throughout the duration of the project.

If required, the heritage consultant will be engaged as works progress to mitigate any detrimental effect on the heritage components of the building.

Before any works commence, the management team will carry out a review of the work area to understand the building fabric within and adjacent to the space.

METHODOLOGY

Protection of Heritage Items

- Before any works are started a full photographic delapase survey will be undertaken and stored on Procore. All Heritage items will be clearly identified.
- Barriers will be erected around the areas to ensure only relevant contractors are working within the space. Adequate protection to the heritage items will be installed. This will include plywood protection to any heritage flooring along with corex sheeting to cover exposed wall tiles.
- Any ceilings which are exposed will be left untouched and repairs carried out in accordance with the repair strategy.
- Heritage joinery items such skirting, door frames and the like will be protected by corex during removal of other items within the area.
- Where possible, we will sheet off areas prior to commencement.

METHOD STATEMENT

This Method Statement will cover the forming a new opening in the existing ground floor slab, providing access from ground to basement for a new staircase. Works will include temporary support to the basement structure and controlled demolition of the slab. Surrounding historic fabric and finishes will be protected throughout.

Pre-Commencement

1. Conduct condition survey of adjacent areas (walls, ceilings, finishes, services).
2. Identify and isolate all services in the slab and immediate area (electrical, plumbing, heating).
3. Erect physical barriers and dust screens to protect surrounding areas.
4. Provide safe pedestrian routes and signage.
5. Erect scaffold edge protection around proposed opening location.
6. Deliver and install temporary propping as per engineer's design to support ground floor slab and basement ceiling beneath.

Propping

1. Adjustable props (Acrows with base plates and spreaders) installed beneath at basement level.
2. Verify propping system inspected and signed-off by Temporary Works Engineer before proceeding.

Slab Opening

1. Mark out opening on slab surface in line with drawings.
2. Core drill perimeter holes to reduce vibration and provide neat edge.
3. Use saw-cutting and hand tools (not heavy plant) to cut around the perimeter.
4. Sequentially remove slab sections in manageable sizes with lifting gear.
5. Lower removed slab sections to basement or ground via hoist/crane.
6. Store materials in designated area away from sensitive historic finishes.

Finishing

1. Trim edges neatly and prepare for permanent structural trimming steel installation (as per engineer's design).
2. Install permanent structural supports (steelwork or reinforced concrete edging beams) as required.
3. Ensure new support members are tied into existing structure as per engineer's instructions if required.
4. Remove temporary props only when permanent supports are in place and signed-off.

DRAWING REGISTER

The documents detailed below are included within this submission.

Drawings

SLH-ANO-P0-00-DR-A-05100-Full GA

Revision: P01

SLH-ANO-P0-00-DR-A-05102-Café Layout GA

Revision: P01

SLH-ANO-P0-BM1-DR-A-05101-Full GA

Revision: P01

SLH-ANO-P0-BM1-DR-A-05103-Café Layout GA and RCP

Revision: P01

SLH-ANO-P0-XX-DR-A-05601-Cafe Stair Section – AA Long

Revision: P01

SLH-ANO-P0-XX-DR-A-05602-Café Stair Section – BB Short

Revision: P01

Café Staircase Opening Methodology Planning Application



Other Documents

250916_Sunlight House_Supporting Design Statement_Opening for the Café Staircase