

# **PROPOSED SECOND FLOOR REFURBISHMENT**

**THE SWAN AND ROYAL**

**26 CASTLE STREET**

**CLITHEROE**

**BB7 2BX**

## **METHOD STATEMENT**

**FOR**

**PROPOSED WORKS**

### **Existing Structure**

The second floor was refurbished several years ago after a severe fire. The following refurbishment formed staff accommodation within the existing walls of the building which remained after the fire but the roof was renewed. The fixtures and fitting within the second floor including partitions, skirting boards, doors and ceilings are modern construction and not part of any historic fabric of the building. The existing second floor structure is modern with chipboard floor laid over sound attenuation mats to prevent noise transfer from the function room over.

During the refurbishment new timber windows were installed together with a gable window and fire escape door providing access to an external fire escape.

## **Proposed Works**

The existing partitions forming the current second floor layout for staff accommodation will be removed, these being plasterboard on timber studs.

The second floor construction will remain but timber joists will be laid over to enable services and drainage to run from sanitary facilities to an external soil pipe on the north elevation.

A new layout will be formed to create 4 bedrooms each with en-suite shower rooms. New partitions will be formed using timber studs and clad with plasterboard and plaster skim finish. The existing ceilings, formed with plasterboard will be underdrawn with additional plasterboard and having a plaster skim finish. Existing wall plaster to the existing original walls will remain but made good where damage from the removal of partitions and fitting with plaster to match the existing.

The gable window including the fire escape door will be replaced using timber framing with heritage double glazed units. The style of the window and door will match the existing with the glazed panels divided into smaller panes. The gable window and door will incorporate French style doors to open inwards into the bedroom with a glazed balustrade formed externally which will be secured into the existing masonry both sides of the opening. All the timber will be painted to match the colour of the existing windows and doors.