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256 WILMSLOW ROAD
and
SIR JOSEPH WHITWORTH

METHOD STATEMENT

1.00 The existing circumstance

1.01 The buildings which are subject of the Listing Entry front onto Wilmslow Road. The listing entry refers to the Queen of Hearts, but as is the nature of the licensed trade, the bar has been altered to create two distinct but linked establishments. The original hall in the building is now the "256 Wilmslow Road" bar, while the single storey building on the corner of Wilmslow Road and Landcross Road is the "Sir Joseph Whitworth" bar.

1.02 The building which it is proposed to alter sits to the rear of the listed buildings, and is listed only by dint of being within the curtilage of the registered buildings.

1.03 The main building is two storey construction with a concrete floor at first floor level. The building has been vacant for several years, while its last recorded use was the provision of hotel bedrooms associated with the bar. The building has three distinct elements – the two storey building, the single storey rectangular building with angled corners, on Landcross Road, and the single storey brick extension constructed to the west, probably in the 1960's. See our Heritage Statement for further description and assessment of significance.

TWO STOREY BUILDING

2.00 The Proposal - Roof

2.01 The first action is to have the roof repaired and made watertight. The detail of the roof covering is not known and it cannot be viewed from any nearby buildings. Observation suggests that it is an asphalt covering on an uninsulated concrete slab, which may have had bitumen or creosote painted over it as a low cost treatment of a waterproofing failure in the past.

2.02 There is a small amount of spalling visible to the soffit and It is possible that the roof slab has deteriorated structurally under the action of rain and frost. The proposal is to erect a scaffolded tent over the roof in order to give it the opportunity to dry out before the application of a new roof covering.

2.03 We propose to cover the roof with thermally insulating board, with a new waterproofing layer on top. The existing cantilever edge and fascia detail will be retained.

2.04 Existing rainwater goods are generally cast iron. These will be checked for damage and leaks, de-rusted and painted primer, undercoat and oil based eggshell finish paint. Damaged sections will be renewed in cast iron.

3.00 The Proposal – external walls

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3.01 There is one existing stone wall facing south towards the Church. This has been marked and stained by seepage from the roof covering. The stone looks to have been cleaned in the past. We propose to identify the black staining if possible and to see if a paste application will remove or at least lessen its impact on the façade. No cleaning other than washdown with clean water will be undertaken. The staining may have to be accepted and retained.

3.02 The west elevation exposed only at first floor is brick, with reconstituted stone lintels. There is dark staining caused by the roof treatment, and some efflorescence as a consequence of water penetration from the roof. The brickwork will be cleaned with soap and water and stiff brush.

3.03 The north elevation and the first floor west elevation are all red brick, much of it covered in several layers of paint, which it is proposed to remove using proprietary paste, followed by wash down with water and brushes.

3.04 The existing windows are metal framed single glazed, probably installed in the early 1960's.

3.05 The windows will be removed and renewed in hardwood painted medium grey colour

SINGLE STOREY BUILDING ANGLED CORNERS

4.00 The Proposal – roof

4.01 The existing slated roof has some localised damage, and has moss growths which are restricting drain channels between slates. Inspection will be undertaken from a scaffold, and it is hoped that local repairs and clearing of the moss will be all that is needed.

4.02 The gutters are a mixture of pvc and cast iron. The cast iron gutter sits partly on top of the external wall. All gutters and rainwater pipes will be renewed in fibreglass reproduction fittings.

5.00 The Proposal - walls

5.01 The elevations are all assumed to be red brick with stone dressings, all covered in several layers of paint, which it is proposed to remove using proprietary paste, followed by wash down with water and brushes. A review of the condition and appearance of the brickwork on completion of the work will determine whether the brickwork is of adequate condition to remain exposed without further treatment.

5.02 Existing windows appear to be crude softwood frames. These will be renewed in hardwood painted medium grey colour.

SINGLE STOREY 1960'S BUILDING

6.00 The Proposal – roof

6.01 The existing flat roof is assumed to be three layers bituminous felt on a timber decking. An aluminium eaves trim usually associated with this material is visible on the fascias. The roof

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will be overboarded with insulation board and this will be covered in single ply roofing membrane or similar.

7.00 Proposal – external walls.

7.01 The external walls are assumed to be red brick, all of which has been painted in several layers of paint. We assume the original decision to paint the walls was because of water ingress. It is proposed to overlay all of the walls with a proprietary insulating board which will then be given a cement based render as a protective coating.

7.02 The existing windows are white upvc. These will be renewed to hardwood painted medium grey colour.

8.00 INTERIORS

8.01 The building has been fitted out, within the past thirty years, as Hotel accommodation. The internal divisions for the rooms have been formed with stud partitions, with painted flush doors. We propose to remove the water damaged partitions and plasterboard, and to provide new stud partitions to suit the proposed layout.

8.02 The existing internal finish to the external wall is plaster. This is water damaged and parts may need to be removed. In order to upgrade the thermal insulation values we propose an inner lining of metal furrings and new insulated plasterboard panels to be laid over the existing wall surfaces.

8.03 The services installations in the un-used parts of the building are aged and redundant. Parts of the 1960's building have functioning services. All services will be completely renewed.