

Viewpoint

Spring 2009

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Found and lost

by Vic Pannell MIconstM



A The site supervisor is employed to complete the project within a given time and at a given price. Delay can cost client, contractor and site-staff money and can influence the start of the next project. However, it is important that such finds are reported, examined and properly recorded. I can recall two occasions which presented such a dilemma.

The first was when the old, roofless 'French Prison' - God's House Tower - on Southampton waterfront, was being altered to a museum, which it remains today, by a local contractor,

Looking up on the inside of the floorless tower, it was noticed that, at some 4 or 5m above ground level, was a recess in the wall. A ladder was set up to investigate and it was found to be possibly the

Supervising a construction site where there is the possibility of unearthing archaeological finds, often presents a dilemma. Do the right thing and report it; or go on regardless and maintain the programme.

original loo, or, as it was referred to, a 'guardrobe'. The seat consisted of a 75mm thick stone slab polished smooth, presumably by many uses in the past. There was a vertical, square, brick shaft some 5m down to the horizontal brick drain which then passed under the 3.5m external stone wall. It was not known how or why, but it contained many small very old glass bottles some 100mm long.

A new intermediate floor for display purposes was to be built on a steel framework: upon excavation for one of the columns, the roof of a small, arched, underground chamber some 2m x 1.5m x 2m high was pierced. At the time it was said to be a wine cellar (but buried under the floor with no door?)

These, together with some other



God's House Tower stands at the south-east corner of the town walls that had once encircled medieval Southampton. The whole structure is really an amalgamation of two buildings: a simple gatehouse, built in the late 13th century; and a massive spur work, an early 15th century addition consisting of a two-storey gallery and a three-storey tower. The building takes its name from the nearby hospital of God's House, founded in 1168 by Gervase le Riche as a refuge for poor travellers.

The original gatehouse was built to provide access to the newly constructed quay and remained more or less intact until the French raid of 1338, after which the defences were reinforced.

God's House Tower is a culmination of that work and is one of the earliest forts built specifically to carry cannon. The spur work provided artillery cover and protected the sluices that controlled the flow of water into a tidal moat used to power the water mill under the tower. The town gunner was made the highest paid town official and was responsible for making the gunpowder and gunshot that was stored, together with the guns, in the gallery of the tower.

By the 17th century the need for strong defences declined and by 1707 part of the building was being used as a house of correction. In 1786 it was adopted as the Town Gaol, a role it retained until 1855.

For 20 years the building stood empty until the Southampton Harbour Board requisitioned it for storage. In 1957 approval was sought to convert the building into a museum: 4 years later in 1961 the Museum of Archaeology opened to the public.

Pictures and caption courtesy of Southampton City Council

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items, were recorded and today form part of the information available at the museum.

There was a delay to the project whilst archaeological and constructional matters were dealt with. But this was an instance of good co-operation between the Local Authority and the contractor.

The other project was a new bank in Winchester and again, by a local contractor. Early in the 1960s the basement excavation revealed two small wells at the rear of the works but as these were deemed of no importance we were happy to continue. However, under what

was to be a structural column was a third well, much larger than the others. A ladder was placed in the well and it was found that it was constructed of neatly cut freestone blocks and that the bottom was bell shaped. The water was fresh and clear and not very deep but there was a continuous flow across the bottom (So was it really a well, or an access to a subterranean stream?)

The top 3m of the well wall was of brickwork in a somewhat poor condition. Now, it was a few days before Christmas and the Local Authority were notified and at some time just after lunch the

'inspector' arrived. He had a jolly expression on his face and a lovely rose-red complexion: he took a few steps toward the well, saw the rough brickwork and said that we could 'carry on'.

No time was lost in doing so and the column pad foundation was cast with plenty of time to harden over the holiday.

This was an instance of an archaeological find being lost until some future date and possibly not even recorded. I still have a guilty conscience on occasions.

Vic Pannell, MIConstM

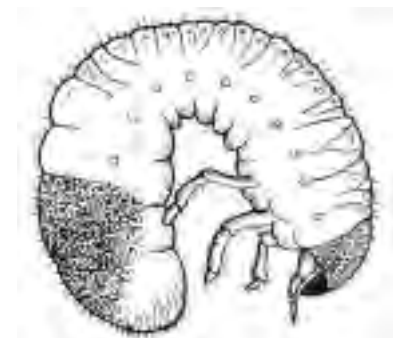
The Beetles – Part 1:

Damage category B – no treatment required other than to control the associated damp environment



Stag beetle (*Lucarnus cervus*)

The tunnels of the larvae can be up to 20mm in diameter and so the damage can be extreme. It is usually found in oak or elm beams which are subjected to prolonged periods of dampness, often in association with wet masonry. The cavities are partly filled with coarse fibrous dust. Because of the extreme size of the tunnels, misidentification is unlikely. The good news is that, when once the source of the dampness required by the larvae is dealt with, the larvae will die and re-infestation is not possible. It is unusual to find the adult beetle in the area of infestation.



Tenebrionid beetle (*Tenebrio molitor*)

Although mostly associated with timber in flour mills, this larva can also be found in well rotted timbers (as in photo 4). The tunnels are irregular oval or circular and about 10mm diameter, partially filled with coarse fibrous powder. The damage can be confused with death-watch or house longhorn, but unlike those beetles, no treatment is required for Tenebrionids other than the removal of the source of dampness. They will not attack sound timber. Careful investigation is therefore called for if unwarranted chemical treatment is to be avoided.



Photos 1 and 2 typical stag beetle larval damage in oak beam

Photo 3 The Stag Beetle with sketch below.

Photo 4 the Tenebrionid beetle with sketch below

Ed.

Asbestos in Buildings

There are several types of asbestos likely to be present in buildings, including chrysotile (white); crocidolite (blue); and amosite (brown). Asbestos causes a range of diseases including asbestosis and mesothelioma. Asbestos is the single biggest cause of work related illness, though the diseases will often not appear until many years after exposure.

Asbestos was widely used as a material in the building industry in the 60's and 70's and is still now present in many buildings. It was used as a lagging material for pipework and structural steelwork, as well as in asbestos boarding for providing fire protection in walls and doors, and in asbestos cement roofing and cladding.

It is the free fibres floating in the air which may be inhaled into the lungs that cause the damage, and it is therefore very important to avoid any task that could disturb the asbestos and produce a release of asbestos fibres.

Identifying Asbestos

Even though the types of asbestos are commonly known by their colour, (blue, brown and white) asbestos containing materials (ACMs) cannot be identified by colour alone. The first step is to identify the materials that may contain asbestos.

- **Asbestos Cement** is a grey, brittle material that contains 10-15% asbestos fibres. As well as being found in cladding and roofing materials (including guttering) it is also found in pipes and flues.
- **Asbestos Boarding** contains up to 40% asbestos and the board can be pale grey and of varying thickness. It is no longer available in this country but was used extensively for creating walls, linings, ceiling tiles, and partitions, particularly for fire protection purposes.

- **Sprayed Asbestos** can consist of up to 85% asbestos mixed in with a variety of other materials. The material is often quite loose and can easily give risk to asbestos dust.
- **Other Materials** include certain types of textured coatings and asbestos paper used for insulating wooden boards and electrical equipment.

In all cases, the asbestos containing material (ACM) may be painted, encapsulated or covered to protect it. Identifying asbestos is not easy and there is a possibility that the material may be disturbed in maintenance or refurbishment work. The only way to positively identify a material as asbestos is by having it analysed by a reputable laboratory. Samples should only be taken by suitably trained people and analysed by a laboratory that is a member of the United Kingdom Accreditation Service (UKAS).

Condition of the ACM

The chance of asbestos fibres being released into the air will be increased if the ACM:

- is located where it could be knocked or bumped
- is located where it may be worked upon (e.g. where someone may drill holes in it for pipes or cables)
- surface is breaking up or is damaged or cracked
- material has become detached from the structure or item it is protecting (eg. a steel girder or pipe).

If there are signs of dust or debris in the immediate area and if the ACM is in a poor condition, then it will need to be sealed, enclosed or removed urgently.

Removal or Repair

If the ACM will always be prone to damage or is difficult to repair it

will need to be removed. Asbestos lagging and insulation can only be removed or sealed by a contractor that has been licensed by the Health and Safety Executive, and will probably be a member company of the Asbestos Removal Contractors' Association (ARCA).

If the ACM is in good condition, or can be sealed or protected, it should be clearly marked with the asbestos warning sign. Keep a note of the location of ACMs and mark it on building plans.

ACMs that are left in place should be periodically inspected to check on its condition. Keep a register of the location of ACMs and the type of asbestos (if known). It may be helpful to record any materials that have been tested and found not to contain asbestos, in case they are called into question again.

Notifying Contractors and Workers

It is important that any employees and contractors who are involved with building maintenance are informed of the location of ACMs. They should be made aware of the health risks and be told they must not disturb it. In addition to informing them of the location of the known ACMs, they should be aware of the sorts of materials that contain asbestos and the need to inform a responsible person if they inadvertently discover any materials that may contain asbestos.

Some types of work with asbestos must be carried out only by licensed persons and/or be notified to the Health and Safety Executive or Environmental Health Authority. Details of licensed contractors can be obtained from the Health and Safety Executive.

Do not attempt any work with ACMs unless you have obtained specialist advice first and are taking proper precautions.

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Disposal of Asbestos

Asbestos waste (that is any material containing more than 0.1% asbestos) such as broken pieces of asbestos cement sheet, is covered by the environmental legislation, the Special Waste Regulations 1996. It should be double wrapped in heavy-duty polythene bags and clearly labelled before it is transported to a disposal site. It can only be disposed of at a site that is licensed to take it.

Key Action Steps

- Identify materials that may contain asbestos on site
- Arrange for samples to be taken to identify if (and what type of) asbestos is present using a UKAS accredited laboratory
- Decide whether the ACM should be removed or sealed, taking into consideration its location and condition
- Arrange for the ACM to be removed or sealed using a licensed contractor
- Mark any ACM that is to remain on site with the asbestos label and keep a register
- Inform employees and contractors of its location and make sure they do not disturb it
- Regularly check the condition of the asbestos by inspecting it.

References

1. The Control of Asbestos Regulations 2006. SI 2006/2739
2. Approved Codes of Practice "Work with materials containing asbestos" (L43) ISBN 0 7176 62063.
3. "The management of asbestos in non-domestic premises" (L127) ISBN 0 7176 62098
4. Managing Asbestos, your new legal duties
www.hse.gov.uk/asbestos/campaign/duty.htm

Priced Publications: from HSE Books on 01787 881165 or www.hsebooks.co.uk.

Free Publications: www.hse.gov.uk

HSE Asbestos Home page

www.hse.gov.uk/asbestos/index.htm

HSE Asbestos Essentials

www.hse.gov.uk/asbestos/essentials/index.htm

Hardfacts

1024: Asbestos in Buildings – A guide for Residential Property Owners

6039: Asbestos in Buildings – A guide for Dutyholders

6028: Asbestos Management: Control of Asbestos Regulations

Available from HSE Books on 01787 881165 or The Stationery Office. Ref No 6024 (v5)

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www.norwichunion.com/RiskManager

THE INSTITUTE OF CONSTRUCTION MANAGEMENT



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Diary dates

May 2009

- 1-4 Caravan & B&B Rally
Tonbridge, Kent
Mike Bishop 01962 713000
- 13 Joint Meeting ICM/CIOB, Southern Region
- 22 Skittles Evening,
HMS Dryad Golf Club, Southwick, Southern Region

June 2009

- 10 Insulated Lightweight Steel Buildings, Southern
Region
- 14 Southern Region CPD lecture
Application of Approved Document Part F: Ventilation

July 2009

- 4 National Rally
Rendezvous Hotel, Skipton (*see advert for full details*)
OH Wood, Northern & Scottish Region

September 2009

- 9 Quadriago (Provisional), Southern Region

Note: all Southern Region lectures are CPD accredited and certificates will be issued. Food is made available following each lecture. The lectures are held at The Mountbatten Centre Alexandra Park Portsmouth 7.45pm for 8.00pm. Contact Eric Richards 02392 618049

VIEWPOINT is the newsletter of the Institute of Construction Management

(ICM) and is for circulation to the members of the Institute.

Articles or comments for inclusion are very welcome and in any form.

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Whilst every effort has been made to check the information published in this newsletter, the ICM cannot accept responsibility for the accuracy of the information, claims made, or the editorial content.

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Viewpoint

the someday supplement

Southern Region 49th Annual Dinner and Dance Royal Beach Hotel, Southsea, Saturday 7th February 2009



From l-r: Eric Richards (Toastmaster), John and Glenis Berry (distinguished guests), Gary Francis (Southern Region Chairman) and Denise and Vic Lander (National President and Brenda

Some guests started arriving at the hotel during Friday. Their journey, especially from Wiltshire, was commendable bearing in mind the amount of snow and ice which hit that 'neck of the woods'.

The weather during Friday, Saturday and Sunday (as arranged) was bright sunshine but a bit nippy. Our visitors came from Yorkshire, Kent, Sussex, Southampton, Wiltshire and The Southern Region. As normal procedure on arrival for our social event of the year the guests were welcomed and directed to the lounge/bar for a drink or two. They were then directed to the Ark Royal

Suite to welcome in the table guests, the traditional 'slow handclap' greeted the VIPs into the dining room.

Rita Webb then said grace in her own very special inimitable manner. Following the wonderful appetising meal a toast was proposed and responded to by our VIPs. Bouquets and table posies were presented to the ladies. Two further toasts were proposed by the toastmaster. Firstly to absent friends, particularly to our dear member and friend from the Midlands Region Bob Freeman who could not attend due to illness. Get well quickly Bob. The next toast was for the Conferencing and Banqueting manager Davina, and the chief chef Paul. They did a wonderful job. Dancing to our regular DJ Paul

Still pulling the birds!

Bob Freeman a Fellow of the Institute who is the most senior regular attendee at our Executive Council meetings was recently presented with a "long-service award – bird table".

He was born in a terraced house in Peckham, South London at 23.50pm on New Year's eve 1919, he started work at 14 in London as an office boy at a Stockbroker's office and apart from four and a half years in Cairo, worked until retirement at 65 in December 1984. He became a member of the Institute in March 1986 and took over as Secretary of the East Staffs Chapter and is still Secretary of the Midland Region. He was awarded Life Fellowship in July 1989.

"I have enjoyed my membership of the Institute and have made many friends over the years and have been able to attend most meetings as a Councillor and later as an executive member. From the time of joining I think I have attended almost all the Annual Rallies held at various Hotels all over the country. I would like to thank the Institute for the gift of the bird table and for the great time I have had over the years."



Northcott then commenced only to be interrupted by the special and main raffle draws.

Dancing then continued until midnight which included a session of 'bopping' and 'boating' by the younger contingent from the Wiltshire Region which was very much appreciated by all. Many of our guests who either retired to their rooms or to their carriages, stated how much they enjoyed the social function and wished the Southern Region every success for the Region's 50th Annual Dinner and Dance due to be held on Saturday 6th February 2010. If held, we trust we will get an excellent attendance.

*Eric Richards FIConstM
(Toastmaster)*

Safe operation of vehicles on site



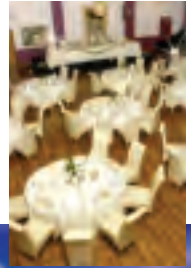
Every year, a significant number of people are killed by accidents involving vehicles in the workplace, and many more people are injured. A lot of damage is also done to property and profit. Better planning, training and awareness, and the appropriate use of vehicles, can avoid most of these accidents.

This guidance has been produced by the Health and Safety Executive (HSE) to help people involved in transport in the workplace reduce the chances of accidents happening. It is aimed at both managers and operators and identifies some of the safety problems for common vehicle operations. More detailed information can be found in 'Workplace transport safety: An employers' guide HSG136'.

This useful 22 page guide is a must for all of our members who are involved in the control of site operations. A free single copy can be accessed from HSE Books or online at:
www.hse.gov.uk/pubns/indg199.pdf

Ed

The Institute of Construction Management 34th National Rally Saturday 4th July 2009



This year the rally and AGM are to be hosted by: **Northern & Scottish Region**

The venue is:
The Rendezvous Hotel, Skipton



All members and their partners are invited by our President Vic Lander and his wife Brenda to come along and enjoy the social weekend.

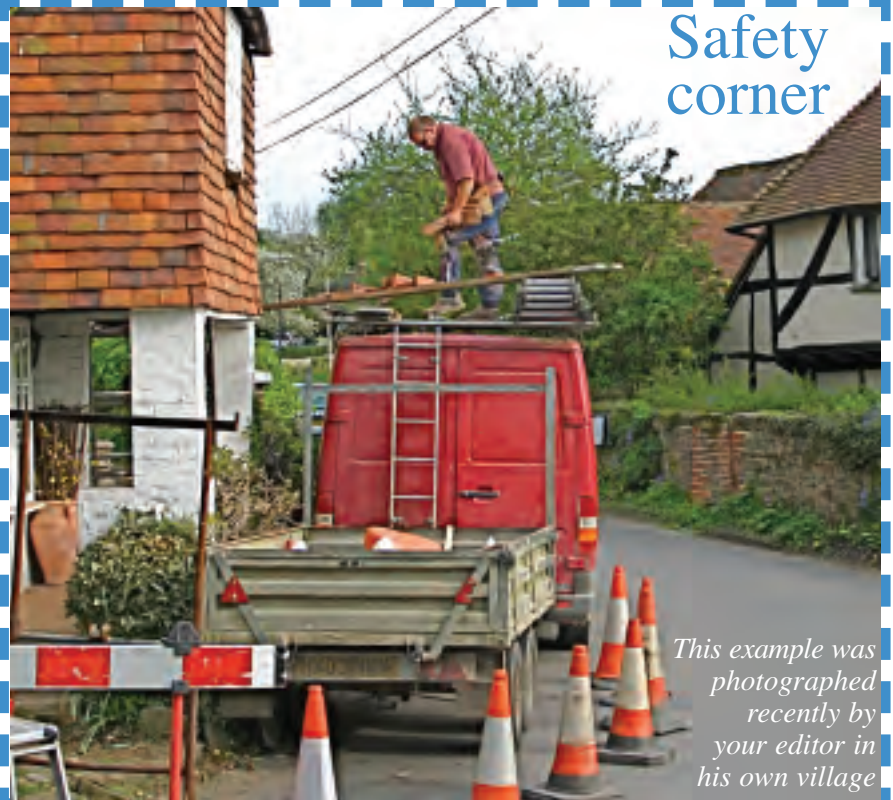
The evening dinner dance – with cabaret and live music – is at a cost of **£27.50** per person.

A special rate (when booking mention the ICM Rally) for rooms has been negotiated at **£80.00** per room (double and twin).

To book rooms, please contact the hotel direct on **01756 700100**.

Booking forms and menu for the dinner dance available from:
OH Wood MConstM, 30 Greenside Close, Wortley, Leeds LS12 4SB

Safety corner



This example was photographed recently by your editor in his own village