**JOB NUMBER: 2401**

**REPAIR WORK AT 17 ALLAN PARK , STIRLING**

 **Abbeyfield Stirling Society, Abbey House, Stirling FK8 2QG (managed housing for the elderly)**

**JUSTIFICATION FOR REPAIR**

Due to the changes in weather that are now being experienced (more extreme with heavier downpours of rain) the existing small outlet and parapet edge from the wall head gutter is proving inadequate. This has resulted in water back up flowing over the existing leadwork under the slate and entering the property. This is causing dampness in the property that has the potential for creating the ideal climate for dry rot if not dealt with quickly.

PRECEDENT: Recent very similar issues at 11 Allan Park, Stirling were resolved by the increase in throat width and the formation of a leaded hopper above the stone cornice to the side elevation. These have resulted in an outflow capacity sufficient to discharge the water in the extreme conditions that are now proving more regular. (Stirling Council Conservation Officer Ms Fionn McIntosh .)

**CONSERVATION METHOD STATEMENT**

**1.00 Statement of Significance of Building and Setting**

1.01 No 17 Allan Park is an early 19th Century, 2 storey, 3 window ashlar fronted domestic property that is now used by the Abbeyfield Stirling Society as Abbeyfield House, managed housing for the elderly. The centre bay is slightly advanced with a Roman Doric columned fanlight door piece, main cornice, slated pitched roof Reference LB41194. Listed Buildings are of special architectural or historic interest compiled by Historic Environment Scotland on behalf of the Scottish Government. Number 17 Allan Park is B Listed

1.02 Conservation Areas are designated by the Planning Authority as being areas of specialist architectural or historical interest. Conservation areas are afforded statutory protection and have additional planning controls to ensure the special character of the area is preserved and enhanced. Allan Park is part of the King’s Park Conservation Area group.

 **2.00 Project Specific Site Operative Training and Qualifications**

2.01 All works to and within the setting of a Listed Building must be supervised by an appropriately qualified and experienced site supervisor.

2.02 All Site Operatives will be appropriately qualified and experienced in the trade or operation they are employed to perform

2.03 All Site Operatives will receive toolbox talk briefings which shall include but not be limited to Health and Safety procedures and specific factors which may be unique, specific or unusual to the area of operation and assigned task before beginning work on site.

2.04 All Site Operatives to be made familiar with the contents of this method statement prior to start of work on site.

 **3.00 Inspection and Supervision of Works**

3.01 All work to be inspected by qualified personnel to ensure compliance with the conditions of the Listed Building Consent.

3.02 Contractor to ensure a suitably experienced site manager is on site daily to oversee works.

 3.03 Access to be granted to Stirling Council Planning Department and Listed Building Officer during the period of work on site and immediately following should a request for inspection be made

3.04 Contractor to provide evidence of relevant qualifications and experience of working on traditional buildings using appropriate materials and methods.

**4.00 CDM 2015**

4.01 The Contractor appointed shall act as Principal Contractor under the CDM 2015 Regulations

 4.03 McEachern Architects have been appointed as Principal Designer.

4.04 There are no residual risks that would not normally be expected in a project of this complexity.

4.05 This Project is not Notifiable under CDM 2015 regulations.

**5.00 Access and Egress**

 5.01 Access and Egress from the site shall be via Allan Park

 5.02 On Street Parking is available on Allan Park

5.03 Scaffolding .Where work at height is carried out this should be performed from either a Tower Scaffold or full access scaffold as appropriate. Ladders are not suitable work platforms. Provide suitable access for safely carrying out the works as described. Contractor to submit a plan showing location of scaffolding. Allow for loading areas and hoisting joints as required. Close off and weather seal scaffolding anchor points with plastic caps during or immediately following dismantling.

**6.00 Site Cleanliness**

6.01 The Site must be maintained in an orderly manner throughout the duration of work.

6.02 The Contractor must secure all loose materials at the end of each work day and perform a tidy of the site.

 6.03 Skips must be covered when not being filled.

6.04 Contractor to obtain suitable permits for siting of skips in roadway if necessary.

**7.00 Personal Protective Equipment (PPE)**

7.01 Contractor to ensure all site operatives are equipped with suitable PPE that is well maintained and appropriately fitting.

7.02 All PPE must be appropriate for the task being carried out

7.03 As a minimum available PPE must include Safety Boots, Hard Hat, Hi viz. Vest, Eye Protection, Hearing Protection, Safety Gloves and suitable dust protection. The Contractor must ensure appropriate PPE is worn when Relevant.

7.04 Temporary toilet/welfare facilities should be provided and local authority permits for cubicles etc. sought as necessary

 **8.00 Material Selection**

8.01 Any replacement mortar shall be lime- only putty and mortar and shall be agreed with Local Authority prior to commencement of work.

8.02 All Materials used shall be to the satisfaction of the Local Authority. Samples to be made available on request.

**9.00 Rainwater Goods**

9.01 Check condition and where necessary replace cracked rainwater goods (gutters and downpipes) in cast iron to suitable size.

9.02 Prepare sections which are suitable for re-use by removing all rust and detective paint with a wire brush. Roughen remaining paint with sandpaper to ensure that new paint adheres well. Repaint using appropriate system of zinc based primer. One coat of micaceous iron oxide and two coats of gloss paint.

9.03 Replacement sections of cast iron to have calk joints

**10.00 Leadwork**

**10. 01 Leadwork to be dressed and fitted according to good practice and described and illustrated in the Lead Sheet Manual issued by the Lead Sheet Training Academy Code of Practice for Lead Sheet Roofing and Cladding (BS6915)**

**To be read in conjunction with Drawing : 2401 /LBC 1**

**See also photograph sheet 01**