

Remove dresser retaining skirting and wall finish intact

BEDROOM 1

BATHROOM

remove existing rain and waste water pipework

remove replacement lead roof coveing to bay window, prepare sub-surface for reinstated lead to LSA standards

anchor stair to wall to restore structural security as evidence of separation from the supporting wall - Engineer to specify type and method of fning once minor opening up works take place under the engineers direction

retain existing dado panelling to walls, prepared for redecoration

retain panelling to WC 'thunderbox' enclosure for refixing

re-open original doorway - remove replacement skirting and gypsum plaster infill, prepare reveals with softwood lining and repair 3-coat lime up to new reveal lining

retain light fitting in situ, remove ceiling paper

remove hardboard and linoleum from original floorboards, restore boards in-situ without removal, re-piece in missing boards folloing pipework renewal

remove wall lining paper back to original lime plaster finish and restore using matched lime material

replace fractured undermounted basin and marble vanity top with equivalent 'Shanks' basin and marble, paneled casing below retained and re-used

reinstate bath surround remaking decayed end panel in material matching sides - bath to be removed from site for specialist refinishing and reinstatement, repair existing mahogany surround and refix

Note: all original / existing fabric retained in-situ unless indicated red for removal



hazard: outline method statement

Structure  
propping of stair during securing works, agree method statement with engineer subject to extnt of refixing - removal of material to enable finings to wall dependent on solution - principle of minimal removal applies, repair using matching material.

Leadwork  
Risk Assessment to identify safe removal and replacement of existing bay roof, ensure skilled operative with fluency in safe handling of lead - hot welding to be covered by specific method statement and fire prevention protocol.

Paper removal  
Use of steam and use of hand tools to minimise lime surface damage, record original distemper colours to ceiling and walls prior to lime repair by historic plaster spacalist.No chemical stripping to be used

Windows  
Sashes to be removed. weights and beads retained where practical or replaced in matching material - new jute cording throughout, retain pulleys where possible. Corner reinforcement plates to be remove and joints repaired/replaced with scarfed in timber to match species and grain density. Ensure adequate securing of opening while works take place and scaffold lifts are ocated conveniently for safe working externally.

