

Internal Floor Surfaces Method Statement

Introduction

1. This method statement has been prepared to support the application to discharge condition 6d of listed building consent (ref: 2015/5069/L) at Centre Point, 101-103 New Oxford Street and 5-24 St. Giles Street, London, WC1A 1DD, which states:

“Detailed drawings, samples of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun

d) Samples and manufacturer's details for all internal floor surfaces.”

2. This statement set out how all the proposed internal floor surfaces will be installed at the site in a way that protects the historic fabric and how all the proposed internal floor surfaces will be maintained throughout its life, again so as to protect and maintain the character and appearance of the listed building.

Method

Concrete

3. The concrete will be poured on-site over a suitable sub-floor build-up to allow for a final floor finishes that are flush with the existing entrance threshold. The sub-floor build-up will consist of high density insulation over sand and aggregate. A damp-proof membrane will sit between the existing slab and the proposed sub-floor, thus protecting the historic fabric. The concrete will be installed to last many years but could be removed and stripped back to the existing slab. The finish will be maintained with a cleaning regime as per the manufacturer's recommendations to ensure a long life and adequate protection.

Resin

4. The catering resin floors will be resin poured over a similar sub-floor build-up. An additional self-levelling screed will allow for flush finishes with no trip hazards. As per the concrete finish, the resin floors could be removed and maintained with a cleaning regime as per the manufacturer's recommendations.

Timber Stair Treads

5. The timber stair treads will be secret fixed to the stairs in a similar fashion to the existing marmoleum finish and sit within the existing 'tray', maintained with a cleaning regime as per the manufacturer's recommendations and removable if or when required.

Mosaic and Terrazzo Tiles

6. Mosaic and terrazzo tiles will be installed on a self-leveling screed on top of the existing floor slab, maintained with a cleaning regime as per the manufacturer's recommendations. Both tiles and screed would be removable if or when required.

Timber Strip Flooring

7. Timber strip flooring and anti-slip vinyl will be layered over a sub-floor consisting of a poured screed on top of a damp-proof membrane. As per other finishes, a cleaning regime as per the manufacturer's recommendations will be followed and both the decorative finishes and screed would be removable if or when required.