

Method Statement for Existing External wall.

1. Clear existing site of all loose stone debris. The existing ground floor construction to be cleared of debris and left in situ at this time.
2. The remaining walls will need to be cleared of any loose surface rubble. No further demolition is to take place.
3. The remaining walls are to be inspected by a Structural Engineer and a representative from the Planning Authority. This may be a Conservation Officer, Building Control Office, both or another.
4. At this stage, existing ground floor slab(s) will need to be carefully removed from the footprint. A new concrete slab containing appropriate thickenings will need to be cast on approved strata/hardcore. The thickening will act as a foundation to the new inner leaf. The new inner leaf will become the load bearing element of the structure.
5. Where the existing random stone inner leaf and the rubble fill remains, this cannot be relied on to provide a suitable tie to the new proposed inner leaf. It is therefor intended that a stainless steel bar is inserted through the wall, drilled from the inside, such that it is anchored into the outer stone face. This will either be a resin fix or mechanical fix. Drilling from the inside will ensure that this outer face remains visually undisturbed. The bar may need to be purpose made to suit the wall thickness, the cavity width and the new inner leaf. The bar will have a clip on drip and will serve as a wall tie. these ties will be fixed at 450mm max centres vertically and 900mm max horizontally in a staggered pattern. Elsewhere, the new wall construction comprising of an outer leaf of stone and a 140mm leaf blockwork (strength to be determined), will have traditional wall ties to suit the cavity width as dictated by BS5268.
6. The new inner walls will be constructed in lifts, no more than 2m with the inner leaf never exceeding 1m above the height of the outer leaf.
7. The wall will be taken up to first floor chamber level, where a pre-cast concrete floor of a beam and pot nature will be introduced. This will be tied to the walls as appropriate using robust details.
8. Once these details are complete to the satisfaction of all parties, the construction of the wall will continue to second floor. Here, a timber floor will be ties in to the walls.
9. The roof will be of traditional construction using loose timber, including rafters and purlins. Install to the roof structure a plywood/OSB lining to ensure this acts as a diaphragm to provide stability to the leaf of each wall. Tying details will be employed.

Flashing and Cavity Trays.
At all abutments code 4 lead flashing with a min 150mm upstand bedded with Timloc or similar cavity trays and dressed down min. 150mm over zinc roof covering. Weep holes to be formed at 900mm max. centres to outer leaf of external wall construction over cavity tray/lintel positions, or at lowest level of cavity tray for stepped cavity trays. All lead flashing to receive 2 coats of patination oil prior to installation. All new leadwork to be installed in accordance with the Lead Sheet Association 'A Guide To Good Building Practice' volumes 1, 2 and 3.

Plumbing.
100mm half round gutters and 65mm circular down pipes to match existing, discharging directly into back inlet gullies. 100mm diameter upvc soil and vent pipes. 32mm diameter wash hand basin waste. 100mm diameter w.c. waste. 38mm diameter sink, shower and bath waste. All wastes to incorporate 75mm min deep seal, or anti syphonic traps as necessary. First and Second floor wastes to be connected to external SVP via Marley collarbos, or 2T branched back inlet gully. All sanitary pipe work to comply with BS EN 752:2008. Water storage cistern to be fitted with an approved insulation jacket. (If required) Internal svp's to be encased in 12.5mm thick Gyproc Soundbloc plasterboard for it's full height between floors, with skim finish, on 38x38mm S.W. treated frame, 6mm thick ply wood access panel fitte to duct. SVP's within internal ducts, where running through habitable rooms, are to be encased with 25mm sound deadening quilt insulation. Bath to be provided with an anti scolding device to prevent the temperature exceeding 48 degrees C.

Ventilation.
All habitable rooms, and rooms containing a W.c. to have vent openings equal to 1/20th of the rooms floor area. Kitchen to be fitted with a mechanical extract fan capable of an extract rate of not less than 60 litres per second, operated intermittently. Bathroom, Ensuite and W.c. to be fitted with a mechanical extract fan capable of an extract rate of not less than 15 litres per second, wired to separate isolator switch and incorporating a 15 minute over run. Utility to be fitted with a mechanical extract fan capable of an extract rate of not less than 30 litres per second, operated intermittently. All windows to be fitted with slot type background vents. Background ventilator should be located in all rooms with external walls, with at least 5000mm² area in each habitable room and 2500mm² in each wet room. Bathroom, W.c., Ensuite, Utility and Kitchen mechanical extract to be in accordance with approved document F1 and to BS 5925:1991 code of practice and design for natural ventilation.

ESCAPE WINDOW
Escape window to bedrooms in accordance with part B i.e the window is to have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

Roof Cover and Structure 'Warm Roof' Design.
Standing seam zinc and new slates to match existing and to be fixed strictly in accordance with manufacturers recommendations. Provide minimum ventilation requirements defined by Approved Document A1/2 all on 25x38mm s.w. treated battens at gauge to suit slate size and to manufacturers recommendations on roofing felt to BS 747 or similar approved barrier, on 150x47mm Grade C24 joists at max. 400mm centres (to be confirmed by Structural Engineer) with 100mm Celotex GA4000 insulation fixed in between joists, with 50mm air gap over. 30x5x1200mm galvanised mild steel straps at 900mm maximum centres strapped to 100x75mm s.w. treated wall plate at ceiling / roof covering level. Ceilings to be finished with 50mm thick Celotex GA4000 insulation backed plasterboard all joints staggered and taped with a 3-5mm skim finish on Alreflex 2L2 air leakage barrier, all fixed through to the underside of the rafters. The complete system to give a minimum 'U' value of 0.18 W/M2K. All Alreflex 2L2 to be fitted in accordance with manufacturers printed instructions. Rafter size, centres, specification and support to prevent roof spread etc to be confirmed by the Structural Engineer. SV fascia ventilator ref: SV604E strip for use at eaves, ventilators to have internal pin arrangement for resistance to driving rain and large insects, all supplied by Glidevale Limited and installed in accordance with their printed instructions, to provide 25mm continuous ventilation gap at eaves. Provide MR50 Monovent lean-to continuous ventilation at abutment with existing stone wall to provide a ventilation gap of 5000mm2/m, supplied by Glidevale Limited and installed in accordance with their printed instructions. Rafters to be doubled up either side of conservation rooflight openings. New rooflights to be supplied with all fixtures and fittings by Velux (or similar approved) and installed in strict accordance with their printed instructions. All top, side and bottom flashings together with the two piece tray system to form a barrier against the ingress of water and that can be dispersed into the guttering system below in a controlled manner.

Windows.
Grey double glazed standard section aluminium windows, as indicated upon the plans and elevations. All windows to be double glazed (6/16/6) with Pilkington 'K' glass to inner sheet of double-glazing. Habitable rooms to have 1/10th of the floor area of glazing. To achieve a U-Value of 1.60 W/m²K or achieve over Band C or better. Provide escape windows to all First and Second Floor Habitable rooms to be minimum clear opening of 750x450mm and a floor window cill height of minimum 800mm and a maximum 1100mm above finished floor level, all to comply with Part B of the Approved Document. For location of window opening lights refer to Main Elevation drawings.

Stairs.
Ground Floor to First Floor – 14no. equal risers, at 189.3mm with a total floor-to-floor height of 2650mm (to be checked on site prior to commencement of work) with 13no. equal goings at 250mm minimum.
First Floor to Second Floor – 14no. equal risers, at 189.3mm with a total floor-to-floor height 2650mm (to be checked on site prior to commencement of work) with 13no. equal goings at 250mm minimum. Stairs to have a minimum width of 985mm. Clear vertical headroom to be 2000mm minimum over stairs, measured from stair pitch. Guarding to be provided to open side of stairs set at 900mm max height from pitch line of stairs and 1000mm above all landings. Guarding is to be of a non-climbable design. Spindles to be fitted to all guarding set at 100mm max centres. Stairs to be manufactured in timber by specialist manufacturer. Provide 100mm square newel posts.

Smoke Alarms.
Smoke detectors to be installed in all circulation areas of each floor, adjacent Kitchen, Living Room and Bedrooms. The self-contained smoke alarms are to be battery operated. All installed in accordance with BS 58396:2013. Installation and commissioning certificates for the fire alarm / detection system to be issued prior to issuing the final certificates.

A carbon monoxide alarm is to be provided in the rooms in which the appliances are sited. They should comply with BS EN 50291:2001 and be powered by a battery designed to operate for the working life of the alarm. The alarm should incorporate a warning device to alert users when the working life of the alarm is due to pass. Mains wired BS EN 50291 Type A carbon monoxide alarms with fixed wiring (not plug-in types) may be used as alternative applications provided they are fitted with a sensor failure warning device.

Second Floor:
22mm t&g grade C4 (M0) chipboard onto 220 x 50mm softwood joists at 400mm c/c finished on underside with 12.5mm plasterboard and plaster finish. Where joists have a span in excess of 2.5m, 1 row of herringbone strutting must be used fixed at mid point of span, over 4.5m, 2 no. rows of strutting to be used. Joists running parallel to external walls to have galv. m.s straps fixed to 3 joists and built into masonry at max 2m c/c. 200mm thick rockwool insulation quilt laid between all joists.

External Walls New.
Re-use existing 100mm stonework (lime mortar) , 110mm cavity inc. 60mm Kingspan Tw60 cavity insulation, and 100mm 4.2N/mm.sq. blockwork. 225mm s.s double triangle wall ties @ 750mm hor. ctrs & 450mm vert. ctrs, reduced to 300mm ctrs @ openings. Blockwork to have 9.5mm plasterboard and finish on dabs. External walls to achieve max 'U' value of 0.35 w/sq.m.C.
Horizontal DPC to be installed min. 175mm above finished external ground level.
Below ground floor level to be foundation class dense concrete blockwork to within 150mm of ground level. Cavity filled with weak mix concrete to ground level, bevelled to fall to weep holes @ approx. 800mm ctrs. Lintels to be Catnic Cougars or similar.

Internal Block Walls.100mm thick 7.0N/mm² block walls to be built off strip foundations as per structural engineers details/recommendations, and fully bonded with the adjacent walls. Walls to be dry lined with 12.5mm thick Gyproc Wallboard plasterboard and 3-5mm skim to both sides suitable to receive a paint finish.

Internal Partitions
Studwork partitions to be 75x50mm softwood studs at 450mm centres maximum with cross noggins at 900mm centres maximum faced with lining of 12.5mm thick Gyproc Wallboard plasterboard and 3-5mm skim suitable to receive a paint finish to both sides. All stud partitions to be filled with 80mm thick mineral wool insulation. Provide100mm high timber sole plate at base of new partitions.

Lintels and Steelwork.
All lintels to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given half hour fire resistance. All steel lintels to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers details and recommendations. Provide concrete/IG internal Box lintels with a minimum end bearing of 150mm to both sides to all internal door openings, where required.

Internal Finishes.
Internal block walls to be finished with 22mm dry lining plaster work with 12.5 mm Gyproc Wallboard plasterboard and further 3-5mm skim coat to same on mortar dabs, suitable to receive a paint finish.

S.W. and H.W. Finishes.
All exposed softwood/hardwood to have 1 coat primer, 1 coat undercoat, and 2 coats of gloss. All finishes to be compatible with pre-treatment to timber. Colour/stain finish to match existing.

Services.
Gas and electric meter cabinets, where provided, to be built into external walls with cavity trays over (if possible), and incorporating a 1200 gauge visqueen DPM to the back of the cabinet to prevent damp penetration. To be fire stopped. Electric power points to be set 150mm above Kitchen and Utility worktops. All accessible switches within habitable rooms at appropriate heights between 450mm and 1200mm above finished floor level, all installed in accordance with current IEE regulations – 17th edition and to comply with Part M and Part P of the Approved Document. Allowance to be made for energy efficient lighting fitted throughout in accordance with Part L1 of the Approved Document that emit nit 40 lumens per circuit watt and fitted in accordance with Part L1 of the Approved Document. Any External lighting to be no more than 100 watts. Wall mounted combi boiler system with Time and Temperature Zone Control, room sealed appliance with balanced flue fitted with durable non-combustible guard. Flue fitted min. 300mm away from any openable light. Gas fired hot water central heating boilers to provide a condensing boiler with a SEDBUK of not less than 86% to comply with Part L1 of the Approved Document. Radiator sizes to suit designed heat losses at external temperature of -1 °C. Maintain the following temperatures – Living Room, Dining Room, W.c., Ensuite and Bathroom at 21 °C. Bedrooms, Games Room, Dress, Kitchen, Hall and Landing at 18 °C. All radiators to be fitted with thermostatic radiator valves if possible. Each building owner / occupant will be provided with technical information, user manuals and logbooks for the building services and maintenance issues, to highlight the energy efficiency use and all maintenance issues. All gas heating works to be carried out by a Gas Safe Registered Installer. All electrical work required to meet requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

