

Method Statement – Stonyhurst Art and Design

1. Introduction and Project Overview

Site Address: Stonyhurst College, Clitheroe, Lancashire

Project Description: Internal refurbishment of the Grade II listed Art Department to improve visibility, accessibility, and functionality whilst respecting the historic significance of the building.

Scope of Works:

- Enlarging existing opening between the Art Lobby and Art Classroom
- Removal of non-original walls below the Art Mezzanine
- Installation of new glazed screen
- Associated making good works

Project Team:

- Principal Contractor: W Monks Contractors Ltd
- Architect: Levitt Bernstein
- MEP: Max Fordham
- SE: Sleater Watson
- QS: Thornber and Walker
- Client Representative: Stonyhurst College Estates Department

2. Heritage Context and Significance

The Art Department is housed within the Grade II listed former laboratories at Stonyhurst College. According to the Conservation Management Plan (2015), these spaces have high significance for historic and communal values, with medium aesthetic value. The proposed works primarily affect:

- The wall between the Art Lobby and Art Classroom - part of the original external wall from when the first laboratory was built, though containing no decorative or original features of note.
- Secondary and tertiary rooms below the Art Mezzanine - part of the original laboratory layouts, plain in character with no original decorative features.

All works have been carefully designed to respect the building's heritage significance whilst addressing essential educational needs as identified in the heritage assessment.

3. Pre-Construction Activities

3.1 Site Preparation and Protection

Establishment of Protected Areas:

- The contractor will establish clear working zones with appropriate barriers to protect adjacent historic fabric not affected by the works.
- Floor surfaces in circulation routes will be protected using appropriate methods that maintain safe passage while preserving historic surfaces.
- In areas with stone steps or corridors, protection measures will be considered that avoid creating trip hazards.
- Door openings and frames not being altered will be protected as deemed necessary

Documentation and Recording:

- Before works commence, a comprehensive photographic survey will be undertaken to document the existing condition of all areas affected by the works.

- Detailed measured drawings of the openings to be enlarged will be produced to record their original dimensions and construction.
- Any unexpected historic features uncovered during works will be photographically recorded and reported to the Conservation Officer.

3.2 Setting Up Site Facilities

- A designated materials storage area will be established in a location agreed with the College to minimise disruption.
- Waste management facilities will be positioned to avoid impact on historic fabric.
- A dedicated route for materials delivery and waste removal will be agreed with the College Estates team.

4. Methodology A: Enlarging Openings Between Art Lobby and Art Classroom

4.1 Survey and Preparation

- Detailed inspection of the wall structure to confirm construction and identify any hidden services.
- Temporary propping will be designed by a structural engineer and installed to support the structure above the proposed openings.
- Services within the wall will be isolated, diverted, or protected as necessary.

4.2 Wall Opening Procedure

Removal of Existing Fabric:

- The contractor will establish appropriate methods to ensure accurate and controlled removal of masonry to the specified dimensions.
- Appropriate measures will be taken to minimise vibration and dust during masonry removal.
- Excavated masonry will be removed from the area, stored on site and used for repair works elsewhere at the school as required.

Structural Support Installation:

- New steel lintels will be installed according to the structural engineer's specification to support masonry above the enlarged openings.
- The lintels will be positioned on padstones to distribute the load appropriately.
- The existing masonry above the lintels is to be made good and finished with a non-shrink grout to ensure full contact with the lintels below.
- Once the making good works are completed and grouting cured, the temporary propping can be removed and existing structure above made good, where appropriate.
- Lintels will be boarded and plastered to match the existing wall and ceiling finish.

4.3 Installation of New Elements

Glazed Screen Installation:

- A new fire-rated glazed screen will be installed within the enlarged opening between the Art Lobby and Art Classroom.
- The screen will be set back from the face of the wall to express the thickness of the original wall.

4.4 Making Good

- The reveals of the enlarged openings will receive high-quality detailing that clearly distinguishes the intervention from original fabric.

- Any damaged plaster will be repaired using appropriate materials compatible with the existing substrate, e.g. with lime plaster used where original lime plaster is present.

5. Methodology B: Removing Walls Below Art Mezzanine

5.1 Preliminary Works

Salvage Operations:

- Prior to demolition, all architectural elements to be retained (doors, architraves, and the single pipe radiator) will be carefully removed.
- Each item will be labelled, photographed, and recorded on an inventory.
- Salvaged items will be stored in a secure, dry location as agreed with the College Estates team.

Services Isolation:

- All electrical, heating, and plumbing services will be identified and safely isolated by qualified specialists.
- Any services to be retained will be protected during the works.

5.2 Wall Removal Process

Structural support:

- Temporary propping will be installed prior to any removal works as specified by the structural engineer.
- New steel beam, to the structural engineer's specification will be installed to the head of any walls that are found to be load bearing. These will be boarded and plastered to match the existing surrounding finish.

Controlled Demolition:

- Non-load bearing partitions will be carefully dismantled using appropriate methods that minimise disruption to surrounding historic fabric.
- Work will be controlled to maintain stability and prevent unintended damage.
- Contractors will take appropriate measures to prevent the spread of dust throughout the building, including damping down and implementing regular cleaning regimes.
- Materials will be removed via the designated route to minimise disturbance to other parts of the building.

Retention of Wall Nibs:

- At the termination points of walls to be removed, small sections (nibs) will be retained to preserve the legibility of the original room layout.
- These retained sections will be carefully protected during the demolition of the remainder of the walls.
- The retained nibs will be finished to match the adjacent wall finishes.

5.3 Floor Making Good

- Where walls have been removed, the floor will be made good to match the existing adjacent floor.
- If different floor finishes meet at the location of removed walls, a suitable transition strip will be installed to acknowledge the previous layout.
- Any floor patching will be carried out using materials compatible with the existing floor construction.

5.4 Ceiling and Wall Repairs

- Ceiling and wall junctions where partitions have been removed will be carefully repaired.
- New plasterwork will be feathered into existing to ensure a seamless transition.
- All making good will be carried out using materials compatible with the existing fabric.

6. General Construction Standards and Conservation Approach

6.1 Materials and Workmanship

- All new materials will be of high quality and appropriate to the historic context.
- Traditional materials will be used where possible and appropriate.
- Modern materials will only be used where they offer conservation or performance benefits.
- All workmanship will be of the highest standard, with particular attention to junctions between new and existing fabric.

6.2 Conservation Principles

- A conservation-led approach will be maintained throughout the works, with the principle of minimum intervention guiding all decisions.
- All interventions will be designed to be reversible where possible.
- The works will be undertaken in accordance with Historic England's Conservation Principles.
- Regular site inspections will be carried out by Levitt Bernstein to ensure compliance with conservation standards.

6.3 Unforeseen Discoveries

- Should any features of architectural or historic interest be uncovered during the works, work in that area will cease immediately.
- Levitt Bernstein, and if required the Heritage Officer will be informed to provide advice on how to proceed.
- A photographic record will be made of any discoveries.
- If necessary, the method statement will be revised to accommodate the findings.

7. Service Installations

7.1 Electrical Services

- New electrical services will be surface mounted where possible to minimise interventions into historic fabric.
- Cable routes will be carefully planned to avoid damage to historic features.
- Where cables must pass through walls, existing openings will be utilised wherever possible.
- Any new penetrations will be carefully located and minimised in size.

7.2 Lighting

- New lighting will be installed to enhance appreciation of the historic features, particularly the reinstated roof lantern.
- Fixings for new light fittings will be designed to minimise damage to historic fabric.

8. Finishing Works

8.1 Decoration

- All new and disturbed surfaces will be decorated with breathable paints compatible with the historic substrate if deemed appropriate.
- Colour schemes will be agreed with the College's Curator and Estates team prior to application.
- Sample areas will be prepared for approval before full decoration commences.

- Graphics to the art department entrance wall will be installed using methods that do not damage the underlying fabric.

8.2 Final Inspection and Handover

- Upon completion of the works, a thorough inspection will be carried out by the project team.
- Any defects or areas requiring further attention will be addressed before final handover.
- A comprehensive photographic record of the completed works will be produced.
- All warranties, operation and maintenance information will be compiled into a handover pack.

9. Protection of the Existing Building During Works

9.1 Dust and Debris Management

- Contractors will take appropriate measures to prevent the spread of dust throughout the building, including dampening down and implementing regular cleaning regimes.
- Waste will be removed from the building daily via designated routes.

9.2 Fire Precautions

- A hot works permit system will be implemented for any activities involving heat or flame.
- Appropriate fire extinguishers will be available in all work areas.
- Fire detection systems will be protected but maintained in operation throughout the works.
- Temporary fire escape routes will be established and clearly marked.

9.3 Security

- The site will be secured at the end of each working day.
- Access to working areas will be restricted to authorised personnel only.
- Valuable or sensitive items in adjacent areas will be identified and appropriately protected.

10. Project Management and Communication

10.1 Site Management

- A dedicated site manager will be appointed to oversee the works.
- Regular site meetings will be held to monitor progress and address any issues.
- A site diary will be maintained recording daily activities, discoveries, and decisions.

10.2 Communication Protocol

- A clear communication protocol will be established between the contractor, College, and Architect
- Any deviation from the approved method statement will be communicated promptly to all relevant parties.
- The Conservation Officer at Ribble Valley Borough Council will be informed of the commencement of works and invited to inspect at appropriate stages.

This method statement has been prepared to ensure that the proposed works are carried out in accordance with best conservation practice, respecting the historic significance of Stonyhurst College whilst addressing the educational needs identified in the heritage assessment.