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**Wolseley House - 79 High Street, Market Lavington, Devizes SN10 4AQ**

Method statement for the careful demolition of 45% of the Front Elevation & its rebuilding while giving protection to the remaining fabric of the building.

The section is from the Front door to the West corner.

**Phase 1 - Roof Bracing**

a. The existing roof structure, tiles battens etc will remain in situ to maintain the integrity & loadings while the work proceeds.

b. Fix six 150 x 50mm timbers across the floor in the attic running the full width of the building front to rear securely cleated to the wall plates at the front & rear of the property to prevent the roof from spreading.
These are a temporary measure & will be removed to enable the renovation to proceed after work to the front wall have concluded.

**Phase 2 – Propping Externally**

The risk of a collapse internally is in our opinion minimal; therefore, the majority of the propping is to be carried out externally by way of raking shore's.

a. To the corner of the West elevation – excavate a 1m x 1m diagonal pit & set into the ground on RSJ to act as an anchor.
Create a 45° raking shore on the corner of the building to stop the end wall from moving.
The raking shores to be constructed and designed by specialist scaffolding contractors.
A further 1 raking shore to be placed closet to the corner in question with a third one immediately to the left of the front door and a 4th 2.5m to the left of the front door. The main working scaffold which will ultimately carry the tin temporary roof will be in.... between and over the raking shores.

**Phase 3 – Propping Internally**

a. Carefully remove ground floorboards within 1m of the front wall and set aside for relaying at a later date.

b. Place Acrow props at 1m centres set back 1.2m on suitable sole plates. At the head of the Acro's place a head plate below the ceiling joists & tighten props. Link in situ with scaffold tubes. All Acrow's fixed top & bottom to plates.

c. At 1st floor, place a sole plate directly above the ground floor Acrow's. Fix Acrow's with a head plate and tighten firmly taking great care not to overtighten & lift the roof/wall plate. Link these props together with scaffold and fix props to plates top and bottom. (Note all props checked twice daily during working week to confirm they are all carrying an even load). If necessary, block through first floor using solid timber packers.

**Phase 4 – Demolition & Rebuild**

a. To maintain the stability of the protected building we would carry out the dismantling & rebuilding in 2 sections. The first section being closest to the West corner.

b. Carefully run a full depth saw cut through wall vertically between the two sections to reduce vibration as we dismantle the first section.

c. Take down the wall from the top cleaning & salvaging any sound bricks laid in lime mortar for re-use. Save any suitable stone from the plinth for re-use.

d. Excavate a new foundation in the green sand to a depth of approximately 1m deep by 750mm wide, (Exact depth to be agreed with engineer and building control on site). Depending on what is found during the excavation the engineer may require us to slightly underpin the West corner.

e. Drive reinforced rods beneath the retained front section of wall by way of continuation bars to link the foundations together to engineer's design.

f. Poor/mass fill concrete foundation to 200mm below ground level.

g. Reconstruct wall to the following specifications.
External skin plinth to be a combination of salvaged stone with Cotswold Stone to make up losses, laid in NHL5 Lime Mortar below ground and NHL3.5 above ground.
Stone to be laid against a backing block & tied with a proprietary wall tie.

h. Inner skin below ground level to be a 7N concrete block laid flat to DPC level.

Construct the inner skin wall in NHL3.5 Lime Mortar with a lightweight thermal block inner skin, a clean cavity and a brick outer skin using reclaimed bricks and make up losses with a similar brick with struck pointing tied to the inner skin with stainless steel wall ties at 450mm vertically and 900mm horizontally. All laid in NHL3.5 lime mortar mix bond to match existing.

**1st Floor Joist Level**

a. At first floor joist level incorporate a concrete block for strength as per engineer's sketch to give a solid fixing anchor.
Cut off joist ends flush with the new wall face, fit shoe type joist hanger fitted to the end of each joist with the top of the hanger built into the wall.

b. To the top of every other joist fit a batt type strap along the top of the joist securely screwed at centres as per engineers note. With the end of the strap hanging over the outer face of the inner skin at 90° and fixed to the concrete block as per engineers note.

In the event of any joist ends found to be rotten a similar dimensioned timber bolted alongside the existing joist with the hanger picking up the new joist end.

Should the above occur the engineer has stipulated that he would like to inspect this and confirm exact details before a repair is implemented.

c. The newly constructed wall will be cramped or toothed to the remaining corner as appropriate.

d. The opposite end to be toothed ready for the building of the second section and linking them together.

e. Rebuild the section up to plate with lightweight thermal block inner skin & brickwork outer skin as previously described.

**Wall Plate Level**

a. At plate level the new masonry should pick up the existing wall plate. When the roof is stripped, fixings using a resin threaded bar at 400 centres can be securely bolted through the plate to the new wall below.

**Demolition & Rebuild of Section 2**

a. This section is almost a replica of the works previously discussed apart from the fact that we will preserve the historic internal door as a feature in the first-floor bedroom. The brickwork and blockwork will be toothed into both the new and existing on a foundation which is linked to the first section with reinforcement.

**Windows and Shutters**

a. Each of the four windows will be carefully taken out, and location labels fixed as demolition proceeds and taken to our workshop for safe keeping along with the internal shutters and panelling. The windows will be renovated splicing any rotten areas as well as re-puttying the existing glazing, rubbing down & priming before being returned to site for refixing & decorating.
   The internal shutters will be refitted along with existing window boards.

**Rainwater Goods**

a. The major cause to the front wall buckling has been a lack of maintenance going back many years. We will be installing a new soakaway in the front garden and renovating the existing gutter & installing a new cast aluminium downpipe for the surface water to match existing.