

Repair & Removal of Floorboards & associated timbers

Method statement

28 June 2022

Ref: Condition 7 of Listed Building Consent 131433/LO/2021

1. EXISTING CONDITION

An inspection of the ground floor reveals that there are various forms of floorboards present, from different periods and in varying conditions. The principle corridor that runs through the building contains floorboards that are almost entirely from the Victorian period, with Bedroom 4 and 5 revealing the same. These narrower boards are not of great quality and their overall condition poor

2. REPAIRS STRATEGY

The repair strategy for existing floorboards will follow principles of conservation which is to retain as much as possible of existing boards. The boards that are deemed to be in need of repairs such as split or cracked boards; unevenness; broken edges will be repaired locally.

3. METHOD STATEMENT

Generally, the proposal to repair the floorboards will closely follow the SPAB (the society for the protection of ancient buildings) guidance for timber flooring. Floorboards will only be taken up if there is little alternative and if lifted, boards will be numbered with chalk for reference to assist re-laying in their exact previous positions using existing nail holes. Any boards to be lifted will be completed by a competent carpenter. The SPAB guidance below will also be closely followed:

“by splicing in timber of a similar type and grain split boards may be glued, then reinforced with a timber block screwed below. Weak boards can be strengthened below with battens too and impregnated with beeswax (or, where extremely fragile, resin).”

“Many old floors are out of level but frequently there is no need to disturb them. Floors that slope uncomfortably, however, can sometimes be substantially improved by inserting tapered furring pieces of timber beneath the boards.”

Damaged timber boards will be trimmed back to the nearest joist, retaining undamaged sections. Ensure the replacement boards span at least two joists to allow for fixing. Once the defective boards are detached, thoroughly brush and clean the area. Trim and fit new timber boards, ensuring sufficient fixings and re-nailing any loose areas. Remove any waste products after completion.

3. LIFTING OF FLOORBOARDS

The lifting of existing floorboards to facilitate the support of the new openings will be limited to four locations on the ground floor (see red circles in plan diagram below).

The SPAB guidance for lifting floorboards will be followed closely. Where possible, a shortish board with at least one end in a relatively good condition will be selected near these locations. The work to lift the boards include levering with a bolster firstly from side to side, then more vigorously with a pumping action working towards the entire length of the board whilst protecting the edges of adjacent boards. The boards that are deemed to be in need of repairs such as split or cracked boards; unevenness; broken edges will be repaired locally.

