Construction Method Statement

Emsworth Dr's Surgery

Application Number: APP/20/01116

Site Address: North Street House
6 North Street
Emsworth
PO10 7DD

Proposal: Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping

20.37
July 2021

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Introduction

The purpose of this Construction Method Statement is to outline the approach to managing the demolition works at Emsworth Dr's Surgery in reference to planning condition No. 3, Application Number: APP/20/01116:

> *No development shall commence on site, including any demolition, until a schedule of works detailing a method statement and full extent of the removal of the existing extensions to the side and rear has been submitted to and approved by the Local Planning Authority. The details shall include and specify the exact method of repair, including materials, colour, texture, profile and style to be used to make good all openings, joins and surfaces in the Listed Building, both external and internal. All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work. The development shall thereafter only be carried out in full accordance with the approved details.*

This document ensures that the construction works cause the minimum disruption to the Grade II listed asset and adjacent residents and with a safe working and living environment maintained, in addition to ensuring all works are carried out in accordance with Historic England's guidance/recommendations. The agreed contents of the Construction Method Statement will form part of the development plan and will be agreed with the Local Planning Authority (LPA) at Havant Borough Council. The Plan will constantly be reviewed and any changes or improvements will be added and agreed with the LPA and the Plan revised and re-issued. These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development.

Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that all workmanship is monitored and reviewed in accordance with Historic England's guidance.

The information provided in this document is an overview of the key project activities in relation to the demolition works. Generic statements herein are to be further developed into plans, procedures, and detailed method statements as the project develops. This Plan is to inform interested parties, It will be used as the background for the detailed construction method and risk assessments and will be included in all specialist trade contractor portions of the works.

Schedule of Works / Demolition Phase

- *Erect scaffolding (using scaffolding gaps to avoid direct fixing to walls) / dust screens / harris fencing to front and rear of property.*

- *- Strip all non-original fixtures, fittings & signage from front & rear elevations*

- *Take down / dismantle single story rear outbuilding (see plate VI; identifying extent of demolition)*

- *Where required refurbish & repair of all existing windows*

- *Repair of primary brickwork facade, including where required lime mortar re-pointing to match existing, removal of extant signage fixings*

- *take down / dismantle link-wall and flat roof between original house and single-story reception area*

- *- Re-instate side elevation to the property & create new door openings as indicated in the design drawings. New bricks and bond to match existing and painted* using breathable exterior grade paint finish to match host building. All new openings/jambs to formed by turned bricks/bricks ends (no cut ends)

NB: Methods of fixing, hoisting, jointing, or form of construction undertaken shall be fit for intended purpose, in accordance with good practice and shall comply with all statutory regulations and heritage techniques.

The terms demolish or remove mean breakout, disconnect, dismantle as necessary and remove the stated element, work or component and all associated accessories, fastenings, supports, trims, linings and bedding materials; disposal of unwanted materials and extending and / or making good as applicable all finishing's behind or under items removed.

The term fix only shall mean unless otherwise stated: include for taking delivery, handling, loading, unloading, inspecting, storing, protecting, transporting to the site of the work, hoisting, lowering, removing protective coverings and sending back returnable packing, assembling, adjustment and fixing, complete with all fixing or jointing materials required. Where items have been previously set aside for re-use include for all fixing or jointing materials required and touching up damaged ar painting untreated areas as required.

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1. Existing & damaged areas of flashings to be carefully removed and replaced with matching lead Gauge sheeting. Lead to be lapped over window and dressed over roofing slates to provide weatherproof seal.

2. Where required all rotten timbers to windows, sills & sash frames to be carefully cut out scribed and repaired existing frame insitu. Sash weights, where required pulleys and ropes to be carefully removed, refurbished overhauled eased and adjusted.

3. All timbers to be repainted white to match existing coloration. All surrounding interior & exterior finishes to be made good with re-pointing (where required) to be with a lime mortar and to match colour and pointing style of host building. Interior areas of redecoration around windows to be made good with lime based plaster.

4. Non-original fixtures & fittings to be carefully removed from brickwork facade. Holes, or areas of damaged brickwork to be carefully repaired, and re-pointed where necessary with a lime based mortar to match colour and pointing style of host building.

5. Missing or damaged areas of pointing to be carefully removed back to solid material and repointed with a lime based mortar to match colour and pointing style of host building in accordance with Historic England's guidelines and recommendations.

6. Missing or damaged areas of render to be carefully removed back to solid material and filled and repaired with a non-hydraulic lime based render to match original material. To be painted white with a breathable exterior grade paint finish to match host building.

7. Existing non-original timber door to be removed and replace with a wrought iron black painted gate. To include security locks. As shown on submitted plans.

8. All existing Railings to be re-painted black.

Brickwork to be repainted using breathable exterior grade paint finish to match host building

Existing lead flashing to be removed and brickwork re-repointed / repainted

Existing link flat roof to be removed

Existing door to be removed and replaced with wrought iron gate

Redundant cabling, previous sign fixings, surface mounted alarm box, security lighting & other unwanted / none-original surface mounted fixings to be carefully removed.

Plate I: link structure between principle building and single story reception

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Plate II: outbuilding adjoining neighboring property from rear carpark

single storey outbuilding to be demolished

Existing lead flashing to be removed and brickwork re-repointed

Repair of primary brickwork facade, including where required lime mortar re-pointing to match existing, removal of extant signage fixings

Building to be taken down to 150mm below GL and new 15/20mm shingle oversite applied to car park

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Plate III: outbuilding adjoining neighboring property from rear courtyard

single storey outbuilding to be demolished

Repair of primary brickwork facade, including where required lime mortar re-pointing to match existing, removal of extant signage fixings

Vegetation to be carefully removed along with any loose / damaged materials / mortar / paint. Any holes or cracks to be filled using lime based mortar. Where painted brick finish is required match existing - with breathable exterior grade paint.

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Plate IV: outbuilding adjoining principal property

single storey outbuilding to be demolished

Existing lead flashing to be removed and brickwork re-repointed

Repair of primary brickwork facade, including where required lime mortar re-pointing to match existing, removal of extant signage fixings along with any loose / damaged materials / mortar / paint. Any holes or cracks to be filled using lime based mortar. Where painted brick finish is required match existing Principal Building - with breathable exterior grade paint.

Building to be taken down to 150mm below GL and new 15/20mm shingle oversite applied to car park

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Plate V: outbuilding from rear courtyard

single storey outbuilding to be demolished

Existing lead flashing to be removed and brickwork re-repointed

Repair of primary brickwork facade, including where required lime mortar re-pointing to match existing, removal of extant signage fixings along with any loose / damaged materials / mortar / paint. Any holes or cracks to be filled using lime based mortar. Where painted brick finish is required match existing Principal Building - with breathable exterior grade paint.

New single skin wall with piers to be built using reclaimed bricks from demolished out building.

new granite sets to courtyard

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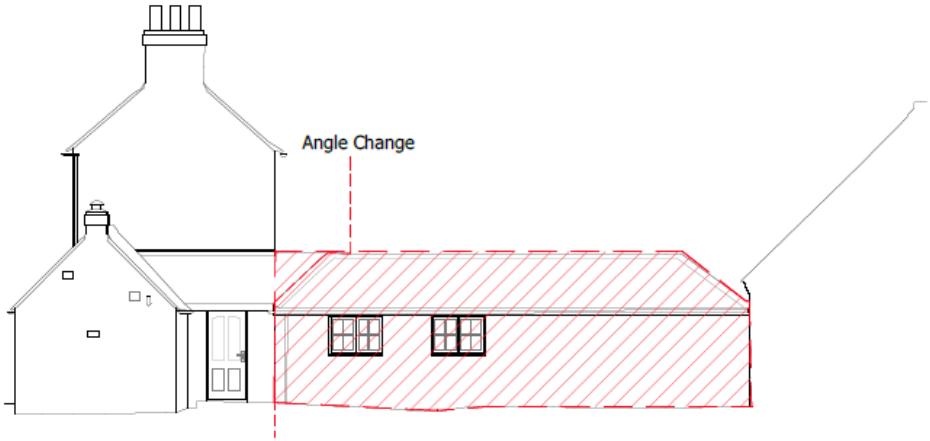
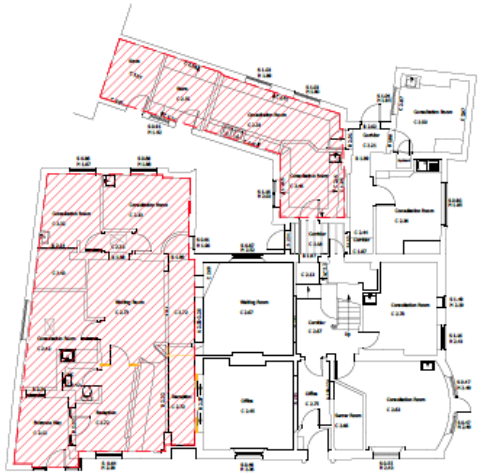


EXISTING EAST ELEVATION - SCALE 1:100 @ A3



EXISTING FLOOR PLAN - SCALE 1:200 @ A3

EXISTING WEST ELEVATION - SCALE 1:100 @ A3

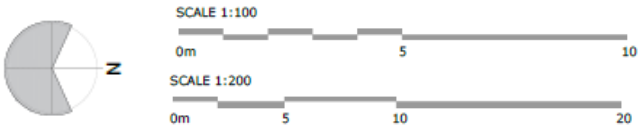


Plate VI: Demolition Plan

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