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DEMOLITION METHODOLOGY STATEMENT FOR ALTERATIONS AND EXTENSIONS TO KEEPERS COTTAGE TO CREATE AN 8 BED BOUTIQUE HOTEL ON NORTHCOTE ROAD, OLD LANGHO

This statement supports the planning application to RVBC for the alterations and extensions including associated external works to create a new 8 bed boutique hotel on the site of Keepers Cottage, Old Langho. The design and access statement along with the planning statement provide the detailed supporting information.

The existing building is in poor condition and has been the subject of two previous extensions. The principal construction being blockwork cavity walls with a render finish.

Refer to the photographs and the two drawings showing the ground floor and first floor demolition works. The entire roof structure is to be removed to facilitate the new first floor arrangement and to improve the overall appearance of the building.

The external walls are all to remain and are to be extended for the new roof profile with the exception of the southern elevation where the main extension works are carried out.

Existing window openings are altered and adapted accordingly. Internal walls including steel beams are removed in order to accommodate the new layout including the existing staircase.

Essentially the building will be stripped back to a shell structure in order to allow the construction work to extend the property to be carried out.

There are no significant building elements of any architectural merit and the general construction of the extensions is extremely rudimentary.



