

Kirklees Council
Planning Services

Date : 03.09.25

**RE : DISCHARGE OF CONDITIONS 2021/65/93007/E - YEW TREE FARM, THE VILLAGE,
FARNLEY TYAS, HUDDERSFIELD, HD4 6UQ**

Planning Ref: 2025/91902 - Condition 14

Location: Eastern Boundary Wall (Listed)

1. Introduction

This method statement sets out the approach for the repair and partial reconstruction of the listed Eastern boundary wall. The works are necessary due to safety concerns, deterioration, and visible signs of instability. The objective is to ensure the wall is repaired in a manner that preserves its historic character, uses appropriate materials, and provides long-term structural stability.

2. Existing Condition & Observed Defects

Inspection of the wall has identified the following typical defects associated with traditional stone boundary walls:

- Bulging – outward displacement of walling due to loss of bond and mortar failure.
- Stepping / Separation – movement and shifting of individual stone courses.
- Loss of mortar joints – weathering and erosion leading to instability.
- Vertical cracking – localised settlement and pressure points.
- Lean / out-of-plumb sections – indicating instability of the overall structure.

These defects necessitate a controlled dismantling and rebuilding approach.

3. Proposed Method of Works

Stage 1 - Preparation

- Record photographs of the wall before works commence for reference.
- Mark and reference courses to ensure accurate reassembly.
- Establish a safe working area with protective fencing and signage.

Stage 2 - Careful Deconstruction

- The wall will be taken down course by course by hand.
- Each stone will be carefully removed, cleaned of mortar, and palletised / labelled for safe storage and re-use.
- Mortar debris will be separated for disposal in accordance with site waste protocols.

Stage 3 - Foundation Check

- The existing footing will be inspected for adequacy.
- Localised repairs or reinforcement will be carried out where required, ensuring stability before rebuilding commences.

Stage 4 - Rebuilding

- The wall will be rebuilt course by course using the original stone on a like-for-like basis.
- Stones will be reset in their original orientation wherever possible to preserve character.
- The build will follow the historic construction style, with regular through-stones reinstated where present.

Stage 5 - Mortar Specification

- Mortar to be used: 6:1:1 (Sand : Cement : Lime) mix.
- A heritage grade lime-cement mortar will ensure strength, breathability, and compatibility with the existing wall fabric.
- Mortar joints will be neatly finished, brushed back to expose aggregate for a traditional appearance.

Stage 6 - Completion

- The finished wall will be checked to ensure it is plumb, true, and secure.
- Height and alignment will match the original structure.
- The wall will be left in a safe and durable condition, consistent with its listed status.

4. Outcome

On completion, the Eastern boundary wall will:

- Retain its historic fabric and visual character.
- Be structurally sound, safe, and stable.
- Have improved longevity through the use of appropriate materials and methods.

Yours Sincerely,

Connor Field

Architectural Designer

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