

Ref: 739-2.1

Antonia Powell
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

12th July 2019

Dear Antonia

Charles Clore House 2017/7013/L_Condition 4_Method Statement & Details pertaining to Original Concrete

We write with regards to condition no. 4 attached to the listed building consent for the works at Charles Clore House, the condition text is repeated below:

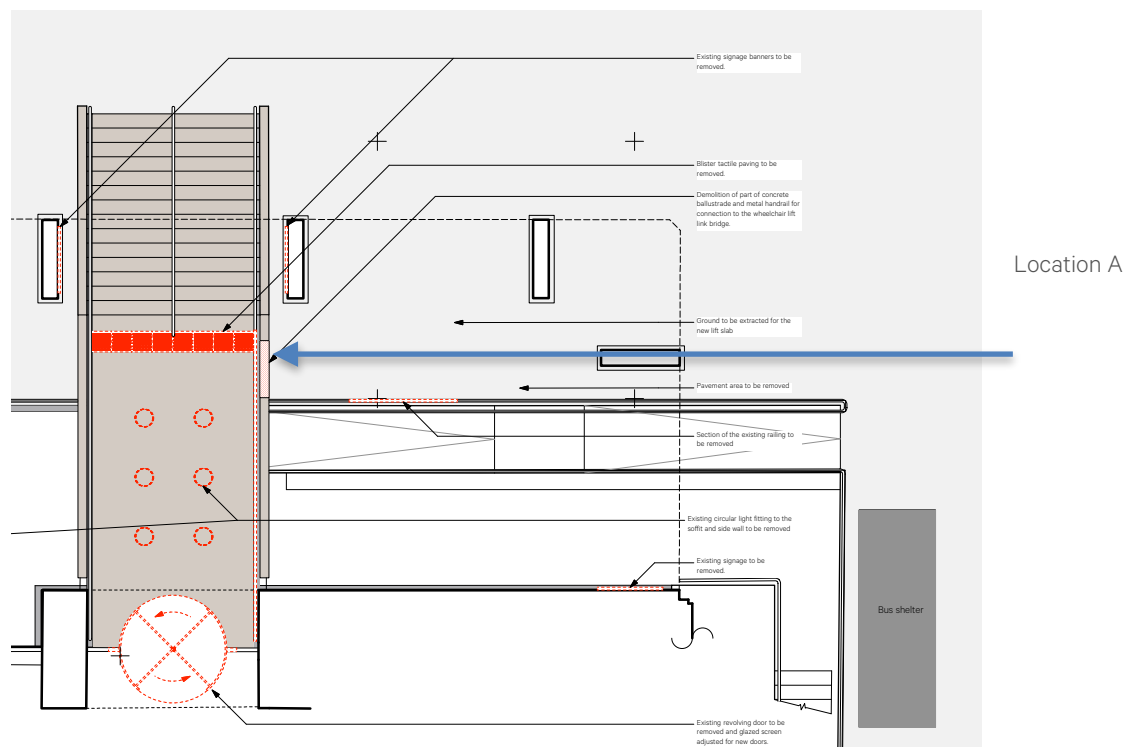
Prior to the commencement of works, a method statement, including details of chasing, cutting, removal and demolition of original concrete along with details of protection measures to the retained adjacent fabric, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

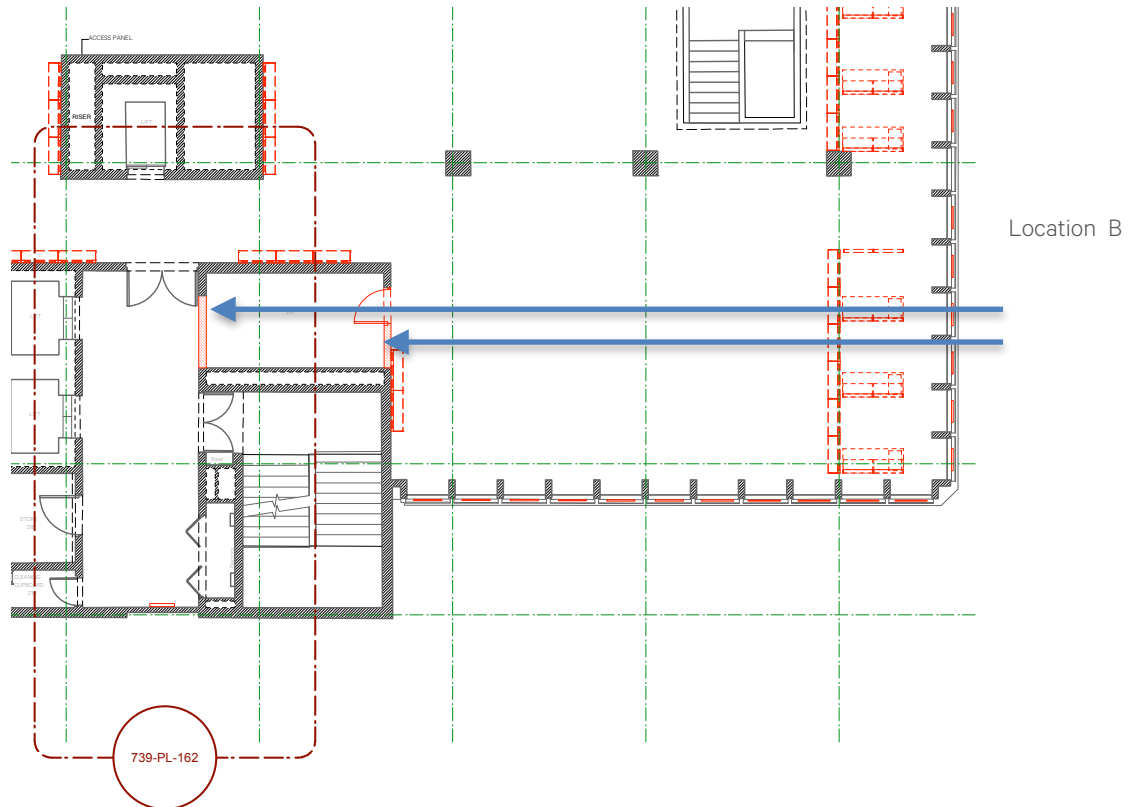
Method Statement

1. Locations

Demolition and removal of original concrete is proposed in two locations:

- A) The external landing adjacent the building entrance to facilitate the wheelchair platform lift.
- B) The 2nd floor lift lobby to facilitate the new entrance arrangements into the library.





2. Works

The extent of demolition is to be set out with removable marking on site and approved by the Architect prior to any works being undertaken. The extent of removal is to be strictly limited to that approved by the listed building consent and will be closely monitored by the architect.

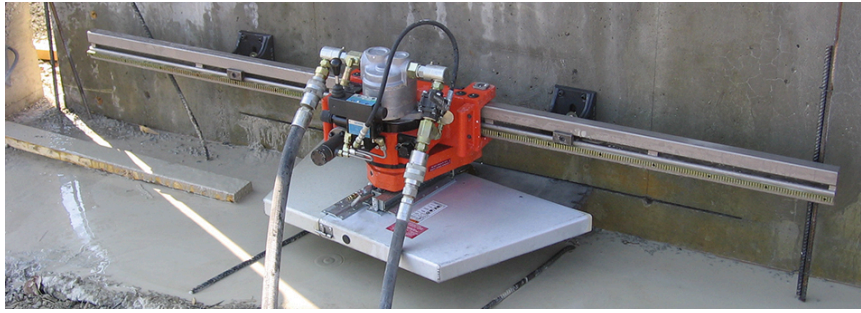
The demolition and removal will be carried out by Level 1 construct Ltd under supervision of the Principal Contractor, Overbury, and the Architects, Burwell Architects.

The breaking-up of concrete and its removal will be carried out using non-percussive techniques.

The concrete will be removed by firstly diamond core drilling sections of the walls into manageable sizes for removal from site and then utilising a track saw (image below) to create straight square edges around the openings. Fixings locations for the track saw are to be sited, where possible, on concrete that will not be visible upon completion of the works. Fixing locations are to be agreed and approved by Burwell Architects. Any fixing points that are in visible locations will be made good to the same standard as the concrete remedial works already carried out and approved under listed building condition no. 5.

At the building entrance the existing concrete panel joint is to be used as the starting point for the length of concrete requiring removal. This reduces the cutting to concrete to one side of the proposed area only.

Any salvageable pieces of concrete are to be handed back to the client for fundraising purposes.



Example Tracksaw

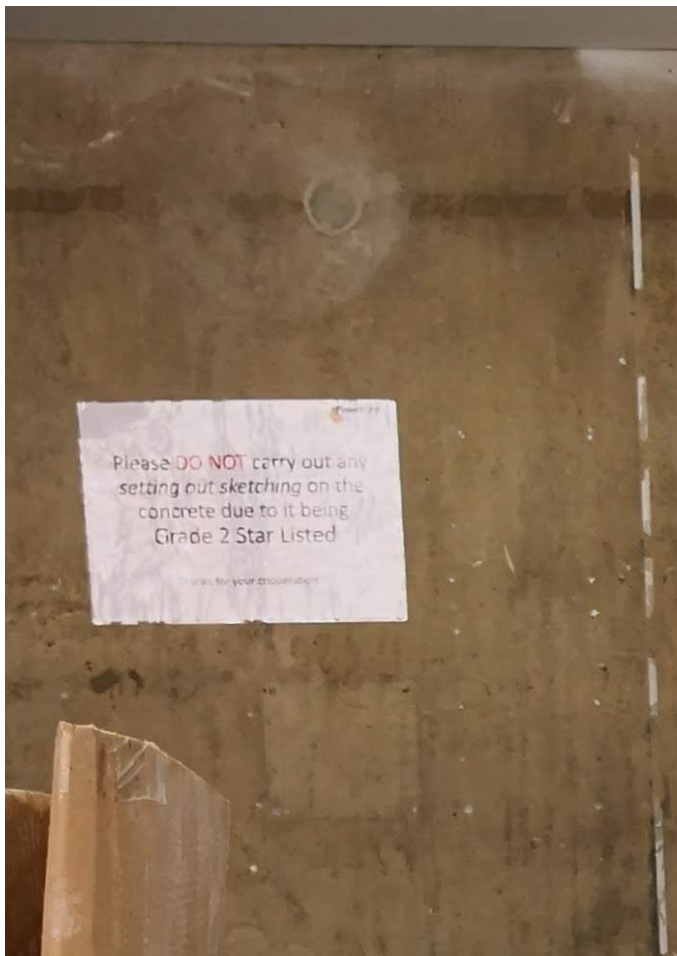
3. Protection

All adjacent surfaces will be protected during the works with 2 layers of 4mm Correx Protection Board.

A photographic record of the works areas will be carried out prior to the demolition works.

As stated previously prior to any destructive works occurring Burwell Architect's will visit site and review the setting out and proposed site activities with no works commencing until approved. If, for whatever reason, the extent of demolition required differs from than indicated on the approved drawings Burwell Architect's will notify Camden's officers forthwith and works will not proceed until approval has been obtained.

Further, to ensure that all site operatives are respectful of the building's listed status notes (similar to that below) will be erected throughout the works area.



Site notice from previous works phases

We trust that the above provides sufficient details of the proposed method of works, please do not hesitate to contact us should you require any further information or wish to make a site visit.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Gilbert', with a stylized flourish at the end.

Christopher Gilbert
ARB, RIBA

On behalf of Burwell Architects Ltd.