

Site Address	THE GEORGE INN, HIGH STREET, NORTON ST PHILIP, BATH BA2 7LH
Client	Butcombe Pub Co.
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Mobile	TBC
Supervisor	Mr xx
Date of Commencement	TBC

1. Introduction

There is an existing bar area in the George inn house which needs carefully removed as part of the refurbishment of the public house and this method statement is an outline of how CONCORDE BGW will execute the works.

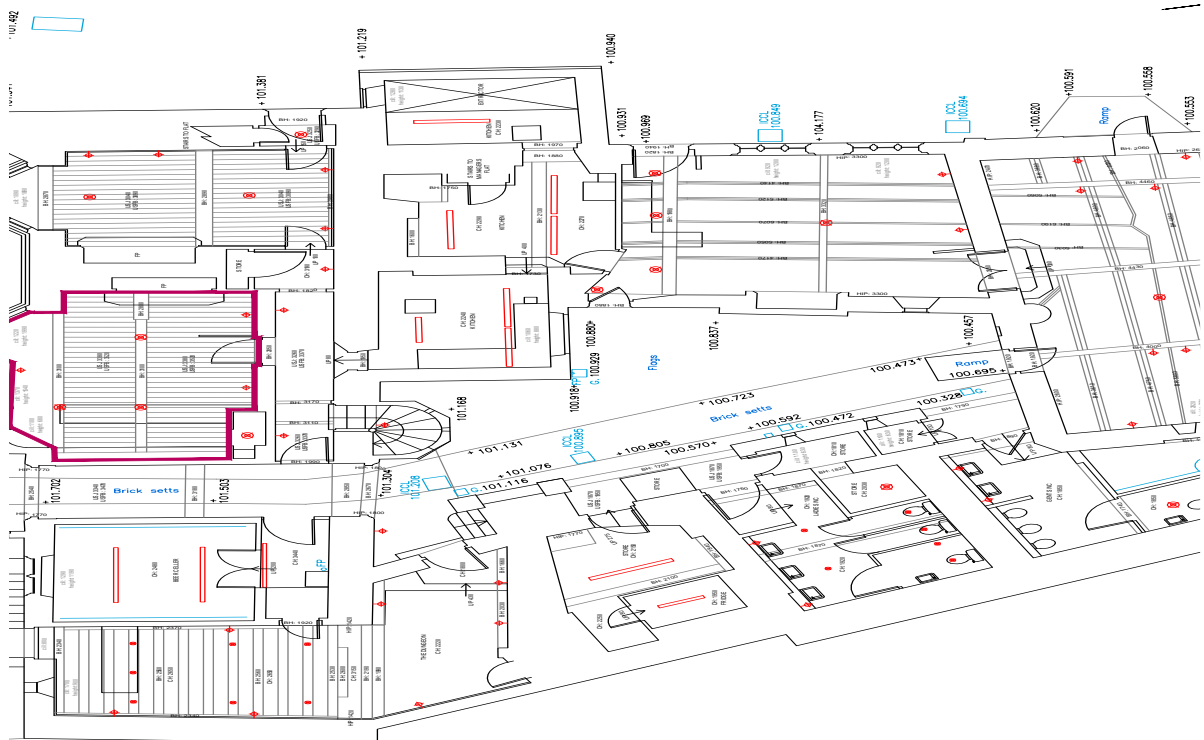
All work will be carried out in accordance with the Clients schedules and plans of work. This method statement covers the carefully controlled construction work at the above-mentioned site.

Project duration is expected to be 1-2 weeks from commencement of work. The number of people on site will be a maximum of 4, although this may vary as work progresses. This will include a trained and competent supervisor and operatives.

2. Location

The George Inn – Existing Ground Floor Plan (NTS) – Red Boundary Indicates the location of the removal

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<p>PROJECT</p> <p>THE GEORGE INN HIGH STREET DONCASTER SOUTH YORKSHIRE</p>		<p>CLIENT</p> <p>THE GEORGE INN HIGH STREET DONCASTER SOUTH YORKSHIRE</p>							
<p>CONTRACT</p> <p>CONTRACT NO. [Number]</p>		<p>CONTRACTOR</p> <p>CONTRACTOR NAME [Name]</p>							
<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Issue for tender</td> <td>30.09.2022</td> </tr> </table>		No.	Description	Date	1	Issue for tender	30.09.2022	<p>CONCORDE</p>	
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1	Issue for tender	30.09.2022							



3. Existing Pictures – showing the joinery, equipment and services that need to be removed.



4. Preparation

Prior to commencement of work all relevant documents will be raised and prominently displayed or available on site including, but not limited to:

- Health and Safety Law -Poster
- Method Statement
- Risk assessments
- Plans
- Drawings

Concorde BGW will be entirely responsible for organising labour, equipment and materials to start work on site. The method and sequence of the works is to be carried out so as not to cause danger, nuisance or undue inconvenience to local residents and the general public. CBGW is deemed to have priced for the provision of all facilities and temporary works or services required for the proper execution of the works. An assessment of site risks and substances used will be carried out at the outset of work. Where necessary a licensed Waste Contractor will dispose of all waste materials in accordance with Current Hazardous Waste Regulations.

5. Description of Work

- Removal of joinery works including existing counter, back bar and overhead gantry.
- Removal of electrical services including all wiring and lights etc and filling making good any marks and gaps in the walls
- Removal of plumbing including radiators and associated pipework if any
- Make good all surfaces affected, filling the holes, sand, plaster, ready for any new finishes
- Removal of waste of all kinds in accordance with the council regulations

6. Removal Methods

The wooden panelling and the counter will be carefully dismantled and removed using soft tools and techniques ensure no damage to the surfaces. Carefully remove and wooden lintels and the bolts which secure the woodwork to the existing wall.

- **Back Bar** - The back bar and waiter station with the equipment will also be carefully handled and removed to minimize the damage to the drywall, using a crowbar pressure will be directly applied over a big upright where possible. Then the top,

bottom, then back through the front of the woodwork will be then removed from the wall until the entire unit is loose enough to be taken out.

- **Bar counter** - The bar counter will be taken out with the least damage to the existing floor. The equipment and work counter will be removed first followed by the front counter.



- **Hanging Gantry** - Carefully remove the hanging gantry from the ceiling by loosening the fixing bolts and fasteners with appropriate tools. Using specialist contractor allow to replace missing sections of lath and refasten all loose pieces. Replaster using suitable non-hydraulic lime plaster.



Carefully remove and make safe any services which are not required as per the proposed plan

7. Making good Process

All repairs to surfaces affected in the process of removal will be completed in line with traditionally respected restorative techniques, such as patching, piecing in, and carefully reinforcing the structure wherever applicable. The making good process will involve the following steps –

- I. **Holes and Cracks** – Any holes, cracks generated due to removal of joinery will need filling up with an appropriate filler.
 - Building up several thin coats of filler, making sure to let each coat dry before adding the next.

- Raking any loose plaster from the crack with the corner of a filling knife or scrape and with a small paintbrush, dampen the crack with water to make the filler dry slowly. Using a filler knife to draw it across the hole at right-angles to the crack.
- Firmly pressing it until the filler comes just over the surface.
- Leaving this to dry, then smooth it down with medium-grade abrasive paper wrapped around a sanding block.

II. Lath and Plaster ceiling making good

- Removing any debris until the edge where the plaster is still firmly attached to the laths. Using a pair of tinsnips to cut a piece of mesh the size of the hole.
- Placing the mesh and fixing it in place around the edges with plaster undercoat.
- Dampening the laths and applying a plaster undercoat using a plasterer's trowel, between the laths to make sure it sticks well. Scoring the surface in a diamond pattern to create a key for the finishing coat, followed by a finishing coat of plaster.

III. Plasterboard Repairs where applicable

- Neatening up the edges of the damaged area with a craft knife and from an off-cut of plasterboard, cutting a patch that fits through the hole but is just larger than it. Drilling through the centre and threading a piece of string through.
- Making a loop in the string on the front side and applying filler around the front edge. Keeping hold of the string and push the patch through the hole.
- Pulling on the string to move the patch into place, holding it taut, adding more filler to the hole and tying the string to a timber off-cut and 'winding' it taut.

IV. Damaged plaster- To patch repair plasterwork, slightly treating the exposed edges of the existing plaster with water or diluted PVA (one part to 10 of water) to control suction and prevent cracking. Alternatively, gypsum will be added to a lime plaster mix for the same purpose.

V. Making Good Painted Surfaces - stripping off the paint and re-painting

- After stripping off the flaking paint with a wide stripping knife, sanding the surface with medium-grade abrasive paper around a sanding block, then washing it with sugar soap and water before re-painting it.
- If needed, treating the whole area with special stabilising solution will be done before re-painting.

VI. Wooden Floor repairs - where the removal of counter happens, the flooring will be made good. Wherever possible, repairing rather than replacing the original floorboards. When re-fixing boards, there will be use of brass screws rather than nails in order to protect old lath and plaster ceilings below from hammer vibration.

- Gluing and cramping split boards back together, where necessary using screws drilled into the edges of the boards.
- Repairing broken ends, corners or edges of boards by using the appropriate species of wood and matching the grain pattern.

- Weakened floorboards will be strengthened by fixing a length of new board to the underside, or running new battens underneath for support.
- In case of major damage to the board, it will be replaced with flooring or timber of the same age, type and quality to ensure finished floor will look exactly like it did when before the removal.

All these repairs would fit in line with the existing style and colours of the current work, as well as being physically compatible with the materials originally used.

8. Personal Protective Equipment

All personnel working on this project will wear a selection of the following personal protective equipment:

- Protective Footwear
- Hard Hat
- Safety Goggles / Glasses
- Harness with fall arrest
- Suitable Gloves
- Hi-Visibility Vest/Jacket
- Disposable dust mask / Respiratory protective equipment

10. Amendments

If circumstances have changed since the original Method Statement / Risk Assessment, then it will be amended by senior management before work commences. Where this would interfere with work in progress, work will cease until action has been taken to eliminate or reduce the risk

Prepared by Position:

Signature:

Date:
