

FOURWAYS | LEVEL 04 - METHOD STATEMENT

Description

LEVEL 04

Demolition

Fixtures & Fittings.

Method Statement:

- * Carefully remove kitchen units, worktop, sink, shelving etc. and dispose of.
- * Make good to all fixing holes to walls, floors and ceilings with appropriate filler, sand back and leave ready for redecorations (where necessary).

Modern Stud Partitions.

Method Statement:

- * Carefully remove plasterboard and timber studs and dispose of including all fixings, brackets etc.
- * Make good to all fixing holes to walls, floors and ceilings with appropriate filler, sand back and leave ready for redecorations (where necessary).

Wall Mounted Heaters.

Method Statement:

- * Carefully remove wall mounted heaters and all associated cabling and dispose of.
- * Thoroughly flush any fixings holes in mortar joints 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.

Floors

Existing timber floor boards.

Method Statement:

- * Boards to be sanded and sealed with good quality lacker to match existing finish.

Walls

Exposed brickwork wall repairs.

Method statement:

- * All original exposed brickwork walls are to be reviewed.
- * Where target repointing is required manually takeout the joint to twice the 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.

Existing plastered walls

Method Statement:

- * Existing plaster walls to be repaired where required and redecorated white.

Ceilings

Existing plastered ceiling

Method Statement:

- * Existing plaster ceiling to be repaired where required and redecorated white to match existing colour

Timber Elements, Timber Trusses, Skirtings and Cornices

Roof timber trusses are to be redecorated like for like where required

There are no historic cornices present.

Modern Timber Skirting.

Method Statement:

- * Carefully remove all timber skirting to original walls.
- * Make good all fixing holes / remove all adhesives
- * Supply and fit new powdercoated skirting board to match original planning approvals from 2019 refurbishment.

Columns & Column Heads

The existing columns and column heads are to be redecorated like for like where required

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Electrical Elements

Lighting.

Method Statement:

- * Carefully remove existing lighting and dispose of.
- * Make good all fixing holes to ceilings with appropriate filler, sand back and leave ready for redecorations
- * Supply and fit new lighting to match original planning approvals from 2019 refurbishment.

Mechanical Elements

Air Conditioning.

Method Statement:

- * Supply and fit new air conditioning units to match original planning approvals from 2019 refurbishment with all pipework behind new powder coated skirting.