

Methodology For Pall Mall Enabling Works

Prepared by Dragon Fly Contracts

Scope of Works

Mini Piling to Car Park Area

Installation of Secondary Support, Steel Frame

Forming Structural Openings to Ground and Lower Ground floor Slabs

Removal of 7 Reinforced Concrete Bays and associated Glazing to Façade

Drawing Reference

Lower Ground Floor Demolition Plan

Ground Floor Demolition Plan

Structural Works Basement Level

Basement Floor Demolition

Structural Specification

Works commence 24.04.23 for 12 weeks, complete July 2023

General heritage management principles.

All significant interventions should be informed and preceded by thorough documentary research and detailed visual and if necessary, physical investigation.

Works will be based on the objective of minimum intervention and disturbance to the significant fabric of the Pall Mall building.

Proposed works will be evaluated and informed by their potential impact on the fabric of the building.

Intervention works has 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 in the fabric that protect or better reveal Pall Mall significance will be encouraged.

Change that would cause unmitigated harm to the significance of the building will be avoided.

In the unlikely event that the structure is damaged the Architect and Heritage consultants will be consulted and an agreed methodology for repairs will be implemented. Any exceptional event will be advised to MCC for record.

Every element of the works will be completed sympathetically by competent operatives with a proven track record of working within the Grade II listed environment. The project culture of care, consideration and preservation of the buildings Heritage will be always maintained. This culture will be administered via Contractor selection. Induction, relevant Toolbox Talks relating to protecting of our heritage and site notice boards.

A photographic record of all existing finishes will be maintained, before, during and after the works are complete.

Any damage to the Historic elements of the structure will be repaired in accordance with a previously agreed and approved methodology.

If required the heritage consultant will be consulted as the works progress, to mitigate any detrimental effect to the historic/ heritage components of the building fabric.

Before any works commence the management team will carry out a review and understanding of the building fabric, the building fabric adjacent to the works (including horizontally and vertically neighbouring areas that may be affected), and the surrounding area.

Methodology

Structural Alterations LGF

The works to the LGF are required to compliment the new entrance from the Piazza area

These works involve

- Removal of Floor Slab to accommodate installation of new DDA compliant platform lift.
- Removal of concrete slabs to facilitate a new feature stair

All structural alterations will be reviewed for structural integrity before works commence and a robust design solution for temporary works will be implemented if required. The Temporary works will be designed and installed in accordance with our project culture regarding the Grade 11 listed status of the building and the preservation of Heritage finishes.

All trade contractors associated with the works will have proven competency, hold the relevant CSCS competency card, and will attend a Site Induction including Task Specific induction, regarding preservation of heritage items/Mosaic Tiles. Additional Task Specific and heritage preservation Toolbox Talks will be completed at regular intervals if required for prolonged works.

Heavy duty crash deck Scaffolding will be erected, below areas requiring demolition in accordance with previously approved tie details if required, only as a last resort. Alternative tie details that mitigate the requirement to tie through Mosaic tiles will be considered and employed if possible.

Mosaic tiles and external finishes will be protected against impact and water damage using robust materials, ply wood, corex . Mechanical fixing will not be permitted Adhesive tape must be easily removed on completion of works leaving no adhesive residue.

Mosaic tiles that require removal to facilitate the demolition works will be carefully removed using hand scrapers if possible. If required, and as a last resort lightweight percussion tools may be used,

Works cannot progress until protection has been inspected as fit for purpose by Dragonfly supervisor.

Existing windows will be removed sympathetically to skips.

The removed tiles will be collected and stored for cleaning by specialist contractors for reuse in other areas, in accordance with approved methodology.

The existing floor slab will be saw cut to provide a clean edge, Water suppression will be kept to a minimum to mitigate water damage to historic features.

RC slab will be removed using mechanical breakers, BROKK or similar.

Concrete arisings will be removed to skips in Marsden Street via wheelbarrows.

Rough edges of exposed concrete will be cut clean using cut off saws and diamond blades. Where possible dust extraction will be implemented as a preference to water suppression.

The effects of adverse weather will be mitigated by the use of suitable screens. These will be freestanding and robust enough to withstand high winds and severe rain.

On completion of structural alterations the protection will be removed, and the area will be inspected by Dragonfly supervisor. Any damage to historic features will be sympathetically repaired using reclaimed materials.

Floor Slab Removal to Form Atrium GF

- Works required to accommodate Feature Stair

Structural Steel will be installed to support exposed edges before removal of sections RC Floor Slab. Steelwork will be delivered to site in manageable sizes and lifted into position using mechanical means Genie Lift or similar.

Site operatives working from MEWPs will install the steelwork using bolted connections.

A Heavy-Duty Scaffold crash deck will be installed directly under the area of slab to be removed.

The slab edge will be cut neatly using diamond tipped blades with minimum water suppression to mitigate damage to other areas. Mechanical breakers will be used to remove the floor slab working in a controlled manner, clearing arisings sat regular intervals. Care will be always taken to prevent damage to other areas affected by our works.

Exposed slab edges will be sympathetically repaired using Reinforced Concrete. The fixing detail of shutters will be completed with minimum intervention of surrounding undisturbed areas.

The finishes and handrail will be installed in accordance with agreed and approved materials as the works progress to prevent damage. A robust system for protecting the finishes will e implemented on completion of the installation.

Removal of 7 RC Cantilever Bays to façade

Drawing reference, Ground Floor Demolition. Ground floor Plan

The existing windows will be removed sympathetically to facilitate removal of the RC Cantilever Slab at GL F, D and the Marsden Street Elevation. Crash decks will be installed externally.

Existing Mosaics will be carefully removed and stored on site to facilitate future repairs using small hand held breakers fitted with a flat chisel bit.

Mechanical breakers BROKK or similar will be used to remove the structure. Exposed edges will be cut back to a clean smooth finish using diamond edged saw blades.

Mosaic Repairs

Upon completion of the works and reinstatement of new windows/curtain walling a detailed survey of the building fabric will be completed, Any damage to the existing façade will be completed using the existing and previously removed mosaics, The mosaics will be fixed to the structure using heritage putty with a colour matched heritage lime grout. The image below shows the arrangement for repairs.



Structural Opening New Staircase GF to Basement, Platform Lift

Mini Piles will be installed within the basement to provide foundation for secondary support steel frame. Piles will be installed to structural engineers design and specification on will be tested in accordance with relevant regulation.

Steelwork will be installed to support exposed slab edges before demolition works commence.

Following completion of Basement piling works and Steel installation the section of Floor slab will be re moved to accommodate the new stair. Historic features/Mosaic Tiling will be protected from impact, dust and water damage using freestanding screens and adhesive tape. Mechanical fixings will not be permitted at any times.

The opening will be formed following installation of a robust heavy duty crash deck.

Mechanical breakers will be used to remove the floor slab, Exposed edges will be cut using diamond edged tools. Arisings will be removed progressively as works progress.

Exposed slab edges will be sympathetically repaired using Reinforced Concrete. The fixing detail of shutters will be completed with minimum intervention of surrounding undisturbed areas.

The new steel staircase will be delivered to site in manageable piece small sections.at a later date within the main works programme and erected in accordance with our site culture of maintaining and preserving the historic fabric of the building. Temporary edge protection will be provided in lieu of the permanent solution being installed at a later date.

The finishes and handrail will be installed in accordance with agreed and approved materials as the works progress to prevent damage. A robust system for protecting the finishes will be implemented on completion of the installation.

The builderswork for the platform lift will be completed with minimal disturbance to existing finishes in conjunction with new stair. The platform lift will be installed at a later date as finishes progress.

Our site team will closely monitor the work to ensure interventions are managed and preserved.