



1907 – St Margarets: Watching Brief for Monitoring the Soft Strip Out Works

The contractor is to ensure that a copy of this watching brief policy is available on site for viewing of all operatives and forms part of the induction process for site operatives at the initial phase of the project.

The contractor is to ensure that a full set of strip out drawings is available at all times on site for the strip out contractors, along with strip-out methodology document.

Method

A full method statement to strip out is available elsewhere, but in summary all existing non-historic fittings, as described on the strip out drawings, are to be carefully removed without damaging any historic fabric, and with hand tools only.

The contractor must take a photographic record of all the works both during and after the strip out and issue these to the Conservation Architect without delay.

Monitoring

The Conservation Architect will attend site to oversee the removal of a representative example of each type of fabric removal:

- Non-load bearing stud partition
- Modern dry-lining to panelled walls
- Suspended ceiling (former WCs).
- Modern fittings (WCs)

The CA will also attend site as and when unforeseen fabric is identified – see below.

Unforeseen Items – Identify and Record

Under no circumstance should anything be removed or stripped out that does not appear on the strip out drawings.

During the strip out, if there is a divergence between the drawings and the fittings on site, the Conservation Architect should be contacted immediately. If necessary, the architect will attend site and the drawings will be revised to show such fittings.

During the strip out process the contractor should ensure that anything uncovered which appears to be fixed to the fabric and does not appear on the strip out drawings shall not be removed but

recorded by marking up on the plans and also photographed. All works in this areas should cease until given the 'all clear' to proceed.

The Conservation Architect should visit site to inspect the finding and if the item(s) appear to be historic in nature, then they shall be marked up on the drawings and recorded.

The Conservation Officer (CO) will be informed, and a collective decision made on the retention or otherwise of the item or feature based on historical investigation.

The drawings will be updated accordingly depending on the decision of the Conservation Team.

An appropriate methodology for the removal of any additional non-historic fabric from the uncovered surface will be prepared by the CA as required prior to the works progressing. For example, if the initial timber stud is removed, and beneath this a plasterboard found bonded to a presumed decorative surface, this would require a revised methodology prior to progressing on site.

The CA will record the details of watching brief visits, and any discoveries and decisions made. These will inform the development of further detailed design or repair information for the works going forwards.