

# 1 West Halkin Street - Method Statements

## Skirting Boards



Note: Photograph shows typical example of original skirting boards.

The original skirting boards are located within the first floor principal room.

The following repair and redecoration works will be undertaken:

### Step 1

Strip all paintwork from the existing skirting boards.

### Step 2

Prepare a 'Dutchman' block for each cut-out section of skirting board using reclaimed Pine wood.

Block should be slightly bigger than the hole in the skirting board.

### Step 3

Prepare each existing cut-out section of skirting board by creating a ¼ " rebate to support the 'Dutchman' block.

### Step 4

Apply adhesive to the 'Dutchman' block and press in position.

### Step 5

Using a belt sander or hand planer, sand down the face of the 'Dutchman' block to make it flush with the existing skirting board.

### Step 6

Fill all small holes and cracks using wood putty. Coloured putty can be applied if using varnish as finished product .

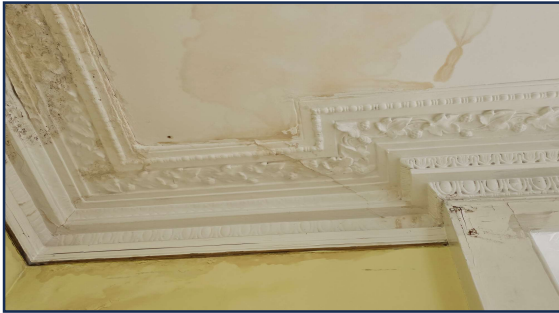
## Step 7

Paint or varnish all skirting boards to achieve matching design colour.

Note: Typical Example of finished 'Dutchman' block.



## Cornices



Note: Photographs show typical examples of the original cornices.

The original cornices are located within the first floor principal room.

The following repair and redecoration works will be undertaken:

### Step 1

Strip off all layers of existing paint work using 'Peelaway 1' paint and varnish remover.

### Step 2

Make good all damaged areas using 'Fine Casting Plus' plaster.

### Step 3

Sand down all imperfections by hand using fine sand paper.

### Step 4

Clean using a soft wet sponge.

### Step 5

Paint all skirting boards to achieve matching design colour.

Note: Fine Casting Plus Plaster.

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## Floor Boards



Note: Photographs show typical examples of original floor boards.

The original floor boards are located within the ground, first and second floor rooms however, they are only visible on the first floor.

There are no floorboards within the second floor master bedroom, master ensuite, and small storage room.

The following repair and redecoration works will be undertaken:

### Step 1

Remove all nails and unnecessary screws and vacuum throughout.

### Step 2

Reinstate all missing floorboards with reclaimed traditional pine wood floorboards to match existing.

### Step 3

Replace all non-compliant floor coverings, such as ply wood and mdf boards, with reclaimed traditional reclaimed pine wood floor boards to match existing.

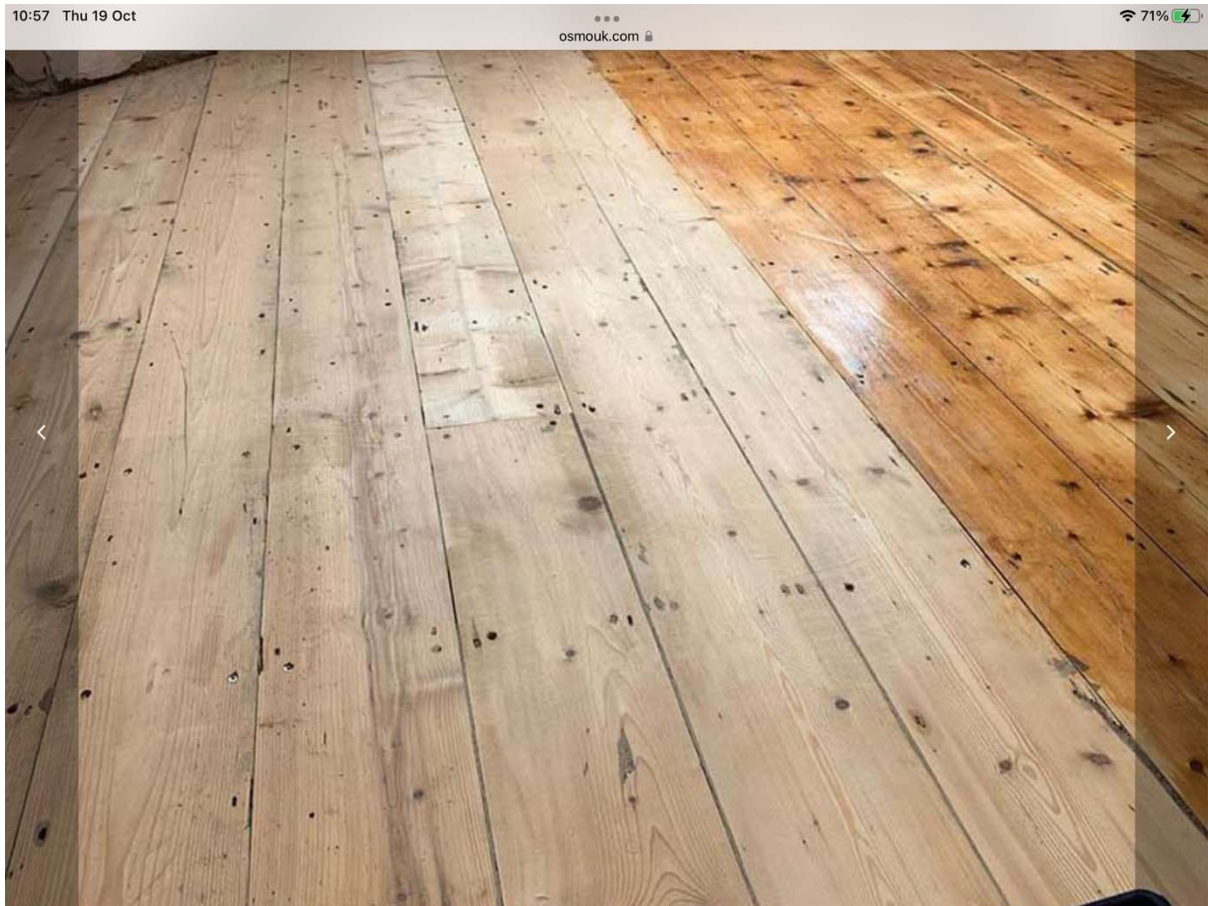
### Step 4

Clean all floor surfaces with a sander and buffer until the original wood finish is visible.

### Step 5

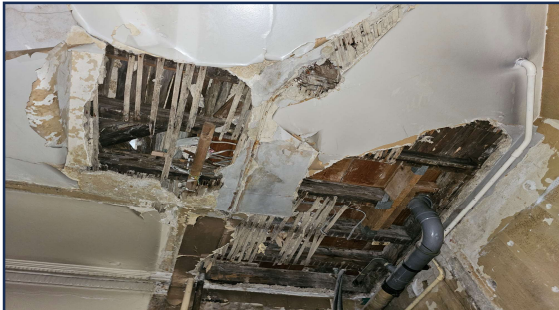
Apply 'Rustins Advanced Wood Preserver' throughout.

Note: Typical example of restored floor boards using 'Rustins Advanced Wood Preserver'.





## Lath and Plaster Ceilings



Note: Photographs show typical examples of original lath and plaster ceilings.

The original lath and plaster ceilings are located within the basement, ground, first and second floor rooms however, they are only visible in certain areas

The following repair and redecoration works will be undertaken:

### Step 1

Remove all severely damaged timber laths and surrounding loose material.

### Step 2

Fit new riven chestnut timber laths.

<https://cornishlime.co.uk/products/associated-products/lath/>

### Step 3

Apply 'Limelite Easy Bond Breathable Primer'

<https://www.permagard.co.uk/limelite-easy-bond>

#### Step 4

Apply two base coats of 'Limelite Renovating Plaster'.

<https://www.permagard.co.uk/limelite-renovating-plaster>

#### Step 5

Apply finishing coat using 'Limelite High Impact Finishing Plaster'.

<https://www.permagard.co.uk/limelite-high-impact-finishing-plaster>

#### Step 6

Apply one coat of 'GCS Interior Premium'.

<https://www.graphenstone.co.uk/graphenstone-uk-gcs-interior.html>