



# **METHOD STATEMENT - MATERIALS & WORKMANSHIP**

**REPLACEMENT EXTENSION, INTERNAL ALTERATIONS AND REFURBISHMENTS**

**for**

**The Crittall Family**

**at**

**ROSEMARY COTTAGE,  
MILL LANE,  
SIDLESHAM,  
WEST SUSSEX.  
PO20 7NB**

**METHOD STATEMENT - MATERIALS & WORKMANSHIP**  
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**AT**  
**ROSEMARY COTTAGE, MILL LANE, WEST SUSSEX.**

**MATERIALS WORKMANSHIP GENERAL**

1. Goods and materials shall be of good quality and, in any event, not of a lower standard than the relevant current British Standard or Code of Practice. Manufacturers' instructions on the use or installation of the products are to be referred to and strictly observed.
2. Where applicable, Guarantees / warranties for materials, services and systems to be provided to the Client upon completion.
3. A clean and tidy site is to be maintained as far as is reasonably possible.
4. Screens and dust sheets are to be used to protect the Works and adjoining buildings while work is in progress.
5. Operatives are to wear suitable protective clothing and comply with the current requirement of the Health and Safety at Work Act.
6. All completed work to be carefully protected during the course of the works.
7. All materials are to be carefully protected from damage by rain, frost, excessive heat, etc.
8. Generally, unless otherwise specified all external stainless steel. Ferrous fixings and components shall only be used where specifically called for.
9. All mortar and plaster mixes shall be made up as directed on site and samples of the stuff and samples of the work in place shall be provided for approval, including adjusting and remaking as required.

## **LIME MORTAR - WORKMANSHIP**

1. Mortar shall match the existing as closely as possible. The Contractor shall allow for executing sample panels of pointing for the approval of the Architect before the work is put in hand.

Generally mortar should comprise either NHL 2 or Lime putty in a ratio of 1:2 or 1:2 ½ mix. In external areas a ratio of 1:2 would generally be required and NHL 3.5 may be considered appropriate in certain circumstances dependent on the exposure and location of the pointing and type of joints required.

The addition of additives and pozzolans may be considered where appropriate to match existing mortar mixes. Care should be taken however to avoid affecting the integrity of the mortar. Inert additives may be considered as appropriate alternatives to match existing mortar in colour and texture.

The Contractor shall be free to put forward their own recommendations for the mortar mix, but mortar incorporating "coarse stuff" consisting of sharp and gritty sand and lime putty with just sufficient water to make it workable.

This is to be left to stand for some time and kept covered with polythene to prevent drying out and when required to be "knocked up".

2. The type of pointing is to be agreed on site in relation to location and adjoining work.
3. No lime work is to be undertaken in temperatures below 5 degrees. All new work is to be adequately protected from adverse weather until the mortar has cured.

## LIME PLASTERING / REPAIR – WORKMANSHIP

### 1. Defrassing and preparation of existing Plaster

An initial assessment is to be made by the Architect as to the condition / integrity, historic significance and any decorative detail / finishes that may exist in each area of proposed works. Following agreement of the extent of works with the Architect, carefully rub down the surface of spalled / powdering plaster with a gloved hand or brushing with a soft bristle brush and prepare surface for consolidation.

Lime plaster shall match the existing work as closely as possible. The Contractor shall allow for executing sample panels for the approval of the Architect before the work is put in hand.

### 2. Fixing Laths

Fixing of laths to be 40mm nails at 150mm centres working outwards from middle of timber lath and nail heads flush. Ensure gap between laths of between 5-12mm is maintained to ensure adequate plaster key.

### 3. Any repairs shall be carried out in plaster matching the original plaster as closely as possible both in colour and in texture.

### 4. The Contractor shall be free to put forward his own recommendations for the mix using either NHL 2 hydraulic lime or Lime putty.

Generally batching mixes for plaster repairs should be calculated by weight. This will be determined by the bulk density of the lime in kg per litre (refer to manufacturer for details) multiplied by the volume of lime required - determined by the void ratio test.

This test would generally equate to 1:2 or 1:2½ to compensate for the volume of air in dried powder or water in lime putty.

Plaster is to be applied in two coats and with all cracks repacked solid or 'dubbed out' in lime putty mortar and including a proportion of horse hair in the base coat. Feather edges to all junctions to give a fair finish and face up to all other blemishes.

When incorporating "coarse stuff" consisting of lime putty / NHL 2 lime and sharp and gritty sand in the proportions of 1:2 or 1:2 ½, with just sufficient water to make it workable.

This is to be left to stand for some time and kept covered with polythene to prevent drying out and when required to be "knocked up".

### 5. Adequate drying time is to be allowed prior to the application of limewash and by agreement with the Architect.

### 6. No lime work is to be undertaken in temperatures below 5 degrees. All new work is to be adequately protected from adverse weather until the mortar has cured.

## ELECTRICAL INSTALLATIONS - WORKMANSHIP

### 1. Installation of Electrical Services

All electrical installations and cables to be installed in strict accordance with Historic England guidelines.

Works should minimise the loss of, and permanent scarring to, historic fabric (such as old walls, floors or ceilings). Ensure all new or additional items are installed discretely including any lighting, downlights, power, telephone points, television points and smoke alarms.

All replacement electrical outlets to be in existing locations as a general principle.

### 2. Cable Layout

Agree with Architect prior to starting work.

All new cabling to follow existing cable runs or common routes wherever possible to minimise the impact on the historic fabric.

Within floor voids: parallel to joists and following existing cable routes.

Within timber walls and existing floors: Follow existing cable routes and at centre line of studs.

Where possible new cable runs to be via new / modern fabric in preference to earlier or historic fabric. For example, cables serving the proposed kitchen and basement to be routed via new timber floor at ground floor level where possible to minimise affect on historic fabric.

### 3. Cable Fixing to historic fabric

Where possible within ceiling / floor voids cables to be clipped to surface of joists to minimise impact on the historic fabric.

If fixing to masonry is necessary, clips to be fixed into mortar joints between the brickwork rather than through brickwork / masonry.

Employ a minimum number of fixings as necessary to ensure safe installation of cables.

Join only at main switches, socket outlets, light points and switches.

Allow sufficient slack at terminations to permit future reconnections.

### 4. Cable Sizes

Lighting circuits minimum 1.5mm sq.

Ring circuits minimum 2.5mm sq.

Subject to derating factor.

### 5. Faceplates and fittings

All new faceplates to meet current Building Regulations requirements and to suit size of existing mountings / back boxes to avoid undue impact on walls / ceilings.

### 6. Downlights

Downlights to be discreet LED fittings with minimal projection below the ceiling line. Recessed fittings to be 60mm diameter to the loss of fabric during installation and to avoid any ceiling members.

Proposed fittings to be suitably fire rated.

### 7. Testing

On completion provide Services Authority's completion certificate to ensure safety of installations.

### 8. Telephone Installation

Avoid surface mounting of cables to exterior of building.

## HEATING SYSTEM PIPEWORK - WORKMANSHIP

1. Boilers  
Allow to service the existing boilers.  
Gas installations must only be carried out by a registered Gas Safe Engineer and an approved installer.
2. Pipework  
All associated pipework to be copper of the highest quality.  
Agree with Architect prior to starting work.  
All new pipework to follow existing common routes wherever possible to minimise the impact on the historic fabric. Minimal notching in structural / historic timbers and only following agreement with Architect.  
Within floor voids: parallel to joists and following existing routes.  
Within timber walls and existing floors: Follow existing routes and at centre line of studs.  
Where possible new pipework runs to be via new / modern fabric in preference to earlier or historic fabric.  
Ensure new pipework is pressure tested prior to commissioning of the boilers. 12mm clearance from walls. Provision for thermal movement in water pipes.
4. Overflows  
Polythene to drainage as drawn: 12mm larger than supply pipe and accommodated within floor insulation of Basement.
5. Insulation  
Flexible polythene with integral vapour barrier: 25mm thickness for 15mm pipes: 19mm thickness for 22 and 28mm pipes. To exposed water pipes in unheated spaces.
9. Certification  
Provide a Gas Safe certificate upon completion / commissioning of the boilers, register the boilers with Manufacturer for warranty and furnish Client with all operation and maintenance information.

## **DRAIN LAYING - WORKMANSHIP**

1. Waste Connectors  
Set with top edge level with floor finish.
2. Soil Bends and Unions  
Rest bends to soil and vent pipes and attic floor WC as drawn and scheduled.
3. Soil Drains  
Pipes, bends, junctions and other fittings as drawn and scheduled.  
Existing drains and routes to be re-used as far as possible to avoid undue disturbance to the historic fabric.
4. Bedding Fittings  
Bed and surround traps, etc with 1:3:6 dry mix concrete minimum 150mm thick.
5. Laying Drains  
Excavate new drain runs in straight lines to even gradients between manholes.  
Minimum 1:60 fall or as agreed on site.  
Plug exposed ends during construction.
6. Bedding Drains  
All drains below floor level to be surrounded by 150mm of 1:3:6 dry mix concrete.
7. Jointing Drains  
Flexible joints with couplings and ring seals.  
Use only recommended lubricants, leaving gaps to allow for movement.
8. Pipes through Structures  
Flexible joint within 150mm of each face of foundations, walls, etc where differential settlement could occur.
9. Tests  
Provide apparatus required for testing.  
Carry out to satisfaction of Building Inspector.
10. Backfill  
Excavated material compacted in 100mm layers.
11. Cleaning  
Flush out before handing over.