

**St Giles Circus  
21 Denmark Street  
PHASE 2 works**

**Listed Building Consent  
2012/6858/P**

**Discharge of Condition 17**

**Removal of existing Pilasters and first floor façade Glazed  
Window works**

**20<sup>th</sup> September 2018**

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## 1.00 Introduction:

Condition 17 states that a “method statement is required detailing how the existing pilaster and first floor façade to 21 Denmark Street will be removed, stored, and reinstated shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun”

## 2.00 Conclusion

The pilasters will remain in place for the duration of the contract, there are no works on site that will require the pilasters to be removed, stored and reinstated. The pilasters will be cleaned and repaired in-situ as per the specified scope of works.

A scaffold will be erected along the entire front façade of 21 Denmark Street.

Working both from the scaffold and from within the building (existing 1<sup>st</sup> floor level) the 1<sup>st</sup> floor window façade will be photographed and the 10 individual sections will be numbered and documented onto drawings.

### METHODOLOGY

- **SURVEY**
  - Survey existing – Dimensions on all sections and sizes and opening
  - Photograph – Accurate photos and plot to ensure existing is replaced like for like in same colour format for top window section (Including sequence of removal)
  - Lead survey – Samples will be taken to qualify lead content
  
- **REMOVAL**
  - ⊖ De-glaze and carefully remove existing steel beads
  - Carefully remove casements by taking hinges off (Note – when reinstating the casements will be fixed closed) On closer inspection the mullions are interlocked so these can become unhinged and unbolted
  - Sections fixed through the frame into timber sub-frame will be removed to free the frame sections
  - Removal and disposal of existing timber frame
  - Remove brackets to existing wall following sub-frame removal (Remove existing plaster on reveal to expose fixing lug)
  - All parts of window frame will be removed and manually handled through the building to take off site

NOTE: Externally glazed so working from the external scaffold will also be required

- **REPAIR/STRIP BACK**

- Existing sections will be numbered individually and in sequence
- All elements to be chemically dipped off site in a contained environment using a peel away system
- It is our intension to keep all elements of the window panels intact, however should any repairs become apparent they will be replaced on a like for like e.g. steel beads; replacement fixings; replacement hinges
- Lacquer will be applied and sent to PPC for painting as per specification.

- **RE-INSTALL**

- As per the removal sequence the reinstatement of the newly refurbished sections will be carried out manually and glazed on site to keep loadings to a manual handling weight.
- Glaze will be in situ once frame is back in the existing opening
- Glazed using the Histoglass GL09 as per specification
- Silicone glazed
- All window in the final scheme will be non-operable – all ironmongery removed and casements fixed
- The final window will be handed over for review and inspection on completion of the works

## **RELEVANT EXPERIENCE**

The works will be undertaken by WP Dansk. Examples of similar projects undertaken on Grade II buildings are provided below:

- **Bourlon Barracks (Catterick Garrison)**

- A grade II listed building we carried out the window refurbishment works (Case study link: <https://www.iwpdansk.com/work/boulron-barracks/> )
- We carried out refurbishment of existing arched metal windows (12nr); scraped back by hand using linbide scrapers and then sanded using a wet n dry grading system. All done in-situ
- Photo example attached

- **Mappin Street (Sheffield)**

- A grade II listed building we carried out the window refurbishment works (Case study link: <https://www.iwpdansk.com/work/mappin-street/> )
- We cleaned and refurbished the stained glass arched windows which were in a metal frame. We had to refurbish the existing metal frame. The windows were stained glass in a leaded light so we also renewed the pointing on the front by removing the existing putty lines and replaced with a metal casement putty as well as re-decorate. All done in-situ
- Works were to 3nr large windows on the front listed façade (9nr in total in sets of 3)
- Photo example of scraped back finish attached





End