

Method Statement

The works contained within this statement will be undertaken by a competent and experienced contractor, familiar with the acceptable good principles of building conservation. Where repairs to the fabric are to be undertaken, these will seek to minimize the loss of any historic fabric and utilize materials and techniques that are appropriate to the significance of the building. For example, any new brickwork or replacement, will utilize matching bricks to the original building with an appropriate lime based mortar (excluding the extension), bond and mortar finish.

Joinery repairs will be undertaken using good quality softwood timber, with appropriate profile and finish.

The contractor will be advised to refer to relevant published Historic England guidance on details of repair.

External

Extension

- Provide fixed scaffold to perimeter of the extension with weather canopy covering the roof
- Carefully, strip out upper storey, including all services, plaster boarded surfaces, uPVC windows and intermediate walls, avoiding the removal of any historic fabric
- Remove slates and roof timbers, and set aside for reuse
- Remove top floor perimeter walls, dressing bricks and blocks for reuse
- Make good brickwork to rear of existing property
- Reconstruct roof in new position including brickwork to gables and outrigger
- Re-slate roof, including ridge tiles, using materials to match the existing.
- Remove existing uPVC windows, to flats 5 & 6, alter openings, incorporating soldier courses and reuse existing stone cills
- Supply and fit new sliding sash painted timber windows to flats 5 & 6 with timber patio doors to flat 5
- Provide 'blind' window brick recesses to NE elevation and recessed brickwork area for RWP
- Relocate, SVP internally, for Flats 5 & 6

Original Property

Rear Elevation

- Remove three uPVC windows and 1 door and replace the three windows with painted timber sliding sashes. Reduce width of doorway and supply and fit painted glazed timber door and frame

Side Elevation

- Remove and reroute upper boiler flues to rear elevation of roof
- Remove and reroute boiler condensate pipes and make good
- Remove alarm boxes and make good

- Remove kitchen extractor vents to upper floors and make good
- Redirect two bathroom extractor vents to rear elevation and make good
- Remove existing uPVC window under bay and replace with a painted timber window.

Front Elevation

- Remove uPVC doors to lower ground floor bedrooms in Flats 1 & 2 and replace with painted timber doors.
- Erect fixed scaffold and remove existing uPVC RWP's and replace in cast iron, painted black

Roof

- Remove four existing roof lights to front roof, make good roof timbers and slates, as necessary.
- Provide 3 roof lights to align with front elevation windows.
- Remove one existing roof light to rear roof and make good roof timbers and slates.

Internal

Flats 1, 2 & 4

- Provide new period cornice, skirting and picture rail to lounge/kitchen rooms
- Provide period architrave and block to lounge/kitchen doors
- Provide surface mounted feature paneling to bay window 'side cheeks'

Flats 8 & 9

- Provide simple replica cornice to lounge/kitchen rooms

Main Hallway

- Replace console brackets as specified in the Listed Building application drawings