Atelier MB
Urban Architects

Method Statements

Project	Newton Street Redevelopments
Project Ref	1665
Prepared for	Listed Building Consent
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Item No	Instructions	Cost
1.0	**General Items**	
1.1	This Method Statement is to be read in conjunction with the full tender package, including drawings and specifications prepared by Atelier MB Ltd and Clancy Consulting. The NBS and the sample window schedule are appended to this document.	
1.2	Please note that all works are to a Grade ll Listed Building. Please ensure that all removal/demolition work is carried out carefully to ensure no damage to remaining existing fabric.	
2.0	**Roof Repairs Strategy**	
2.1	In writing this method statement it is assumed that, following a full building scaffold and a means of safe access to the roof, the entire roof will be stripped back in phases, removing entirely the existing roof coverings which includes slate, hip tiles, lead and felt (where present) allowing a full view of the existing roof structure. At this point a detailed survey of the roof timbers will be undertaken and repairs proposed as required. A full repair schedule will be drawn up and submitted for approval to the Local Authority. Also, at this point, a fully detailed roof drawing will be submitted for approval. This will pick up details such as hip and ridge details, gutter details, gutter widths and chimney stack flashings.	
2.2	The contractor will propose a method for ensuring the envelope of the building is sufficiently protected. It is envisaged that this will include partial phased works to parts of roof allowing overnight temporary waterproofing. Methods will involve the use of temporary tanking at the floor below the roof level as well as waterproofing above the roof.	
2.3	Strip off existing slate and ridge and hip tiles, remove mortar, and set aside for re-use. Dispose of broken and significantly damaged slates, hip and ridge tiles off site. It is probable that slates may differ along the building envelope. If this is the case, all types of	

	slates and the places that they have been removed from will be carefully recorded to ensure that they are replaced in the correct locations.	
2.4	Remove all slate battens, tilt fillets, and any other timber trims. Remove from site. Allow for 100% replacement.	
2.5	Carefully remove existing lead covering and soakers.	
2.6	Carry out roof truss and joist repairs fully in accordance with the schedule supplied and approved by the Local Authority.	
2.7	Form new gutters with new timber gutter boards and fillets to ensure free flowing gutters fully in accordance with the lead association handbook.	
2.8	Install new lead gutter linings and appropriate flashings/upstands in accordance with drawings. Code 4 minimum - refer to clause H71 in NBS specification for details.	
2.9	Supply and install new breathable membrane across entire roof - refer to specification for details.	
2.10	Supply and fix new treated softwood slate battens 50x35mm at appropriate spacing to suit the spacing of the slates in accordance with clause H62/245	
2.11	Supply and install new slates in sufficient numbers to match existing in size thickness, colour and texture. Samples for each type to be supplied for approval of the Local Authority. Install a mix of new and re-used slates using non ferrous slate nails to match existing method in accordance with clause H62/275	
2.12	Re-bed existing (or replacement to match where damaged) 'blue' ridge tiles. Lime mortar bedding and jointing.	

3.0 **Window repairs Strategy**

3.1 In writing this method statement it is assumed that, following a full building scaffold, a thorough survey of the external windows is to be conducted and the findings contained within a report which will be submitted to the Local Authority for information. The survey will be carried out to identify the following:

1) Broken glazing
2) missing glazing/ services penetrating glazing
3)putty to be replaced
4) broken sliding sash mechanism
5) damaged or rotten timbers (small section)
6)damage or rotten timbers (large section)
7)large part of window frame is damaged and window is considered beyond repair
8)window has been previously removed and is non-original.

3.2 Repair type 1 and 2. Broken glazing/ missing glazing/ glazing with services penetrating:

Carefully smash out remainder of glass to the internal elevation taking care not damage the timber or the mechanisms
Rake out debris and remainder of putty from reveals
Replace with 4mm crown glass in all windows with the exception of the Newton Street façade. On the Newton Street façade replace with Slimlite double gazed units for acoustic treatment of this façade.
Apply linseed oil putty and make good in accordance with clause L40/210 in NBS

3.3 Repair type 3 putty to be replaced:

Carefully rake out loose putty and thoroughly clean the reveals.
Apply linseed oil putty and make good in accordance with clause L40/210 in NBS

3.4 Repair type 4: Broken sliding sash mechanism.

3.5 Repair type 5. Damaged or rotten timbers (small section)

The damaged/rotten area is to be identified and the timbers cut to no more than 100mm beyond the affected area.
A new piece of treated softwood timber is to be spliced and positioned. The size, species and detail on the new timber is to match the existing timber exactly.

	All in accordance with clause C51/760 in the NBS.
3.6	Repair type 6. Damage or rotten timbers (large section) The damaged/rotten area is to be identified and the timbers cut to no more than 100mm beyond the affected area. A new piece of treated softwood timber is to be spliced and positioned. The size, species and detail on the new timber is to match the existing timber exactly. All in accordance with clause C51/760 in the NBS.
3.7	Repair type 7 or 8. Either a large part of window frame is damaged, and window is considered beyond repair or the window has been previously removed and is non-original: Carefully remove the frame and glazing in its entirety. Replace the window fully in accordance with drawings and specification which will be fully informed by the adjoining windows that are remaining in place. The sizes of the frames, timber species and design will be identical to the existing examples. As an overview, it is not envisaged that there will many- if any – complete window replacements.
3.8	Following completion of the window repair the following works will be applied to each window.
3.9	Stripping: Existing painted frames to be cleaned and adjacent areas protected. Paint to be burnt off with suitable burner. Removed coatings are to be disposed of appropriately.
3.10	Painting: Apply one primer coat Apply one under coat Apply 2 top coats of gloss – colour to approval.
4.0	**Floor Repairs**
4.1	Remove all non-original hardboard over boarding which has been fixed on top of original floor boards and largely perished.
4.2	Carefully remove all other non-original floor coverings and dispose off-site.
4.3	Carefully remove all protruding nails and any other metal objects from timbers. Carefully dispose off-site.

4.4	Carefully remove 3 no. heating pipes that protrude from the first floor (no.12). Carefully dispose off site.	
4.5	Sand down the floors with rough finish mechanical sander to remove top layer of degradation.	
4.6	Identify 3 cases for floor upgrade to be marked up on the floor plans for inspection and approval by the Local Authority.	
4.7	Case 1. small opening/crack/damage 2-3mm wide and no more than 50mm long: Carefully apply to floor a solvent free wood filler with mixed sanding dust from floor. Filler to have flexibility to move with the floor. Product to “Bona mix and fill”	
4.8	Case 2. larger opening 25mmx25mm: Apply a 2mm thick steel plate to the floor nailed securely to the substrate to cover the opening and lap by at least 50mm on all sides.	
4.9	Case 3. damage in excess of above: Carefully removed damaged floorboards and replace with new timber floorboards in size and wood species exactly in accordance with existing timbers adjacent to the repaired section. (note that size and thickness vary over the floors)	
4.10	Sand down the floors with a light finish mechanical sander to provide a finishing sand.	
4.11	Seal floors in accordance with polyurethane varnish (2 coats)	
4.12	Protect repaired and sanded floor with TIMco Shield Protective Film - 0.6 x 25 metres (or similar approved) until such time as the final building works are complete.	

5.0	**Elevation Repair Strategy**
5.1	In writing this method statement it is assumed that, following a full building scaffold, a more thorough survey of the facade is to be conducted and the findings used to enhance the proposed façade works drawings already submitted to the Local Authority.
5.2	Generally Non-original/ redundant fixings as identified on Atelier MB's elevation drawings are to be carefully removed and repairs carried out to NBS C41 125. Vegetation as identified on Atelier MB's elevation drawings is to be carefully removed and repairs carried out to NBS C41/130. Paint on stonework and brickwork as identified on Atelier MB's elevational drawings to be removed in accordance with NBS C40/110A .
5.3	Brickwork Repairs: to be carried out in accordance with clause NBS clauses C41/810-860 Mortar to be carefully raked out by hand where mortar is loose and/degraded. Do not rake out joints that are sound. Remove all dust and debris. Minimum depth of raking to be 20mm. Carefully repair joints with lime rich conservation mortar in accordance with clause C41/520.
5.4	Replacement brickwork: Where, following the erection of the scaffold, existing bricks are identified as perished, these should be marked on a drawing and presented to the Local Authority for approval for replacement. Existing bricks are to be carefully removed taking care not to damage adjoining masonry. Replacement bricks to be sourced, ideally from the existing building, but if this is not possible a sample reclaimed brick to the approval of the Local Authority. The mortar bedding is match exactly the specification of the mortar noted in clause C41/520
5.5	Paint removal to stone and brick: Paint on stonework and brickwork- to be removed in accordance with C40/110A .

5.6	Replacement stone strategy: Where stone is loose and damaged, descale surfaces and re-survey. Type 1 resin repair: Where descalation is less significant, a judgement will be made as to whether to repair the stone or not. Where less significant descalation has occurred, it is important to repair to prevent further degradation occurring. In this case a stonework resin repair can be affected. Type 2 part replacement; Where significant degradation has occurred, the loose sandstone will be removed to uncover solid stone and a new section of stone be inserted with stainless steel dowels into the façade. In accordance with clause C41/395	
5.7	Masonry Cleaning: Once all repairs are complete a full clean to front faced is to be carried out fully in accordance with clause C40. Method- steam cleaning. This to be carried out throughout the entire façade.	