

Our Ref: 8441/CND Condition 8

28th February 2024

Method Statement & Schedule for Conservation - Revision 1

For Proposed Development at

42, Beech Hill, Barnet EN4 OJP
Condition 8
Reference: 22/00735/FUL

Introduction

The existing property is to be renovated and repaired, to restore it to its former condition. The details approved within Enfield Council planning permission, ref: 22/00735/FUL indicate a number of alterations to the existing building fabric, including the demolition of a single storey side extension, structural repairs and underpinning, removal of external render, removal of internal plaster and the construction of a new single storey extension.

Unfortunately, several less than sympathetic alterations have previously been made to the property, both internally and externally, the external elevations are faced in a very rich cementitious render which is scribed to give the appearance of ashlar blockwork. The render has been covered with modern textured painted over a bituminous paint layer which in places is peeling away from the render. The hard cementitious external render and internal plaster, both have added waterproofing agents providing a tanking to the external solid brickwork walls, the tanking has contributed to the deterioration of the building fabric.

Internally, a number of floorboards have been replaced and damp is present at ground and first floor levels, especially within the rear staircase area. This area is in much need of renovation to bring it up to modern day standards.

The proposed works look to restore, preserve, and enhance the buildings original character and features. Where materials are to be removed, repaired and/or replaced, will be done using materials and methods matching the existing, where this is not possible, they will be sympathetic to the original materials and construction.

Schedule of Works/Alterations

- Demolition of existing single storey extension
- Protect existing fire surrounds and retain for reuse.

- Strip out interior works, remove all modern/non-original fixtures and fittings, including stud partitions, hardboard and polystyrene ceilings, internal doors, entrance door, non-original floorboards, skirtings and architraves.
- Underpinning to all external and internal structural walls to structural engineer's design to provide structural stability to the existing structure.
- Remove and replace ground floor concrete floor slabs.
- Remove all internal plaster.
- Erect scaffolding to all elevations.
- Remove all external render, keystones, cills and windows.
- Repair brickwork façade, including where required lime mortar repointing to match existing and installation of structural wall ties.
- Repair and reinstate flat roof structure, including insulation and roofing membrane.
- Reinstate original door openings and create new openings as design drawings.
- Reconfiguration of internal walls at first floor level, including door openings.
- Replace windows to all existing window openings to all elevations.
- Re-instate external render system, including stone cills, keystones and cornice detail at roof level.
- Removal and replacement of existing power and data systems, new cabling and outlet points, all to be installed prior to plastering.
- Reinstate and restore wall and ceiling finishes with a suitable lime plaster materials.
- Reinstate and restore all internal finishes, together with breathable lime-based paint.

Method Statement

Existing foundations and structure to be underpinned with new in-situ C30 concrete, the new underpinning is to be dug and cast in sections not exceeding 600mm wide, design and sequence of works to structural engineer's design and details. Dry packing to be installed between the new underpinning and existing foundation before the next sequence of underpinning commences. On completion of the underpinning, new ground floor concrete slabs are to be installed to structural engineer's design.

The existing external render is to be removed, works are to commence where the existing render is cracked, working away from the cracks. Where possible hand tools such as a masonry chisel and club hammer are to be used, if required a small handheld electric kango/breaker can be used. Throughout the

work, care is to be taken to ensure that any damage to the existing brickwork is kept to a minimum. Care will be taken to minimise the size of the sections of render being removed at any one time, all work will be undertaken one scaffold level at a time. Following removal of the render, exposed surfaces will be brushed of loose materials and dust. The structural engineer will inspect and survey the existing brickwork and specify any structural repairs. Where specified bricks will be cut out and removed, bricks used for repairs are to match existing and lime mortar is to be used for any re-pointing works.

Carefully remove existing flat roof covering, lead flashings etc. Once the roof structure is exposed the structural engineer is to inspect and survey the structure and specify any required structural repairs. Repairs to structural timber should be made by splicing or bolting in sound replacement timber of a similar species wherever possible, retaining all existing timber of historic value. New timber decking and firings are to be installed, together with Kingspan insulation and Bauder roof covering. Brick chimneys passing through roof structure are to be inspected, any damaged brickwork is to be carefully replaced/repared and repointed where necessary with a lime-based mortar to match. Existing and damaged areas of flashings to be carefully removed and replaced with matching lead gauge sheeting.

Install new replacement timber windows together with replacement stone cills.

Survey the exposed brickwork when the existing render has been removed, repair the existing brickwork background/substrate to the external walls: cut out and remove individual defective bricks that are beyond re-use and replace with new handmade red clay stock bricks to match existing on a 'like for like' basis bedded and pointed in hydraulic lime mortar. Once walls are prepared, apply three coats of a lime putty external render as recommended by Kerr Parker Heritage Consultants and in accordance with manufacturers application instructions.

The internal plaster finishes to walls and ceilings are to be removed together with services, as with the external walls, the internal plaster is to be removed with hand tools such as a masonry chisel and club hammer, if required a small handheld electric kango/breaker can be used, throughout the work care is to be taken to ensure that any damage to the existing brickwork is kept to a minimum. Following removal of the render, exposed surfaces will be brushed of loose materials and dust. The structural engineer will inspect and survey the existing brickwork and specify any structural repairs.

All mechanical and electrical services are to be run, these are to be surface mounted and not cut into the existing masonry.

The internal walls are to be finished with a Natural Hydraulic Lime product, the brickwork substrate is to be prepared by applying Reabilita CAL CS mortar direct to the brickwork, once the substrate is dry, Reabilita CAL RB is to be applied in coats between 10 & 20mm thick. The surface of REABILITA CAL RB should be finished with the traditional trowelling technique, preparing it to receive the finish with Reabilita CAL AC, applied at approx. 3mm thick finishing coat. All walls are to be finished with a breathable lime based paint.