

## WORKS TO AMWELLBURY HOUSE, WALNUT TREE WALK, GREAT AMWELL, WARE, HERTS, SG12 9RD REPAIR WORK / METHOD STATEMENT OF WORKS

### Project Description

The works can be separated into two separate items. The first of which is the addition of a rooflight within the loft space, which is proposed to act as a maintenance hatch onto the valley gutter between both roofs. This is to be a Conservation Rooflight from the Rooflight Company, on the rafter installation, top hung. Sized to be CR14-2 rooflight, which has structural dimensions 717 x 1333mm and viewable dimensions of 517 x 1133mm. Standard flashing kit. Due to the height of the valley gutter from inside the loft space, a set of steps will be required to enter the loft space. This will be a removable ladder with no permanent fixings into the existing fabric.

The second of which, would be to remove a section of wall between the kitchen and dining room to create an arched opening between the two. This will be 2.5m in height and 2m in width. This would have a new steel lintel spanning over it for structural purposes, as utilised within the East end of the building already (C21 extension works).

### Project Team

- Architect/Principal Designer – Whitworth, Unit 12 Park Farm, Fornham St. Genevieve, Bury St Edmunds, Suffolk, IP29 6TS
- Structural Engineer – RCA Structures, Unit 1, Birchanger Industrial Estate, Stansted Rd, Bishop's Stortford CM23 2TH
- Principal Contractor – TBC.

### The Works - Method Statement

#### **1.0 MAINTENANCE HATCH**

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See Whitworth Drawings 01A, 02, 05B, 06, CR14-2, 25149-Structural Design, 25149-01A.

- 1.1 Double up trimmers around opening using 150x50 C24 SW timber rafters, bolted or timberlock to the existing rafters, as per Structural Engineer's details.
- 1.2 Carefully cut back 1no. existing modern rafter to fit Conservation Rooflight, in location as shown on Whitworth and Structural Engineer drawings. Include for cutting back and removing relevant section of membrane, battens and slates. Set aside slates for future repair.
- 1.3 Supply and install The Rooflight Company CR14-2 (OTR) rooflight, in addition to proprietary flashing kit. To be installed to manufacturer's specifications.
- 1.4 Contractor/Client/Architect to ensure existing external lead valley gutter and abutment roof flashing are in good condition and have not been disturbed due to the works.
- 1.5 Contractor/Client/Architect to review roof slopes to ensure the tiles and slates are in good condition.
- 1.6 Note: The items will have need to enter through the dwelling and the loft hatch. Sizes of items, such as the loft hatch have been considered to ensure these will not impact the existing structure whilst being transported to the loft. There will be no need to alter the structure. Items weighing over 20kg (above shoulder) or 25kg will need additional support when moving.

## 2.0 **INTERNAL WALL ALTERATIONS**

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See Whitworth Drawings 01A, 05B, 10, 25149-Structural Design, 25149-01A.

- 2.1 Minor exploratory works have been undertaken on the kitchen side of the wall (shown in Heritage, Design and Access), the brickwork appears to have been extensively repointed or re-built using a hydraulic or cementitious mortar mix. On the kitchen side, the wall is plastered in two layers of modern plater, likely with the aim of improving the surface finish and to create a smooth finish.
- 2.2 Wall to be scanned for electrics prior to works starting.
- 2.3 Carefully remove, by hand, the area of brick work to create a square opening, using temporary propping that is to be reviewed by the structural engineer.
- 2.4 Temporary propping, to be designed by the Contractor and reviewed by the Structural Engineer.
- 2.5 Insert 200x100mm wide deep mass concrete padstones, as per Structural Engineer's details.
- 2.6 Insert 152x89mm UB 16 steel beam over, as per Structural Engineers Drawings and remove temporary propping.
- 2.7 Insert Rockwool Flexi around the steel and finish in 2no. layers of 12.5mm plasterboard, with taped and intumescent sealed edges to form min. 30mins fire rating.
- 2.8 Dub out the brickwork, as required, Fix stainless steel edge pieces to create a crisp edge.
- 2.9 Create the archway using 50x50mm SW framing, bolted into the brickwork, using M10 stainless steel bolts. Finished in 1no. layer 12.5mm plasterboard. To the curved face, either using a pre-scored plasterboard, such as Marmox Multi-board, or similar and approved, or a stainless-steel mesh.
- 2.10 Due to the existing materials being modern plaster, to ensure cracking between two different materials is minimised, finishes shall be Thistle Hardwall and Thistle Multi-finish.
- 2.11 Floor shall be made good, using a self-levelling screed.