

PROJECT	77-79 Mosley Street
PROJECT REF.	1995
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REVISION	-

Watching Brief for Monitoring the Soft Strip Out Works

METHOD

A full method statement to strip out is available elsewhere, but in summary all existing non-historic fittings, as described on the strip out drawings, are to be carefully removed without damaging any historic fabric, and with hand tools only.

The contractor must take a photographic record of all the works both during and after the strip out and issue these to the Conservation Architect without delay.

MONITORING

The Conservation Architect will attend site to oversee the removal of a representative example of each type of fabric removal:

- Lightwell window
- Existing non loadbearing walls
- Existing staircase
- Flooring

The CA will also attend site as and when unforeseen fabric is identified – see below.

UNFORSEEN ITEMS – IDENTIFY AND RECORD

Under no circumstance should anything be removed or stripped out that does not appear on the strip out drawings.

During the strip out, if there is a divergence between the drawings and the fittings on site, the Conservation Architect should be contacted immediately. If necessary, the architect will attend site and the drawings will be revised to show such fittings.

During the strip out process the contractor should ensure that anything uncovered which appears to be fixed to the fabric and does not appear on the strip out drawings shall not be removed but recorded by marking up on the plans and also photographed. All works in this areas should cease until given the 'all clear' to proceed.

The Conservation Architect (CA) should visit site to inspect the finding and if the item(s) appear to be historic in nature, then they shall be marked up on the drawings and recorded.

The Conservation Officer (CO) will be informed, and a collective decision made on the retention or otherwise of the item or feature based on historical investigation.

The drawings will be updated accordingly depending on the decision of the conservation team.

An appropriate methodology for the removal of any additional non-historic fabric from the uncovered surface will be prepared by the CA as required prior to the works progressing. For example, if the initial timber stud is removed, and beneath this a plasterboard found bonded to a presumed decorative surface, this would require a revised methodology prior to progressing on site.

The CA will record the details of watching brief visits, and any discoveries and decisions made. These will inform the development of further detailed design or repair information for the works going forwards.