

IVY LODGE, 75 CROWLEES ROAD, MIRFIELD

An application for extension and alterations to the above and adjacent coach house has recently been approved and is in the process of implementation on site.

Having committed substantial investment in the property and adjacent coach house, the owner has growing concerns as to the stability and overall appearance of the projecting gable to Ivy Lodge and seeks advice on the extent of repair / rebuilding which could be undertaken to secure the long term future of the house.

Photographs below show the condition of the walls and the deviation of vertical alignment



Photographs below show the buttress



The aim would be to re-use the existing quoins and window surrounds in their exact position, although some elements would need replacing, (in particular the fractured first floor window sill), which would be undertaken in sawn stone to match. The existing stone is crumbling and considered unsuitable for re-use and it would be the intention to rebuild in second hand stone in diminishing coursing to match the other parts of Ivy Lodge.

This is also seen as an opportunity to remove the incongruous stone buttress, which is clearly an addition to the original structure, added presumably in an attempt to prevent further movement and/or collapse.

The windows would be replaced in identical style to the existing in painted timber with 4mm clear single glazing