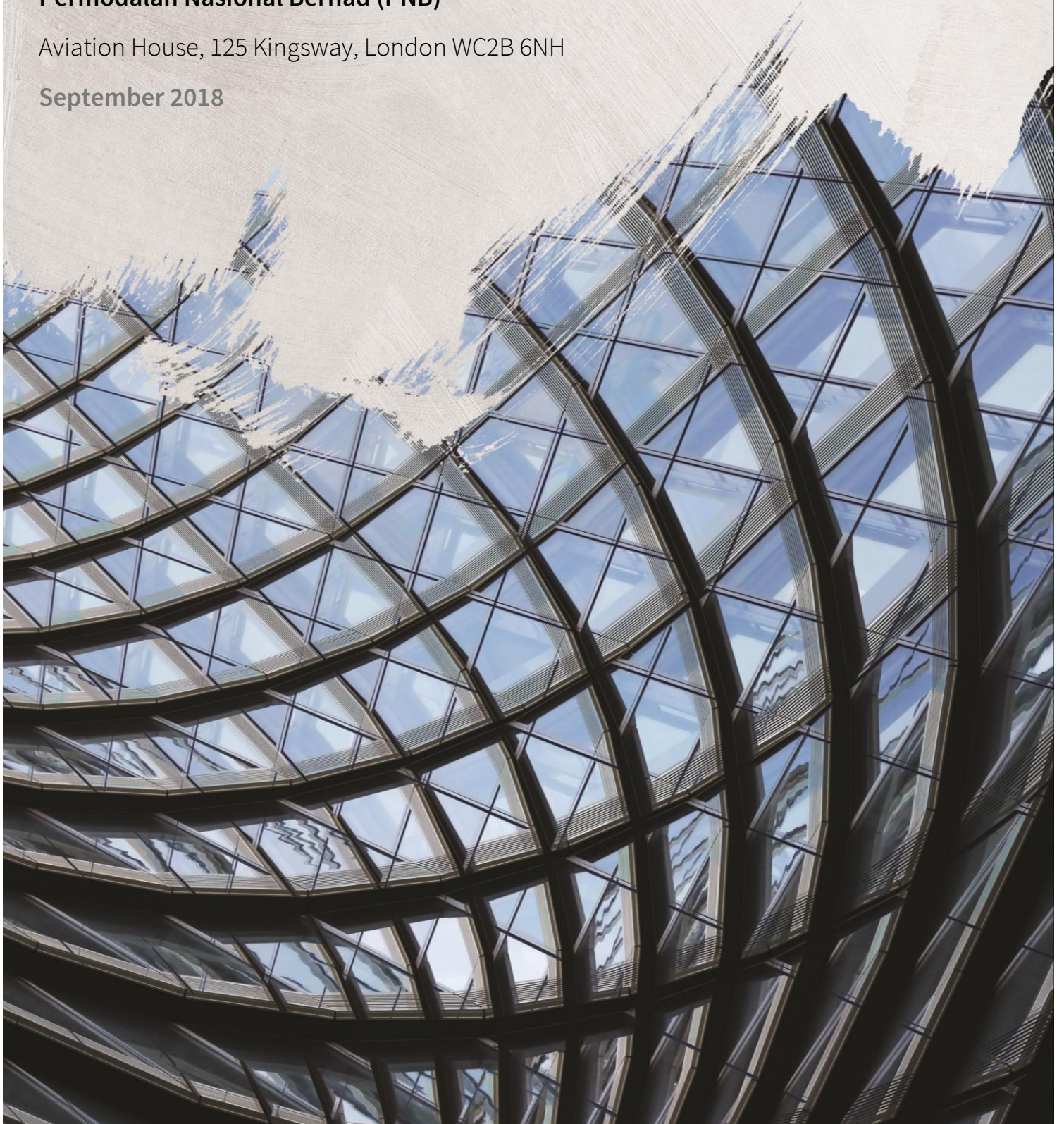


Supporting Information for External Repairs and Cleaning

Permodalan Nasional Berhad (PNB)

Aviation House, 125 Kingsway, London WC2B 6NH

September 2018



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1. Introduction

This document is to support an application for listed building consent to carry out repairs and maintenance to the Grade II listed façade, formally a Church, to Aviation House, 125 Kingsway. The listed façade of Aviation House is utilised as the main entrance for the commercial office space currently undergoing refurbishment prior to occupation by We Work. This façade is of Portland stone construction with ornate features including the semi-circular portico supported by fluted columns with scroll head carvings, some carved statuette inlay panels, and the original church bell tower. Windows have leaded glazing and are of circular porthole type. The entrance doors are original panelled timber doors.

The statements have been prepared by JLL of Walbrook Building, 25 Walbrook, London EC4N 8AF. Aviation House is a Grade II listed building therefore any proposals which may impact on the special architectural or historic interest of the buildings will be managed in relation to the Planning (Listed Buildings and Conservation Areas) Act 1990. These statements assess the impact of the proposed repairs and maintenance to Aviation House.

In order to compile these statements, a site visit was made in August 2018. During the visit evidence was compiled of the defects that have occurred from visual inspections.

2. Proposed Works and Materials

The intention is to undertake cleaning and minor repointing of mortar joints to the external listed façade elevation of Aviation House. Broadly, the works include the following items:

Access

The works will be undertaken via a combination of mobile elevated working platform (MEWP), industrial rope access and tower scaffold. The MEWP and rope access will be used to clean the facade panels to either side of the main portico entrance and the tower scaffold will be used for the cleaning of the columns and within the portico entrance. The proposed methods of access will include suitable protection in order not to disturb the façade material.

Cleaning

Cleaning to the stone façade to remove staining using the nebulous water spray system with soft brushes. Heavily stained areas will be cleaned using either the DOFF steam or TORK system.

Cleaning to the York Stone paving using a low pressure spray system with soft brushes.

Repointing

To carefully rake out sections of defective lime mortar pointing back to a sound base. Repointing the mortar joints using lime mortar which will be colour-matched as closely as possible to the existing mortar.

In addition, repairs are proposed to the York Stone paving and steps to the forecourt involving raking out where required of the mortar joints and repointing.

Redecoration

Redecoration of the cast iron gates inset within the listed façade will be finished to match the existing colour.

3. Design

Amount

Work is proposed to be undertaken to the entire extent of the listed stone front façade.

Layout

There are no proposed changes to the layout or structure of the building. The main entrance will continue to be the centrally located entrance which will be maintained for the duration of the proposed works.

Scale

The proposed cleaning and repointing works will be to the existing property and the scale will therefore remain the same. There are no proposals to alter the size or finish of any element of the property.

Appearance

In order to retain the character and traditional form of the buildings, we propose to retain and maintain the existing construction and finishes of the property. Upon completion of the works, the property should continue to relate to the age and character of the surrounding buildings.

4. Access

The premises are used as commercial office space and located on a busy pedestrian street in close proximity to Holborn Station.

For the duration of the cleaning and repair works, both the main entrance and fire escapes will be maintained and unaffected. The façade is currently separated from the street behind hoarding due to ongoing refurbishment works within the building. The pedestrian pavement has not been restricted as the hoarding has been constructed along the line of the entrance steps. The hoarding will act as a barrier to separate the pedestrians from the cleaning works, so it is believed that this constriction will have a minimal effect as the pavement is wide in this area. A management plan will be put in place to provide access for operatives and site visitors for the duration of the works.

5. Heritage Statement

125 Kingsway was the former Church of the Holy Trinity designed by J Belcher and JJ Joass and constructed between 1909 and 1911. The church became redundant and was converted to office accommodation in 1994. The listed facade to the building is constructed of Portland stone with an eastern apse in an Edwardian baroque style.

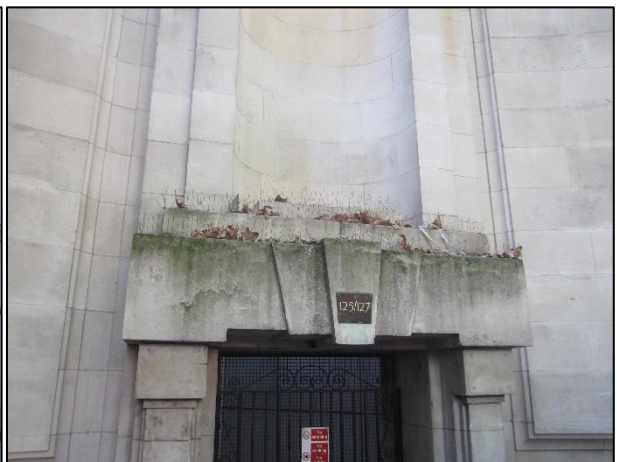
The Building Owner and JLL as their Agent for these works understand the importance of conserving Aviation House as a cultural and historic resource to national heritage. The need to carry out cleaning and minor repair work has been considered with care and respect for the fabric is implicit in all work instructed. To this end JLL have specified cleaning and repair methods from our experience with historical properties and consultation with experienced external works contractors to ensure the work that is necessitated is undertaken using methods that avoid loss to the historic fabric and following good practice with minimum impact for the special architectural interest and the environment. The character, setting and physical structure of the building should not have undergone any change upon completion of the proposed works.

The rationale behind the proposed works is that the Portland stone facade has become stained from airborne pollution and moss growth. Whilst the Listed status of the stone facade brings with it a legal obligation to maintain in satisfactory repair, there are no major defects but some general maintenance is now due to prevent further cosmetic deterioration, such as painting the corroding metalwork, removal of heavy moss growth and general cleaning. The stone is discoloured, particularly at high level and some minor repairs are needed to isolated cracked mortar joints between the stonework.

The proposed works will be minimised through close up surveys of the elevations by recognised and experienced sub contractors upon erection of safe access to allow only the required works to be completed.

Access to the façade will be compliant with Camden Council requirements and BS EN 12811, where required, as well as undergo third party inspections. By using the aforementioned system impact on pedestrian and the local public should be minimised for the duration of the works.

6. Photographs



7. Location Maps





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8. Listed Description of Property

CAMDEN KINGSWAY (West side) No 125 Aviation House (Former Church of the Holy Trinity)

(Formerly listed as Nos.125 AND 127 Church of the Holy Trinity) 14/05/74 GV II

Church, redundant in 1994. c1909-11. By J Belcher and JJ Joass. Portland stone. Rectangular plan with eastern apse and western concave screen wall. Edwardian Baroque style. Concave facade with central semicircular projecting portico of Corinthian columns supporting an entablature, which continues across the flanking walls, and shallow dome surmounted by an enriched urn. Similar urns surmounted terminating pillars of flanking walls. Round-arched niches with entrances below and tablets supported by sculptured angels above, flank the portico. The projected central tower was never built; now with shaped gable appearing behind portico and having an enriched tablet surmounted by a bellcote with cast-iron balcony. INTERIOR: there was also no money to stone face the interior; now white-washed brick with exposed brick above. Tunnel vault roof in concrete with penetrations from the middle north and south windows. All windows tall, round-headed.

HISTORICAL NOTE: facade design modelled loosely on S. Maria della Pace in Rome by Pietro da Cortona.

Listing NGR: TQ3049681455.

9. Brief Schedule of Works

To carefully clean the Portland lime stone using the nebulous water spray method and DOFF or TORK system where necessary, to remove vegetation and detritus from the façade.

To carefully rake out loose lime mortar pointing between the stone block work and repoint with lime mortar which will be as closely colour-matched with the existing mortar as possible.

To clean, repair and apply patination oil to the existing lead covering to the portico entrance, gutters and rainwater outlets.

Curved wall section

Minor repairs to mortar pointing between the stone block work.
Restoration of the existing cast iron gates.

Centre doorway

Refurbishment and redecoration of the timber doors.

Portico

Restorative clean of 5no columns and column bases.

Redecoration of the portico entrance ceiling to match existing colour.

York Stone paving slabs

Careful cleaning of the York Stone paving slabs and steps to the forecourt area.

Minor repairs to the mortar pointing to all York Stone paving and steps to the forecourt.

10. Method Statement and Detail

STANDARD METHOD OF WORK

Method of Work: Stone Pointing with Hydraulic Lime

All pointing to be carried out in accordance with BS 8221-2 (2000) Surface Repair of Natural Stone by competent and experienced labour.

- To carefully rake out/cut out defective pointing to a minimum depth of 15mm. Power tools to be used where necessary.
- All dust etc. to be flushed out and the joint pre-wetted with clean cold water.
- Repoint joints in a stone dust mortar 1:1:2 NHL 2.0: crushed stone dust: Silver Sand.

COSHH AND PRODUCT DATA DETAILS ENCLOSED:

- Hydraulic Lime
- Stone Dust
- Silver sand