



BRUCE CASTLE

Reservicing and Internal Improvement Works Asbestos Removal Design and Access Statement October 2023

Version V1

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Job No. 7440

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1.0 INTRODUCTION

1.1 Scope of the Design and Access Statement

- 1.1.1 This document has been prepared to support an application for obtaining Listed Building Consent for the asbestos removal works at Bruce Castle Museum, Haringey.
- 1.1.2 This statement has been prepared within the guidelines promoted by the Design Council (previously CABE – Commission for Architect and the Building Environment) for Design and Access Statements.
- 1.1.3 This document should be read in conjunction with all application information. The following drawings provide a summary of the scope of the asbestos removal works.

Existing

7440/101	Basement Plan as Existing
7440/102A	Ground Floor Plan as Existing
7440/103A	First Floor Plan as Existing
7440/104A	Second Floor Plan as Existing

Asbestos Removal Works

7440/134	First Floor Rooms F6 to F8 Asbestos Removal
7440/135B	Ground Floor Operations and Logistics Plan Enabling Works
7440/136B	First Floor Operations and Logistics Plan Enabling Works
7440/137B	Second Floor Operations and Logistics Plan Enabling Works

- 1.1.4 Reference should also be made to the accompanying Heritage Statement, included in the appendix of this document.
- 1.1.5 This application should be read in conjunction with the Listed Building Consent Ref: HGY/2023/2060 dated 22.09.2023. for works to open up floors and wall structures to the MEND funded project areas.

1.2 Context of the Application

- 1.2.1 Bruce Castle Museum is a 16th Century Grade I listed building, set in 8 hectares of parkland on Lordship Lane, Tottenham. Bruce Castle was purchased by the Local Authority in 1892 and has housed the Museum and Archive of local history collections since 1906.
- 1.2.2 The Museum was successful in obtaining MEND funding for reservicing and internal improvement works to the East Wing of the building. The main project works are anticipated to start in 2024 (a separate Listed Building Consent will be submitted accordingly).

2.0 DESIGN CONSIDERATIONS

2.1 Objectives of the Application

- 2.1.1 This Listed Building Consent application seeks approval for the asbestos removal works at Bruce Castle Museum.
- 2.1.2 Following the initial stage 1 enabling and investigation works, it was discovered that asbestos containing material is present within the floor void of the first floor. Before progressing further with the stage 2 enabling and opening-up works, which involves more extensive exposure of existing structure, the asbestos is to be removed under the methodology set out in this document. These guidelines should also be followed if any asbestos is discovered elsewhere within the building.
- 2.1.3 An accredited and HSE licensed asbestos removal consultant will be appointed to hold a watching brief throughout the floorboard lifting process, in liaison with the specialist joiner. This is to ensure the work is supervised and carried out safely by suitably experienced and accredited personnel.
- 2.1.4 A HSE compliant airlock should be installed and smoke tested before the opening-up works commence. The asbestos consultant will confirm the appropriate enclosure and its location required. Decontamination and other facilities required are to be confirmed by the specialist consultant/ contractor.
- 2.1.5 The lifting of floorboards on the first floor level according to the proposed drawing 7440/131D will be undertaken by a conservation specialist joiner following the guidance and workmanship described below. The specialist joiner will need to work with suitable protection due to the presence of asbestos.
- 2.1.6 It is proposed that the floorboards will be lifted in alternate bands to avoid compromising the existing floor structure. Any floorboards trapped by the partitions (F6 to F7 & F8) which require cutting are to be agreed on site prior to undertaking such works. Cut lines may be staggered following review by the Architect.
- 2.1.6.1 *The following are guidelines regarding the removal of floorboards without causing damage to boards. The precise method of working is the responsibility of the Contractor, but is to be agreed with the Architect.*
- 2.1.6.2 *The first board to be lifted is to be carefully selected. Ideally it should have previously been lifted and refixed with screws.*
- 2.1.6.3 *If this is not possible, select a board, which is relatively short, with at least one end in good condition, not against a wall and with a gap at one end.*
- 2.1.6.4 *Where boards are butt jointed and not pegged or tongued to the neighbouring board, works should be undertaken as follows. Using a block of wood or a hardened steel plate to protect the adjacent boards, work around the edge of the board to be lifted with a 6" bolster, levering to try to loosen the board, taking great care at all times not to damage the boards. Then using the same technique work along the sides at one end until the end is free. Place a batten below the free end and gradually move this toward the next set of nails to raise them up. Remove the batten and carefully pull out the nails. Continue to remove the first board completely.*
- 2.1.6.5 *Removal of boards after the first should be continued in the same fashion and with the same protective measures. Additional wooden blocks may be required for example when lifting floorboards with a crowbar.*

- 2.1.6.6 *Where boards are connected to their neighbours by means of steel or timber pegs, steel or timber tongues, or simply tongued and grooved, such fixings are to be preserved and re-used, wherever possible. Any such fixings, which are to be cut or removed, to enable lifting of the boards, are to be agreed with the Architect. In general, such cutting is to be limited to the first board to be lifted and then only if previously lifted boards are unavailable. Subsequent boards are then to be eased sideways, off the neighbour's pegs etc prior to lifting. A record of board fixing arrangements is to be kept on site and included in the Contractors Health & Safety File.*
- 2.1.6.7 *All boards are to be identified on their underside with a reference or number, also recorded on a drawing, to ensure that they are refixed in their existing locations.*
- 2.1.6.8 *Where boards are to be loose laid, the use of a fabric strap around the board towards one end will aid its re-lifting without the need to resort to tools and additional protection.*
- 2.1.6.9 *Where board ends are trapped beneath skirtings, built-in furniture, or fittings then clarification is to be sought from the employer regarding any necessary additional works to remove such items prior to lifting of the boards. Where such fixtures are of historic significance or are to be refixed, then a similar level of care, protection and workmanship should be applied to that described above.*
- 2.1.6.10 *Boards which are to be set aside for future re-fixing should be laid flat and stacked with uniform thickness battens across the stack to aid ventilation and to prevent any retained metal fixings from scratching the adjacent boards. Such stacks should be stored to the edge of the room, across the span of the floor joists in order to avoid overloading.*
- 2.1.7 The asbestos consultant should provide photographic and written record of floor voids before any asbestos removal. If any significant historical fabric is found to be contaminated by asbestos dust, it is to be reported and specialist cleaning will be instigated.
- 2.1.8 The asbestos will be cleared and disposed of systematically in a controlled manner under the requirement of the appropriate regulations and guidance. Air sampling near the enclosure or work area will be required following the clearance of asbestos, to ensure the air quality meets the safe level defined in the regulations.
- 2.1.9 Photographic and written records of the details and extent of asbestos discovered and removed will be prepared.
- 2.1.10 Refer to drawing 7440/134 for details of the works and sequencing of operations.

2.2 Use

- 2.2.1 Uses of each space remains unchanged.

2.3 Amounts

- 2.3.1 The amount of works to be undertaken at this time are limited to the first floor rooms F6, F7 and F8.

- 2.3.2 However, should such work be found to be necessary during the main MEND funded project, then the same approach and approved methodology will apply.

2.4 Layout

- 2.4.1 Not applicable.

2.5 Scale

- 2.5.1 Not applicable.

2.6 Appearance

- 2.6.1 Not applicable.

2.7 Access

- 2.7.1 It is intended that the Museum will remain operational and in use for the duration of the works. Operational management of the Museum and Site will be carefully considered.
- 2.7.2 The contractor can utilise the car park for welfare, compounds, material store and parking. Contractor's access to the building will be via the Eastern Entrance Hall (Room G7). Access to all floor levels will be via the east staircase. Existing joinery, floors and walls along the route are to be protected as necessary.
- 2.7.3 Refer to drawings 7440/ 135B, 136B and 137B for details for access to the works.

2.8 Environment and Sustainability

- 2.8.1 All materials which are suitable for reuse in any future works are to be stored and set aside on site. All other elements are to be removed from site through an environmentally considerate waste management process.
- 2.8.2 All asbestos containing materials are to be disposed of in a controlled manner under as required relevant regulations and guidance.