METHOD STATEMENT

FRANKHAM

FIRST FLOOR LEVEL, FLOOR LEVELLING
AT
15A NEW QUEBEC STREET
LONDON
W1H 7RT

For:

THE PORTMAN ESTATE

The Portman Estate
40 Portman Square
London
W1H 6LT

Prepared by:

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BRINGING IDEAS TO LIFE

DOCUMENT VERIFICATION

METHOD STATEMENT REPORT

ON:	**FLOOR LEVELLING, FIRST FLOOR, 15A NEW QUEBEC STREET, LONDON W1H 6LT**
FOR:	**THE PORTMAN ESTATE**
FRANKHAM PROJECT NO.:	**441559**

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Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by	Approved by
For Review	P01	03/10/2023	Joshua Kelly	Robert Battley	Paul Marsh

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1.0 INTRODUCTION

The following method statement is supplied to satisfy condition 4, bullet point number 1 as set out within the decision notice from Westminster City Council ref: 22/07944/LBC in relation to the internal refurbishment of 15a New Quebec Street.

2.0 CURRENT CONDITION

As noted within the original application the intension is to improve the floor levels to the first floor. The existing levels, as illustrated on the existing measured survey, confirms a maximum variation of 100mm between the southeastern and northwestern corners. The floor also deflects centrally from North to South by 50mm.

3.0 EXISTING FLOOR LEVELLING

Attempts have been made to remove the deflection in the floor historically with a combination of timber firrings and timber laths pinned to the existing floor joists, predominantly to the living room. The workmanship is poor and cannot be left in its current state. A sound consistent gradient is required to ensure the effectiveness of the acoustic flooring installation and floor coverings to prevent a bounce in the floor.

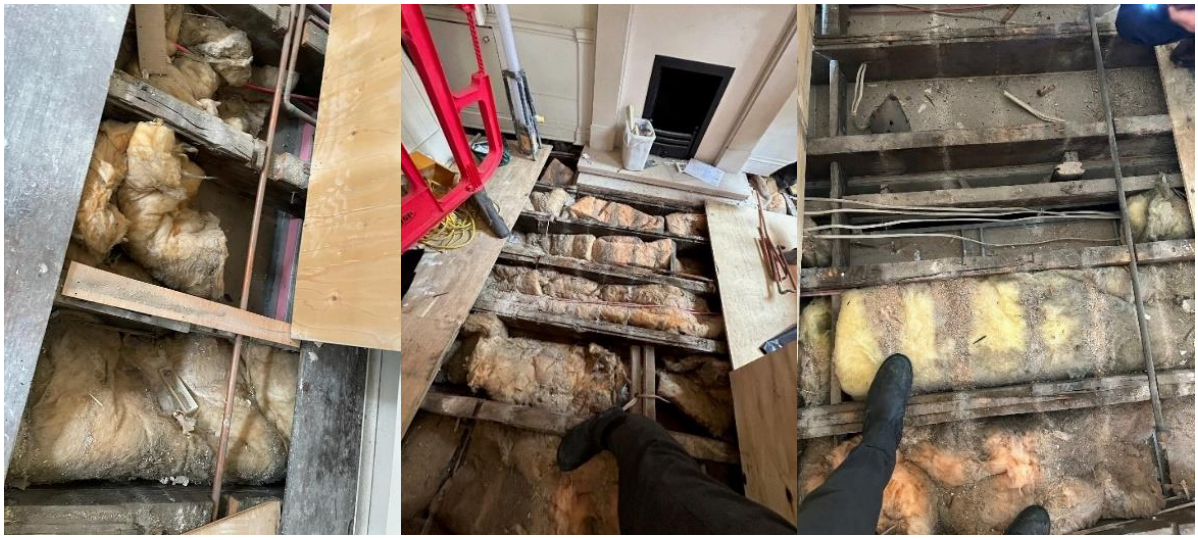

Image 01, 02 & 03: Existing floor levelling attempts illustrating firrings and a combination of timber laths to the existing joists.

Image 04: Existing floor levelling attempts illustrating firrings and a combination of timber laths to the existing joists showing the plasterboard ceiling on resilient bars to the ground floor commercial unit.

4.0 PROPOSAL

Our intention is to reduce the impact of the timber joist deflection with the introduction of new replacement softwood timber firring sections running along the top of the joists for its entire length. The deviation of level across the floor prevents a uniform level being achieved throughout the first floor. Instead, a consistent gradient will be achieved to ensure a sound substrate for the new acoustic floor installation.

5.0 METHOD STATEMENT

The proposed levelling works will be competed as noted in the sequence below and noted on the approved acoustic floor drawings and methodology included within the original application.

1- The existing timber packers and firring pieces will be carefully lifted from each joist.
2- Each joist will be de-nailed to ensure a clean surface ready for new installation.
3- New firring will be formed with ripped down C24 joists to suit the deflection to each joist. Each piece will be bespoke to the joist receiving treatment.
4- New firring pieces to span width and length of existing joists and spliced where required.
5- Mechanical fixing will be installed at 500mm centres with a minimum embedment of 50mm.
6- Ensure each firring is stable and secure prior to the acoustic installation being installed.

6.0 CONCLUSION

We believe the proposed levelling works do not impact the historic fabric of the building as the installation is mechanically fixed opposed to glued so it is reversable should the need arise in the future.