

METHOD STATEMENT

FOR FIXINGS FOR PROPOSED WC

AT
EAVES HOUSE FARMHOUSE
WADDINGTON ROAD
WEST BRADFORD
LANCASHIRE
BB7 3JF



General

Installation to be carried out to minimise loss of, and permanent scarring to historic fabric. Only minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained and all new fittings / pipes / services are to be discreetly positioned. Existing wall chases / routes to be used where possible / present.

Installation of stud walling for WC

The proposed timber stud wall is to be surface fixed to the existing walling, ceiling and flooring. Refer to proposed floor plan drawing for extents of stud wall.

Cold water installation for WC

All new pipe runs, e.g. the cold water supply are to be surface mounted in copper pipe to avoid destructive chasing into historic wall fabric. Pipes to be screw fixed to walling. WC with S Trap to be connected below ground to new manhole on the line of the line of the foul drain discharging to the sewage treatment plant.

Electrical installations

All electrical work including lighting, power, mechanical extract to meet current IEE / building regulations requirements.

Installation to include (where required);

- Internal power and lighting
- Power supplies to extract fan

Electrical wiring and fixtures are to be contained within the new stud wall construction to avoid the destructive chasing into historic wall fabric. Electrical light fittings and wiring to the WC ceiling are to be housed in the voids in between floor joists. The floor boards to the room above are to be carefully lifted whole to facilitate the installation of wiring between the joists and are to be set aside for refixing. Openings to be formed in ceiling to house light fittings which are to be kept to the minimum required, proposed single pendant light to WC room. Extract fan to be wall mounted and ducting to pass through core-drilled wall penetration to external wall. Extract grille to be fixed with plugs and screws and fixed into existing wall fabric. No electrical wiring is to be housed in wall mounted trunking / conduits.

Method for the installation of new below ground drainage (Connecting to the sewage treatment plant.)

The route of the proposed pipework is to be carefully marked out on site using water soluble chalk or paint. All affected stone surfaces i.e. stone setts and paving are to be carefully uplifted, cleaned down and securely stored on site for re-use. Pipe trenches are to be excavated to the required depth, with extreme care taken not to undermine or destabilise the external walls of the listed building. Excavations should be dug by hand in the vicinity of the listed building and should be a suitable distance away from the external walls to reduce the risk of destabilisation and undermining. On completion of the laying of the necessary pipework, the existing stone setts and paving are to be reinstated.