

15th November 2023

1936-1-NOTES-020-Phase One – Building Recording – Cond 9

File Note

Project No. : 1936
Project Name : Piccadilly Hotel
RIBA Work Stage : Pre-Construction
Subject : Phase One – Building Recording Methodology
Revision : -

BUILDING RECORDING METHODOLOGY

Application no. 127539/LO/2020 - Condition 9

9) During soft-strip and demolition within each relevant phase at 69-75 Piccadilly a watching brief shall be in place (in conjunction with the requirements of condition 9 c) to record any additional inputs into the SLHA Inventory of Significant Fixtures and Features 03 11 2020. Where any additional historic fabric and features are uncovered (particularly within the ground floor unit) prior to their removal, agreement shall be sought from and approved in writing by the City Council as Local Planning Authority in relation to that phase. A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation in relation to that phase.

Work Scope

Phase One is specifically focused on works to the rear of the building. These are limited to the renewal of windows, doors and infill brick panels. Works will entail the opening up of fabric that is substantially of the 1990s. Historic fabric is being retained and repair.

Work Sequence and Monitoring

If in the course of opening up, previously unseen historic fabric is to be recorded. To make this possible, the contractor is to work closely with the Architect to advise on work activity and so that the opening up works can be monitored. Key hold points are to align with the removal of:

- 1990s Georgian wired windows;
- brick infill panels;
- internal ceilings of the cellar

Recording Method

If fabric of significance is uncovered in the course of opening up works the Architect will attend to observe the works and make records of any fabric that is of significance.

Recording will be in the form of photographs sketch drawings where appropriate and written word. These will be made at the time of the progression of the works and kept on file until the renovation works have progressed to a point at which no more opening up or removal of historic fabric is required. The sum of the site phase record will be added to the document 'Inventory of Significant Fixtures and Features'.

Reporting

The additions to the inventory will be compiled through the course of the development of the historic building. The record will be included within the summary report submitted to discharge Condition 9 once the main works (Phase 2) has been sufficiently progressed to permit the conclusion of the recording period and prior to the completion of the overall construction phase.