



Project

St Giles Circus

Status

26 Denmark Street

Temporary Removal of Timber Panelling

Client

Consolidated

Date

July 2017



Introduction

This report pertains to the temporary removal of timber panelling within the Grade II listed building, 26 Denmark Street on the first and second floor, to allow condition survey of the existing wall.

This report has been produced with information from the structural engineer, specialist sub-contractor responsible for the like-for-like removal and reinstatement of the timber panelling and heritage consultants.

The report is sub divided into four sections:

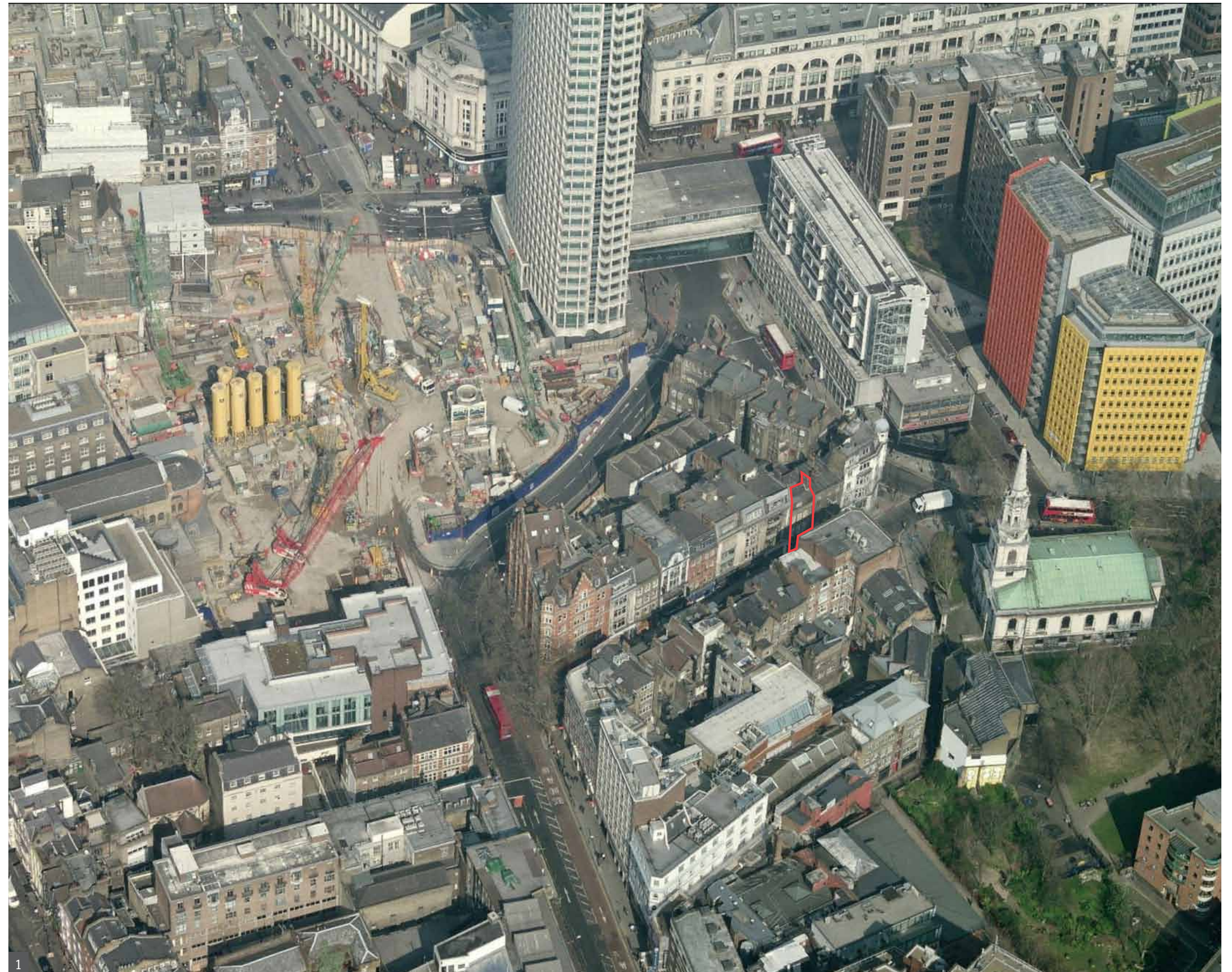
01 Heritage Statement

02 Scope of Works

03 Structural Engineer's Supporting Statement

04 Joinery Method Statement

Additional supporting information is also contained within appendices.



1. Aerial view of site.

01 Heritage Statement

Alan Baxter Ltd Statement

Introduction

This heritage statement has been prepared by Alan Baxter Ltd in support of a listed building consent application for the temporary removal of panelling from No. 26 Denmark Street to enable investigation of the structure.

Listed building consent for a major refurbishment of No. 26 was approved in March 2014 and again in April 2016 (ref. 2012/6870/L and 2015/6937/L respectively). During works, it was discovered that there are serious structural issues that need to be fully understood before they can be addressed. A key issue is the question of whether the façade is adequately tied into the building (see the Structural Engineer's Supporting Statement).

The site and its significance

No. 26 Denmark Street is listed at Grade II. It is highly significant as one of eight houses to survive from the construction of Denmark Street in the 1680s. The façade was rebuilt later, perhaps in the nineteenth century.

The interiors retain their original plan-form above ground-floor level. Much historic joinery also survives, particularly in the staircase compartment and at second floor level. These panelled interiors, with simple square-edged panelling, are in need of repair, but they are also a highly significant aspect of the significance of the listed building.

For further information on the history and significance of the listed building, the reader is referred to the Heritage Statement submitted with the 2015 applications (see Appendix 01).

The proposal and its heritage impact

The proposal is to carefully dismantle the panelling to allow the structure of the building to be inspected, before reinstating the panelling.

This work will be carried out by an experienced joiner. The historic joinery will be carefully removed using hand tools, then numbered and kept on site in a safe, dry place.

Once the necessary information about the structure of the building has been obtained, the panelling will be carefully reinstated. For further details, see the Joinery Method Statement.

There will therefore be no harm to the significance of the listed building. There are two heritage benefits associated with the proposals: (i) this will be an opportunity to learn more about the listed building, and (ii) it will enable the structural engineer to develop proposals to address these important structural



1. Record Photograph - 1975



02 Scope of Works

Extent of timber panelling to be temporarily removed

Scope

The following pages illustrate the proposed scope of the works required within 26 Denmark Street. The works are limited to the first and second floors and are immediately adjacent to the front façade. For the purposes of clarity, the scope of the works has been captured in both plan form and annotated photographs as agreed with the conservation officer.

The methodology for removing the panels is outlined in the joinery method statement.

Storage

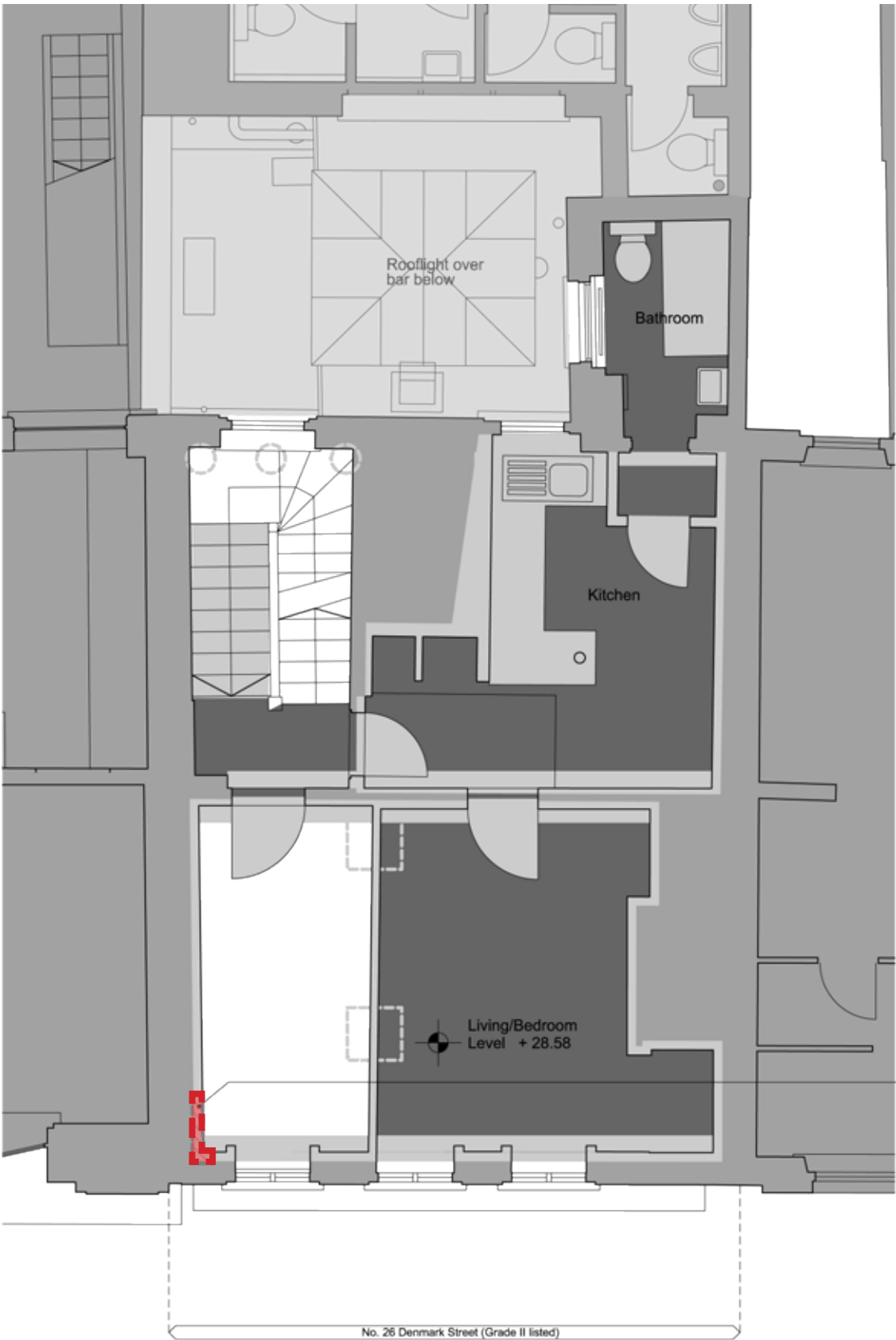
Once removed, all panelling will be temporarily stored within 26 Denmark Street whilst the structural assessment and any necessary repair works (subject to further approval) take place. After these works have been completed the panelling will be reinstated as outlined in the joinery method statement.

1. *Specialist Joiner assessing the historic panelling on site.*



02 Scope of Works

Extent of timber panelling to be temporarily removed - 1st Floor



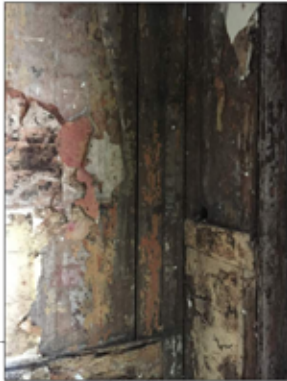
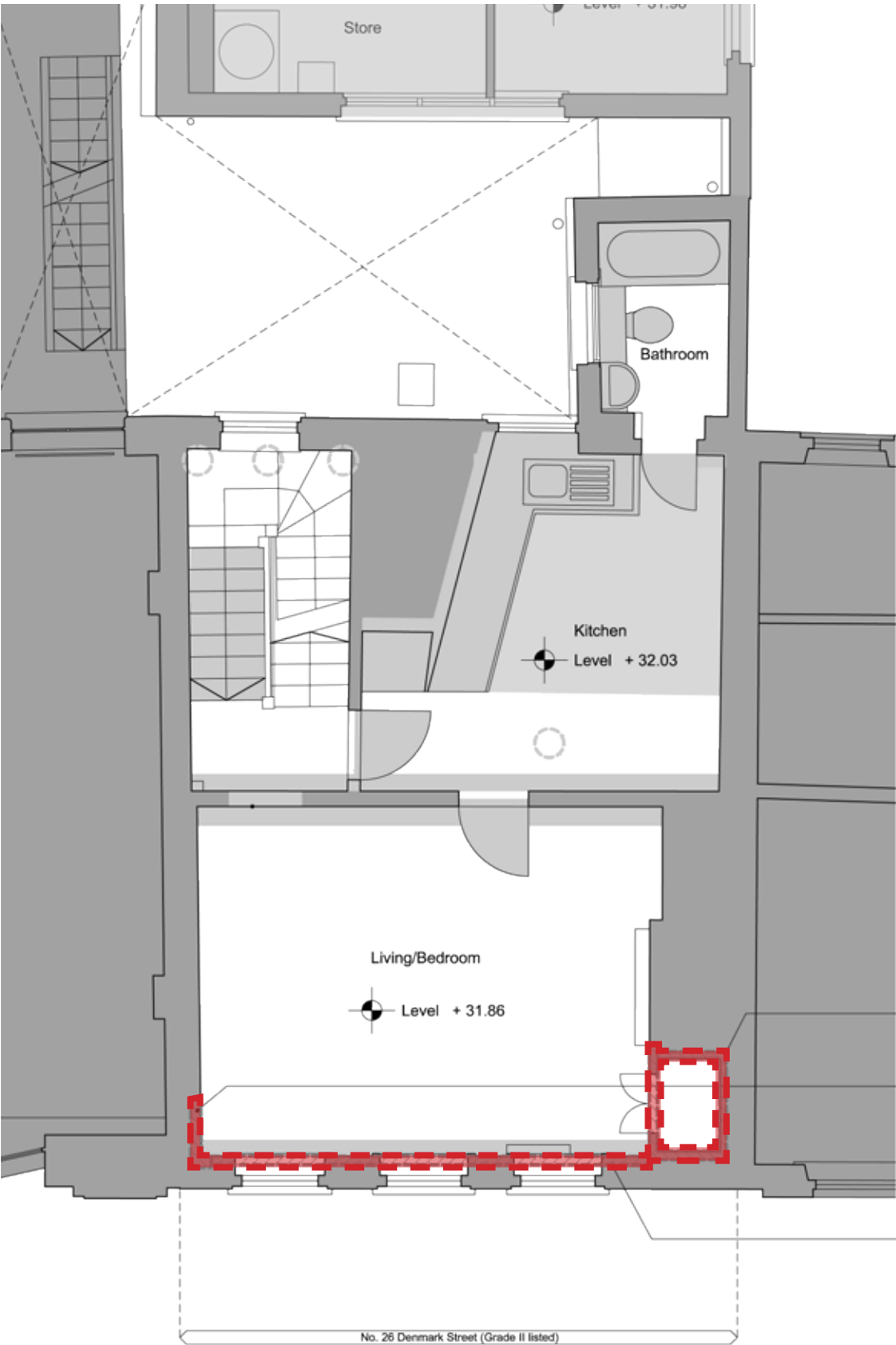
Remove panelling (over full height) locally to expose masonry corner interface



Scope of timber panelling to be temporary removed to allow for structural investigative works to be carried out

02 Scope of Works

Extent of timber panelling to be temporarily removed - 2nd Floor



Scope of timber panelling to be temporary removed to allow for structural investigative works to be carried out

03 Structural Engineer's Supporting Statement

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STRUCTURAL STATEMENT		engenuiti
Project no: 029	Date: 30/06/2017	
Project name: 029 – St Giles Circus		
Subject: 26 Denmark Street – Structural Supporting Statement – REV A		
Produced by: John Bailiss Associate, MISTructE	Checked by: Clive Fussell Director, MISTructE	

1 Introduction

- 1.1 The engineering approach to the conservation and repair of No. 26 Denmark Street has been to monitor, survey and incrementally open up the building fabric in order to minimise intervention and impact on the historic building fabric.
- 1.2 No. 26 Denmark Street has been monitored both internally and externally closely for the last few years. Whilst the property was in use, areas of concern were noted for further investigation once the property was vacated.
- 1.3 The recent round of incremental opening up has revealed two areas of concern, namely the interface of the front facade with the building behind and the support of the stair.



2 Front Facade

- 2.1 As noted in Alan Baxter's report on No. 26 Denmark Street, the front facade of No. 26 Denmark Street is thought to have been previously rebuilt to provide today's shop front.
- 2.2 On the recent removal of a contemporary back panel to a cupboard at first floor level, the interface between the front facade and the perpendicular Party Wall was exposed. At this location a crack of approximately 50mm width was observed, with free view in to the adjacent property.



- 2.3 Directly adjacent to this, the chimney breast to the Party Wall was also observed and seen to be separated from the wall.
- 2.4 This movement and separation of the masonry is a cause of serious structural concern. Should the defect be shown to be general to the front façade and not just local, the front façade will in effect be unsupported by flank walls and therefore reliant on the very limited structural restraint of the floor joists, or central bressummer beam.
- 2.5 Historically, this wall has shown a great deal of movement, as expressed in the slopping of the front lintels. This delamination could be the reason for this movement. Although no new movement has been recorded from the monitoring of the façade over the past few years, the lack of restraint of the masonry wall could lead to its ultimate and catastrophic failure.
- 2.6 Both the front façade and the chimney breast will be required to be tied back to their adjacent Party Walls, without this repair the wall is potentially unstable.
- 2.7 However, prior to repair, the full extent of this issue should be surveyed. To do this, the historic panelling to the walls must be removed to provide full access and view.

04 Joinery Method Statement

JJ.Sweeney LTD Method Statement


J.J. SWEENEY LTD
Carpentry, Joinery & Interiors

Unit 3 Conqueror Court
Spilsby Road
Romford
Essex
RM3 8SB

Tel: 01708 377767
Fax: 01708 377436

Skanska
26 Denmark Street
MS001
13th March 2017

Method Statement For The Removal and Storage of Grade II Existing Joinery

1. Scope of Works.

The careful removal of 1680's wall panneling to allow structural survey inspections to establish if the outer structure is moving away from the inner structure. Works are to be carried out to level 1 living/bedroom area and to level 2 living/bedroom area. Works to be carried out by our most experienced supervisor in listed building works, previous projects include, St Martins In The Field Church, Spencer House St James', Uppark House Petersfield.

Level 1

To remove Panel A full height to expose masonry corner interface. See attached layout and photographs 1 and 2 for information. Joinery to be labelled up as it is removed and photographs taken. An 'as removed' drawing to be produced.

- JJS to carry out site survey of work area, any queries to be raised with Skanska/Orms management.
- Remove existing mullions using carpenters hand tools, joints to be worked on initially until worked free.
- To remove the Panel locally and not the entire elevation the top, middle and bottom rails are to be cut through using a hand saw. Rails to be removed.
- Section of cornice may need removing once established how far Panel A goes up behind it, to be reviewed and agreed as the work progresses. If the panel has a fixing at high level behind the cornice then the cornice will have to be removed.
- Bottom and top panels then to be removed.
- As the panel is coming out full height no support work will be required.
- Work areas to be cleaned as the work progresses.
- Joinery to be stored on site in an agreed location.

Level 2

To remove Panels B and C and to remove all elevations within the cupboard. See attached layout and photographs 3, 4 and 5 for information. Joinery to be labelled up as it is removed and photographs taken. An 'as removed' drawing to be produced.

- JJS to carry out site survey of work area, any queries to be raised with Skanska/Orms management.
- Panels B and C to be removed using the same methodology as that used to remove Panel A.
- Support work may be required to support the upper panelling above Panel C, this to be done using 2 x 2 softwood. We do not think that this will be required but will review as the work progresses.

- Elevations A,B,C,D within cupboard to be removed, ceiling to be removed initially with elevations to follow.
- Work areas to be cleaned as the work progresses.
- Joinery to be stored on site in an agreed location

2. Personnel Involved.

Director: John-Paul Sweeney – Overall responsibility for all company operations including Health & Safety.

Contracts Manager: John-Paul Sweeney

Quantity Surveyor: Richard Affleck – responsible for all commercial aspects of the contract including valuations, projected final accounts and ordering of materials. Reports to John Paul Sweeney.

Foreman: Terry Willard– responsible for running of activities on site. Chairs Tool Box Talks, issues PPE, and carries out inductions including explanatory review of the method statement. Takes instructions from Skanska/Orms and organises labour force to suit programme requirements. Reports to John-Paul Sweeney.

Carpenters: Maximum 2No. required.

Emergency Contact No's

John Paul Sweeney: 07956 628 374

Terry Willard: 07967 038 522

3. Key Health & Safety Issues

- Dust

Note: Please refer to the attached risk assessment for control measures.

4. Training Requirements

All operatives are CSCS card holders as a minimum.

Our plant manager is trained for PAT testing.

Foreman has SMSTS training

Contracts Manager has SMSTS training.

5. Access / Egress

Access and egress from the site will be via the agreed routes as explained at the site induction.

6. Safety Lighting

Safety lighting to be provided and maintained by Skanska. Task lighting to be provided and maintained by J.J. Sweeney Limited. No halogen lighting to be used.

7. Equipment.

Cordless tools to be used. All tools to be PAT tested prior to delivery and every three months thereafter.

8. Deliveries.

Via JJS van and Skanska/Orms delivery protocol.

9. Hazardous Substances

N/A

10. Protective Equipment.

All operatives will be required to wear safety boots, high vis vests and safety helmets. Gloves, and protective glasses will also be worn in accordance with Skanska Health and Safety Policy.

04 Joinery Method Statement

JJ.Sweeney LTD Method Statement

11. **Quality Control.**
All operatives will be briefed on the Methods and requirements of the works with manufacture checked both during progress and on completion by our Contracts Manager.
12. **Risk Assessment & Control Measures**
See attached Risk Assessment.
13. **Environmental & Site Cleanliness.**
All waste generated by site operations to be cleared to a bin/skip provided by Skanska on a regular basis as the work progresses.
14. **Site Hours**
The site working hours will be between 7.30am to 5.00pm in 9 hour shifts, Monday to Friday, excluding Bank Holidays.

Appendix 5 - RISK ASSESSMENT FORM

Project Title:- St Giles Circus

Address: - 26 Denmark Street, WC2H 8NJ

SCOPE OF WORKS

The Removal and Storage of Grade II Existing Joinery

Date: - 13th March 2017

POSSIBLE RISKS			
Severity of Risk (fill in box with relevant number)			
1. INSIGNIFICANT	2. LOW	3. MEDIUM	4. HIGH
Falls	2	Welding Operations	1
Trip	1	Burning Operations	1
Falling Material	1	Noise	1
Fumes	1	Buried Services	1
Dust	2	Manual Handling	2
Electrical	1	Access and Egress	2
Excavations	1		
Working at height	1	Contaminates	1
		Security	1
		Flooding	1
		Plant/Equipment	1
		Traffic Management	1
		Explosions	1
		Environmental	1

Overall Risk Factor	Low
High	0
Medium	0
Low	5
Insignificant	16

PERSONS AT RISK (Tick Box)

Own Operatives ✓

Others in Area ✓

General Public

CONTROL MEASURES

- Falls

1. Operatives to be extra diligent when manoeuvring around the project due to uneven floors and the like.

2. Toolbox talk to be carried out before work commences to make operatives aware.
- Dust

1. Ensure dust extraction is used throughout the execution of these works.

2. Dust to be damped and bagged prior to disposal to site skips.

3. Dust masks to be worn by operatives in area.

4. Any cutting to be executed on a safe working bench.
- Manual Handling

1. Ensure sufficient operatives used to manhandle items from storage and around the site.

2. Ensure access route is clear of obstructions, trailing leads and other traffic.

3. Hoist to be used for vertical movement.

4. Pre check access route for slopes or steps and advise all operatives of their location.

5. Ensure PPE is worn at all times.
- Access and Egress

1. 1no operative allowed to walk on the stairs at any one time.

2. Ensure front door is closed once entered the site to stop passers by gaining access to the site.

04 Joinery Method Statement

JJ.Sweeney LTD Method Statement

Appendix 6

Manual Handling of Loads
ASSESSMENT CHECKLIST

Summary of Assessment Operations covered by this assessment: Distribution of materials from the storage to site working area. Personnel Involved: 2 Carpenters Date of Assessment: 13 th March 2017 TBT to carried out on site before operatives carry out any manual handling.	Overall priority for remedial action: Nil/Low/Med/High* (delete as appropriate) Remedial action to be taken: N/A..... Date by which action is to be taken: N/A..... Date for reassessment N/A..... Assessor's Name: JP Sweeney Signature:
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Section A - Preliminary

Q1 Do the operations involve a significant risk of injury? Yes/No
If "Yes" go to Q2. If "No" the assessment need go no further

Q2 Can the operations be avoided/mechanised/automated at reasonable cost? Yes/No
If "No" go to Q3. If "Yes" proceed and then check that the result is satisfactory.

Q3 Are the operations clearly within the guidelines under MHO Regs 1992 (seek advice) Yes/No
If "No" go to Section B. If "Yes" you may go straight to Section C.

Section C - Overall Assessment of Risk:

Q What is your overall assessment of the risk of injury Insignificant/Low/Med/High (delete as appropriate). If not "insignificant" go to Section D. If "insignificant" the assessment need go no further.

Section D - Remedial Action

Q What remedial steps should be taken, in order of priority?

1. Refer to Control Measures – page 1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

And Finally:

Take Action and Check that it has the Desired Effect.

Section B - More detailed assessment, where necessary					
Questions to consider: (if the answer to a question is yes place a tick against it and then consider the level of risk).	Level of Risk: (tick as appropriate)				Possible Remedial Action: (Make rough notes in this column in preparation for completing Section D)
	Yes	Low	Med	High	
The Tasks - do they involve: Holding loads away from trunk? twisting? stooping? reaching upwards? large vertical movement? long carrying distances? strenuous pushing or pulling? unpredictable movement of loads? repetitive handling? insufficient rest or recovery? a workrate imposed by a process?					
The loads are they: heavy? bulky/unwieldy? difficult to grasp? unstable/unpredictable? intrinsically harmful (e.g. sharp/hot?)					
The working environment - are there: constraints on posture? poor floors i.e. uneven, not laid, being laid? variations in levels i.e. slopes, stairs, platforms etc? hot/cold/humid conditions? wind conditions i.e. low, medium or high? poor lighting conditions? clear areas i.e. rubbish, debris, contaminants?					
Individual capability, does the job: require unusual capability? hazard those with a health problem? hazard those who are pregnant? call for special information/training?					
Other factors Is movement or posture hindered by clothing or personal protective equipment? DO I NEED ASSISTANCE?					
When you have completed Section B go to Section C					