

METHOD STATEMENT – PROTECTION OF HISTORIC FABRIC (BASEMENT & LIGHTWELL)

Project: Mosley street

Client: Joe and the juice

Principal Contractor: HPM

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1. Scope of Works

This document records the agreed methodology (as established on site with the design team and conservation team) for the protection of historic fabric within the basement and associated lightwell areas during the commercial shopfit works.

The works relate to safeguarding existing retained elements, including but not limited to:

- Original masonry walls (brick)
- Existing structural openings and reveals
- Lightwell brickwork, copings, and drainage features
- Any retained joinery or metalwork elements

2. Reference Documents

- Conservation / Heritage Statement
- Architect's drawings and specifications
- Structural engineer's details (where applicable)
- Site meetings and agreed instructions
- Photographic condition survey (pre-works)

3. Pre-Works Condition Recording

Prior to commencement of shop fit activities, the following measures were undertaken:

- A full photographic survey of all basement and lightwell surfaces was completed and issued to the contract team.
- Existing defects (cracking, spalling, damp staining, previous repairs) were recorded and agreed.
- Sensitive areas were clearly identified on site and communicated to all operatives during site induction.

4. General Protection Strategy (As Agreed On Site)

The protection approach was agreed in principle with the contract administrator and implemented as follows:

- No direct fixing policy: No mechanical fixings were permitted into historic fabric unless expressly approved.
- Physical separation: All new works were installed clear of existing fabric where practicable, maintaining a void to prevent abrasion or loading.
- Reversible protection: All protection measures were designed to be temporary and fully removable without damage.
- Supervision: Works in proximity to historic fabric were undertaken under direct supervision of site management.

5. Protection Measures Implemented – Basement

- Walls were protected using a layered system comprising:
 - 12mm plywood sheets fixed to independent timber framing (not fixed to historic fabric)
- * Corners and arrises were reinforced with additional sacrificial timber/stud guards
- * Floors adjacent to sensitive walls were covered with:
 - Heavy-duty protection board (e.g. Correx / plywood)
 - Polythene slip layer where moisture risk was present
- * All materials were stored clear of walls with a minimum 50mm gap maintained
- * Mobile plant and tools were restricted from contact zones using physical barriers

6. Protection Measures Implemented – Lightwell

- Lightwell walls were protected using:
 - Timber/stud framing system braced off non-sensitive areas
 - Removable plywood facing boards to areas that were no due works outlined in the scope.
- * Copings and edges were covered with padded protection and timber capping
- * Drainage outlets were identified, marked, and kept clear at all times
- * A temporary cover system was installed over the lightwell (where applicable) to:
 - Prevent debris ingress
 - Control water penetration during works

7. Environmental Controls

- Dust generation was minimised through:
 - Use of extraction equipment
 - Damping down where required

- Wet trades near historic fabric were controlled to avoid saturation and staining of existing brickwork
- Suitable ventilation was maintained to prevent condensation build-up where possible.

8. Monitoring and Maintenance

- Protection measures were inspected weekly and after any significant works
- Any damage to protection was repaired immediately
- Ongoing condition of historic fabric was visually monitored and recorded
- Any unforeseen issues were reported to the project management team and architect.

9. Completion and Removal of Protection

- Protection was removed carefully upon completion of relevant works
- All fixings and supports were dismantled without impact to retained surfaces
- Final condition was compared against pre-works survey
- Any defects attributable to the works would be made good using approved conservation methods

10. Responsibilities

- Site Manager: Implementation and enforcement of protection measures
- All Operatives: Compliance with protection requirements and reporting of risks
- Project Manager: Oversight and approval of methodology

11. Conclusion

All protection measures described above were agreed in principle on site and implemented accordingly to safeguard the historic fabric throughout the duration of the basement and lightwell shop fit works.