

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 its 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 delapse 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.

Sequence of Works

Stage 1: Removal of heritage window

- Carefully remove existing staff beads.
- Fit a safety rail across the window to eliminate the risk of falling.
- Raise the bottom sash and lower to the inside of the safety rail.
- Remove the existing parting beads, sash panels, frame work and weight/pulley system.
- Store the window frame, sashes & weights in a controlled space, stored correctly to ensure the timber and glass remain in the condition we found them in.

Stage 2: Refurbishment and installation

- Carefully scrape down the existing pulley stiles to remove excess paint build up.
- Install new parting beads and draught brushes all round using nails.
- Sand back the original windows to remove any excess paint.
- Re-install the windows and ensure correct weight of counter-balances. Additional lead weights will be added if necessary.
- Ease existing pulleys.
- Re-cording of existing bottom sashes and counter-balances with heavy duty waxed cord with a nylon core for ease of movement and strength.
- Install new polished brass catches and sash lifts.

Stage 3: Glazing replacement

- Where glazing is broken or cracked, we will carefully remove the broken glass and pulley.
- New putty will be applied and a new piece of 4mm glazing installed.

Repair Works

Skirting Repairs

Where existing skirting is damaged or beyond repair, we will replace the affected section with a new piece of skirting matching the existing profile.

We will cut and remove the damaged section approximately 100mm either side of it before affixing the new skirting using a nail gun to minimise damage to the wall. Where a nail gun will not suffice, we will carefully pre drill the wall and insert a plug to enable the use of a woodscrew. The screw head will be filled and sanded to ensure a smooth finish ahead of decorations.

Cornice Repairs

Where cornice is missing or damaged we will carefully repair the affected section, starting approximately 100mm either side of the area. The original cementitious build up will be repaired using Fosroc to ensure longevity of the repair. The decorative elements will then be repaired using fibrous plaster to match the approved sample on site.

Soft Strip Works Methodology
Planning Condition 3
Condition Number 136161/LO/2023



Wall and Ceiling Repairs

Where a section of wall or ceiling is damaged we will carefully repair the affected section. The original cementitious wall build up will be repaired using Fosroc to ensure longevity of the repair. The final finish will be fibrous plaster to match the existing heritage finish.

DRAWING REGISTER

The documents detailed below are included within this submission.

Drawings

SLH-AN0-PO-XX-DR-A-21404_WINDOW SCOPING ELEVATION SOUTH ELEVATION REAR SIDE

Revision: P01

SLH-AN0-PO-XX-DR-A-21401_WINDOW SCOPING ELEVATION SOUTH ELEVATION QUAY STREET

Revision: P01

SLH-AN0-PO-XX-DR-A-21402_WINDOW SCOPING ELEVATION EAST ELEVATION LITTLE QUAY STREET

Revision: P01

SLH-AN0-PO-XX-DR-A-21403_WINDOW SCOPING ELEVATION NORTH ELEVATION ATKINSON STREET

Revision: P01

SLH-AN0-PO-XX-DR-A-21410_WINDOW SCOPING ELEVATION INTERNAL ATRIUM

Revision: P01

SLH-AN0-PO-XX-DR-A-21411_WINDOW SCOPING ELEVATION INTERNAL ATRIUM

Revision: P01

Sunlight+house+sash+window..dwg[6]

Data Sheets

16182-Datasheet_Aqua-Guard-Durable-Satin-Finish93c

Other Documents

SLH – Window location and paint analysis

Additional MCC Responses 17.10.2024

Damaged Sash Windows Markup

MI-054 – Sunlight House – Response to Condition 5 (CDN.24.0716)