

## **Method Statement**

For the Erection and Fixing of the External Hung Sign to the Front Facade

Unit 4 104-122 City Road London EC1V

19<sup>th</sup> March 2013

12001

Dental Arts Studio

12001-PL-130319fk

## **Introduction**

This is a preliminary Method Statement to outline the construction works proposed for the ground floor commercial unit at The Elysian Mission building at 104-122 City Road London EC1V.

The building is a Grade II Listed Building and the works are to be approved and controlled under a Listed Building Consent (LBC).

The works are for an external hung sign fixed to the building's façade over the public footpath.

## **Building**

The building is a Grade II Listed Building and former Methodist teaching and religious centre built at the end of the 19<sup>th</sup> century. The ground floor is made up of a central entrance to a raised internal hall with arches to either side. The unit occupies the 2 furthest northern arches with the two extreme end arches narrower than the principal others.

The unit is occupied by a dental surgery managed by, Dental Arts Studio who is the applicant for the LBC. Its demise covers the ground floor and basement beneath the twin arched frontage.

The arches are supported off granite and terracotta columns and plinths with the arches themselves of the same terracotta blocks. The spandrel panels are of the same material with tapered and quadrangle cut blocks. Resting above the columns' capitals are scrolls, which give way to the 1<sup>st</sup> floor cornice.

## **Signage**

The sign is an external bracketed hung sign with two faces. The bracket is aluminium with two sides and set 90 degrees to each other. The vertical arm is combined with a circular disc, which acts as the support plate back to the building and has 3no. triangular arranged fixing holes.

The signboard itself is 600mm x 600mm x 30mm and made of folded aluminium sheet with the dental surgery's graphics and text in stove enamel. The signboard is attached back to the supporting bracket arm by 3no. stays to resist swinging.

The size and shape of the sign have been designed to the approval of the Local Planning Authority (LPA) LB Islington (LBI) and its Conservation Officers while also giving suitable height clearance and offsets both above the footpath and the building's projecting mouldings.

### **Fixing**

The geometry of the fixing plate has been chosen with top and bottom truncated chords to reduce its size and allow a secure triangular fixing arrangement of 1no. top fixing hole and 2no. lower side fixing holes.

The stainless steel bolts will have isolators between them and the aluminium fixing plate with neoprene gaskets and tape to avoid electrolysis between the differing metals. The bolts will be 10mm diameter with 100mm embedded stainless steel sockets to accept 10mm cup head stainless steel screws. As the bracket these will all be finished in black stove enamel or painted and touched up to match.

### **Location**

The sign's fixings have been sized and spaced to provide a secure fixing, back to the building's terracotta façade while also being arranged so that they can be fixed through the bed and perpend joints within the spandrel panels. The joints between the terracotta blocks appear less than 10mm so some drilling to the edges will be unavoidable. As the wider arches have larger spandrel panels the right hand side of the largest arch is the spandrel panel selected to locate the sign. This has the added benefit of being adjacent to the central column of the commercial unit and above the single entrance door, set within the recessed curtain wall of the arches.

### **Position**

The exact position of the sign will be selected on site prior to erection taking into account the position of the bed and perpend joints selected to contain the fixings and the structural integrity of the mortar joints and surround material. The outer moulding of the arch contains along its circumference the Setting Out Point (SOP) though the offset dimensions will be site determined.

### **Making Good and Residual Works**

At least two historic signs have been fixed and subsequently taken down from the 4no. spandrel panels above the commercial units in the recent past under the applicant's lease. Some residual fixing holes have been filled with matching mortar as to the last dismantled sign, though some older holes are likely to remain.

As part of the erection and fixing of the new sign, these holes will be identified and suitably marked and indicated (ie with white chalk) for photographic record and observation by the erector and LPA as stipulated in the LBC permission notice.

A matching pigmented mortar will then be selected and mixed up with one low observable hole selected as a quality control colour match. This will be filled and when dry approval for its colour will be sought by the LPA, before the remaining holes are filled with the same approved mortar.

Some other damage to the mouldings has occurred historically across the whole façade and the particular section of the commercial unit's façade and applicant's leasehold domain. These more major damages and breakages are considered the responsibility of the freeholder and pre-date the applicant's occupation of the unit. Therefore residual making good is restricted just to drilled and man made holes, borings and fissures within and around the 4no. stated spandrel panels.

**Exclusions**

This is only a preliminary Method Statement for the benefit of the LPA as a pre-permission document. The installer and erector are responsible to expanding and revising this both also to meet Health and Safety working practices under the Construction (Design and Management) Regulations (2007) and The Working at Height Regulations (2005).

The design of the sign through its, materials, size, position, weight and maintenance cycle has been considered and guided by CDM Regulations and the designer's responsibilities contained therein.

If the Listed Building Consent also has conditions associated with it, a revised more comprehensive Method Statement include working practices may well be required as part of the discharge of them.