

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Planning (Listed Buildings and Conservation Areas) Act 1990, section 48

REPAIRS NOTICE IN RESPECT OF Birnbeck Pier, Birnbeck Road, Weston-super-Mare, BS23 2BT

ISSUED BY North Somerset Council

LISTED BUILDINGS REPAIRS NOTICE

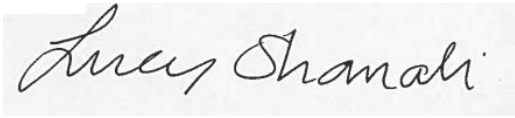
To: **The Secretary**
CNM Estates (Birnbeck) Ltd
c/o The Secretary
CNM Estates (London)
1st Floor, St Georges Court
4 St Georges Square
High Street
New Malden
KT3 4HG

- 1 The Site known as Birnbeck Pier ('The Site') is listed under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter known as 'the 1990 Act'). The Site is shown edged in red on the map attached to this Notice and described for identification purposes only in Schedule 1 of this Notice.
- 2 It appears to North Somerset Council ('the Local Authority') whose area includes the Site and being the Local Authority for the purposes of section 48 of the 1990 Act that the works specified within Schedule 2 ('the Works') of this Notice are reasonably necessary for the proper preservation of the Site.
- 3 NOTICE IS HEREBY GIVEN that the Local Authority considers the works specified within Schedule 2 of this Notice reasonably necessary for the proper preservation of the Site.
- 4 If after two months from the date of service of this Notice the Local Authority have not withdrawn the Notice, the Local Authority may ask the Secretary of State to authorise it to acquire compulsorily the Site and any land contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the Site or its amenities, or for affording access to it, or for its proper control or management.
- 5 The Secretary of State may make or confirm an order for the compulsory purchase of the Site and any land contiguous or adjacent to it if:
 - a) it appears to him/her that reasonable steps are not being taken for the proper preservation of the Site
 - b) s/he is satisfied that it is expedient to make provision for the preservation of the Site and

- c) s/he is satisfied that it is expedient for that purpose for it to be acquired compulsorily
- 6 If compulsory purchase procedures are initiated then any person having an interest in the Site which it is proposed to acquire compulsorily may, within 28 days after the service of the Notice required under section 12 of the Acquisition of Land Act 1981, apply to a magistrates' court for an order staying the proceedings on the ground that reasonable steps have been taken to properly preserve the Site.
- 7 On compulsory purchase of the Site, it shall be assumed for the purpose of assessing compensation that listed building consent would be granted for any works:
- a) for the alteration or extension of the Site or
 - b) for the demolition of the Site for the purpose of development of any class specified in Schedule 3 to the Town and Country Planning Act 1990.
- 8 If the Secretary of State is satisfied that the Site has been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or re-development of the site, or any adjoining site, he/she may include in the compulsory purchase order a direction for minimum compensation.
- 9 The effect of such a direction is that for the purpose of assessing compensation that is payable for compulsory purchase it is assumed that:
- a) planning permission would not be granted for any development or re-development of the Site, and
 - b) that listed building consent would not be granted for any works, other than works necessary for restoring the Site to and maintaining it in a proper state of repair
- 10 Where such direction is included in a compulsory purchase order or draft order any person having an interest in the Site may, within 28 days after service of the Notice of minimum compensation direction, apply to a magistrates' court for an order that no such direction should be included.
- 11 If you wish to discuss this Notice or any related matter you should contact Rachel Lewis, Development & Regeneration Programme Manager, North Somerset Council (rachel.lewis@n-somerset.gov.uk / 01934 426465) as soon as possible.

DATED the 9th day of September 2019

Signed

A handwritten signature in black ink on a light grey rectangular background. The signature reads "Lucy Shomali" in a cursive script.

Lucy Shomali
Director of Development & Environment

For and on behalf of North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

SCHEDULE 1

The listed Site to which this Notice relates - **Birnbeck Pier, Birnbeck Road, Weston-super-Mare, BS23 2BT** is shown for the purposes of identification only edged red on the attached plan.

SCHEDULE 2

Specification of works to be carried out

1. Ensure that all works are undertaken in accordance with specialist advice.
2. Ensure site is safely set up for the works to be undertaken in accordance with Health and Safety requirements, including securing perimeter to site.
3. Arrange offsite facility for storage and repairs to historic fabric. Ensure that items removed from the site are recorded and stored safely.
4. Ensure appropriate surveys and inspections are undertaken, including laser scanning of the pier to assist with recording and development of repairs details.
5. Allow for marine vehicle and access provision, including all terrain access platforms, jack-up barges and associated plant and equipment.
6. Ensure all works comply with the Construction (Design and Management) Regulations 2015.
7. Arrange for temporary bracing frames to be secured to trestle legs to provide additional stability to trestle legs during repairs. This may include scaffolding construction for temporary bracing frames, subject to contractor design, or fabrication of bespoke temporary bracing frames that can be more readily moved between frames as repairs progress.
8. Remove deck boards, cast iron seat components, lamp posts and all associated materials. Arrange for these to be transported to an offsite facility for logging, assessment, and repair or reconstruction depending upon condition.
9. Remove the deck transverse structure and high level spider bracing. Record all timber and steelwork that remains and transport to an offsite facility for repair and reconstruction.
10. Remove the principal deck level knee bracing to the head of each trestle. Angle bracing with associated fixing plates and collars to link trestle to longitudinal girder.
11. Remove the principal deck level spider bracing. This refers to the bracing at the head of each trestle and at intermediate positions along the length of the deck to include fixings to the repaired and/or reinstated longitudinal girders.
12. Remove the principal longitudinal girders. The pairs of lattice girders should be removed in sections and transported to offsite facility for repair or reconstruction.
13. Remove the trestle perimeter and internal bracing member. All trestle bracing should be removed and transported to offsite facility for repair or reconstruction.
14. Splint repairs to be made to trestle legs where appropriate after inspection. New steel plated bolted collars similar to existing splint clamp repairs to be fitted.
15. Repair intermediate deck support frames. The extent of corrosion should be reviewed and, where corrosion decay is compromising the integrity of the structure, plate repairs or replacement of steel sections should be undertaken. Allow for 20mm Grade S355-J2 structural

steelwork in situ plated repairs and for site preparation and painting to main paint specification below at paragraph 24 of this Schedule.

16. Replace legs using tubular steel section to match existing structure.
Allow for 273x20 CHS Grade S355-J2 structural steelwork.

17. Undertake leg splint repairs. Arrange for steel collars to be used of detail similar to existing cast iron splint collars. These should suit the 300mm diameter of the existing cast iron legs.

18. Reinstate trestle bracing. This may be done by way of repair or by reconstruction of new bracing to replace areas lost or failed beyond repair.
Allow for 100x100x15 'L' members to perimeter lattice bracing with 50x16mm internal diagonal bracing. Spider bracing allow 100x100x15 'L' minimum section to match existing. 25mm diameter elevation bracing rods to match existing. All end plates to be adapted to enable retro fitting.

19. Repair and reinstate pair of principal longitudinal deck girders. This may include reconstruction of new lattice girder to replace areas lost or failed beyond repair.
Reform lattice girder with composite top and bottom members with back to back 200x100x15 angles and 15mm cap and base plates 100x15 diagonal bracing and pairs of back to back 100x100x15 'L' vertical members to longitudinal girders. All section sizes to match existing where possible or allowance within +10% where standard section sizes available. Unless noted otherwise material to be grade S355-J2 steelwork. Optional splice joints to be added to aid reassembly subject to approval by Historic England.

20. Repair and reinstate principal deck members. This may include fabrication of new members to replace units lost or failed beyond repair.
Allow for 203x203x46 kg/m transverse structural steelwork at approximately 1.5m centres with new 225x75mm thick unwrot treated steelwork bearing plates secured to top face of UC using pairs M16 s/s bolts at 900mm centres to facilitate fixing of repaired/replacement deck boards. Unless noted otherwise material to be grade S355-J2 steelwork with marine spec mastic used to seal all metal-metal contact joints to aid corrosion prevention.

21. Repair and reinstate deck.
225x75 Iroko timber decking boards in approximately 3.5m length to match existing, secured with M10 stainless steel coach screw fixings and pegged/sanded to flush finish. Allow for decking board lengths as required to extend into total 8 number projecting balconies. Perimeter timber beam 115x325 wrot treated and painted Douglas fir with one rounded edge, all to match existing.

22. Repair and reinstate deck benches and handrail.
To include repair of existing cast iron seat brackets/frames at approximately 1.5m centres, and provide new timber slats to match existing where missing or damaged. Seat timbers to be 175x75 wrot treated painted Douglas fir with one rounded edge and 225x75 wrot treated and painted Douglas fir to seat and 225x30 wrot t&g painted treated steelwork and 150x30 wrot t&g painted treated steelwork to seat backing all fixed to cast iron seat frames with s/s fixings. 60mm diameter steel tube handrail to be salvaged and reinstated with allowance for 50% replacement of defective.

23. Repair or recast cast iron lamp posts and deck level ironwork, to include blast cleaning and repainting.
Total 12 number cast iron columns centred on balcony and 2 number free standing lamp posts. Allow for blast cleaning and inspection of all and repair/recasting as necessary with provisional estimate of 80% requiring repair/replacement. Allow for repainting of all prior to reinstatement.

24. Paint all steel work using suitable marine grade paint system.

Flash blast with a non-metallic abrasive (surface profile within the range of 20 - 30 microns)

Apply Leighs Paint system to all steelwork, Metagard L574 Blast primer @ 25 microns dft 2 coats Epigrip L524 Modified Epoxy Coating @ 175 microns dft / per coat.

25. Repair stonework abutment by way of consolidating and pinning stonework to stabilised landward and island bearing masonry.

Allow for resetting 16 square metres of stonework, with allowance for 2 square metres of replacement of damaged or missing stonework. All set in NHL5 lime mortar. Allow for NHL5 lime grout core void consolidation to aid bonding of adjacent stonework. Total 1 cubic metre of grout, gravity fed in approximately 100-150 litre batches. Allow for total 20 number M10 x 450 long stainless steel dowels set in Hilti HY70 resin to ensure effective tie between existing and reset/replacement stone.