HAMPSTEAD MANOR

ADVANCED DEMOLITION

Method for the retention of materials removed from Lady Chapman

Lady Chapman building has been designed to have the rear elevation removed and the front elevation façade retained. The building is situated within the old Kings College Hampstead residence, which is sited in a conservation area.

The planning conditions state that all reasonable efforts must be made to salvage and re-use key material features from the building so the elevations are re-built to replicate the existing building.

Where reasonably practicable, the following materials will be salvaged from Lady Chapman building and stored safely on site.

Windows

- All of the windows on the retained, courtyard elevation, will be carefully removed so that extensive structural modifications on the frame beyond can be carried out. These will be re-instated as refurbished with new single glazing
- Each window will be given a unique number and referenced against an elevation drawing.
- The sashes will be separated from their frames and cross reference
- The capping of the window box will be removed to expose the rope and lead weight.
- The fixing points will be identified where the box frame has been fixed to the solid substrate.
- If the fixings are identified as screws, a battery drill or screw drive will be used to remove the fixings and release the frame.
- If the fixings are identified as nails, a small nail bar and claw hammer will be used to sensitively remove the nails and release the frame.
- Once the frame has been released, it will be manually lifted out of the aperture.
- Each window frame will be paired with its sashes and wrapped in protection ready for safe storage.
- At the appropriate time in the construction programme, the retained courtyard elevation windows, now renovated, will be refitted in their respective openings.
- The rear elevation windows will also be carefully removed to storage for a period so that these can be used as templates and spares for other windows on the project.
- Mount Anvil does not intend to re-instate the rear elevation windows because they do not fit with the proposed fenestration, where new casement windows and terrace doors have been designed with new single glazing.

Chimney Pots

- All existing chimney pots will be retained and stored for re-use.
- Each chimney pot will be given a unique number and recorded for storage purposes.
- The concrete haunch at the top of each chimney breast will be sensitively broken away using a small lump hammer and bolster.
- The concrete haunch will be broken from the outside edge and slowly worked inwards to each chimney pot. Once there is enough purchase on the chimney pot for it to be lifted. Each pot will be individually lifted off the top of the chimney and passed down for storage.

- Once the chimney pots are at ground floor level. They will be inspected for any damage to ensure they are of a solid structure before being wrapped up in protection and stored for re-use later on.

Roof tiles

- The roof tiles have been surveyed and found to be from a relatively recent renovation. Mount Anvil plans to replace all of the plain tiles with new ones of a similar type to those prosed for the replacement of damaged and/or lost tiles on Maynard Wing, Dudin Brown and Bay House.
- The chosen tile replacement tile is the Dreadnought Brown antique tile. Tile use and distribution has been submitted to Camden under separate conditions and a physical sample will be retained on-site for Camden to review.
- The replacement tile is a plain machine made clay tile, where the choose of clay and firing techniques produces a weathered/stained look, specifically designed for renovation projects. This replaces a standard red machine made clay tile that has stained and weathered naturally.
- All rounded ridge, ridge bonnets, valley and specialist tiles will be carefully removed and retained. The tiles will be stacked into small bundles and sent down to the ground floor using a hoddy hoist, palletized, shrink wrapped and securely stored.
- Even though the feature tiles will be sensitively removed and best endeavors will be made to retain them for future use. It should be noted that the feature tiles are usually embedded on a mortar which makes them harder to remove without causing damage.

Feature bricks (gauged)

- The rear elevation of Lady Chapman is to be removed, generally, by using a demolition excavator with a hydraulic grip.
- Whilst grab is being employed to remove parts of the existing structural frame, it will also be used to bring down the piers and walls, formed from the red rubber bricks. When the deconstruction works gets within a few courses of the feature gauge bricks, operatives will take over and continue removing the rubbed bricks with hammers until the gauged are reached.
- The gauged bricks will be 'tapped' out with hammers, palletized and recovered to a place of safe storage. However, Both Advanced Demolition and brick repair specialists have assessed the condition of the gauged bricks and have come to the same conclusion. The gauged bricks are soft and weathered, which will make it difficult to extract useful whole bricks from their mortar bonds.
- Although the estimated recovery has been revised upwards, the quantity remains low at between 5% 10% of gauged bricks will be salvaged and re-used for repairs to the same feature on other buildings.
- There is no intention to use recovered bricks on the new rear elevation because they will look conspicuous placed into a facade of predominately new rubbed and gauged brickwork.
- The distribution of the Lady Chapman gauged bricks to other buildings will be prioritized to favour the front elevation of Lady Chapman first, before a wider distribution is considered
- Mount Anvil's 'golden rules' describe the strategy for repair and replacement of bricks on the retained facades. In general, only severely damaged and weathered bricks will be

replaced and where possible, the recovered bricks will be used as the replacement. Worn, dented and scratched bricks will be retained as part of the buildings historical use.

Plain bricks (rubbers)

- It is estimated that less than 5% of the rubbed bricks will be salvaged from the rear of Lady Chapman because the bricks are soft and weathered, which will make it difficult to extract useful whole bricks from their mortar bonds

Slate window cills

- Where the original cills are sound and undamaged, these will be carefully eased from their mortar beds and stacked between foam slips and stored. We anticipate recovering only 12 to 15no cills for reuse.
- The stored cills will be used to replace other damaged slate cills elsewhere on the project.
- Form our investigations, the slate cills have been identified as coming from a later repair, executed with a dubious and non-traditional construction detail. Consequently, the client does not intent to reuse any slate cills on the rear elevation because most of the new windows will be full height casement or terrace doors and, therefore, the slate is not an appropriate door threshold material.

Eaves Cornice

- The projecting decorative roman cement eaves cornice, on the North Eastern elevation, is due to be removed, almost in its entirety, to permit the addition of the new link between Lady Chapman and the new Rosalind Franklin Building.
- Although the majority of this feature will not be retained, we will carefully remove each section, provide it with a reference number and wrap it in foam before lowering to the ground. Sections will be palletized and removed to storage.
- These stored sections might be used to provide repair pieces for other buildings as the detailing and profiles are the same.
- Full access for survey purposes has yet to be carried out by a restoration specialist, although it can be clearly seen that some sections will need repair/replacement when viewed from existing roofs and terraces.

End of scope