



OLD SCHOOL COURT
TOTTENHAM, NI7 6LY

METHOD STATEMENT FOR REPAIRS OF THE FLOORS
AT FLATS 24 AND 25
TO ACCOMPANY APPLICATION FOR DISCHARGE
OF PLANNING CONDITIONS

441301

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FLAT 24

1. The direct cause of the damage is moisture ingress due to high external ground levels all around the external walls of Flat 24. External brickwork is essentially damp to high up the external fabric as can be seen from the erosion zone, especially to the north side.
2. Remedial works entail two separate operations, a) creating a ventilated and drained external area around the perimeter of Flat 24, 25 and 26, b) repairs to the timber floors to preclude contact with damp construction while the construction goes through its drying out period. One would anticipate drying out to commence as soon as the external areas are completed but it will take some years for the fabric to become completely “dry”.
3. The external ventilated area. Refer to drawings 005, 006, 007.
- 3.1 Flats 24 and 25 are currently unoccupied but Flat 26 is occupied. Access to Flat 26 is to be maintained throughout the works.
- 3.2 Excavate and construct new external ventilated area. Refer to drawings 005, 006, 007.
- 3.3 Install gulleys in base of area and lay new drains to connect into existing lower level drain.
- 3.4 Revise existing rainwater downpipes to carry pipes across the new area. Install rodding access points at the bottom of each pipe and in addition rodding access points approximately 1m beyond the newly created areas to ensure that all parts of the system can be cleaned through and inspected.
- 3.5 Clear away the old infilling at the three original basement windows (south side 24, 25, 26) and remove upper part of brick infilling to original head (arched) and jambs. Reduce level as shown, install row of engineering bricks on eminently hydraulic NHL5 bed and joints, install powder coated aluminium ventilating louvres fitted with insect mesh to back. Note that the heavy duty aluminium cill to the louvres is to extend full width of wall and to turn down at front 50mm.
- 3.6 The top of the new concrete retaining wall is to follow the existing ground level. Top to be brushed aggregate finish.
- 3.7 Install heavy duty galvanised steel grid around the area supported on stainless steel angles fixed to structure using non-ferrous fixings to engineers requirement (chemical fixings drilled into fabric).
- 3.8 At entrances to flats, construct exposed aggregate concrete footpases to the doors. Maintain gap of 25mm at the wall of the building.
- 3.9 To the north side of the building reopen the blocked window to Flat 26 and detail new construction as above.
- 3.10 To the north side of Flats 24 and 25, having excavated for the areas, but before constructing the new area, open up the brick wall to create 2 no. new vent openings to “match” the size of the vents on the south side, but install p.c. lintels to serve as head. Allow 3 no. 225 high x 150 wide lintels. The outer lintel to be fair finished to the exterior and to be painted the colour of brickwork. Note that the existing brickwork to the north side has been painted to unify the finish because this section of wall has been subjected to many alterations. Recoat previously painted brickwork to match existing using limewash. Allow 3 no. coats.

4. REPAIRS TO FLOORS 24

- 4.1 There are essentially two separate causes/conditions that have caused damage at Flat 24, a) direct moisture ingress causing saturation of wooden wall plates that support ground floor joists and b) solid brick walls affected by severe rising damp, particularly to the bathrooms which results in very “cold” construction that easily conducts heat so that internal surfaces are affected by bad condensation. The bathroom is internal and reliant upon mechanical extraction.
- 4.2 Saturated walls at wall plate (west wall). The wooden wall plate to the west wall of Flat 24 has almost completely collapsed due to wet rot. It is the collapse of this wall plate that has led to the floor as a whole descending along the west side. The saturation of the brickwork is such that floor joists carried by the plates (numbered 1 to 10 on the drawing 002) are rot affected 1m from the wall plate.
- 4.3 Floor Repair
- 4.3.1 Prop the existing floor to allow work to be carried out to the full length of the wall plate and to allow splicing of existing joists.
- 4.3.2 Lift all the existing floorboards and set aside for possible reuse. Clear out all decayed wall plate timbers. From below remove all the netting and existing fibre glass insulation completely.
- 4.3.3 Cut back existing joists number 1 to 10 by 1 metre. Test for soundness of the remaining timber. CA to inspect before proceeding to next stages.
- 4.3.4 At wall carefully remove beam filling and cut back the oversailing brick courses. (The brick beam filling further encourages rot). Cut out a channel in sections approx. 600 long, channel 300 high and 200 deep for casting in concrete beam to finish flush with the brick wall. Refer to drawing 008.
- 4.3.5 Carefully jack the floor joists back to the correct level. Bolt 100 x 100 s/s angle to the concrete beam to receive new 100 x 75 h.w. wall plate taking care to set plate 25mm away from brick face.
- 4.3.6 Bolt new h.w. spliced joists overlap 1000 using stainless steel bolts and toothed connectors 7 no. per joists through the neutral axis. End of joists set 25mm clear of wall. Fix solid h.w. blocking approx. 300 from the wall end of joists.
- 4.3.7 Relay floorboards to match original ensuring gap of 12mm at the perimeter and reinstall existing skirting boards, making out as necessary to match existing. Fill gap at wall using intumescent fire sealant.
- 4.3.8 Install insulation (fireproof) below between joists to Building Control requirement and fit up fire resisting ceiling to improve comfort in room above, reduce energy use and prove fire protection. (There is no ceiling in the existing basement).

4.4 Flat 24 Bathroom etc. Area.

- 4.4.1 This section of the basement had become an oil storage tank area, as is evidenced by the cement rendering at low level. There is no insulation below this section of the floor which has caused enhanced condensation (rapid cooling as the room would not retain warmth) in the room(s) above. There is a concrete beam installation carried on an iron frame to the part of the basement formerly used as an oil storage area. The former tank has already been removed but not the concrete and frame. The concrete and frame can be removed when the openings (the basement windows) are made. Once removed access will be available to the underside of the timber floors.
- 4.4.2 The bathroom timber floor structure was clearly entirely renewed in the 1996 works and there is no original fabric. The joists are to be fully inspected but where visible they appear to be in sound order. The floor voids, against the outer walls are to be carefully cleaned out to ensure that no timbers are in contact with the external fabric.
- 4.4.3 The reinstatement of the floor is to proceed as for the main floor areas as already described.
- 4.4.4 From the basement space below insulation is to be fitted between joists to Building Control requirement and fire resisting ceiling fitted below as for the main ceiling area.
- 4.4.5 Inside the bathroom allow for removal of all the plaster (not original) and renewing using a hydraulic plaster to outer wall, Tellings or other approved. (NB: The outer walls to the bathroom are damp to a high level in the room and a hydraulic plaster is required to allow moisture escape to both sides of the wall).

5.0 FLAT 25

The floor defects at Flat 25 relate to bathroom area.

- 5.1 Lift the entire floorboarding (not original) to expose all the joists and voids. Remove all debris.
- 5.2 There is a concrete beam construction below as at 24. Remove entirely all as before.
- 5.3 Reinststate all as above in relation to Flat 24 bathroom area.

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