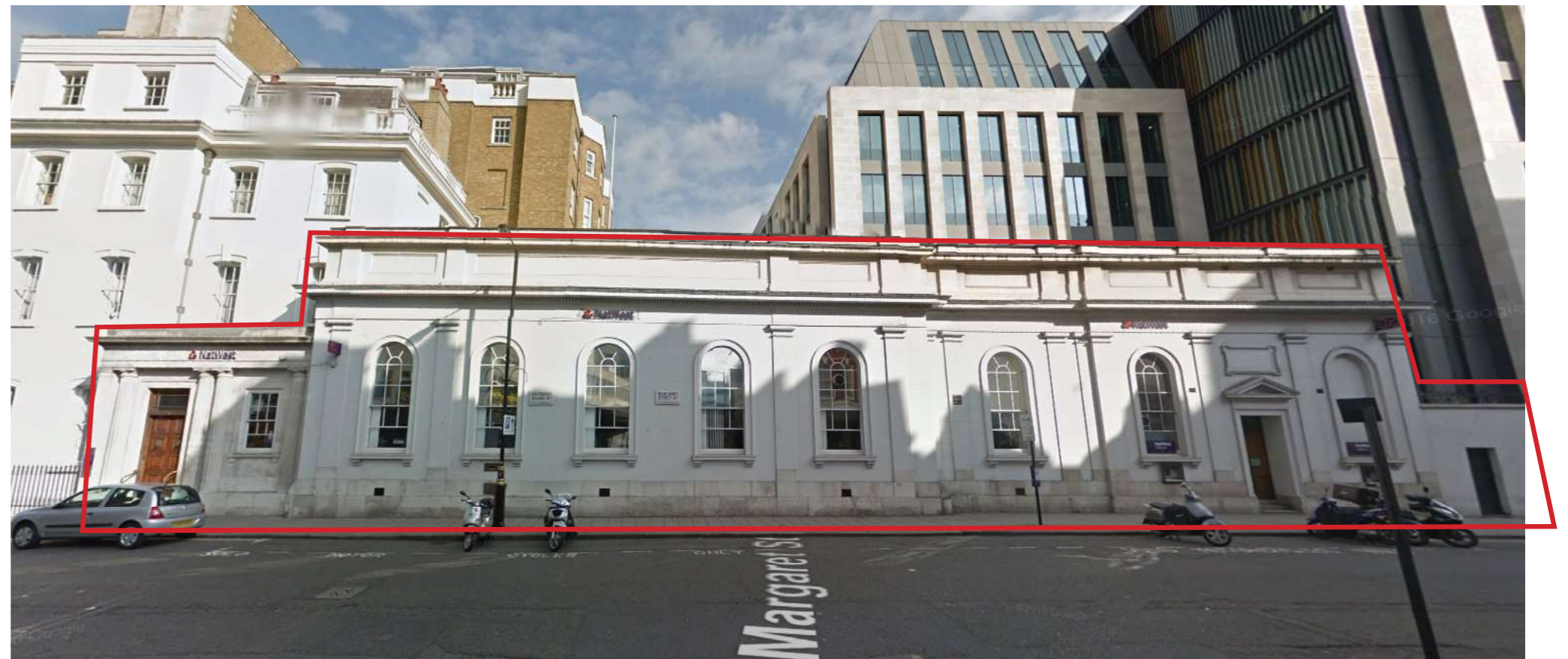

1 Cavendish Square

Supporting Statement
DAS/arches rev. A
For planning

1 Cavendish Square,
London,
Westminster,
W1G 0LA

Prepared by

Osel architecture



Introduction

Consent has been granted for the opening up of four blocked up apertures within the basement wall fronting the lightwell.

Following the removal of the consented lining wall of the bank vault, it became apparent that the external wall was in a very poor condition and required stabilising before the arches were made good ready to receive windows.

This document provides a photographic record of condition and a method statement for the proposed works to the fabric.

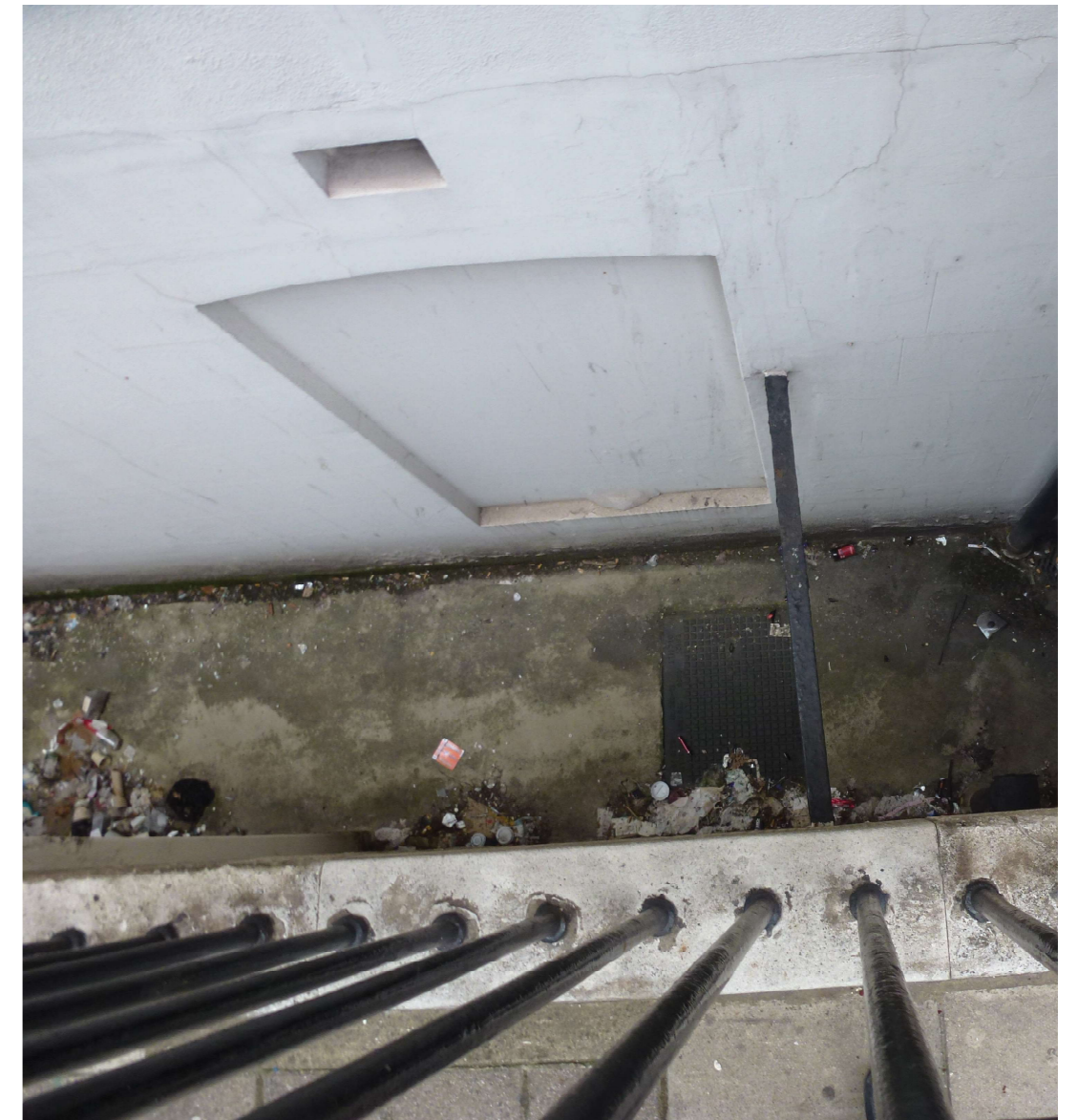
Lightwell (existing)



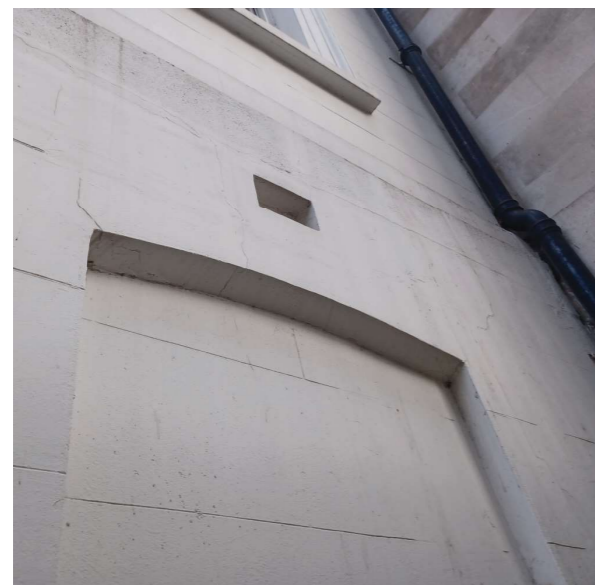
Part plan showing western lightwell and vaults



Arch 01 looking down through lightwell



Arch 03 looking down through lightwell



Arch 03
Looking from lightwell floor

Internal side of wall (existing)



Bank vaults showing no apertures visible internally behind the masonry vault lining walls

Removal of later addition vault lining wall



Bank vaults showing removal of masonry vault lining walls exposing original brickwork wall, with bricked up apertures and poor condition brickwork remaining.

Proposals are to stabilise the heads of the lightwell openings to ensure the arch remains visible externally.

Brickwork repairs are to use existing bricks from apertures wherever possible, or reclaimed to match.

The external wall is to be finished in material and style to match existing.

Method statement for proposed works

Requirement

Ensure the structural stability of apertures at basement level following the removal of infill bank vault masonry, and the adjoining masonry lining wall.

Existing arrangement

Rendered recessed arches visible externally to the lightwell, masonry vault lining wall internally.

Existing condition

The existing external wall is unstable and in a poor condition following the consented removal of the masonry lining wall (used to convert the rooms into bank vaults). The masonry lining wall formed an impenetrable box along with an internal concrete slab and concrete ceiling lining.

Proposed works

Provide steel lintels across existing openings onto padstones at the spring point of the existing arches to ensure the existing arch structures are fully retained and supported.

Render and decorate to provide arched apertures to lightwell for proposed new windows.

Method

1. Install temporary works to support existing structure at all times during the works.
2. Carefully remove and retain bricks (for reuse) as necessary to facilitate installation of concrete padstones either side of the arch.
3. Once the pad stones have been cast and set, steel lintels will be installed over.
4. Make good brick wall, including patching up brickwork, and installing brick work across front of the steel lintels.
5. Temporary works are to be removed once structural works are complete.
6. Render and redecorate external face of brickwork to match existing adjacent render.

Notes:

- Hand tools only to be used on existing fabric
- Bricks to be as existing or reclaimed to match existing
- Brick bond and arrangement to match host building
- Mortar to be lime to match existing
- Render to match existing