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LTR/18096/03/ PMc

12th October 2018

Mr F Noon
Yew Tree Cottage
Hellifield Road
Bolton by Bowland
BB7 4NS

Dear Mr Noon,

**RE: 18096 – Yew Tree Cottage
Gable wall rebuild**

Planning permission for the inspection and rebuild the gable wall to the above property was granted under reference 3/2018/0568 7th September 2018. Subsequent investigation works have taken place and emergency measures introduced to stabilise the wall.

The planning permission in its conditions seeks the following;

6. *Precise specifications (including a method statement) of wall rebuilding shall have been submitted to and approved by the Local Planning Authority before implementation of this element of the works.*

Reason: In order to safeguard the special architectural and historic interest of the listed building

SPECIFICATION OF MATERIALS

- Construction Method
 - Internal masonry to be pointed and made good as required
 - Any loose masonry to be removed cleaned and re-laid
 - Existing gable stonework to be carefully removed and salvageable stones put to one side for reuse
 - Historic render / cementitious materials to be carefully removed using hand tools only taking care not to damage the stone
 - Individual stone to be moist when re-laid to achieve an adequate bond with the mortar
 - Hosing of materials should be undertaken to ensure stone work / mortar adhesion is good
 - Dry masonry is highly likely to result in a poor mortar bond resulting in future maintenance liabilities as the lime mortar will be sapped of moisture reducing its strength and preventing proper curing

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- Stone
 - It is understood that the quality of the existing stone is poor, all suitable stone should be salvaged, and processes using hand tools to remove any historic mortars and stored safely for reuse
 - Matching stone should be sought as required from an external source to match as closely as possible the existing gable stone and signed off in accordance with planning conditions, McDonalds Baxenden has been identified as a potential source.
 - Any imported stone should be locally sourced to match and dressed accordingly to meet the existing course heights
 - Lengths of the new stone should match as closely as possible the stone which they replace.
- Mortar
 - Graded sharp sand should be sourced locally to match existing and surrounding properties (Waddington fell quarry is known to have been used for similar grade II listed properties within the village)
 - 2-3 parts sharp sand to 1 part 3.5 Natural Hydraulic Lime (in line with manufacturers recommendations)
 - Stainless steel wall ties should be introduced at 900mm horizontal and 450mm vertical centres mechanically fixed to the exiting inner leaf and built into the outer leaf.
- Joint Finish
 - Joints must be full and flush and beaten when leather hard with a stiff bristle brush to expose the aggregate and remove excess lime.
 - Joints must be full and so some repointing as the job progresses may be required
 - No joints should be left off the tool
- Protection of the work
 - Work must be protected against excessive drying or wetting as works proceeds
 - Finished pointing should be protected with double hessian for a prolonged period after completion



FS 560604



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METHOD STATEMENT

- Reconstruction

- The infill masonry is to be brought up level and coursed right through to ensure a consistent bed
- Stonework to be allowed to fade slightly out of plumb to match into the remaining gable.
- Where tying outer leaf to inner leaf stone (not modern blockwork) through stones should be reintroduced where possible
- Re bed slates to gable using a stiffer mortar mix (1.5-2:1)
- Where movement has affected the quoins and return wall masonry
- Rake out the mortar joints where movement has occurred using hand tools only with great care not to damage existing stone work
- Repoint following the previous procedures outlined for joint finish.
- Once all rebuild has been completed
- Remove existing cementitious renders
- Repoint as required
- Locally replace stones if absolutely required in line with guidance above.
- On completion of works
- Site to be left clean and tidy
- Any useful excess materials to be stored on site in a suitable location for potential future reuse

If you have any further enquiries, please do not hesitate to contact us.

Yours sincerely,



Paul McDonald
Engineering Manager
For and on behalf of Paul Waite Associates Ltd

CC: Geoff Curry

