

Description of Works and Method Statement – 20 Western Road, Littlehampton
BN17 5PG

Grade II Listed Building

This method statement is to accompany the Listed Building Consent Reference LU/41/20/L. for removal of stud wall on the first floor and is for the joist strengthening work

General description of the work

There are to be shallow foundations for the posts and the structural engineer is in agreement that the main requirement is to spread the pressure from the posts by increasing the area. The force on any one post is only 8kN approx, which is minimal.

To satisfy the Conservation Officer, we have decided that all vertical posts should be oak, as the existing studs and joists are all oak. We will then clad these with a softwood, as this will be easier to work with in order to shape them to match the current beams. Rough sawn softwood will be semi sanded and then use a spokeshave or similar to make them look rustic. They will be painted with a black Sadolin or similar to match the existing timbers.

The RSJs will be clad with softwood to the sides and below, and again finished in a similar way to the cladding of the oak beams. The cladding at the side of the RSJs will have to be toothed around the irregular joists, such that it meets the ceiling in between.

The finishing of the cladding is of great importance so that these beams blend in. The north beam will be in two parts, bolted on site, and will pick up the three ceiling joists that are above the entrance area. The south beam will be in one length and due to the proximity of the neighbouring property, it will therefore support these three ceiling joists at their south end by building oak posts into the stud wall at the back of the entrance area. Again, these will be clad with softwood and shaped.

Method Statement

1. Stairs to be removed, any electrical sockets and switches within close proximity are also to be removed. The plasterboard studwork will be removed and the existing post where the door is currently attached will be removed and this will be replaced with an oak post.
2. The suspended timber floor will be lifted to the entrance to allow for the foundations to be dug as the structural engineer's design.
3. The oak posts and RSJs are to be fitted in in accordance with the the structural engineer's design. For the posts that are supporting the RSJs, two will be to either side of the chimney breast and the other two will be incorporated into the partition wall between the entrance area and lounge.
4. Three additional oak posts will be fitted to the rear of the entrance to support the end ceiling joists and built into the existing wall.

5. Once complete all areas will be made good to match existing.
6. The beams and oak posts will be clad, shaped and painted to match the existing timber within the property.
7. Any areas requiring plastered will be replastered and finished to match the existing.

All works will be supervised and monitored at all times by a competent site / task specific supervisor.

All works to be carried out in accordance to the risk assessments, construction phase plan in place and other H&S management documents in place.