APPLICATION DESCRIPTION:

CONVERSION AND EXTENSION OF EXISTING DERELICT FIRE AND WATER DAMAGED BUILDING TO CREATE THE BOUTIQUE 4 STAR MARINE HOTEL WITH 55 BEDROOMS, CAFETERIA, AND WINE BAR, TO INCLUDE THE RETENTION OF THE BUILDING'S NORTHERN AND WESTERN FASCADES, RECONSTRUCTION OF THE ROOF AND CHIMNEYS TO THE ORIGINAL DESIGN, CONSTRUCTION OF SIDE AND REAR EXTENSIONS, AND CREATION OF CARPARKIG AND LANDSCAPED AREAS.

METHOD STATEMENT FOR DEMOLITION AND STRUCTURAL RETENTION OF THE RETAINED FASCADES

SITE ADDRESS:
MARINE BUILDINGS,
PENARTH MARINA,
PENARTH,
CF64 1TT

PREPARED BY:
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NOVEMBER 2011

1.0 DESCRIPTION OF THE EXISTING CONSTRUCTION

1.1 The Listing for the Marine Buildings describes the building as a '...wide symmetrical block, yellow brick facings with bathstone dressings and red rusticated plinth.' In fact this applies to only two elevations; the east and south elevations are only plain render over rubble stone.
The listing continues ' Slate roof (now partially removed), with French pavilion roofs to ends with ornamental railings, mid roof parapets with brick chimneys

1.2 The existing building has been subject to a measured survey carried out by Zenith Surveys Ltd; their external elevation and internal plan survey drawings form part of this application.
This survey, along with the detailed photographic record undertaken, will ensure sizes and details of items to be taken down and rebuilt can be replicated.

2.0 PROPOSED EXTENT OF DEMOLITION WORKS

2.1 The Applicant commissioned Hubert Jenkins and Partners, Consulting Engineers, to inspect and comment on the condition of the building; their Structural Report forms part of this application.

The Report confirms that
'All the timber suspended floors and remaining roof structures have lost their structural integrity and are classified as dangerous and should be removed'.
At present (the north and west) fascades can be described as in poor structural condition...
(but) are probably capable of being restored provided a temporary works scheme is installed to provide them with lateral support..'

As they are classified as dangerous it is proposed to take down the following areas of the existing building:
The remaining areas of the roof, along with the chineys and
The remaining areas of timber flooring (the internal floors of endmost unit have already all collapsed).
It is also proposed to take down the plain render over rubble stone east and south elevations.

3.0 PROPOSED METHOD OF DEMOLITION

3.1 Details discussions have been undertaken with temporary support scaffold specialists.
They have confirmed that the two brick and bathstone elevations (north and west) to be retained will need to be stabilized with a heavy duty buttress scaffold extending 4 metres out from the elevation faces. The scaffold with incorporate heavy duty cantilage for the first 1 m height, with a weight of 50-60 tonnes. The support scaffold will be classed as 'independent' to permit refurbishment access to the whole of the two elevations; ties will be inserted through window and door openings and across parapet walls. This area of scaffold will be 100% boarded.

3.2 To provide further temporary support and stability of the two fascades, one metre length returns of the abutting east and south walls will be retained, until the permanent steel frame support has been installed (see Section 4).

3.3 The remaining elevations will be fully scaffolded with normal 1.5m wide boarded platforms at 2.0 high intervals.

3.4 Due to its poor structural condition, no machine demolition will be possible. The full scaffold will permit 'soft strip' hand demolition to all areas.

3.5 Ridge tiles, and chimney brickwork where undamaged will be set aside for re-use. Any remaining roof ornamental railings will be removed and set aside for possible re-use / pattern matching.

4.0 PROPOSED PERMANENT SUPPORT OF THE RETAINED FASCADES

4.1 Following erection of the temporary support to the retained fascades, and the demolition of the building to the rear, the steel frame to the new building will be erected. The frame will provide the permanent final support to the two fascades, and will include steel ties epoxy grouted into the fabric of the wall, to a depth extending to the rear face of the fascade's brickwork.