

44 Tarrant Street, Arundel, BN18 9DN

Method Statement Repair and Reinstatement of External Walls, Internal Walls and Floors

Existing Condition:

All internal reed & plaster finishes to the walls throughout the house are in poor condition, or have degraded beyond repairable condition. Some are held together with wallpaper and all are soft, uneven and unacceptable by modern standards.

This is due to two reasons, the first being water-ingress, primarily from its pitched roof over several decades within Bedroom 4. This has resulted in the degradation of plastered linings at the wall plate at rear second floor level and the wall plate itself. It is proposed to support the roof structure, cut away the 3 metre section of wall plate and insert a new section at the existing points with a lap joint. The lath and plaster skeling at this point, will need to be removed, will be replaced with wood wool boarding and replastered. The tie beam connecting onto the plate, midspan of the room, is in adequate condition for a good connection to be made.

Elsewhere the second reason is the extent of poor condition of the existing walls generally, due to their age and wear. Their condition allows some to be reasonably repaired with lime plaster. The internal walls are of timber studwork with degraded reed infill. Some is repairable. Much is not, (see photos in the accompanying Report) and a solution of lining with wood wool board prior to replastering is proposed. Except where a satisfactory joint can be made, the complete length of the wall is proposed to be receive this treatment. The historic fabric is then retained within the thickness of the wall but a new breathable surface is available for a lime plaster finish. Any skirting and architraves needed to be removed will be numbered and replaced exactly.

External walls are of masonry, chalk and brick, batten with reed over, or (presumably where lost) a covering of hardboard and wallpaper. Many are recoverable, especially on the south side, but to the rear the reed/hardboard is proposed to be replaced with wood wool board and lime plaster. This is a more genuine repair than the hardboard and, again, reintroduces the ability of the walls to breathe.

Many areas of rising damp have also been noted at Lower Ground level, thought to be the result of rising damp to the walls, and the floor finish of stone slabs and brickwork being laid on bare earth.

It is proposed that these floors be lifted, with stone slabs being numbered and the bricks retained for re-laying, and a damp proof membrane being introduced beneath. This will allow modern damp properties of the Kitchen and Breakfast Room as rooms that can be used on a daily basis. Original historic floor finishes are retained and re-used. Should the foundation level be adequate, a suitable thickness of insulation board may be proposed to be incorporated beneath the finishes, again, to obtain more modern performance from a historic building without loss of historic finishes.

Internal Skirtings, Dado Rails, Picture rails and Door Architraves are to be left undisturbed. The removal of existing skirtings and door architraves is proposed, which are all deemed to be non-original. There is sufficient evidence of originality to be able to replicate replacement to original sections.

Wall Repair Method:

Wood wool board will be screwed to battens on the external walls and to each side of internal walls to form a solid partition. No decorative traditional ceiling mouldings will be installed.

On walls to be plastered directly a coat of EcoLime Chalkhill hot lime mortar will then be applied and pushed firmly onto the masonry surface to form nibs or keys to the masonry thus acting as a mechanical key to help the mortar to adhere to the wall. And will be left to dry for approx. one week. The second 'floating' coat will be

Ecolime Fibrelime Plaster. The mortar will be ruled flat and scoured using a wooden float to consolidate the surface. Fibrelime can be used in a single coat for most applications and is reinforced by small fibres, not dissimilar to the principle of using animal hair.

Decorative Ceiling Mouldings Repair of decorative mouldings such as cornicing is not proposed, nor any new mouldings to match the existing. Existing decorative features will be left in their present state.

The above architraves and skirtings are considered either original or period features, and will be carefully retained, repaired and re-decorated. In any room where original skirtings or architraves exist, any new skirtings or architraves fitted will be made and decorated in a like-for-like manner.

There are rooms and areas of rooms to which traditional materials have been lost and to which no evidence exists. It is proposed to merely repair them as existing. In the Bath and Shower rooms there are modern gypsum plastered walls. Careful checks have been made for moisture ingress and it is felt adequate to apply a part or complete skimcoat to these walls and ceilings. Especially in Bedroom 3, all historic fabric, reed and plaster, has been long gone and replaced with modern plasterboard and skim.

Electrical and Heating

An Electrical Layout drawing has been provided. This takes into account the replacement of original pendant lights in a like-with-like position. Downlighters are proposed only where ceilings have been lost, or an infill between joists is proposed. Modern 13amp socket outlets are proposed, which will remove old ones from the skirting boards. There will be the need for mains-interlinked smoke detectors in the corridors to meet modern standards and requirements.