Rosewood Hotel

Design and Access Statement

Date: November 2021

By Appointment To HM The Queen
Building Façade Restoration
and Conservation
PAYE Stonework & Restoration Ltd
London

PAYE

The Northbank BID
22a St James's Square
London
SW1Y 4JH

Date: 17th November 2021

Ref: DM/252HH/001

For the attention of: Alison Gregory

Dear Sirs,

RE: 252 High Holborn – Eye bolt fixing hole repair

Further to your recent enquiry I am pleased to provide a proposal for making good eye bolt fixing holes drilled into Portland stone which assumes the eye bolt sleave is recessed a minimum 20mm back from the surface of the masonry and does not exceed 25mm diameter.

Eye bolt fixing hole repair

Blow out the fixing hole to remove dust and debris.
Pre-wet the stonework using a damp sponge
Using a lime-based Portland stone repair mortar plug the hole and leave flush with the surface.
Sponge off any excess mortar around the repair.

I trust this satisfies your requirements please do not hesitate to contact me should you need any further information or assistance.

Yours faithfully

D. Manktelow

David Manktelow

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Site location: 252 High Holborn, London WC1V 7EN

Method for solid stone construction

The planned method is to use a specially fabricated cover plate with 4, 12mm eye bolts which will fix to internally threaded sockets. Four sets of cover plates will be fixed on the side of the pilaster as indicated in the plan below. There would be a total of 32 holes in two sets of 16.

They will be installed at the level of the 2nd and 3rd floors at heights of:

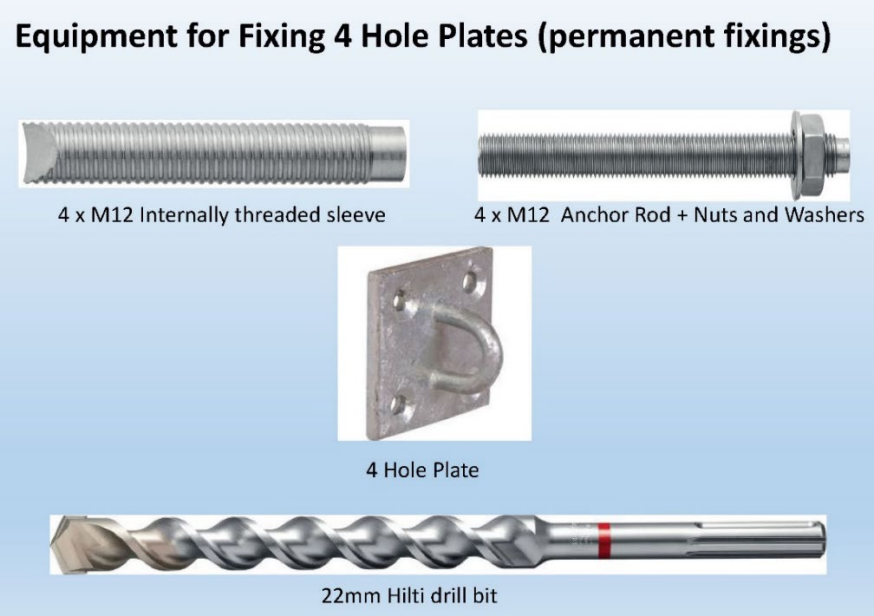
7m, 9m, 10m, 12m (approximately, based on spacing of the gaps between the blocks).

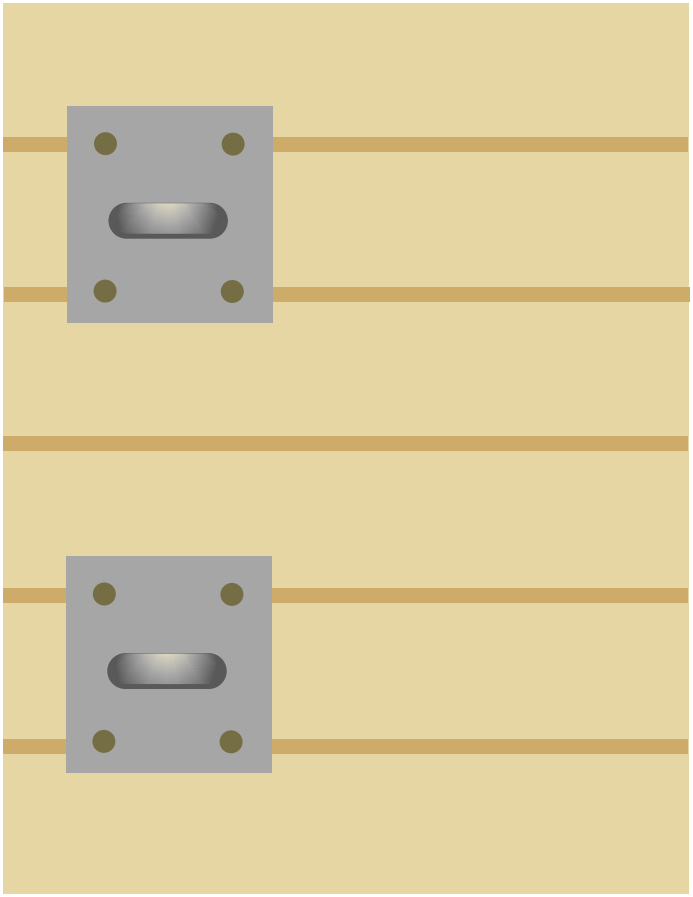
The plan is to install the fixings inside the recess so they are not proud of the building.

When not in use the cover plate with eyebolts will be unscrewed and a countersunk bolt inserted to cap the sleeve and minimising any visual impairment to the building.

When the fixings are no longer required the holes will be filled and made good. The final finish will be done with high quality work and not detract from the building Portland stone.

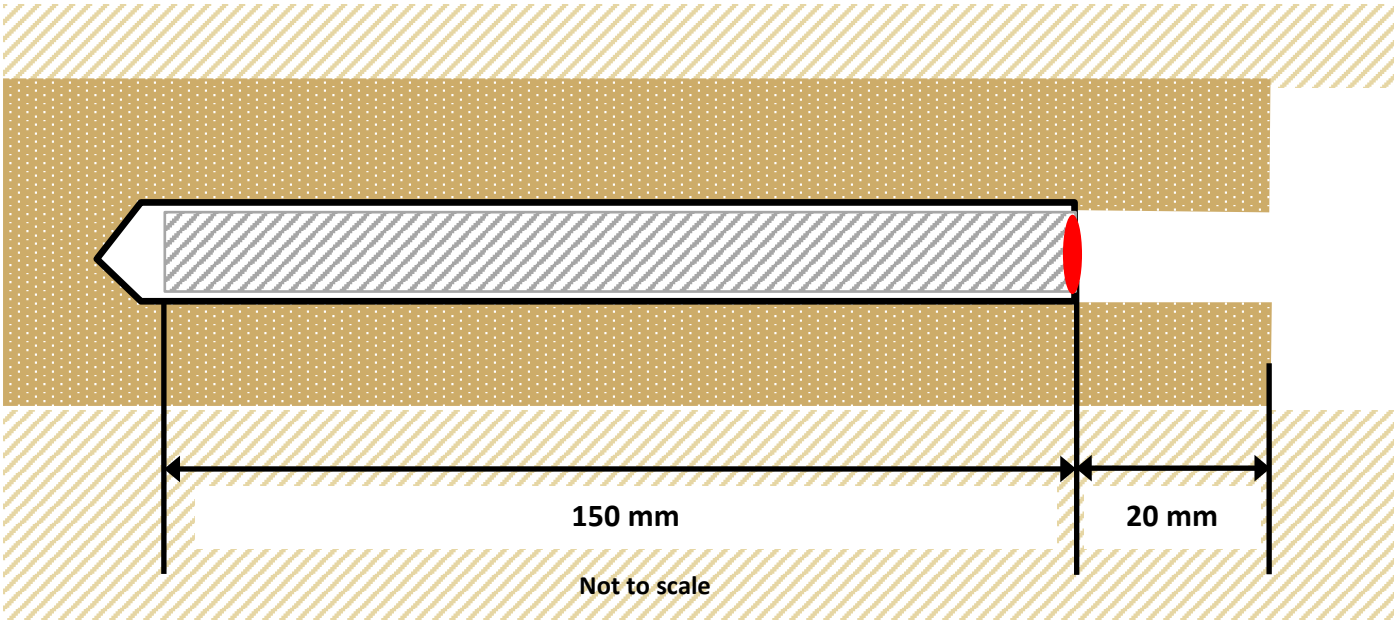
Fixing plate with 4 eyebolts





Detail of fixings in pilaster

1. Hole will be drilled in the recessed section of the stone pilaster with countersinking to 20mm depth.
2. It will then blown out for excess dust and scrubbed with wire brush.
3. Chemical resin is then inserted into the hole. The internally threaded sleeve is then installed into the hole and any excess resin will be cleaned away.
4. After a set period of time, the cover plate fixed with the M12 stainless steel eyebolt which is screwed into the end of the sleeve to allow for a catenary wire to be attached (where red cap is shown).
5. Pull out test carried out on it using a calibrated 'Hydra jaws' pull out tester.
6. Lights will be fitted and full installation is checked regularly while up.
7. Once displays are removed, the eyebolt will be unscrewed and cover plate removed. Countersunk bolt inserted to cap the sleeve and minimising any visual impairment to the building.
8. When fixings are no longer required Portland Stone work will be made plugged using lime mortar with crushed Portland Stone included in the mix to provide good matching colour.



M12 x 150mm eyebolt
Following decoration removal:

countersunk bolt inserted to cap

Once displays are removed, the eyebolt will be unscrewed and a countersunk bolt inserted to cap the sleeve and minimising any visual impairment to the building.