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RESPONSE BY FWA LONDON RESIDENCES Ltd TO CONDITION 4 OF THE LISTED BUILDING CONSENT

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1.0 RESPONSE TO CONDITION 4 – protection of historic features

"Precautions shall be taken to secure and protect the interior features of historic importance against accidental loss or damage or theft".

To respond to the requirements of planning condition 4 we have grouped our proposed measures into the following sections, namely:-

1.1) the retention of the services of Julian Harrap for perusal of initial RAMS and for a watching brief

1.2) the identification of features of historic significance to raise awareness

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1.1) the retention of the services of Julian Harrap for perusal of initial RAMS and watching brief

The areas/features of significance have been identified in the statements by Julian Harrap Architects and this has been incorporated into the specifications and drawings by David Chipperfield Architects.

It is proposed to retain Julian Harrap Architects to agree and monitor the areas/features of significance, during the initial method statements and to provide a watching brief to ensure conformity.

1.2) the identification of features of historic significance to raise awareness

It is considered essential that areas/features in the building are identified so that all personnel and operatives on site appreciate the significance.

Using the layout plans and elevations in the historic impact assessment we will identify each feature with similar colour coding (in addition to protection measures) and this will reference back to an encapsulated layout plan displayed at the entrance of each room.

During the procurement process and at pre start meetings with sub-contractors the need for identification and relevant method statements will be emphasised. To implement and monitor the identification process, work on areas/features of significance will be undertaken by a permit to work system and this procedure will be again highlighted in the site induction process.

1.3) protection measures relevant to each area/feature

To determine where protection measures are needed FWA have used as the authoritative guide, the Historic Impact Assessment prepared by Julian Harrap Architects Llp which formed part of the submitted documents used to obtain the Listed Building Consent.

FWA have prepared a schedule (see appendix A) to demonstrate the proposed level of protection which is based on the annotated layout plans and elevations included in the Historic Impact Assessment (see appendix B for layout plans).

1.4) careful selection of appropriate specialists to undertake the work

In recognition of importance of preserving the heritage features FWA will ensure that the overhaul and alteration of staircases, flooring, timber panelling, doors, dados, enriched plasterwork and chimneypieces etc will only be undertaken by specialist sub-contractors who will be selected for their expertise and previous relevant experience. Details of the

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specialists who will be involved are being finalised at this time for approval. Each specialist will attend a pre-commencement interview where his methodology will be discussed and agreed prior to any works starting on site to ensure that the requirements of the Listed Building Consent are fully appreciated. Only approved sub-contractors will be allowed to work on heritage features.

As outlined previously a permit to work system will be implemented for features of architectural and historic interest in addition to method statements and samples.

The chimneypieces will be overhauled by approved specialists towards the end of the finishings programme when the ply protection will be removed. Once overhauled, the fireplaces will be protected again until completion.

1.5) dissemination of information to all persons on site plus updating notices

Any changes to the identification and protection process will be advised in site notices and tool box talks so that the measures evolve with the needs of the site or discovery of further features of significance.

1.6) implementation of the fire plan

A fire plan will be implemented with hot works permits to minimise the risk of fire.

The hot works permits require inspection of the building at the end of work sessions to ensure that any problems associated have been fully dealt with.

In addition to advising escape routes, the fire plan will provide for identified fire points with extinguishers to tackle a small fire plus audible means to raise an alarm.

1.7) site security

The site will be securely maintained during the day and all operatives will be subject to a booking system on entry/egress to ensure the security of the building.

The passive infra-red intruder detection system, which is currently in place during the enabling works phase, will be retained and adapted to suit the changing needs of the refurbishment.

The out of hours monitoring of an alarm plus police presence if required will also continue to provide secure protection when the building is unoccupied in the evening and at weekends.

1.8) samples and the sample room

Samples of materials and workmanship, to ensure consistency and conformity with the drawings and specification, will be undertaken to an agreed schedule.

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In addition room R204 will be brought forward in the finishings programme to enable early agreement to the finishes that will be typical across the whole of the scheme.

1. 9) flooring

The timber flooring is to be taken up early in the construction programme and temporary boards laid. The flooring is to be overhauled in a segregated area, or off of site, and then laid later during the finishings programme. By this means damage during the construction processes can be avoided and by using temporary sheeting the access for structural works and services installation can be safely carried out.

1.10) main staircase

The methodology for the main staircase is covered elsewhere. It should be noted here in this section however that the main staircase will be carefully removed and stored prior to the commencement of the main construction programme and only reinstated in its new location after the stair well area has been remodelled and during the finishings programme.

1.11) M&E services

There will be a requirement to install building services in the vicinity of historic features and in order to safeguard the special architectural and historic fabric of the building the installation of building services will not proceed until drawings have been approved showing the routes for pipework, ducts and cables. Access to install services in these areas shall be subject a permit to work as will any builders work chases and pockets.

1.12) temporary roof

Works to undertake the remodelling of the existing roof will be protected by a temporary roof so as to ensure that the existing fabric of the building is not subject to further damage by the ingress of weather.

13) protection measures prior to handover

All finishes will be protected prior to inspection and handover and regarding the relocated staircase we will protect the overhauled treads and balustrade with corex sheeting and an impact absorbent underlayer.

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2.0 APPENDIX - SCHEDULE OF PROTECTION FOR EACH AREA/FEATURE

2.1 Schedule of protection measures

2.1 Reference drawings to protection schedule