

Application Ref: 2023/0768

Address: Ivy Dene, Moor Road, Bestwood Village

Method statement for proposed works

1. Dig new footings for new outer skin along the front elevation. Depth as per building control guidance. Dig under the existing house footings in a hit and miss sequence to enable underpinning. Underpinning depths and dimensions to current building regulations and to be signed off by building control.
2. Remove large sections of the front right-hand wall where movement is present. Remove fractured lintel, investigate drainage and possible tree root damage. Rebuild section in block where required to make structurally sound including the installation of a new lintel. Make good any other areas of concern where damage is present due to structural movement.
3. Record and measure Porch arch pad base dimensions.
Erect scaffold, label each section of the stone architrave to aid re-fitting, remove stone architrave as carefully as possible to minimise damage.
Store Architrave for re-fitting later. Size of the architrave/arch cannot be altered as it is a set size. Therefore, only the dimensions for the pad base are required.
4. Measure, photo and record the bay window dimensions as best is possible given the movement present. Bay window size width is however dictated by the sill width and height is dictated by the distance to the roof barge boards.
Board up the lounge and upper bedroom windows internally.
Remove the bay window.
Dig new footings for the new bay window to the relevant depth as dictated by building control.
5. Build new block skin to the front elevation of the property consisting of 100mm insulated cavity and 100mm block.
New skin to be tied to the existing building using mechanical wall ties.
Side extension front will marry to the new skin thus giving a flush and level front façade.
Move all relevant window openings forwards. Re-use or replace sills and headers where appropriate depending on condition. New sills and headers if required to be stone as on the side extension to match the existing.
6. Rebuild bay in double skin block. This will reduce the internal dimensions of the room, but the outer dimensions will remain the same.
Reuse windowsill to bay window assuming it is undamaged.
Clad Bay in wood to include suitable architrave/skirting mouldings to best match those previously fitted. Please note that the existing are not the original decorative trims as can be seen by the nails and type of wood used.
Paint finish to wood in white or cream.
Install flat roof with detail to best match the original.
Install new UPVC sash windows.

7. Build new porch architrave pillars using the original dimensions taken.
Re-fit architrave assuming it was not damaged during removal.
8. Rendered finish to the front of the property in beige that will have a neutral effect on the conservation area as per CO comments/preference made during the first application and subsequent refusal notes.