

Underfloor Heating Method Statement

09/10/24

Sussex Lodge

Sussex Lane

Spencers Wood

RG7 1BY

Planning application N° 223175

&

Listed Building application N° 223176

1. Introduction

This Method Statement provides a summary and explanation of the methods and sequencing of activities associated with the installation of underfloor heating, together with approaches to minimise the impact of the works on the existing building.

2. Scope of Works

The internal alterations to the north-western and southern rooms of the outbuilding to provide underfloor heating and insulation.

2.2 Enabling Works, Hoarding and Gates

All necessary precautions will be taken to protect existing materials being retained and re-used.

3. Construction Sequence

3.1 NORTH-WESTERN ROOM (ORIGINAL KITCHEN)

- i. Removal of existing cupboards from the southern wall
These cupboards are no longer fixed to the wall as the wall has deteriorated over time and they separate easily into three distinct sections.
Each section will be carefully removed and temporarily stored in one of the other rooms in the house.
- ii. Lift the brick paver floor
An area of floor has already collapsed allowing easy access and a starting point for lifting the pavers one by one.
They will be lifted by hand. If this is not possible, small hand tools will be used to pry the paver up from beneath.
- iii. Identify each brick paver
Whilst being lifted, each paver will be individually labelled on the underside with an alpha-numeric code to identify the row and column and orientation.
- iv. Storage
As the pavers are lifted they will be stacked on wooden pallets in another room of the house with cardboard between each layer to prevent being scratched during storage.
- v. Re-instatement
The ground beneath the pavers will be dug out to provide the additional depth required for the insulation and underfloor heating.
Care will be taken to ensure walls are not undermined in the process and only dug out to a limit of 45 degrees from the base of the wall.
After installation of the underfloor heating the pavers will be carefully re-laid in the same position and orientation as they were originally found, using the identifying code.
The cupboard will be re-located back to its original position and fixed to the wall.

3.2 SOUTHERN ROOM (STABLE)

- i. Need for removal
The existing cobbled floor is extremely uneven, with a level change of more than 200mm from north to south. The original consideration was to level with screed; insulate; install underfloor heating; and provide finished floor. This would result in a step of approximately 400mm at the northern doorway through to the rest of the outbuilding and at the external southern door. In addition there is also concern over the structural integrity of the existing cobbles as a base for further floor build up as they have been heavily undermined by rodents tunnelling. With this method, the cobbled floor would also be lost under the layers of floor build up/insulation and not seen. We consider a better solution is to retain the cobbles where they can be appreciated as a finish within the property, hence the proposal to now remove and re-lay in a similar way to the North Western room.
- ii. Lift the cobbles
A number of areas have been significantly undermined, exposing voids beneath, confirming that they appear to be unbonded to each other or the earth below. The cobbles will be carefully lifted one by one by hand and set aside.
- iii. Storage
As the cobbles are lifted they will be carefully stored to prevent damage.
- iv. Re-installment
The ground beneath the cobbles will be dug out to provide the additional depth required for the insulation and underfloor heating.
Care will be taken to ensure walls are not undermined in the process and only dug out to a limit of 45 degrees from the base of the wall.
After installation of the underfloor heating the cobbles will be carefully re-laid as a finished (and now level) floor to the room, allowing the original materials to be appreciated into the future.

4. Floor levels

Finished floor levels throughout each section of the single-storey outbuilding are proposed to be approximately the same. This will be achieved by adjusting the depth of dig out required to accommodate the varying depths of the floor finishes, ranging from new tile/timber in the kitchen, to pavers at the northern end and the variety of cobble depth at the southern end.