

METHOD STATEMENT; FLOORING

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As part of applying wood floorcovering to the bedrooms and landings it has been proposed to overlay some floorboards that will then be painted in a suitable, white, floor paint.

With regards to the new kitchen, the living room through lounge, and the entrance hallways plus the stairs from ground floor down to lower ground we will install an engineered oak flooring, which is traditional in style.

The stairs from ground floor upwards will be carpeted with sisal.

1ST FLOOR UPWARDS

Our current floor is not level and it does not seem feasible to level up the floor as it will throw off various door heights etc. Our original plan had been to sand and varnish the original floorboards, however many of them are in an unsafe condition both in terms of their depth and high levels of splintering across their surface.

We therefore propose, without removing the existing floorboard to fit new floorboards over the top of them, running in the opposite direction to the existing ones and secret nailing the boards to the existing floorboards, so that the new floorboards follow the contours of the current floorboards and we do not experience flexing in the final floor covering and we hope not to experience creaking at a later date.

The creaking cannot be guaranteed as the final floor covering will be under some tension and some fixings may become loose. This seems the most feasible approach to achieve a secure floor layer without removing old boards and levelling the structure.

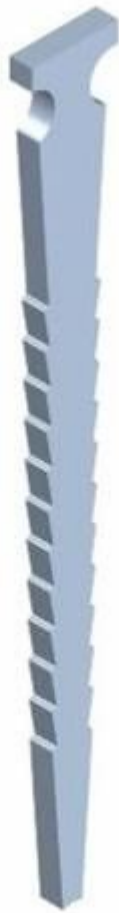
We also wish to note that the current doors and original cupboards have a clearance from the ground of 30-35mm and thus there is ample space to put a secondary level of flooring on, without interfering with them.

We aim to use between 15mm to 22mm t&g pine floorboards similar to the picture below and then secret nailing each board to the boards underneath as shown in the illustration.

We would use 38mm secret nails as fixings as shown in the image below.

<https://www.kelvinpowertools.com/portanails-1-1-2inch-16g-t-nails-box-1000-c-189-p-8918>





Ground floor, kitchen, lower ground floor and stairs down to lower ground floor

1. <https://www.reclaimedflooringco.com/product/engineered-mountain-oak/> This is the proposed floor covering to these areas
2. We would use a water-based adhesive to fix the boards down to the existing floor layers which are of concrete substrate to the kitchen and lower ground floor and then timber floors to the remaining lounge, hall and stairs down to lower ground floor.
3. <https://www.havwoodsaccessories.com/mxa200-woodfloor-adhesive-6739.html> The wood floor adhesive we would use is of nil v.o.c and water based, it will adhere well but is easily removed from materials by scraping away and wiping with a wet cloth /cleaner. Should it be needed to remove at a later date this can be done easily but most of the areas have been over boarded with ply so the only real areas where the floor will be bonded to original surfaces would be the stairs from ground down to lower ground. It will peel away when needed rather than bond permanently. This approach will also mean that the original hearth, which is in existence, will not be damaged by the overlaying of floorboards.

FLOORING

On all floors, where the skirting was able to be taken up safely, it has been retained and it will be laid on top of the flooring, to give a clean line. In the areas where the skirting was deemed to fragile to disturb, we will use a simple beading to join the flooring to the wall. The aim will be for this to be as unobtrusive as possible to enable the skirting to remain the main focus.