

1 - 2 LINCOLN'S INN FIELDS WC2A 3AA

RESPONSE BY FWA LONDON RESIDENCES Ltd TO CONDITION 5 OF THE LISTED BUILDING CONSENT

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RESPONSE BY FWA LONDON RESIDENCES Ltd TO CONDITION 5 OF THE LISTED BUILDING CONSENT

1.0 RESPONSE TO CONDITION 5 – careful removal of the staircase before works commence

1.1 Introduction

The existing stairwell is to be enlarged and the timber staircase relocated to suit. It is therefore necessary to carefully remove the stair flights together with the balustrades, prior to the commencement of the main contract, and to set aside to a secure area for overhaul and then storage. The refixing will be carried out once the stairwell has been remodelled in conformity with the construction drawings and specifications.

FWA London Residences, as main contractor, have considerable experience in heritage refurbishment and restoration and will be responsible for the remodelling of the stairwell but will rely on a specialist joiner to carry out the careful removal of the staircase. In selecting a suitable specialist, consideration was given to the following skills necessary to successfully undertake the work: -

- have an understanding of heritage staircase construction and be able to produce a detailed survey, record and method statement prior to commencement of the removal process.
- employ joiners who are experienced in working with listed features
- have the techniques and facilities to overhaul the stairs/balustrades and to remake features that have been lost or damaged over time
- liaise with FWA over the finished dimensions of the new extended landings and make up any missing sections to match in a workshop environment
- store the staircase away from the site during the main construction period under controlled conditions
- bring the overhauled staircase back to site and reassemble it to the new location using traditional methods of construction in keeping with the original installation

FWA have worked with NHR Joinery Ltd on previous conservation schemes, most recently Chatsworth House the stately home in Derbyshire and seat of the Duke of Devonshire.

NHR Joinery undertook the restoration of existing heritage joinery but are unable to provide any photographic evidence to demonstrate their work due to confidentiality agreements that have to be signed. The conservation work was carried out to the satisfaction of Inskip and Jenkins Architects who were impressed by NHR Joinery.

FWA consider that the range of skills in the list above can be adequately covered by NHR Joinery given their track record in restoration and conservation and also their ability to construct new staircase components to match existing heritage features. In appendix A NHR Joinery have shown some of their new work carried out in period style, which we consider to be a distinct benefit given the requirement to manufacture missing or damaged components in the existing staircases to 1-2 Lincoln's Inn Fields.

We therefore invited NHR to inspect the staircase and produce their initial observations and then to provide a method statement for removal.

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1.1 Introduction (cont.)

The condition report prepared by NHR and the initial method statement for the careful removal of the staircase are contained in appendix B.

1.2 Overall Sequence for the Careful Removal, Storage and Reinstatement of the main Staircase

In this section we set out the overall sequence for the removal and reinstatement of the staircase as follows: -

- a) overall method statements to be issued and validated. It is proposed that Julian Harrap be engaged to approve the method statements by our specialist contractor and to undertake a watching brief to ensure conformity.
- b) approval to be obtained by the Council as Local Planning Authority for the relocation of the staircase prior to the main contract works commencing. The removal of the staircase to be undertaken as an enabling works programme prior to the main construction programme.
- c) stair and balustrade components to be individually identified, photographed and recorded. Final method statement approved.
- d) the stair case components to be carefully removed and taken off of site for repair and storage under controlled conditions (see appendix B initial method statement).
- e) the main contract works will be undertaken including the stairwell remodelling.
- f) during the course of the main works new cantilevered timber landings will be constructed in the stairwell and when it is programmed and appropriate to do so, the existing staircase and balustrade will be refixed by our specialist's joiners. It is not possible at this stage to provide a date when the stair case will be installed since the commencement date for main programme is in abeyance, but a date will be advised for inspection of the overhauled staircase. The duration for the staircase installation on site will be eight to ten weeks.
- g) the staircase will be incorporated into the finishings sequence and then be protected by corex sheeting with an impact absorbent underlayer until handover.

By using the above sequence we will ensure that the staircase is properly removed by our specialists and is away from the lightwell during the remodelling activities. During the course of the works vertical transportation of men and materials will be achieved by the use of a temporary access scaffold with steps so that construction traffic will not damage the historic staircase during the main programme.

We have also included the planning award in appendix C for ease of reference.

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2.0 APPENDIX

APPENDIX A – RELEVANT EXPERIENCE OF NHR JOINERY

See attached pdf

**APPENDIX B – CONDITION REPORT AND INITIAL METHOD STATEMENT FOR STAIRCASE
REMOVAL, REPAIR, STORAGE AND SUBSEQUENT REINSTATEMENT**

See attached pdf

APPENDIX C – PLANNING DECISION

See attached pdf for reference