



**MAKING
PROPERTY
WORK**

SHW.CO.UK

METHOD STATEMENT

MARCH 2021

Prepared for:

Grange Management

Prepared by:

SHW Partnership LLP

Property Address

Winterton Lodge, Goda Road, Littlehampton, BN17 6SY

Client: Grange Management (Southern) Ltd
The Mill
Abbey Mill Business Park
Lower Eashing
Surrey
GU7 2QJ

**Contract Administrator:
(CA)** Stiles Harold Williams LLP
Building Consultancy
One Jubilee Street
Brighton
BN1 1GE

Description of works Flint wall rebuild and repairs.

ITEM	DESCRIPTION
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1.0 SECTION 1 – METHOD STATEMENT

1.1 Protection, Access Requirement

NOTE: The Contractor has the choice to utilise scaffolding or working access platforms to undertake works as long as they can prove compliance with the Working at Height Regulations 2005 and all other statutory legislation / HSE Guidance. Should scaffolding be used it is to comply with the following:

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| 1.1.1 | The Contractor is to provide safe and install suitable scaffold access to enable all external works to be undertaken. Where the building dictates that sectional, scaffold towers, hanging or cantilevered scaffolding is required, an allowance must be incorporated. |
| 1.1.2 | Ensure that where scaffolding needs to be installed adjacent or in close proximity to pedestrian routes that a suitable gantry is installed which is fully boarded with polythene protection beneath the scaffold board. Provide double guard rails and toe boards to all perimeters. All to be agreed with CA and Health & Safety Officer as identified within the Contractors Health & Safety Plan. |
| 1.1.3 | The scaffolding to be installed must have no irregularities/projection capable of causing personal injury or damage to vehicles or pedestrians during the course of the works. |
| 1.1.4 | Principal Contractor to check ground to ensure safe installation of scaffolding. |
| 1.1.5 | The Contractor is to provide ladders, tressels, tower scaffolding, etc., to facilitate the works not readily accessible from main scaffolding. |
| 1.1.6 | All ladders are to be locked in horizontal position at the end of each working day above first floor lifts. |
| 1.1.7 | The Contractor will be responsible for applying to the Local Authority to erect scaffolding to any elevation where support off a public footpath is required. Such must be obtained prior to erection of any scaffolding. |
| 1.1.8 | The Contractor is to allow for a non-maintained scaffolding alarm fitted to all scaffolding erected to the premises. To include PIR and motion detectors. |
| 1.1.9 | The Site Agent is to maintain a scaffolding inspection register. Copies to be provided to the Contract Administrator at each formal site inspection. The Contractors attention is drawn to any pedestrians' entrances. |
| 1.1.10 | The Contractor is to provide safe and sufficient access to all internal areas to enable all specified works to be undertaken safely. |
| 1.1.11 | Prior to any access towers/staging being erected, the Contractor is to forward the CA a method statement and risk assessment for consideration. |

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1.1.12	Method statements and risk assessments must be submitted to the CA for all works undertaken at height and should clearly demonstrate compliance with the Working At Height Regulations 2005.
1.1.13	Any use of Ladders proposed by the contractor must be compliant with the Working at Height Regulations 2005 and the HSE guide “safe use of ladders and stepladders.” To the satisfaction of the CA/principle designer.
1.1.14	The building is occupied by residential occupants and consideration must be given to those occupants. The Contractor is to ensure access is not restricted in any way, especially at the end of each working day.
1.1.15	All scaffolding is to be erected, maintained, dismantled in accordance with the Local Authority requirements (scaffold licensing), where applicable and all other current regulations, Guidance Notes or Codes of Practice.
1.2	Strip Foundations
	<u>NOTE:</u> To be read in conjunction with Structural Engineer's drawings '55473/01' and '55473/02' located in Appendix A.
1.2.1	To main flint wall allow to carefully excavate 750mm wide footing to a depth level with the underside of the existing foundations to existing wall. As illustrated in Structural Engineer's 'Details' drawings 'Section 1-1' in Appendix A. Final depth subject to BCO approval.
1.2.2	To buttressed sections allow to carefully excavate 1200mm wide footing to a depth level with the underside of the existing foundations to existing wall. As illustrated in Structural Engineer's 'Details' drawings 'Section 2-2' in Appendix A. Final depth subject to BCO approval.
1.2.3	Allow to supply and install GEN 3 strip foundations in a neat and level manner as illustrated in Structural Engineer's 'Details' drawings 'Section 1-1' and 'Section 2-2' in Appendix A. Ensure finished foundation level is flush with existing wall finished foundation level.
1.3	Rebuild
	<u>Preparatory Works</u>
1.3.1	To collapsed edges of existing wall, carefully break back by hand to approximately the areas illustrated in Structural Engineer's drawing 'Wall Elevations Existing and Proposed' in Appendix A, or to suitable stable masonry to allow for solid connection between existing and new flint wall. Make good adjoining surfaces in preparation for new flint wall installation.
1.3.2	Salvage the maximum quantity of flints possible and by hand carefully clean off old mortar in preparation for reinstatement. All surfaces are to be clean, suitably dry and free from anything that may interfere with adhesion to new wall materials. Remove all loose material via scraping and stiff bristle brushing (not wire). All existing materials of the wall should be recycled where practicable.
1.3.3	Dispose from site all materials which are not to be recycled.
1.3.4	To entire length of strip foundation allow to supply and install F2 rated bricks to match existing brickwork in colour, dimensions and jointing, height to be confirmed by Structural Engineer, as illustrated Structural Engineer's 'Details' drawings 'Section 1-1' in Appendix A. Allow to supply and install all bricks using a mortar mix of 1:3 St Astier NHL3.5 lime : quarts and flint sand <10mm (Bramshill from Rose of Jericho). Blended with 10mm quarts gravel sourced locally from a builders merchant or garden centre before mixing. Use enough 10mm and smaller gravel to match existing flint wall mortar appearance.

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1.3.5	To buttressed sections of strip foundation, allow to supply and install F2 rated bricks to match existing brickwork in colour, dimensions and jointing to new brick-built buttress to be fully toothed into new wall. Height to be confirmed by Structural Engineer, as illustrated in Structural Engineer's 'Details' drawings 'Section 2-2' in Appendix A.
	<u>Wall and Buttreassing</u>
1.3.6	Allow to supply, erect and form timber shuttering to enclose new flint wall area to match existing wall thickness to a height of 200mm maximum per course up to maximum wall height. Allow for all timber falsework, struts and supports as required. Ensure shuttering is left in-situ to allow mortar to dry for a minimum of 1 day and preferably 2 days. Allow to dismantle and reassemble for each 200mm course.
1.3.7	Allow to supply and reinstate flint wall in 'courses' or layers to match existing flint wall in material type and colour, wall thickness, wall height. New additional flints required to be sourced locally to match existing and confirmed by CA. Utilise a mortar mix of 1:3 St Astier NHL3.5 lime : quarts and flint sand <10mm (Bramshill from Rose of Jericho). Blended with 10mm quarts gravel sourced locally from a builders merchant or garden centre before mixing. Use enough 10mm and smaller gravel to match existing flint wall mortar appearance. As illustrated Structural Engineer's 'Details' drawings 'Section 1-1' and 'Section 2-2' in Appendix A.
	Flints to be placed to match existing: - Angle - Orientation - Spacings/centres - Jointing width and finish
1.3.8	Allow to supply and install brick or concrete half round capping to new flint wall sections to match existing in profile, colour and jointing. Assume a stronger mortar mix than the wall will be required, possibly 1:2.
1.3.9	To buttressed sections allow to supply and reinstate brick-built buttress to a width of 750mm, with a depth at finished foundation level foundation of 600mm, tapered to a height of 1880mm. Brick buttress and flint wall to be constructed simultaneously to allow brick buttress to be fully toothed and bonded into new flint wall. Utilise a mortar mix of 1:3 St Astier NHL3.5 lime : quarts and flint sand <10mm (Bramshill from Rose of Jericho). Blended with 10mm quarts gravel sourced locally from a builders merchant or garden centre before mixing. Use enough 10mm and smaller gravel to match existing flint wall mortar appearance. As illustrated Structural Engineer's 'Details' drawings 'Section 1-1' and 'Section 2-2' in Appendix A.
	Bricks to be placed to match existing: - Angle - Orientation - Spacings/centres - Jointing width and finish
1.3.10	To existing buttress separated from existing flint wall, allow to reinstate as per item 1.3.9
1.3.11	Allow to protect new works from the elements at all times until mortar has cured. Polythene sheeting or damp hessian to be hung just clear of wall structure. Hessian to be sprayed with water if it starts to dry out.

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| 1.3.12 | Upon initial setting of mortar, allow to finish using a stiff-bristled brush to reveal aggregate. Brush to be used in tapping motion rather than brushing motion. A churn brush is the traditional tool to be used. Churn brush to be used to remove traces of mortar from flint and brick faces. |
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Cracking Repairs

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| 1.3.13 | To existing retained wall, allow 30 linear meters re-pointing. Carefully remove any surrounding ivy to enable repair works. Carefully rake out any previous mortar repairs in preparation for new mortar. Fill crack in neat and tidy manner, ensuring a flush finish with existing mortar. Allow to supply and fill crack using a mortar mix of 1:3 St Astier NHL3.5 lime : quarts and flint sand <10mm (Bramshill from Rose of Jericho). Blended with 10mm quarts gravel sourced locally from a builders merchant or garden centre before mixing. Use enough 10mm and smaller gravel to match existing flint wall mortar appearance. |
| 1.3.14 | Allow to protect new works from the elements at all times until mortar has cured. Polythene sheeting or damp hessian to be hung just clear of wall structure. Hessian to be sprayed with water if it starts to dry out. |
| 1.3.15 | Upon initial setting of mortar, allow to finish using a stiff-bristled brush to reveal aggregate in mortar. Brush to be used in tapping motion rather than brushing motion. A churn brush is the traditional tool to be used. Churn brush to be used to remove traces of mortar from flint and brick faces. |
| 1.3.16 | To crack between brickwork and flint wall junction, allow to stitch into existing brickwork. Carefully remove brick and flint surrounding joint in preparation for stitching. Allow to rebuild flint and brick wall areas as per items 1.3.7 and 1.3.9 respectively, with bricks and flints lapping at alternating courses as illustrated in Structural Engineer's 'Details' drawings 'Section 1-1' and 'Section 2-2' in Appendix A. |

Completion

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| 1.3.17 | The contractor is to leave the site clean and free of debris and to ensure all surfaces are cleaned prior to practical completion. |
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