

MSI – Learning Classrooms



Method Statements
November 2021



Version History

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1 Removal of blockwork core & repairs to existing masonry

The 1980s blockwork walls, existing sanitaryware, plywood boxing out and redundant pipework and services are to be carefully removed, ensuring minimal to no damage to remaining building fabric. All suspended ceilings and associated redundant M&E items are also to be removed carefully. Where blockwork and plumbing is removed adjacent to significant building fabric, localised repairs to masonry walls are to be undertaken to match existing bricks and mortar. Where fixings are removed the associated masonry is to be made good and consolidated as required. It is important to ensure there is no scarring to existing brickwork following the demolition works.

Any concrete lintels in the chimney stacks supporting the blockwork walls are also to be removed and infilled with brickwork to match existing

Additional localised repairs/refurbishment are to be undertaken to masonry walls, which will be left exposed in the proposal. Redundant screws and fixings are to be removed and infilled.



Figure 1. (left) Where existing plumbing fixtures and blockwork walls are removed, localised brick repairs are to be undertaken to match the surrounding masonry.

Figure 2. (right) Concrete lintels in chimney stacks to be removed and infilled with brick to match existing.

2 Removal of existing floor finishes

Existing carpet tiles and vinyl flooring, as well as, all associated trims and transition strips are to be removed, taking care to not damage the floorboards beneath. All access hatches are to be filled and made level with existing floor, with floorboards to match the existing. Floor to be cleaned thoroughly prior to installing new floor finishes and existing timber floor made good and levelled as required. Infill and remove any service hatches, but maintain cables running through. The existing raised access floor in the east room is to be retained for transferring services throughout the spaces. (Services are to be accessed from perimeter of room in proposal).

New floor finishes and new threshold strips to be installed, slip-resistant flooring in the lobby, kitchen and WC areas and carpet in the teaching spaces.

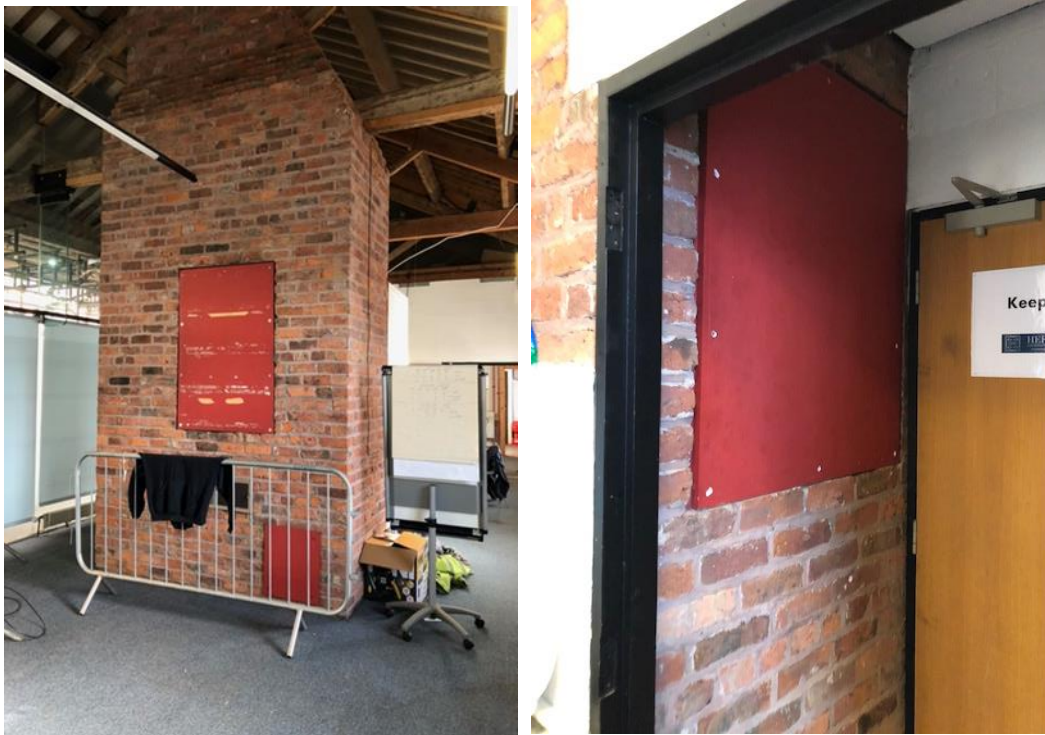


Figure 3. (Left) Carpet tiles to be removed and existing floorboards to be levelled, cleaned and repaired as required, prior to installing new floor finishes. (West classroom)

Figure 4. (Right) Existing service hatches to be infilled and made level, but existing raised access floor and services running through to be maintained. (East classroom)

3 Chimneys to be surveyed and bricked up as required

Chimneys to have survey undertaken to check for asbestos. They are currently not used for fireplaces/flues but contain services, rises and ducts. Once either asbestos is removed or the chimneys are deemed safe, existing services within can then be surveyed by M&E engineers. Any redundant services can be removed and associated service hatches infilled with brick to match surrounding chimney breast. Chimney stacks still in use are to be retained with the associated services hatches/vents to be repainted/replaced.



Figures 5 & 6. Chimneys and services inside to be surveyed. Access hatches for redundant services can be removed and infilled with brick and mortar to match surrounding chimney breast. Chimney stacks still in use are to be refurbished/repainted.

4 Refurbishment of existing heating systems

Existing radiators are to be removed and associated pipework to be retained to serve new radiators that will be installed. Low-surface temperature radiators will be specified due to the building's proposed use. In the east room, the existing boxing out over heating pipes is to be carefully removed and new low-surface temperature radiators are to be installed to match others.

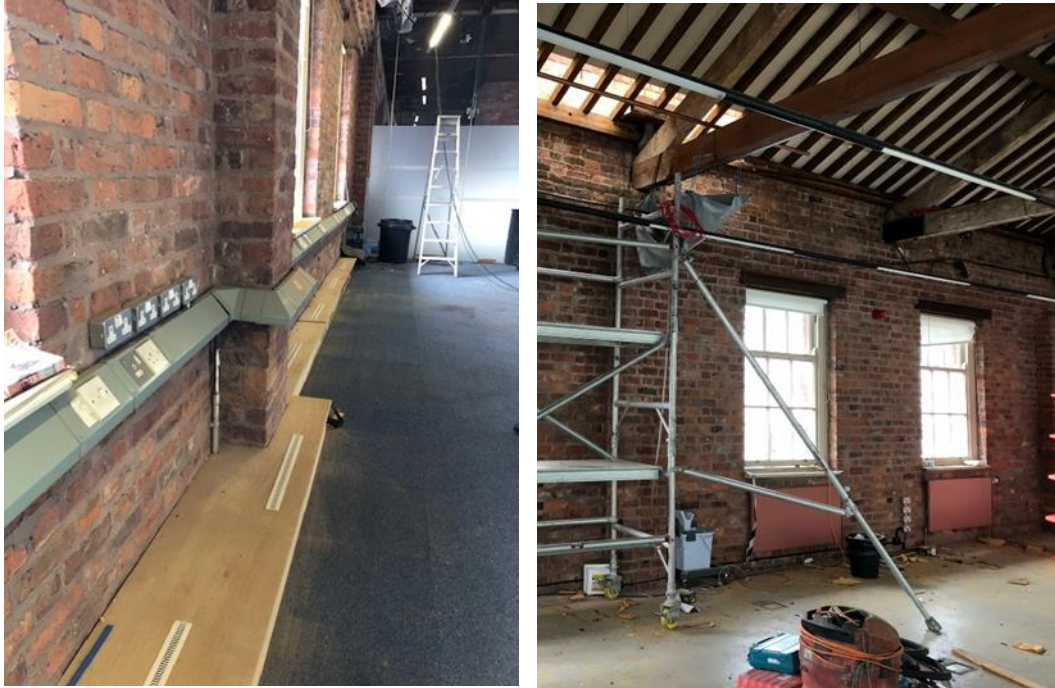


Figure 7 & 8. Existing boxing out to be removed and new low surface temperature radiators to be installed (west). On east side existing radiators to be removed and replaced with new radiators with a low surface temperature to match other room.

5 Refurbishment and repair of existing sash windows

Existing sash windows are to be retained and refurbished. Where missing or damaged, sash chords, pulleys, catches and lifts are to be replaced to match existing. Repairs to be undertaken to locks as required and blocks/window restrictors to be installed on all windows. Sash windows are to be eased and rebalanced and any panes of broken glass to be repaired/replaced like-for-like (same glass thickness etc.) Any existing manifestations are to be removed and all windows thoroughly cleaned prior to adhering new UV films neatly and carefully.

Install new draft strips and seals to non-visible edges of the windows to improve airtightness to the building. Any rotten timber to be repaired on a like-for-like basis, using either a timber splice or resin repairs where this is possible. All windows should be redecorated, taking care to not seal any windows shut when repainting. New blinds to be fitted.



Figure 9 & 10. Existing sash windows to be retained, with any rotten timbers missing or damaged chords and pulleys to be replaced like for like. All windows will have new draft strips and seals installed on non-visible edges of the sashes. Once made good and necessary repairs have been made all windows are to be repainted and have new blinds installed.