

Fourways House - 2nd, 4th & 5th Floors - Works to original fabric

	Description
	Floors
	Existing timber floor boards Method statement: *Existing floor boards to be surveyed to establish the state of repair and condition *Any floor boards that are beyond repair are to be replaced with the same timber to the same thickness as the original boards. *Boards to be sanded and seal with good quality lacquer.
	Walls
	Exposed brickwork wall repairs. Method statement: *All original exposed brickwork walls are to be reviewed. *Where target repointing is required manually rake out the joint to twice width. *Thoroughly flush with water (avoid saturation) *Push in lime mortar with pointing iron or wood spatula with profile to match existing. *Dried mortar to match existing in colour and consistency, *Mortars to be constituted from clean well-graded sands free from significant proportions of clay or silt to minimise shrinkage due to de-watering and drying.
	Ceilings
	Existing painted plaster ceiling Method Statement: *Existing plaster ceiling to be redecorated white to match existing colour
	Timber elements (windows and doors)
	Redecoration to timber elements Method Statement: *Remove paint encroaching beyond glass sight line *Remove any loose and defective putty. *Thoroughly clean putty cavities and junctions between previously painted surfaces and glass. *Patch prime, reputty as necessary, and allow to set. *Seal and coat as soon as fully set.