
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Method statement and specification for proposed renovation works.

For Mark Lincoln

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9 July 2025

Reference: 2025-21 | Version 2.0

METHOD STATEMENT			
	PROPOSAL	METHOD	SPECIFICATION
A	Replace rotten timber lintel to front elevation window opening, reinstate opening to its original width.	Prop internally and externally with acro props and ‘strong boys’. Remove rotten lintel. Insert stone lintel and cill. Form quoins with squared matching stone. Make good surrounding stonework with lime mortar and infill.	Locally sourced grit stone for lintel, and cill. Lime mortar as per pointing specification.
B	Infill non-original late C20th doorway and window opening to front elevation to match existing.	Remove existing door and window. Remove lintel and support with acro props.	Infill opening internally and externally to match existing stonework.
C	Demolish late C20th lean-to and replace with smaller, oak framed porch with slate roof and dwarf rubble walls.	Demolish conservatory and dispose. Remove all remnants of the prior abutment to the main house wall (flashings, sealants, fixing etc) and make good.	Proposed porch to be open fronted, with a pitched, reclaimed slate roof with stone ridge tiles supported by a green oak frame. Timber frame bears upon dwarf stone walls to match main house with chamfered copings. Rainwater goods cast iron painted black.

D	Replace and reconfigure existing stair to provide safer use and improved use of space.	As described.	Proposed stair of softwood timber. Exact design ie; tread depth, riser heights, plan layout etc to be confirmed by supplier
E	Remove late C20th non original ground floor partitions.	As described.	As described.
F	Replace eroded cill and replace two missing mullions.	Provide necessary support and remove indicated stonework.	Locally sourced gritstone, chisel dressed and chamfered to match existing, No sawn faces. Make good surrounding stonework with lime mortar. Lime mortar as per pointing specification.
G	Replace gutters, down pipes, waste and SVP with cast.	As described.	Hargreaves (or similar) cast iron rainwater goods, black. Throughout. Gutters fixed using brackets. No fascia boards.
H	Replace C20th timber windows with timber side opening casements. The mullion windows to the rear; middle openings to be timber framed side hung casements and R/L openings glazing fixed directly to the stone as original with putty. Narrow profile double glazing proposed throughout.	As described.	Hardwood timber window and door frames. Like for like replacement timber frames, replace 2no metal casements with timber casements. Sealed to stonework with linseed mastic. Frames painted white. Proposed double glazing units - 6-10mm in overall thickness to BS EN 1279.

I	Remove cementitious render and repoint with lime.	Remove cement render plinth and pointing using hand tools only and rake out joints to at least twice their width (approx 30mm). Deep joints packed prior to finish pointing with lime mortar and galleting as required. Pointing covered with dampened hessian whilst curing, finished with stiff hand brush.	Calbux CX90 quick lime. Washed grit sand (Waddington fell).
J	Remove concrete roof tiles and replace with breathable felt membrane, tanalised timber battens and slates with stone ridge tiles.	Remove existing tiles and battens and dispose. Retain rafters where possible. Localised repairs where required (eaves etc). Install breathable membrane atop rafters. Install tanalised timber battens. Fix slates using copper nails. Fix ridge tiles with lime mortar.	Reclaimed slates. Reclaimed stone ridge tiles.
K	Excavate internal floors to allow head-height improvements, ground moisture control and the installation of underfloor heating. New floor made up of limecrete.	As described. Excavate existing bitumen covered floor and dispose. (see submitted drawings for depth of excavation). Install sub base material and compact. Install Lime-crete slab. Install underfloor heating and screed over with lime screed.	Exact specification and methodology to be confirmed and supplied by contractor.