Method Statement

BBK Toddler Lab – 32 Torrington Square

Project	**BBK Toddler Lab**	**Date**	**21/5/2018**
Job No	**8541**	**Number**	**8build/MS/004**

Method Statement For Repair Works to the Existing Ceilings, Cornices & Walls

INTRODUCTION

This method statement has been prepared based on the information supplied by the design team and gives an outlining for the sequencing of works associated with the repair works to the existing ceilings, cornices and walls.

The method statement clearly identifies for all concerned parties the manner in which the work will be carried out. Actual task Method Statements and supporting information will be produced by the relevant Trade Contractors based on this methodology and will be required to be submitted to 8build prior to works being undertaken.

General Construction Sequence

Overview

This section should be read in conjunction with Bisset Adams schedule and drawings as listed at the end of this document. Methods of working are identified within the following text though this may be subject to modification as the scheme evolves. The programme has been developed so as to give continuity to trades thus aiding efficiency of the operations.

The work has been divided into a number of items which are as follows:

- *Phase 1 – Take squeezes of each type of existing cornices*
- *Phase 2 – Make good existing ceilings & cornices*
- *Phase 3 – Make good existing walls*

1.1 Phase 1 – Initial Survey

The first thing to be done is to obtain a copy of the profile of the cornice in each area, prior to the strengthening works to the existing floor and structure commencing. This will be done by taking a squeeze of each type cornice as highlighted on Bisset Adams drawings / schedule.

Type 1

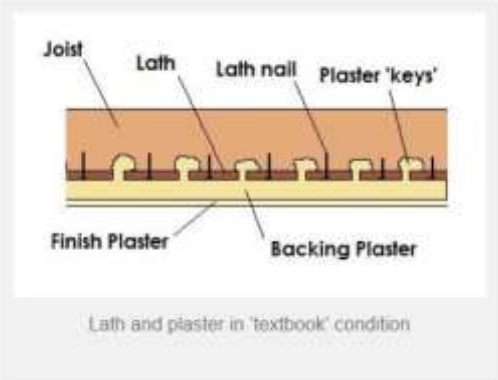
Type 2

Type 3

Phase 2 – Ceiling Works

The original lime plaster will need to be repaired using matching materials. It will be important that the following procedure is adhered to:

- Mark out the location of the padstones which will then determine where the cornice / ceiling will need to be removed.
- In the areas where there are existing cornices located we will need to take sueezes of them in order that the plaster mouldings can be reproduced to match the original work done which will be carried out in phase 1.
- The ceiling will be carefully removed so as to limit any damage to the rest of the existing ceiling.
- Once the strengthening works to the floors and roof has been completed, then the repair of the ceiling will be carried out.
- It will be important to check the joists for 'flatness'. In order to do this extra timber can be fixed to the underside of the joists to level up slopes or dips etc.
- Traditional riven timber lathes will need to be securely fixed to the existing ceiling joists with 25 x 2.6mm spaced about 5-10mm apart and fixed using stainless steel ringshank nails at 300mm centres. The joints of the lathes will be staggered in bays so as to prevent long cracks appearing as the plaster dried out.
- Once the lathes have been fixed it will then enable the plaster to be applied to the underside of the laths, held in place by being squeezed through the gaps to create a 'key'. The plaster will be made from lime mixed with sand usually applied in two or three layers to an increasingly fine finish.



Lath and plaster in 'textbook' condition

- The lime plaster will need to be carried out in 3 coats by our specialist plastering subcontractor.
  - *Coat 1 - Scratch Coat*
  - *Coat 2 - Float Coat*
    - First coat must be allowed to dry for a minimum of 4-5 days before the second coat is applied
  - *Coat 3 - Finishing Coat*

- Second coat must be allowed to dry for a minimum of 4-5 days before the third coat is applied.

Phase 3 – Wall Works

Fix the Lathe

Any missing lengths of lathe will be replaced and any loose pieces will be refixed. Drywall screws will be used, and pilot holes will be drilled to avoid splitting the wood. If there's no stud to anchor a lath end, a piece of lathe will be slipped into the cavity and then screwed back to the existing ones, parallel with the studs. Then a new or loose lathe can be screwed back, as if it were a stud.
The joints of the lathes will be staggered in bays so as to prevent long cracks appearing as the plaster dried out.

Once the lathes have been fixed it will then enable the plaster to be applied to the laths, held in place by being squeezed through the gaps to create a 'key'. The plaster will be made from lime mixed with sand usually applied in two or three layers to an increasingly fine finish.

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Drawing to be referred to in-conjunction with this method statement are as follows:

Bisset Adams

- BB029 1101 - Demolition Basement & Ground Floor
- BB029 1102 - Demolition 1st & 2nd Floors
- BB029 1103 - Demolition 3rd Floor & Roof
- BB029 1105 - Demolition Front Elevation
- BB029 1106 - Demolition Side Elevation
- BB029 1107 - Demolition Back Elevation

- Schedule of Proposed Works to Existing Building