

Schedule of Works / Method Statement for:

New door opening between 3-5 Gower Street, London, WC1E 6HA.

November 2023.

1. Carefully detach the existing dado rail & skirting board for re-use once new door opening is in place, to avoid loss of historic fabric.
2. Assess the proposed party wall opening with a structural engineer for the installation of a new steel lintel within the party wall with adequate bearing of minimum 150mm each side bedded on mortar and levelled along its length and across its width.
3. Apply measures to protect the existing fire surround, floor & walls prior to machine works.
4. Introduce lintel props with a horizontal timber plank along the underside after initial masonry load has been applied to the lintel.
5. Carefully remove existing masonry to the full extent of the party wall in order to form the door opening.
6. Install new hardwood frame to FD30 standard both sides of opening with 44mm solid FD30s door. Frame to be installed flush with wall surface both sides & fully concealed with flush fitting plaster bead allowing for maximum 5mm perimeter gap. Door must remain fully concealed when complete.
7. Before the application of any new lime coatings, hydraulic or non-hydraulic, check the degree of suction within the background. Poor or excessive suction can result in a weak bonding with the substrate caused by rapid de-maturing of the newly applied render.
8. Apply hydraulic lime plaster in minimum 2 coats. The setting coat is to be applied in two layers, coat on coat, with a trowel in a way similar to skimming. Ensure the material is of a wet enough consistency to allow an even spread. Once the setting has been applied, scoure in a similar manner as floating, to counter-act shrinkage. Polish smooth with a steel trowel to edge of plaster bead fully concealing the timber door frames. Ensure even gap exists around the full perimeter of both doors.
9. Paint the new plaster with one coat base & two coats final finish to match elsewhere.
10. Carefully re-apply the existing preserved dado rail & skirting board to the new doors.