

CONSTRUCTION METHOD STATEMENT:

Installation of rooflight in existing pitched roof. Alterations to tarmac forecourt and installation of gravel traps along edge of building at:

Monk House, Limes Close, Bramshott, Liphook, Hampshire, GU30 7SL

Applicant : Philip Bointon & Jane Lawrence

Ref: 23-2665/HOUS/HS/V.1.0

Date: November 2023

Introduction:

The below Construction Method Statements are to set out:

- Method of working setting out the necessary steps to ensure protection and support to the historic fabric during work;
- Confirmation of finishes

Construction Method Statement—Rooflight:

- On inside face—use of stud finder to locate roof rafters behind existing plasterboard finish;
- Use of hand tools to locally cut away existing plasterboard on skeliling/sloped ceiling to expose the existing rafters and provide access to the top and bottom purlin beams;
- Cut one existing roof rafter to allow enough space to install the rooflight between the remaining roof rafters and space for the supporting top and bottom trimmers;
- Piece of original rafter to be retained where required by the LPA, to allow reinstallation in the future if required.
- Install doubled up softwood timber rafters both sides of new rooflight and fix the new rafters to the existing purlin beams top and bottom using a birds mouth connection and use of structural screws to rigidly secure structure.
- Install softwood timber top and bottom trimmers fixed to the new timber side rafters;
- On external face—locally lift off existing plain clay tiles in area of works to expose structural opening formed internally. Carefully set aside roof tiles for re-use.
- Cut back roofing battens and felt membrane, retaining overlaps as needed for new rooflight;
- Install new rooflight fixed onto new timber rafter and trimmer structure to manufacturer's details including metal flashing system. Cut neatly for a fully water tight finish.
- Installation of metal flashings on outside face to match existing rooflight with lead trim on bottom edge.
- Any lead work to be carried out in line with the Lead Sheet Association guidance suitable for the rooflight install.
- Internally: Make good opening and reveals into new rooflight with new Gypsum plasterboard to match existing (existing is Gypsum plasterboard), and replaster with Gypsum multi-finish for a smooth finish (existing is Gypsum plaster skim finish) and repaint.
- No changes to external roof finish required. Roof light chosen reflects the existing rooflight, instead of proposing a conservation style roof light that would have a different external profile finish and result in higher visual contrast.

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- Rooflight to be installed with the bottom level with the existing adjacent rooflight for a cohesive appearance.
- Proposed rooflight is—Velux FK04 (660mm wide x 978mm high) with internal pine finish and lacquered aluminium external finish in dark grey.

It is not clear why some areas of the pitched roof structure have been internally lined and other areas have exposed rafters. There is potential that the original rafters in the areas that have been lined have been replaced with new timber rafters during the conversion works in the 1970s. The rooflight is proposed to be installed within an internally lined area of pitched roof.

If on opening up it is found the existing rafters are not original timbers, there is no change to the above method statement required due to the structural needs in both scenarios and the limited scope of works.

Construction Method Statement—Tarmacadam resurfacing and gravel traps:

- Adjacent to the listed building—the tarmac is to be removed down to hardcore base using hand tools to reduce risk of damage to the existing building.
 - A hand held disk cutter tool to be used to cut through the tarmac surface approximately 100-150mm away from the edge of the building. This is required to allow the tarmac by the house to be broken out, without further damaging the remainder of the tarmac forecourt.
 - Once the tarmac has been removed, any debris or unsuitable hardcore is to be removed along the edge of the building to form a 100-200mm deep gravel trap;
 - Line the excavation with a geotextile membrane along the side of the house, bottom of the pit and up the side of the retained tarmac. This is to hold the gravel in place and reduce scope for ‘washing in’ and encroachment of dirt from the tarmac base construction.
 - Fill gravel traps with clean gravel/shingle to be level or slightly below the top of the tarmac finish, to cover and conceal the geotextile membrane.
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- Works to resurface the remainder of the tarmac forecourt are not considered to require Listed Building Consent, and are suitably set back from the building to reduce risk of damage.
 - In any case for all tarmacadam works, due care and attention to be used to prevent splash back of tarmac onto the listed building, and use of dust sheets to protect the building from any dust arising from the works.

END