

Arundel Bridge Antiques
6 High Street,
Arundel,
West Sussex,
BN18 9AB

Approval Submission Statement

This document is submitted for Client and Conservation Officer approval to agree the proposed methodology, materials, sequencing, and conservation approach for the repair of the listed building façade at Arundel Bridge Antiques.

No works shall commence until written approval of this document has been received.

1. Project Overview

This Method Statement and Schedule of Works sets out the proposed methodology, sequencing, materials, standards, and safeguards for the conservation-led repair and restoration of the historic oak-framed frontage at Arundel Bridge Antiques, a listed building currently operating as an antiques retail outlet.

The objective of the works is to arrest decay, retain the maximum possible amount of historic fabric, reinstate lost elements using appropriate traditional materials, and ensure the long-term structural and environmental performance of the building.

All works will be undertaken in accordance with Historic England guidance, SPAB (Society for the Protection of Ancient Buildings) principles, and recognised conservation best practice, prioritising minimal intervention, like-for-like repair, material compatibility, and reversibility where practicable.

2. Statutory and Conservation Considerations

All works shall comply with the relevant Listed Building Consent and any associated conditions. No deviations from the approved methodology, materials, or scope shall be undertaken without prior written approval from the Client and, where required, the local planning authority. Any previously concealed historic fabric uncovered during the works shall be recorded and reported to the Client and/or Conservation Officer prior to intervention.

3. Drawings, Scope Definition, and Basis of Proposals

The proposed scope of works has been prepared with reference to the following drawings:

Hockley & Dawson Structural Engineers – Front Elevation Mark-up, drawing reference HCM,
project reference 22413, dated 29/07/2025
Front Elevation colour-coded drawing, Drawing No. AL(0)3, Mark-up dated 29/07/2025

These drawings identify the specific oak frame members requiring intervention and distinguish between areas of localised repair, partial-depth repair, and full-depth replacement.

Given the age and historic construction of the building, it is recognised that previously concealed defects may be revealed once works commence. Should unforeseen conditions be identified, the affected areas will be assessed and works paused where necessary. Any proposed variation to the approved scope, materials, or methodology will be agreed prior to implementation.

4. Pre-Commencement Works

4.1 Scaffolding and Access

Scaffolding shall be provided and managed by the Client's appointed scaffolding contractor. Sussex Oak Framers shall liaise with the scaffolding contractor to ensure safe and suitable access to all areas requiring inspection and repair.

Scaffold design may need to accommodate temporary propping or support and shall be designed, specified, and certified accordingly.

Sheeted sides and a temporary protective roof are strongly recommended where practicable to provide weather protection, programme continuity, and enhanced security.

Additional deck coverings will be added by Sussex Oak Framers, in the form of Antinox surface protection sheets, to help prevent dust and debris from falling on to the pavement below.

4.2 Internal Preparation, Protection, and Security

Temporary internal partitions shall be installed to protect stock, prevent dust ingress, and maintain security.

The temporary partitions will be formed in treated softwood stud work, backed with 12.5mm ply, and set 600mm inside the room where practicably possible. (From internal face of front wall to front of temporary partition.)

Particular care shall be taken to the first-floor right-hand front room (when viewed externally), which contains a high concentration of fragile items.

The relocation, consolidation, and protection of stock shall remain the responsibility of the Client and/or stall holders.

The Contractor shall not be responsible for handling, relocating, or storing fragile items. Nor any breakages of stock which may occur through vibration/movement, during the works.

Adequate space must be made available for the construction and insertion of these temporary partitions.

5. Oak Frame Repair Works

5.1 Assessment, Cleaning, and Preparation

All external structural timbers shall be carefully inspected to identify decay, rot, or structural weakness.

Exposed oak timbers shall be gently cleaned using soft bristle brushes and vacuum methods only.

Only timber confirmed as unsalvageable shall be removed, ensuring maximum retention of original historic fabric.

5.2 Timber Repairs (General)

Defective timber shall be carefully cut back using hand tools wherever practicable to minimise vibration and disturbance.

Repairs shall be limited strictly to affected areas rather than wholesale replacement.

Replacement timber shall consist of seasoned or air-dried English oak, selected to match the existing timber in species, grain orientation, and section size.

New oak repairs shall be discreetly date-marked for future identification. Resin repairs shall be avoided unless specifically justified and approved.

5.3 Jointing, Splicing, and Structural Repairs

Traditional carpentry joints appropriate to the original construction shall be employed, including:

Scarf joints

Half-lap joints

Splayed and tabled joints

Slip tenons

Mortise-and-tenon connections

Fixings shall consist of oak pegs wherever practicable, with stainless steel fixings used only where structurally necessary/unavoidable, and will be concealed within the repair.

Fixings will be limited to the minimum required to achieve structural stability.

All repairs will be reversible where practicable and avoid loss of historic fabric.

5.4 Removal of timbers

Temporarily support the surrounding oak framework with scissor jacks and/or temporary softwood timber props. Remove unrepairable timbers as of Hockley & Dawson Structural Engineers drawing. Cut in sections to a manageable length, taking care to carefully saw or chisel through existing members and/or dismantle mortise, tenon joints or peg joints where applicable.

Lower the beam pieces safely from the scaffold, store securely away from building ready for disposal.

5.5 Installation of new timbers:

Joints will be formed in such a way to produce a flat to flat face connection with newly inserted oak sections, matching external faces, widths, depths and mouldings. The newly inserted sections will be cut to aid rain water run off and prevent the ingress of moisture.

Lift the new timber into position & secure with mortise-and-tenon, or appropriate splice joint, using oak pegs/stainless steel mechanical fixings where necessary/practically possible.

Removal of any temporary support.

Materials and Tools

- Various sizes of seasoned oak timbers.
- Non-hydraulic lime plaster
- Sawn Larch Laths as fitted
- Screws/nails unseen in stainless steel, where required, covered with matching end grain oak plugs
- Acro props, strongboys, scaffolding props, and timbers posts for temporary support
- Timber peg fixings (oak)
- Spirit level, plumb line
- Tape measure
- Circular saw or hand saw, Reciprocating saws, Multi tool cutter
- Hammer

- Drill with appropriate bits
- Plastering tools (hawk, trowel, etc.)
- PPE (gloves, safety glasses, mask, vacuum dust control)

5.6 Treatment against wood boring insect and fungal infection

Indicators of active insect infestation include:

Fresh, pale frass (not dark or old)

Sharp-edged, new exit holes

Sightings of adult beetles at the right seasonal time (e.g. spring for deathwatch beetle).

Where evidence of active insect infestation is identified, treatment shall be:

Brush applied, targeted and localised only,

Conservation-grade and low toxicity, agreed in advance and recorded as part of the works.

Suggested treatment: Borate and Boron based solutions:

Borate and boron-based timber treatments are a discreet, effective, and conservation-appropriate way to protect interior timber from insects and decay—providing moisture is controlled.

Borate treatments perform well at controlling Wood-boring insects (woodworm, beetles), Fungal decay (dry rot *Serpula lacrymans*, wet rot, moulds), and Insect larvae already inside the wood

6. Infill Panels and Associated Works

6.1 Existing Condition

The original plaster infill panels were previously removed during investigative works undertaken by others and are no longer present. The existing/remaining and visible laths are a mixture of timber species including Oak and softwood with many areas missing or broken. Where practicably possible, any remaining laths will be retained and refitted, with broken or damaged laths being replaced with new larch sections. 40mm stainless steel ring shank nails will be used, and/or stainless steel screws.

6.2 Reinstatement

Infill panels shall be reinstated using traditionally detailed 25-30mm x 10mm sawn Larch laths with 10mm spacing between, fixed with 40mm stainless ring shank nails to 25mm x 40mm Larch counter battens - a manner consistent with historic timber-framed construction.

Traditional lime-based LIMECOTE - Best of Lime, plaster system shall be applied, incorporating appropriate base and finish coats.

1. Warmcote (Best of lime) Key coat to allow for the base coat to be applied, this is called a scratch coat.
2. Apply a base coat with the addition of a 10mm x 10mm holed fibremesh for extra strength
3. Once fully cured, apply a top coat of Limecote (Best of lime) finished render. Panels shall be slightly recessed from the oak frame to prevent water tracking with a modest plaster lip or

arris formed at the base of panels to act as a drip edge, improving rainwater run-off while remaining in keeping with the historic character of the building.

Modern non-breathable materials including expanding foam and cement based fillers, that are contributing to damp or timber decay, shall be removed.

7. Treatments, Finishes, and Materials Approval

Timber treatments shall only be applied where active infestation is confirmed. Modern varnishes or sealants shall not be applied to historic oak.

All finishes shall be breathable and compatible with historic materials.

Finishes proposed:

Plaster infill panels: two coats of white Sol Silicate breathable paint, or 2 coats of BEECK Renosil mineral paint.

Exposed oak timbers:

We suggest either of the following, and also a third which though not a heritage linseed paint, may perform better with the existing build up of original paints.

1. Protek Royal Exterior – Water-based wood stain with linseed oil component. Microporous and low VOC, allows wood grain to show through while providing good protection.
2. Earles Linseed Oil Matt – Traditional linseed oil paint (matt) that is water-resistant and flexible.
3. Sadolin Extra Durable Wood stain – An exterior wood stain that penetrates timber and offers UV/weather protection while colouring the wood. **This may be the most suitable, given current build up of historic coatings.**

Materials Approval:

Final product data sheets for paints, lime materials, and any treatments shall be submitted for approval prior to application.

Lime plaster shall be fully cured in accordance with best practice and manufacturer's guidance before painting. This will require a period between plaster application and final painting of approximately 3 weeks (weather dependant). Works shall not proceed during frost, heavy rain, or unsuitable weather conditions.

8. Sequencing of Works

1. Erection of scaffolding
2. Installation of protective measures
3. Opening up and investigation
4. Careful removal of defective timber (maximum two sections at any one time)
5. Installation of oak timber repairs
6. Installation of oak laths
7. Application and curing of lime plaster
8. Preparation and painting of timbers

9. Decoration of plaster panels
10. Final inspection and removal of temporary protections

9. Programme (Indicative)

Phase Description	Duration
1 Site setup, protection, recording	1 week
2 Opening up and investigation	1 week
3 Oak frame repairs	4–8 weeks
4 Infill repairs and making good	2–3 weeks
5 Painting and finishes	1–2 weeks
6 Final inspection and completion	1 week

Programme subject to findings once works are opened up and to suitable weather conditions.

10. Operational Continuity

The building shall remain open to the public for the duration of the works.

Works shall be undertaken during normal trading hours only.

Temporary buffer zones and protective partitions shall be installed as required.

Internal redecoration beyond temporary protection is excluded.

11. Health and Safety

All works shall be carried out in accordance with the Construction (Design and Management) Regulations 2015.

A site-specific Risk Assessment and Method Statement (RAMS) shall be prepared and adhered to throughout the works.

12. Quality Control and Completion

Works shall be inspected at key stages by the Client and/or Contract Administrator.

Any variations or additional works shall be agreed in writing prior to execution.

A final photographic record and brief completion report shall be provided on completion.

Completion shall be assessed against the approved scope, methodology, materials, and recognised conservation standards.

Any areas of repair, splicing, jointing or associated intervention will be noted directly against Drawing AL90)6 - Front Elevation of Timber Frame and Panels, using the existing numbered and lettered panel references to clearly identify locations.

Any changes or variations identified during the course of the works will be documented on this drawing, providing a clear and comprehensive record of the interventions to be easily understood, supporting the project record for Conservation Officer review.

13. Exclusions (Non-Exhaustive)

Internal redecoration beyond temporary protection

Repairs to internal finishes or decorative elements

Design, provision, or management of scaffolding

Statutory fees, permits, or licences

Relocation or storage of shop stock

External Painting - Any new/replacement oak will leach natural tannins which can stain new paintwork. This is an unavoidable and natural feature of the material. Whilst we are able to assist with any repainting to cover staining, it will need to be charged accordingly.

Additional Works & Charges

Works arising from unrelated pre-existing defects are not included, as are any works not expressly described within this document.

Variations will require written quotation added to the contract and will not proceed without written approval from the client.

Agreed hourly/day rates will be set and agreed in advance should further works be required.

Existing metal window frames and Leaded glazed areas - Through discussion with the client, we have agreed to remove and re-install the existing metal window frames and glazed panels in the areas where surrounding timber repairs are to take place. To assist with the maintenance of these, Sussex Oak Framers Ltd will lightly restore and redecorate the **external face** of the metal window frames. This will include loose paint removal, light sanding where necessary and repainting in a suitable primer and black paint to match the existing. It is noted that there are existing cracked glass panes in multiple areas of the windows and glazed panels and **Sussex Oak Framers do not include the repair nor replacement of any glass or lead.**