

Method Statement

To whom this may concern. I am Michael Skinner and I reside and own No 285 Halifax Road, Liversidge, West Yorkshire. WF15 6NE. I purchased the Grade two listed property in September 2024. The property is a detached and built of stone with an, "A frame ", time construction on the inside. The property is in reasonable condition but was in need a cosmetic decoration throughout with some repair work required to the external kitchen chimney stack, which is leaning and covered in a, "Concrete hard render", and painted with masonry paint. The Kitchen fireplace below will need to be removed for two reasons. Firstly, for a contractor to conduct and structural inspection of the stack to ensure it has enough integrity to hold the external chimney stack above. Secondly to restore the fire place to a working open fire.

In terms of the Fireplace, at this time we do not know when the fireplace was introduced to the house, it may not be from the 17th Century and could even be a Victorian addition. Similarly, the construction material used are at this time unknown.

One would hope to discover a stone lintel type fire place, either with a stone or brick lining which may even be inverted as it was in the Georgian period. We may also find that perhaps it houses a range of some kind.

The tools used to repair both the Chimney stack and fire place will be hand tools, so as not to disturb the rest of the building and intrusion by a contractor to the structure will be kept to a minimum.

To date I have not secured a contractor to undertake this work as I thought it only prudent to gain authority in the first instance, then take the work in stages. The initial stage will be the Fire place and Chimney stack, for which listed building consent is required. Then the relay the floor with stone flag and fit a new kitchen.

The cost of this work is not yet fully known. But I would give a conservative estimate on around £4,000. With a contingency of a further £1,000.

This method statement is submitted for your attention and consideration.

Regards.

Michael Skinner.