

Method statement & record photographs.

51 High Street Emsworth – 1069-Rev 01
– 15/05/18

Introduction

Method statement and record photographs has been prepared on behalf of my client as part of the planning application for internal alterations to a listed building and to provide a record of the historic fabric of the building.

The method statement will provide our proposal to carefully cap and protect the exposed well.

The format of the statement is derived from guidance issued by the Government's Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the planning application, we are looking for listed building consent. The listed building consent to remove modern constructed interior walls, ceilings and finishes and undertake an internal refurbishment to bring the building up to current building regulation standards where practically possible whilst retaining the remaining historic fabric.

Conservation Area

The site is within the Emsworth Conservation Area. The following is the conservation map.

We appreciate the importance of Emsworth High Street and the history and character, which has given the importance of the protection of this area. Although our proposals do not seek to make material change to the elevations, we hope that our interior proposal will be a welcomed addition in improving the building and further protecting the building through a well-constructed and refurbished proposal.

Photographic Schedule

The following photographs are a photographic record of the historic fabric found behind layers of plasterboard and timber ceilings.



Front of
property



Front of
property



Rear of
Property



Interior as
seen from
front
entrance
prior to
light
demolition.



Internal
kitchenette
prior to
light
demolition.



Interior back to front entrance showing door to basement prior to light demolition.



Adhoc and poorly constructed cupboards prior to light demolition.



Internal view back to the main entrance prior to light demolition.



Interior back to front entrance showing existing steel frame and historic timbers in ceiling.



Steel frame continues into basement.



Double-joisted timbers have been installed due to structural integrity of existing timber joists.



Historic timbers as part of two storey extension to the rear of the Georgian property.



Existing brick column and top of open well.



Top of well open with earth either side.



Historic timbers on Georgian property. Note peg joints.



Existing scarfing.



Top of open well.



Historic timbers with timber pegs. Potentially reused timbers.



Historic timber upright at the top of the basement.



Interior of brick well

Well method statement.

The method statement will provide our proposal to carefully cap and protect the exposed well.

The existing well is of a brick construction with concrete beams capping the top of the well. The diameter of the well is approximately 900mm wide at the top of the well and is positioned either side of an exterior wall at the rear of the property. The well was covered with a poorly constructed plinth on removal of this plinth we identified this well, either side of the well is earth. The brick well appears to be solid and in order to maintain its integrity we have designed the following proposal in order to protect the existing asset.

The following is our step by step method statement for the work. Please note that during the works our Principle Architect will be on site during the works to ensure the protection of the asset. Our project Structural Engineer will be on call in case of any further assistance required. This project to cap the well is a straight forward low risk solution and we do not envisage any problems.

Method Statement:

- Remove earth either side of well via hand digging methods to a depth to install concrete padstones either side of the well walls. The padstones will take the load away from the well walls.
- Retain existing insitu concrete reinforced beams in place.
- Install new 150mm wide by 100mm deep reinforced concrete beam.
- Install membrane to lap into existing floor membrane and wall membrane.
- Install 100mm concrete slab to match existing slab.

Our tradesman appreciate the sensitivity of the building. They will continue to work in a diligent manner.

Appendix

Attached plan showing location of well.



