

TH15.20-02-02 – rev A

SOL MELIA WHITE HOUSE, NW1 3UP

FAÇADE CLEANING AND RESTORATION

HERITAGE, DESIGN AND ACCESS STATEMENT

Heritage Statement

Assessment of the elements constituting the historic and special architectural interest/character of the building.

Details of the Property

The property is a 9-storey steel framed building dating from 1936, using construction techniques common to the period. It is clad in pale cream faience tiles with bands at the floor level. The faience is built onto masonry. It is star shaped in plan.

Justification of the works

The proposed works do not entail any demolition or alteration to either the structure or the façade, but are essential maintenance and repair of failed tiles as detailed in the attached façade survey.

Investigative works are recommended at the following locations due to the evident failure.

- Wall at ground floor adjacent the manager's office at Albany Street.
- Window heads

This is a steel framed building dating from 1936, any residual protection provided by the mortar or concrete packing around the steel frame and any directly applied protective barrier (lead paint would have been typical) has been lost. It is thus highly probable that corrosion has been instigated in several areas and is likely to be at stage III (laminar / highly expansive corrosion) resulting in the spalling, open joints and cracks noted in the building.

Portions of failed concrete at high level and significant movement have been observed (as detailed in the report) and there is the consequent risk of localised further failure with the attendant risk of severe injury or damage.

As the façade has already failed in several areas and is allowing water penetration, there is the very real risk that the deterioration, unless halted in the short term, will result in a far more significant failure in the façade and the structure.

Once the investigative works have been completed, a more detailed schedule of works will be developed and a full method statement submitted.

At this stage the other areas recommended for investigation in the report (Albany Street balcony, Osnaburgh Street balcony and the staircase) will be repaired by resin injection and repointing as per the specification C41X and used as a basis to determine if the corrosion is progressive.

Anticipated Impact

There is no anticipated adverse impact on either the historic or special architectural interest / character elements of the building as the works are maintenance and repair and will make use of appropriate restoration techniques – Method Statements will be submitted by the contractor.

The purpose of the works is to restore water-tightness thus to minimise the effect of future corrosion of the underlying structural steelwork.

Mitigation of adverse impact

Once the schedule of repair works and method statements have been agreed a contractor experienced in heritage and conservation works will carry out the works. The works will be carried out in line with NBS standards C41X – Repair / Conservation of Masonry adapted for use on this project.

Details of the Works Proposed

The proposal is to clean the façades on Longford, Albany, Osnaburgh Streets and Osnaburgh Terrace using façade gommage.

A sample clean will be provided for inspection and will be used as a standard for the works.

Repairs and restoration to be carried out in line with the attached report and elevation drawings: TH/MWH & TH/MWH/01 ff. to specifically pick up points 2.2 – 2.23 and in line with the provisions of NBS C41X.

The façade will be protected by application of AquaFend.

Investigations undertaken into the effect and effectiveness of façade gommage have determined that the effect on the surface is minimal. (USGS – Professional Paper 1635; University of Technology, Sydney; IBIS report 2088-01).

Design and Access Statement

Assessment of access relating to the proposed cleaning of the façades on Albany Street, Osnaburgh Street, Osnaburgh Terrace and Longford Street.

Design:

As noted in the Heritage Statement there are no changes proposed to the existing building, only cleaning and repairs to the failed faience.

Access:

Access to the facades for the cleaning and maintenance work will generally be from an enclosed cabin mounted on a mobile crane or from purpose built scaffold / abseil to areas beyond the reach of the crane. At all times, pedestrian and road management will be in place to ensure safe access past the works.

No alterations are proposed to the building, thus there is no change to the permanent access routes.