



4 Flitcroft Street Facade Alterations Discharge of Conditions - render removal

rev B

Consolidated Group
March 2020

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Introduction

The following statement outlines the proposals to remove the existing render to the front facade at 4 Flitcroft Street.

This statement has been prepared to discharge conditions relating applciation no. 2018/5778/P. The relevant condition states:

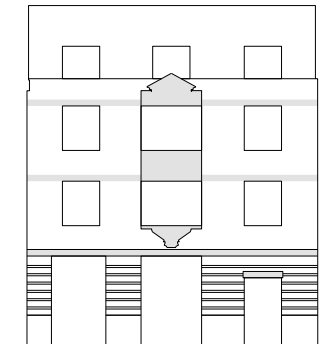
A method statement for the removal of render, protection and any required repair of dressings and decorative features, with a sample panel of render removal to be made available for inspection by the Council before works continue on site.

Included within this statement is a brief summary of the existing facade and its historic condition, as well as an overview of the consented proposals. The extent of areas to be exposed, a methodology for the removal of the render and photos showing the sample areas as exposed in early 2019 are also provided.



4 FLITCROFT ST. - 2017

The façade at upper level is finished in render applied over original brickwork. Horizontal bands of feature brickwork between windows, with a projecting central bay window with terracotta panelling. The ground floor façade has been significantly remodelled with two of the openings having been enlarged with painted metal glazing and prominent steel roller shutters. The lower facade is in stucco render with deep horizontal banding.



Symmetry of facade disrupted by ground floor alterations.

Facade has been rendered over the original brickwork with expressed brick banding retained.

Lintols to ground floor have mostly been lost.

Deep banded render to base of building.

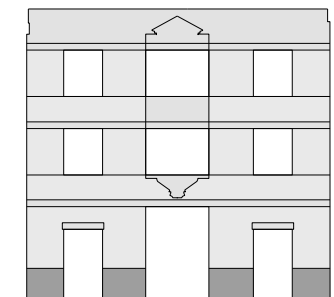
2.0 Existing Condition



4 FLITCROFT ST. - 1908
SHORTLY AFTER CONSTRUCTION IN 1903

The building was originally built in 1903 as a commercial building in the Queen Anne style, with warehousing on the ground floor and offices on the floors above. The principal elevation to Flitcroft Street is on three storeys with a mansard roof with dormer windows added later, above.

The photograph and mock-up to the left show the facade in its original condition which was largely a brick frontage with expressed band of decorative brickwork in red rubber and a glazed brick base. This reading of the facade has been lost with the later introduction of render to the main body of the brickwork.



Symmetrical facade, windows arranged in a grid.

Brick facade with expressed brick banding.

Expressed brick lintols to ground floor openings.

Dark glazed brick base.

2.1 Historic Condition



The elevation and images below present the front facade as consented 16/01/2019 - applicaiton number - 2018/5778/P. The pages overleaf present the extent of render to be removed, indicating sample areas for initial testing and review, as well as final proposals subject to successful removal of sample panels.



RENDER TO BE REMOVED FROM UPPER BUILDING. ORIGINAL BRICK TO BE REPAIRED AND REPLACED WHERE NECESSARY.

EXISTING BRICK BANDING TO BE CLEANED AND REPAIRED.



UPPER WINDOWS TO BE REPLACED WITH TIMBER FRAMES WITH FENESTRATION TO MATCH ORIGINAL CONDITION.



NEW BASE COMPRISED OF GLAZED BRICK PIERS, COLOURED, PROFILED METAL SCREENS AND GLAZING

3.0 Consented Elevation



-  Sample areas of render removal
-  Proposed extent of render to be removed - subject to successful removal and repair of brickwork to sample areas

Existing render carefully removed back to substrate to reveal existing brickwork beneath to full facade - subject to sample area removal - brick to be made good as required areas

Panels of existing render carefully removed back to substrate to reveal existing brickwork beneath - brick to be made good as required

4.0 Proposed Render Removal


5.0 Methodology for Render Removal


Method Statement -30

4 Flitcroft Street Façade Render Removal



DOCUMENT CONTROL SHEET

	Name (Please Print)	Signed	Date
Author	Graham Cann		31-01-20
Checked (Site Manager)			

Optional Review (Please tick boxes as required)	Name (Please Print)	Signed	Date
SHE Manager	Graham Cann		31-01-20
Project Manager	Joe Haysler		

Briefing Attendance Record and Declaration

I confirm that on this date and in accordance with Company Health and Safety Policy and Procedures:

- I will be working as part of the discipline described here
- I have been given a briefing on the method statement / risk assessment and I confirm I am aware of the emergency arrangements
- I have been given a briefing
- I declare that I am not under the influence of alcohol or drugs
- Will not consume such alcohol or drugs during my working hours
- I am not required to take, and I have not taken any medication which may cause drowsiness

Print Name	Signed	Company	Given By	Date

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GENERAL

Introduction and General Proposals

This method statement relates to the opening up for approval of a sample render panel to the façade of 4 Flitcroft Street to establish the condition and stability of the brickwork below.

If approved, it is the intention to remove all of the render to reveal the existing brick façade below.

This Method Statement assumes all third-party approvals and consents are in place and agreed.

Supervision

Projects Director:	Graham Cann	07932 053660
Safety Officer (visiting):	Liberty Safety Services	01634 799186
Project Manager:	Richard Cann	07515 685874

Duration

It is anticipated the works will take no longer than 3 weeks to complete from the date of commencement.

The works will commence on receipt of planning approval and approval of the RAMS.

Contact Numbers for key members of staff are as follows: -

Head Office:	01992 618075
Bernard Higgins - Managing Director:	07813 976244
Graham Cann – Project Director	07932 053660

Working Hours

Monday to Friday:	0800am to 18.00pm
Saturday:	0800am to 13.00pm

Site Labour

Site Supervisor / Manager

All labour will be suitably qualified and experienced in their fields of work. Operatives will hold current, CSCS, CCDO, or other CITB recognised training.

Plant to be used

The completion of these works will require the use of the following

- Access Scaffold
- Hand tools.

CDM Regulations

The Risk Assessment and Method Statement prepared will be developed on consideration of information received from the Principal Designer/Client and any significant changes to the scope or method of works and sequence as may be required.

General Safety

All site personnel will be inducted into the method statement, prior to attending the Cord induction if required.

All necessary PPE will be issued prior to the commencement on this phase of the works. Failure to wear the correct PPE will result in an official warning being issued to the individual. Any further breach will result in removal from site.

All access scaffolds will be constructed with handover certificates issued prior to allowing access to carry out the works.

Independent site safety audits will be carried out on a fortnightly basis, along with Managers site safety audits on a weekly basis. Reports will be provided to senior management and client team for review / reporting purposes.

Hot Works Permits, if required will be issued daily - work to stop two hours before working day finishes. A final check to be made by the nominated supervisor at the end of the working day before permits are signed off. Fire Watch period will be a minimum of 1 hour before the end of each shift or 1 hour after the hot works activities cease.

The work area will be cordoned off to protect the public and ensure only authorised personnel can access the work zone.

Safety signage will be posted, and relevant documentation will be made available to all personnel advising of any substances hazardous to health (refer to COSHH regulations).

The area will be left clean and tidy at the end of each working day.

Following completion of the works the area will be cleaned and left ready for the following trades.

General site practices:

- Only qualified operatives will be assigned to any works associated with this method statement, and allowed on site, these are minimum requirements for working on site. These documents will be held in a site-specific folder in the Cord site office. Copies of these documents will also be provided to the Skanska project management
- All operatives will receive a full Cord Contracting site induction and receive a full method statement briefing prior to commencing on site. Any operatives who will be working within the Skanska site demise will also undertake a Skanska site induction.

Cord

- Operatives will wear full personal protective equipment whilst working on site, consisting of steel toe and midsole capped boots, hard hat, Hi-Viz vests, gloves. Note: It is a requirement to wear safety glasses whilst on the Skanska site
- The foreman responsible for managing and monitoring the works will be first aid trained. A first aid kit is located in the Project Office in Book Mews.
- All works will be supervised by trained and competent supervisors.

Planning

The works will be fully coordinated on site between the site management and the architect

Sequence of works

- Safe working area to be established.
- Façade scaffold to be installed
- Sample area to be agreed with the architect
- Supervisor to advise nature and methodology for the works
- External render sample panel to be removed
- Architects inspection
- Planning consent to proceed
- Render removed
- Brickwork raked out and repointed
- Architectural approvals and sign off
- Façade scaffold removal

Method of works

Following receipt of necessary permissions, and approval of the scaffolders RAMS, a full works exclusion zone will be established prior to the façade access scaffold install. The scaffold will include a double boarded and polyethene wrapped gantry, along with a fully boarded and netted access scaffold.

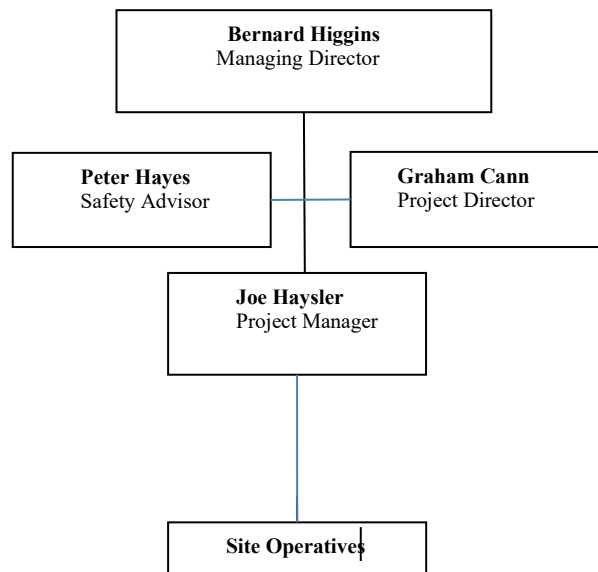
A suitable area and sample size will be agreed with the architect prior to commencement of the works. Due to the unknown nature of the brick substrate, all works to remove the external render will be communicated by the site supervisor and carried out carefully with hand tools only, breaking out to reveal the original brick substrate. The surface is then to be rubbed down to remove any additional fragments and brickwork made good in matching brick where the removal has resulted in the loss of the brick surface and would compromise weatherproofing/façade integrity. Following removal of the render sample the brick substrate will be reviewed by the Architect prior to further consultation with the planning officer.

Subject to the general condition of the substrate and granted permissions, the remaining render will be carefully removed in order to expose the original brickwork façade below. Following further review and discussion with the architect any necessary brick repairs will be carried out and the whole area blended with brick dye to achieve a natural finish. The façade will then be repointed to the approval of the architect.

Control Measures (Permits, Exclusion Zones, PPE etc.)					
Permits Required	Yes	No	Assessments required	Yes	No
Hot works		✓	COSHH	✓	
Crane check list		✓	Noise	✓	
Excavation		✓	Manual handling		✓
Confined space entry		✓	Electrical Isolation		✓
Riser shafts		✓			
Further Control Measures / Security Requirements.					
Personal Protective Equipment	Yes	No		Yes	No
Safety Helmet	✓		Gloves	✓	
Protective Footwear	✓		Hearing Protection		✓
High Visibility Clothing	✓		Overalls		✓
Eye protection	✓		Body Harness		✓
Face Respirator		✓	Other?		
Equipment to Be Used	Yes	No	Equipment to Be Used	Yes	No
Lifting		✓	Cradle		✓
Mechanical hoist		✓	Back propping		✓
MEWP		✓	Ventilation Equipment		✓
Ladder		✓	CAT		✓
Hoist		✓	Mechanical tools		✓
Test Equipment		✓	Lifting slings/chains		✓
Task Lighting		✓	Hand tools	✓	
Scaffolding	✓				
Mobile scaffolds		✓			

Resources

Management / Supervision



SMSTS/ SSSTS supervisors

- Graham Cann

Site first aiders

- Joe Haysler

Labour

- 1x Site Supervisor (first aider)
- 1x Operatives

Plant & Equipment

- Access Scaffold
- Hand tools

<u>Training & Supervision</u>					
Training Certificates Required					
	Yes	No		Yes	No
Scaffold	✓		Cherry Picker		✓
Forklift		✓	Mobile Access Towers		✓
Dumper		✓	Banksman		✓
Excavator		✓	Abrasive Wheels		✓
Others (Please state):					
Overall Assessment of Risk after the Implementation of Control Measures (tick one)					
Low	Moderate		Substantial	High	
	✓				

<u>Emergency Arrangements</u>	
First Aid Measures required	Rescue / Security Measures required
First aid and eye wash dispenser kits to be located at point of works	In the event of an emergency, first aid to be given to the injured person. All accidents to be recorded in the accident book.
Emergency / Out of Hours Contacts:	Graham Cann 07932 053 660

Completion

As the works are completed the site will be left clean, tidy and secure.

This method statement has been produced specifically for the tasks as outlined above and may be updated to accommodate any changes to the site conditions or outlined methodology.

All changes will be relayed to the operatives as they become apparent via a toolbox talk, to be attached to the method statement.

6.0 Site Photos - showing sample render removal - early 2019



4 Flitcroft Street - front facade showing render removed to First Floor sample area - existing stock brick revealed beneath - generally in good condition with light surface damage due to later applied render but brick integrity largely intact.



Close-up detail showing render removed - existing stock brick revealed beneath - generally in good condition with light surface damage due to later applied render but brick integrity largely intact. Areas/Bricks with significant damage to be made good in matching brick where the removal has resulted in the loss of the brick surface and would compromise weatherproofing/façade integrity. Mortar joints to be repointed where required

7.0 Site Photos - showing facade post render removal - May 2020



4 Flitcroft Street - front facade showing render removed to First and Second Floors - existing stock brick revealed beneath - bricks have been carefully cleaned and repaired by hand creating a soft consistent appearance.



Close-up detail showing render removed - Existing bricks have been revealed showing historic surface damage to the fired-face - this is the result of scratching to create a key for the render when originally applied. The bricks are generally in a good condition and any that have had deeper breakage/damage have been replaced with matching stocks. Pointing has been repaired in lime mortar - the pointing has been slightly recessed to allow the reading of the brick edges to be maintained and keep the mortar joints. A delta membrane is provided internally to mitigate any dampness



Close-up detail showing repaired brickwork and lead flashings Red rubber brickwork has been carefully repaired and cleaned - lead flashings installed to projecting brickwork to protect leading edges which are soft and liable to erosion