

**Method Statement – Listed Building Consent for the Demolition and Erection of Conservatory
Woodbine Cottage, 1 Mill Lane Rustington.**

We will be removing the existing, timber, UPVC, glass and brick conservatory by hand and removing the debris from site using licensed companies. The removal of the existing conservatory will not affect the main Listed Building. Care will be taken on removing debris from site to ensure no damage is sustained to the existing structure.

The wall to be removed to the old outhouse, which is a 1910 addition to the main building (now Hobby Room) has been given previous approval on ref R/76/13/L. A Structural Engineer will design said opening as it is a key element of the new conservatory. As the project is under 30 sq mt we do not consider that this project will require Building Regulation Application. Once these details have been finalised, they can be passed for approval if required.

Subject to structural design of the replacement conservatory, a pad foundation may be required on the north-east corner, or a new continuous strip foundation if one does not exist to the existing conservatory. This will not be known until suitable trial holes have been dug. If a foundation is required, this will be hand dug to avoid disturbance of the adjoining building.

It is intended to reuse the existing floor of the conservatory as this is separated from the main property by a pair of external quality doors. The floor level is also different to that of the main building, but the same as the hobby room (old Outhouse).

There are no important features to the existing conservatory to be salvaged as this was a much later addition to the property and the hobby room has been previously upgraded with insulated plastered walls. These walls cover modern metal lintels above existing window openings. Any new rooflights will be trimmed in and tiles salvaged for future roof repairs.

The new conservatory will be fixed to the building by details provided by the Structural Engineer once commissioned, but we would assume to limit any unnecessary disturbance to the main property such as using 'Crocodile' style stainless steel wall starter bars where masonry joins the existing building rather than causing unnecessary disturbance to the structure by toothing in brick/blockwork.

The existing roof of the hobby room will be stripped back to ensure a weathertight detail between the existing and new structure. Flashings to the main building will be cut in but blended with the new wall finish which has been previously agreed on R/76/13/L. The existing conservatory wall is being modified to match the old building and is of brick and flint construction.

I trust this Method Statement meets with your requirements, but should you have any questions please do not hesitate to contact me.

Tony McGregor 2nd June 2020