ROGER MEARS ARCHITECTS

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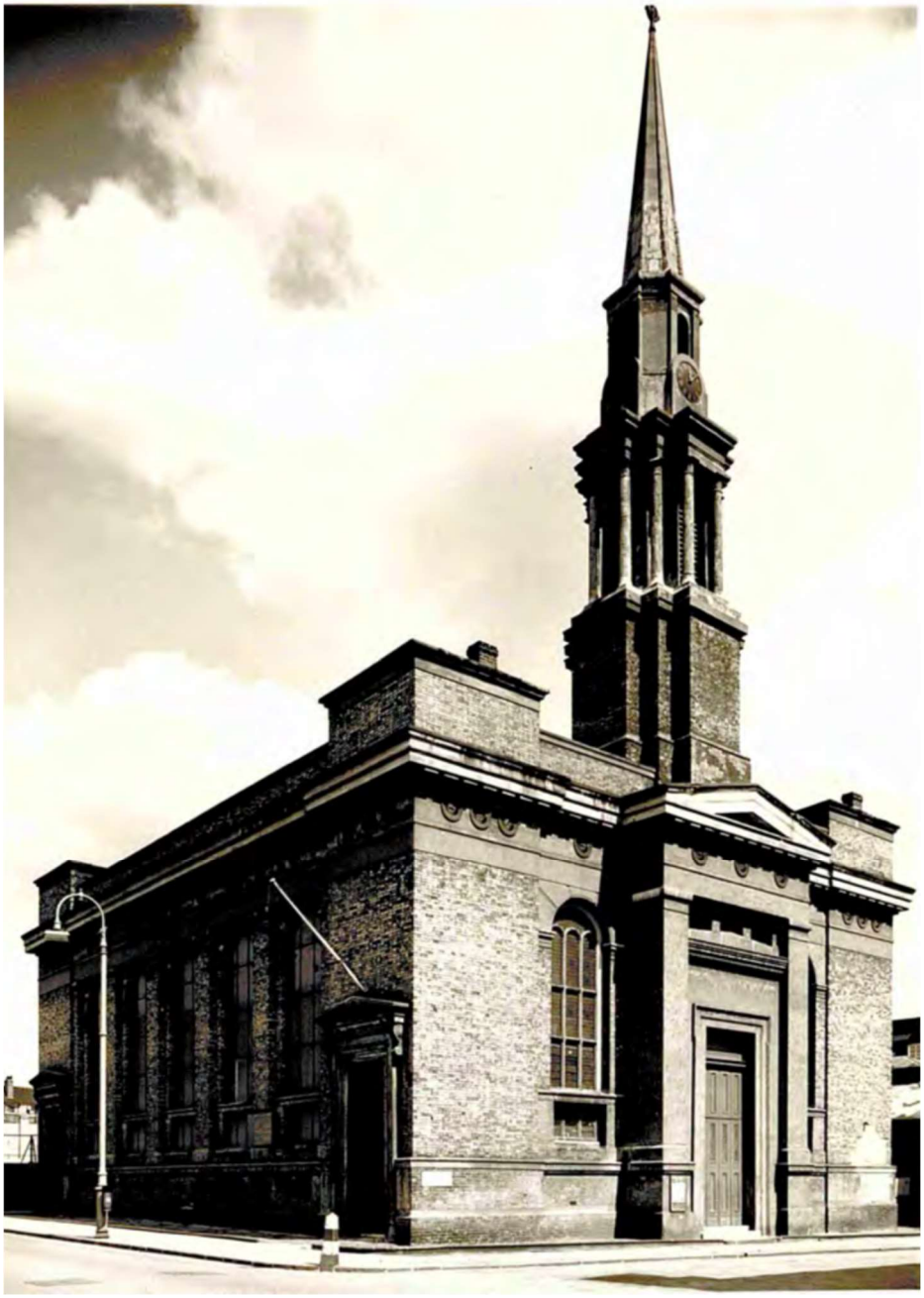
METHOD STATEMENT

St George's Cathedral / Christ Church

Netting Removal and Tower and Cornice Repairs

Rev 00 · March 2021



Revision History

Rev	Description	Author	Reviewer	Date
00	Issued for Listed Building Consent	JRM	SK	09.03.2021

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1.0 Introduction

1.1 This method statement has been prepared to support the Listed Building Consent application for the installation of the fall arrest netting to St George's Cathedral / Christ Church at the request of the conservation officer at the London Borough of Camden.

1.2 This statement has been prepared as a forward-looking document anticipating the removal of the fall arrest netting followed by the immediate repairs to the cornice and tower.

1.3 A 'letter of comfort' was received from the London Borough of Camden which permitted the building owner to execute urgent works under Section 9 Part 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.4 The fall arrest netting was installed in late February 2021.

1.5 The installed netting is considered temporary work to mitigate the the risk of loose and friable material falling from high level to ground level which represents a severe health and safety risk.

1.6 The rendered cornice and render to tower require permanent repair and those works are expected to be captured in a future application which will also include the removal of the fall arrest netting.

2.0 Current Condition

2.1 St George's Cathedral (formerly Christ Church)

Img. 1; Netting installed to the cornice

Img. 2; Close-up view of black netting installed to sky-facing edge of cornice

Img. 3; Black netting installed to tower

3.0 Preparatory Works

3.1 Existing Materials Analysis:

There are a number of existing materials and elements that form the historic fabric of the failing external features. These must be carefully reviewed, recorded and analysed to ensure compatible sympathetic products and materials are sourced for final repair works.

3.1.1 Render, Mortar and Pointing

3.1.1.1 It is believed that the failing rendered elements are original fabric which has deteriorated substantially and has reached the end of its life.

3.1.1.2 There is evidence of previous ad-hoc cement repairs to the tower which accelerated the decay of adjacent historic fabric.

3.1.1.3 A chemical analysis should be undertaken by a specialist to analyse the composition of the original historic render mix.

3.1.1.4 A judgment will need to be taken whether like for like repairs include for the re-use of identical historic render mix or if technological improvements are available and suitable or if environmental factors necessitate that an altered / improved product be used.

3.1.1.5 Once a suitable product mix including coloured admixtures is identified this can be recorded in the product specification.

3.1.1.6 Following LBC for these repairs, comparative sample panels should be prepared to assess the visual impact of new render and for approval by the Local Authority.

3.1.2 Brickwork

3.1.2.1 There is evidence of brick failure on the tower particularly where singular bricks have been partially embedded to create a dentilled cornice effect. In many cases, the exposed portion of the brick has cracked away. This failure likely exposed a long-term latent defect in the brick manufacturing process.

3.1.2.2 The remaining brick dentils should be assessed based on their likelihood to fail in the future.

3.1.2.3 Where bricks have already failed their joints will need to be raked out and the broken brick eased out of place.

3.1.2.4 New bricks will need to match on a like for like basis but should be assessed also for suitability as decorative dentils.

3.1.2.5 Following LBC for these repairs, samples should be sourced for comparison and approval with the Local Authority.

3.1.3 Pointing

3.1.3.1 Existing cement pointing should be fully raked out. A suitable like for like mortar (taking into account results of mortar analysis) should be applied to replicate the existing effect.

3.1.3.2 Following LBC for these repairs, a sample panel of bricks and pointing should be produced as a comparison and for Local Authority review.

3.2 Profile survey and Recording

3.2.1 Moulding and cornice profiles as part of the main tower and the projecting perimeter cornice should be recorded at 1:1 scale to inform the reproduction profiles.

3.2.2 A sufficiently detailed 3D point cloud laser of the elements (without the netting in place) should assist with drawing and sample production.

3.2.3 Following LBC for these repairs, 1:1 reproductions should be produced for Local Authority review.

3.3 Condition Assessment

3.3.1 The architect and structural engineer are to re-visit site at a suitable time in advance of the restoration work. They are to assess the condition of the cornice and the Tower. Additional tests may be required on the elements to verify their structural integrity.

3.3.2 The condition assessment must confirm the extent of repairs needed to the main tower and to confirm if any section(s) of the tower require rebuilding.

3.4 Desktop Research

3.4.1 The ongoing constraints of the Covid-19 pandemic have restricted our ability to visit and engage with material held by the London Metropolitan Archives. These should be consulted as soon as practicable to ascertain if any document existing including drawings and/or specification which may shed light on any aspects relating to the design of the features requiring repairs.

3.5 Preparation of Schedule of Works and Specification

3.5.1 The cumulative results of the research, analysis and condition assessment will be able to inform a robust repair and/or rebuilding scheme which can then be submitted for Listed Building Consent.

3.6 Budget and Fund Raising

3.6.1 The repairs to the cornice and works to the Tower are expected to be a mid-to-long term project that is highly dependent on securing funding. It is expected to take some years to accumulate the necessary funding through donations and / or to explore grant options from local government and Historic England etc.

3.7 Approvals and Tree Works

3.7.1 The London Borough of Camden is to accelerate their crown re-reduction work to the tree along Redhill Street. There is currently outstanding work on this tree (outstanding job number: 274379)

3.7.2 Crown re-reduction work should be reviewed to the trees along Albany Street adjacent to the Church. The Local Authority and the Church should meet to discuss potential crown re-reduction work to the trees along Albany Street adjacent to the Church.

4.0 Conclusion

4.1 The outline method statement has been prepared at this moment in time with all the knowledge available to us at this point. The condition of the tower and or cornices will not improve over time. We can expect that a conservation-led design team in the future will carry out detailed investigations and propose a suitable approach to safeguard the building for generations to come.

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