

Method Statement – Proposed Works to Ground and First Floors at 33 King Street, Whalley

1. This method statement accompanies the planning application for internal and minor external alterations to the ground and first floors of 33 King Street, Whalley. The proposed works aim to enhance the building's functionality while preserving and respecting its Georgian character. All interventions have been carefully considered to ensure they are sympathetic to the existing architecture and use appropriate, high-quality materials.

2 Ground Floor Works

2.1 Internal Strip-Out and Alterations

- Removal of all existing non-original chipboard shelving, cupboards, and stud partitions installed by a previous tenant.
- Existing chipboard doors within the rear extension will also be removed.
- A modern plasterboard screen currently obscuring an original Georgian archway will be removed. Where possible, this feature will be retained in its open form. However, if required by fire safety regulations, a fire-rated door may be installed in a reversible manner.

2.2 Floor Works

- The existing floor finish (vinyl over concrete) will be stripped back.
- A new polished concrete finish will be laid to provide a durable, flood-resilient surface, reflecting the property's known flood history. This approach avoids the use of perishable floor coverings at this time.

2.3 Rear Extension Roof and Structural Modifications

- Removal of a small raised roof section on the rear flat roof. A new flat roof covering will be installed using EPDM membrane or an equivalent high-performance roofing system.
- A new double-glazed rooflight will be installed centrally within the flat roof, incorporating a kerb. Final sizing will be determined on-site based on the structural layout of the existing joists.

2.4 Structural Opening

- Installation of a steel RSJ to support a new opening formed through the original rear wall of the Georgian section, reinstating an original doorway and improving access between the main building and rear extension. Structural works will be carried out in accordance with engineer's specifications and building control requirements.

2.5 Reconfiguration of Internal Spaces

- An existing, non-original doorway providing access to the rear extension will be closed in using blockwork, allowing for the creation of a kitchenette.
- A new WC and cloakroom will be formed, with stud wall construction and plasterboard lining, utilising the existing soil vent pipe (SVP) and sewer connection.
- Installation of a suspended ceiling throughout the ground floor to accommodate fire-rated insulation and new light fittings.
- A fire escape corridor will be formed to serve as a secondary means of escape for the second and third-floor commercial tenant, using blockwork at the lower wall level and fire safety glass and fire doors in accordance with building and fire safety regulations.

2.6 Mechanical and Electrical Works

- Full rewiring of the unit to meet current electrical safety standards.
- Installation of dado-height surface-mounted trunking, allowing future tenants to adapt the electrical layout without impacting the existing fabric.
- Removal of the existing gas boiler and redundant pipework.

3. First Floor Works

3.1 Floor Restoration

- Removal of carpet and underlay from the principal (east-facing) room.
- Restoration of the original oak floorboards, including sanding and polishing.
- Damaged or missing boards will be replaced with oak boards to match. If surplus matching material is available, the restoration will be extended to the rear room.

3.2 Installation of First-Floor Cloakroom

- A new cloakroom will be formed using stud wall construction with plaster finish, incorporating modern sanitary ware.
- The existing SVP will be reused to minimise structural disruption.

3.3 Heritage Feature Enhancement

- Restoration and display of a small stained-glass window currently obscured by the adjacent building. The feature will be enhanced with low-profile LED backlighting, allowing it to be appreciated internally without altering the external envelope.

3.4 Ceiling Works

- Installation of a structural steel beam (RSJ) beneath the 1st floor ceiling to support the weight of new dental equipment (chair and cabinetry). This will be recessed below existing beams to avoid damage to historic fabric.
- Installation of a suspended ceiling incorporating fire-retardant insulation and modern light fittings, whilst avoiding interference with original oak window surrounds.
- Care will be taken to ensure the ceiling works do not interfere with or obscure the original Georgian sash windows to the east elevation.

4. Second Floor Works

4.1 Structural work

- Sealing of a non-original internal doorway using lead lined stud wall (for xray shielding).
- Removal and replacement of deteriorated plaster with lime based materials where appropriate.
- Installation of a ply wood over lay floor system to protect original floor boards and route services without disturbing the original joists.
- Installation of a suspended ceiling incorporating fire-retardant insulation and modern light fittings, whilst avoiding interference with original oak window surrounds.

4.2 Mechanical and Electrical Works

- Full rewiring of the unit to meet current electrical standards
- Installation of ceramic radiators

5. Materials and Construction Notes

- All new materials will be of high quality, selected to match or complement existing materials where possible.
- Timber joinery will be hardwood where externally exposed, with a focus on durability and heritage compatibility.
- Stud walls will be constructed in treated timber with plasterboard lining and skim coat plaster finish.
- All insulation and fire-rated components will meet current Building Regulations Part B (fire safety).

6. Compliance and Heritage Sensitivity

- All works will be carried out with regard to local conservation policies and the heritage value of the building.
- Where alterations are made to the original fabric, they will be reversible where feasible.
- Structural and safety interventions will be designed in consultation with appropriate professionals and submitted for Building Regulations approval where required.

7. Conclusion

The proposed works have been carefully considered to enhance the building's functionality, safety, and energy efficiency while maintaining its historic character. This method statement aims to demonstrate a sensitive and practical approach to the refurbishment of a valued heritage asset, in compliance with planning and building control expectations.