



METHOD STATEMENT

DEMOLITION AND RE-CONSTRUCTION OF THE EARL DE GREY PUBLIC HOUSE CASTLE STREET HULL

Job No: HU-AS-QS-933-19
Date: 21st May 2019
Status: Rev 01
Checked: AS

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Section 1 - Introduction

This method statement has been compiled by LHL Group on the instructions of The Castle Buildings LLP to set out the proposed methodology for the proposed demolition and reconstruction of the Earl de Grey Public House, Hull.

LHL Group have produced this method statement with reference to good practice and project experience of restoration of historic buildings and ceramic facades particularly in the York area. Our RICS Certified Historic Building Professional consultant, Julie Cater BSc (Hons) DipBldgCons MRICS provides advice to a wide range of clients on conservation and heritage projects.

The Earl de Grey Public House is a rendered brick three storey building under a slate roof with a decorative ceramic shopfront (faience). The building is Grade II Listed which does not include the interiors which have been heavily altered over time. The building has later extensions to the rear.

The building is in a poor state of repair internally with access limited to the areas immediately accessible from the top of the rear fire exit stairs.

It is proposed to carefully demolish the Earl de Grey and re-build on an adjacent site off Waterhouse Lane. It is proposed to re-build the original structure and not the later extensions to the rear.

The building owner has commissioned a point cloud survey of the Earl de Grey Public House to accurately record its current form and condition. The survey will be used as the basis for the careful demolition and reconstruction of the building.

In addition to the point cloud survey, prior to commencement of demolition works a Level 2 Historic Building Survey will be carried out in accordance with the requirements of 'Understanding Historic Buildings: A Guide to Good Recording Practise'. The survey report will be submitted to the Local Planning Authority.

Section 2 - Demolition Works

The Contract Administrator will submit a Section 80 Notice of Intended Demolition to the Local Authority prior to the Works commencing.

The Contractor will establish a site compound within the existing temporary car park for welfare and material storage. The compound will be enclosed via secured Herras fencing.

The demolition works will be undertaken in three phases as follows:

Phase 1 – Asbestos Removal

The building owner will commission an Asbestos Refurbishment and Demolition Survey by a UKAS accredited Surveyor.

All asbestos containing materials will be removed from the entire premises by a licenced contractor in accordance with the Control of Asbestos Regulations 2012, HSE Guidance Notes and good practice. All materials will be removed from site to a licensed waste facility for processing. A Certificate of Reoccupation and Waste Consignment Notes will be provided on completion.

Phase 2 – Demolition of Rear Extensions

Screened access scaffolding will be erected and later dismantled to allow for the separation of the roofs and external walls from the original structure. The separation will be by hand via operatives on the scaffolding.

The superstructure will then be carefully taken down generally by mechanical means from the rear of the buildings and removed from site. The ground floors and foundations will be grubbed up by mechanical means and removed from site.

Dust suppression will be used as necessary due to the proximity of the A63 and occupied buildings and car parks.

Phase 3 – Demolition of Earl De Grey Public House

Internal fixtures and fittings will be stripped from the premises along with internal walls and floors. These materials will not be re-used.

The Contractor will via the Local Authority put in place a temporary footpath closure on the A63 to facilitate the erection of scaffolding and safe working area for the Works.

Screened access scaffolding will be erected and later dismantled to the south, east and west elevations to provide access to the roofs and upper walls.

The render to the external walls and the external windows and doors will be carefully removed by hand to allow for hand demolition and brick reclamation.

The rainwater goods are on the whole not suitable for re-use and will be removed and disposed of.

The chimneys will be de-constructed and the original slate roofs will be stripped by hand and any bricks and slates suitable for re-use will be lowered to ground level and stacked on pallets within the site compound for re-use. Any material not suitable for re-use will be recorded and disposed of.

The timber roof structures appear on the whole relatively modern and their structural integrity or condition cannot be determined due to internal access restrictions. The roof structures will be removed and disposed off site.

Demolition of the external walls will commence from the rear of the building taking down any remaining internal walls followed by the external walls. The walls will be taken down by hand from the scaffolding with the bricks cleaned and stacked on pallets for re-use. It is not proposed to identify and log the bricks as they will receive a render finish with the re-

construction. Where materials cannot be re-used, these will be carefully recorded for reference during the re-construction. We anticipate from the initial findings of the Structural Report that some of the original masonry will not be suitable for re-use due to its condition.

The ceramic shopfront (faience) which was a later addition to the original structure will be left in situ and temporarily supported during the main demolition works. A specialist conservation contractor will then be brought in to carefully take down the shopfront by hand from ground level and access platforms. A number of units have previously been damaged and repairs attempted, as such it is envisaged that some units will not be salvageable. The shopfront will be dismantled top down, all elements logged and recorded and stacked on pallets for re-use. Prior to works commencing it is proposed to agree a specific sample of the ceramic bricks to be used as replacements with the Conservation Officer.

The remaining ground floors and foundations will be grubbed up by mechanical means and removed from site to a licenced waste facility.

Section 3 - Re-construction Works

It is proposed to re-construct the roofs and external facade of the Earl de Grey in its relocated position using the salvaged materials from the demolition works. The point cloud survey and logged materials will be used as the basis for identifying and re-building the external facades.

Where salvaged material from the original buildings is not available, or its condition is not suitable for re-use, materials will be imported and incorporated on a like for like basis with samples to be agreed with the Conservation Officer. Suggested suppliers for reclaimed materials include:

- Ceramic units: Craven Dunnill Jackfield Ltd, Shropshire or Maysand, Lancashire

The building will be re-constructed using traditional solid masonry wall construction using a hot mix lime mortar, lime rendered externally and a timber cut roof. Thermal insulation will be provided via internal dry lining systems and in the roof and upper floor voids. The ground floor will be of concrete laid over insulation to facilitate the proposed platform lift. New external doors and windows will be installed to the existing openings in accordance with the requirements of the Local Planning Authority.

Any materials not re-used during the re-construction works will be recorded and disposed off-site to a licenced waste facility.

Prepared by:



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Daniel Bower BSc (Hons) MRICS
Associate Director

Date: 21st May 2019

LHL Group
Suite 2 The Riverside Building
Livingstone Road
Hessle
Hull
HU13 0DZ