

117 119 Portland Street

Scaffolding Strategy

EXTERNAL FABRIC SCAFFOLDING STRATEGY

GENERAL REQUIREMENTS

- This document details the proposed methodology to be adopted for the installation, removal and subsequent making good of scaffolding ties to facades of 117-119 Portland Street
- Works to be completed in strict accordance with all current British Standards and BS 7913 Guide to Principles of Conservation of Historic Buildings and BS800 workmanship series
- All works to be carried out in a manner which prevents any damage or disturbance to the historic building's fabric
- All works to be completed by contractors who have proven experience working with historic buildings and are suitably qualified to carry out the task set out. Cubic Works Limited (Principal Contractor) has a vast history of working on historic buildings

GENERAL SCAFFOLDING

- Scaffolding to be completed by operatives who are suitably qualified and in-line with National Access & Scaffolding Confederation guidelines
- Scaffolding to be built in-line with specialist scaffolding drawings
- Scaffolding ties to be as minimal as possible but enough to ensure the scaffolding installation is secure and in accordance with the relevant guidance & temporary works design
- Where ties go into mortar joints, on completion of the project, ties to be removed and joints to be repointed with specification referenced in the document '117-119 Portland Street, Fabric Repair Strategy.'
- Where ties go around cast iron beams, on completion of the project, scaffolding to be removed and glass panes reinstated as per specification referenced in the document '117-119 Portland Street, Fabric Repair Strategy.'
- Where scaffolding abuts to the building or has any contact points to the building, this is to be adequately protected with scaffolding caps to end of poles or protection provided between scaffolding and building

SCAFFOLDING INSTALLATION - BRICK GABLE

- Scaffolding ties to brick gable elevation to be fixed into mortar joints with self tapping Excalibur EYB Screwbolt

-Scaffolding bolt does not require any plastic plugs and can be removed on completion of the scaffolding works

-Scaffolding tie hole to be repointed inline with repointing specification '117-119 Portland Street, Fabric Repair Strategy.'

-Base of scaffolding to be built cantilever at the base to provide vehicle access to neighbouring building at all times

SCAFFOLDING INSTALLATION - GLASS CURTAIN WALL ELEVATION

-Due to glazing to the base of the scaffolding and no masonry to fix the scaffolding back into the building, scaffolding to be braced into the building and temporarily glazing to be removed to facilitate scaffolding

- Glass to roof light above basement to be removed to allow for scaffolding to be built from the basement floor slab upwards

- Scaffolding to be built in accordance with specialist drawings and temporary works design

-Ties for scaffolding to be fixed into the building by removing glass on each floor to brace scaffolding to building

- Scaffolding to be braced at every floor level around cast iron columns, scaffolding box ties to be clad with foam protection and columns to be wrapped with correx prior to scaffolding installation. To note, scaffolding tubes are not physically fixed to the columns and only tightly butted against

-Glazing to be reinstated on completion of the works in-line with specification '117-119 Portland Street, Fabric Repair Strategy.'

-Scaffolding to be fully wrapped in shrink wrap to prevent any water ingress into the building during construction works