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0129_00_904a BEECH COTTAGE, GRANGE LANE, DIDSBURY, MANCHESTER, M20 6RW

+ **method statement**

REVISION: - DATE: MAY 2022

06 CONSERVATION-LED METHOD STATEMENT

This **method statement** aims to establish a methodology for implementing the approved development to ensure careful conservation-led standards, and that no damage to the fabric of the listed building occurs.

SCHEDULE OF WORKS/ ALTERATIONS:

Remove vegetation in areas of proposed works in rear courtyard (to be re-planted/ re-potted as appropriate)

Remove non-original doors from rear elevation

Refurbishment and repair of existing gutters and fascias

Refurbishment and repair of existing sash windows with replacement glass panes with ‘wibble’ finish

Remove non-original skirtings and door frames

Reinstate historically-matched doors, door frames and skirtings

Extend existing services for proposed kitchen—ie electrical cabling and water supply to be located in non-prominent positions and concealed where possible

Create timber studwork infills as indicated on plans and finish in lime plaster

Install kitchen in historical kitchen location

Carry out patching in/ making good as required in lime-based plaster as needed

INTERNAL WORKS:

KITCHEN AND HALLWAY

1. Existing York Stone flooring to be carefully lifted and re-laid as existing in sections to install pipework for services providing hot and cold water supply to kitchen sink. All tools to be hand tools to ensure controllable working methods and reduce the risk of damage to existing fabric. Pointing and mortar to

- match existing.
2. Proposed kitchen cabinetry to be installed as drawings with minimal disturbance to existing fabric where possible – minimal, demountable fixings to be provided by kitchen manufacturer.
3. Studwork walls to be installed between Kitchen and Office as shown with minimal, demountable screw fixings to secure timber frame to existing masonry.
4. Proposed aluminium framed glass doors to be fitted within proposed timber studwork as above. Base and head of doors to be attached to existing timber beam and York Stone flags using screw fixings. Sealant to match colour of proposed aluminium doors.
5. Proposed fire rated aluminium framed glazed door to be installed in existing doorway opening between Hallway and Kitchen. Existing non-original door to be carefully demounted and removed from site.
6. Proposed wall lights to be installed as drawings with minimal, demountable screw fixings to secure fittings to existing masonry. Additional electrical wiring to be extended to new light fitting locations and patched in to match existing plaster surrounding as required using lime-based plaster.
7. Mirrored panels to be fixed back to existing masonry walls with minimal screw fixings and demountable bracket mounts.
8. Architraves and skirtings throughout to be replaced with simple ogee-shaped mouldings with top-edge beading (to match existing skirtings in Moor Cottage). Doors to be replaced throughout to match existing examples in Moor Cottage.



1. Existing York Stone flooring in Kitchen



3. Existing opening between Kitchen and Office



5. Existing opening between Kitchen and Hallway (non original)



8. Existing architrave detailing in Moor Cottage



8. Existing architrave detailing in Moor Cottage



8. Existing door panels in Moor Cottage

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EXTERNAL WORKS:

WORKS TO EXISTING FITTINGS AND FIXTURES

9. Repairs to existing fascias – areas of existing rotten timber to be removed and replaced (like for like) as required and painted to match existing adjacent fascia panels.
10. Repairs to existing gutters – as above.
11. Upgrade of existing glazing – existing glazing to be carefully removed from frames and replaced with double glazed/ argon filled panes with ‘wibble’ roll effect to glass. Sash weights, ropes and pulleys to be carefully removed and replaced/ refurbished as necessary. All replacement fittings/ fixtures to match existing. All timberwork to be repainted to match existing colour as required. Areas of interior restoration around windows to be made good with lime-based plaster.
12. Existing non-original single timber door and frame in rear elevation to be carefully removed and replaced with aluminium framed panel-effect glazed door as approved elevations. Proposed fire rated aluminium door and frame to be installed in existing non-original door opening between Hallway and Extension. Area around installation to be made good and patched in with lime-based plaster.
13. Existing non-original timber French doors to be carefully removed and taken off site. Interior surfaces to be patch repaired/ made good as necessary using lime-based plaster. All surrounding exterior faces to be repaired/ repointed as above as necessary to match existing brickwork and mortar.
14. All existing vegetation and debris in areas of renovation to be carefully removed by hand to ensure no damage to existing fabric. Removed material to be relocated/ re-potted at the direction of the Client. Any resulting loose brickwork or mortar

- to be carefully repaired/ replaced as above.
- PROPOSED GLASS BOX CONNECTIONS TO EXISTING MASONRY WALLS**
15. Perimeter glazing wall frame to be fixed to the existing walls with a perimeter upstand soaker in powder coated aluminium. To be chased in with lead flashing and cavity tray and dressed down following soaker installation.
16. Any areas of damaged brickwork to be carefully repaired as necessary and re-pointed using a lime-based mortar with pointing style and colour matched to existing.
17. Any damaged or missing areas of pointing to be removed back to point of sound mortar and replaced using a lime-based mortar with pointing style and colour matched to existing.
- PROPOSED GLASS BOX CONNECTIONS TO COURTYARD SURFACE**
18. Courtyard-facing glazed extension wall/ doors (with flush threshold) to be set on structural sub sill between York stone flags. Slot EDPM drainage channel to be installed below courtyard surface level between courtyard and extension to allow for weatherproofed flush threshold.
- GENERAL:**
- All tools to be hand tools unless otherwise indicated. Glazing sealant to be matched to proposed glazing frames unless otherwise indicated. Refer to notes re damaged brickwork/ mortar/ plaster adjacent to areas of proposed works throughout.



9. Areas of existing fascias/ gutters to be repaired like for like



11. Existing glazing to be upgraded in existing frames



12. Existing non-original external doors to be removed

12. Existing non-original timber door to be removed and replaced in aluminium

13. Existing non-original timber doors to be removed

14. All existing vegetation in area of extension to be carefully removed and re-potted/ relocated

15. Perimeter wall frame to be fixed to existing walls with a perimeter upstand soaker in powder coated aluminium

18. Courtyard-facing glazing to be set on structural sub sill with concealed drainage channel



16. Any areas of damaged brickwork/ pointing to be carefully repaired as necessary as notes

+ end

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