

Rutherford Building

Approach to addressing historic deterioration of the building fabric.

The proposed remediation strategy for the Rutherford will adopt a considered and measured approach to address historic deterioration of the building fabric. Great care will be taken to conserve and preserve as much of the historic fabric as possible. Where there is a need to replace elements of the historic fabric, a conservation lead approach will be adopted, making use of traditional craft-based processes, appropriate materials, and evidence-based replication. Proposed remediation techniques will be broken down into three approaches, which take account of the specific conditions encountered in each location.

Approach 1 - Low levels of fabric deterioration

Where low levels of fabric deterioration are found, minimal levels of intervention will be required, with historic elements of the fabric being carefully removed only where necessary, making use of appropriate conservation techniques to prevent material damage. Before any materials are lifted, comprehensive site records will be collated including profiles of moulded or cast elements of the historic fabric.

Wherever feasible all historic materials will be reinstated after remediation has been carried out. Historic materials will be installed using appropriate fixings such as cut nails. Contemporary construction fixings and adhesives will not be used without agreement with MCC. Where historic materials cannot be reinstated, replacements will be sourced/manufactured from appropriate species/materials. Replacement samples will be submitted for approval prior to installation. Detailed photographic, documentary and measurement records will be prepared for each location.

It is envisaged this approach will be required at second floor level as well as parts of the first-floor accommodation.

Approach 2 - Medium levels of fabric deterioration

Where medium levels of fabric deterioration are found, levels of intervention vary according to each specific instance. A location-by-location approach will be applied with consideration of the most appropriate techniques to preserve the historic fabric. Detailed analysis will be carried out prior to removal of any building fabrics, using appropriate conservation techniques to prevent harm and damage to adjacent surfaces. Before any areas are opened for remediation, comprehensive site records will be prepared including profiles of moulded or cast elements of the historic fabric, and material specification.

Minimal amounts of the historic fabric will be removed if there are no other technical and environmental alternatives and adjoining surfaces will be reinstated after remediation has been carried out. Historic materials will be installed using appropriate construction techniques such as cut nails, wet adhesives, and concealed/pelleted mechanical fixings. Contemporary construction fixings, adhesives and sealants will not be used without agreement with MCC. Where historic materials cannot be reinstated, replacements will be sourced/manufactured using appropriate species/materials. Replacement samples will be submitted for approval prior to installation. Detailed photographic, documentary and measurement records will be prepared for each location.

It is envisaged this approach will be required at first floor level and for elements of the ground-floor accommodation.

Approach 3 - High levels of fabric deterioration

In areas where high levels of fabric deterioration are found, a balanced approach will be applied, considering the most suitable techniques to preserve the historic fabric of Rutherford, whilst ensuring structures are appropriately remediated. Each condition will be assessed independently, taking account of materials which can be salvaged and reused, recording historic construction techniques to facilitate appropriate reinstatement, and accurately documenting the circumstances of all interventions into the building envelope and fabric. Before any areas are opened for remediation, comprehensive site records will be prepared including profiles of moulded or cast elements of the historic fabric, and material specification. Where replacement of materials is required to the 1901 structure, detailed analysis will be carried out to ensure only the necessary materials are carefully removed, using appropriate conservation techniques to prevent harm and damage to adjacent surfaces. Consideration will also be given to methods for reinstating historic expanded metal and lime plaster ceilings to minimise loss of 1901 building fabric whilst ensuring robust repairs are carried out to prevent future long term maintenance commitments.

Historic fabric will only be removed if there are no other technical and environmental alternatives. Historic materials will be installed using appropriate construction methods such as cut nails, wet adhesives and concealed/pelleted mechanical fixings. Contemporary construction fixings and adhesives will not be used without prior agreement with MCC. Where historic materials cannot be reinstalled, replacements will be sourced/manufactured using appropriate species/materials. Replacement samples will be submitted for approval prior to installation. Detailed photographic, documentary and measurement records will be prepared for each location.

It is envisaged this invasive intervention approach will be required to specific rooms at ground floor level and the associated basement accommodation below.