Method Statements for Conservation Works

Lea Hall

Main Road, Upper Lea, Matlock, Derbyshire, DE4 5GR

Listed Building Consent | August 2026

Architect Studio Gedye Ltd

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Contents

Introduction

MS00 – General Conservation Methodology

MS01 – Removal of Non-Significant Modern Partition Walls and Making Good Works

MS02 – General Lime Plaster Repairs (Wall and Ceiling)

MS03 – General Timber Floorboard Repairs

MS04 – General Masonry Repairs (Ashlar, Coursed Gritstone and Brickwork)

MS05 – Removal of Modern Stud Linings to Reveal Historic Fireplaces

MS06 – Demolition of Existing Side Extension Superstructure and Construction of New Side Extension

Introduction

This document has been prepared to support the Listed Building Consent application for Lea Hall, Upper Lea, Matlock, Derbyshire. It provides method statements for several aspects of the proposed conservation works requested by Historic England and Amber Valley Borough Council during the consultation process.

To reduce the potential for repetition, the overall conservation approach and methodology is first outlined in MS00 'General Conservation Methodology'. This applies to all aspects of the work. The subsequent method statements relate to specific aspects of the work and cover the scope, existing fabric, methodology and materials used for each situation.

This statement should be read in conjunction with the accompanying drawings, intervention schedules and specifications.

Method Statement 00

General Conservation Methodology

1. Purpose

This General Conservation Methodology establishes the overarching conservation principles, standards of workmanship and procedures that shall apply to all works forming part of this Listed Building Consent application.

2. Conservation Philosophy

All works shall be undertaken in accordance established conservation principles including:

- Maximum retention of historic fabric.
- Minimum practicable intervention.
- Repair in preference to replacement.
- Use of compatible traditional materials and techniques.
- Reversibility of new work wherever reasonably practicable.
- Honest repair that remains legible on close inspection without detracting from the overall character of the building.
- The objective throughout is to conserve the building's significance rather than restore it to a single period of history.
- Historic evidence of the building's evolution shall be retained wherever it contributes positively to its significance.

3. Standards of Workmanship

Works shall be undertaken by individuals, contractors and specialist tradespeople experienced in the conservation and repair of historic buildings. Works shall be carried out in accordance with the approved drawings, specifications, individual method statements and where appropriate, under supervision. Works shall be carried out in line with readily accessible technical guidance provided by Historic England, SPAB and relevant publications from the Historic England Practical Building Conservation Guides series or practical guides such as the 'Old House Handbook' (Suhr. M, Hunt. R). Where specialist conservation techniques are required operatives shall be demonstrably competent in the relevant discipline. No works shall proceed where there is uncertainty regarding the significance of fabric without consulting the Conservation Officer or Conservation Architect.

4. Protection of Historic Fabric

Prior to commencement, all significant historic fabric adjacent to the works shall be suitably protected against accidental damage. Temporary protection shall remain in place until completion of adjacent works. Protection measures may include:

- Temporary timber boarding to floors.
- Breathable protective sheeting to decorative surfaces.
- Protection of joinery, fireplaces, staircases and fixed historic fittings from impact.
- Temporary support where structural stability requires in accordance with CARE Structural Engineer design.
- Isolation of working areas where dust-producing operations are undertaken.
- Historic surfaces shall not be used for storage of materials or temporary fixing of equipment.

5. Opening Up Works

Some elements of the building remain concealed by later alterations. Opening-up works shall proceed incrementally using hand tools wherever practicable to minimise disturbance to historic fabric. Removal shall be undertaken sufficiently slowly to allow concealed historic fabric to be identified, recorded and assessed before further intervention occurs.

6. Recording

A Building Owner's handbook shall be maintained with a photographic record before, during and after opening-up/repair works.

Any newly revealed historic features, construction techniques, decorative finishes or evidence of the building's development shall be recorded. Where significant discoveries are made, additional records may be undertaken where appropriate for submission to the HER. Methods of recording shall follow the guidance set out in Historic England's guidance: Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

7. Repair Rather than Replacement

Historic fabric shall be retained wherever it remains capable of fulfilling its function. Where deterioration has occurred, localised repair shall be undertaken in preference to replacement. Replacement shall only be considered where deterioration is sufficiently advanced that repair is no longer technically feasible or would result in greater loss of historic fabric than carefully executed replacement. Unless otherwise identified, where replacement is necessary it shall generally match the existing in:

- material;
- dimensions;
- design;
- finish; and
- visual appearance,

9. Materials

All repair materials shall be compatible with the existing historic construction. Modern impermeable materials shall not be introduced where they would adversely affect the performance of traditional construction. In general:

- Lime-based mortars and plasters shall be used in preference to cement-based materials.
- Repair mortars shall be sacrificial relative to adjacent masonry.
- Timber repairs shall utilise matching species and appropriate moisture content.
- Any new masonry shall match existing in geological type, finish, tooling and bedding orientation.
- Breathable finishes shall be used throughout - lime wash, mineral paints, clay paints
- Stainless steel or non-ferrous fixings shall be used where appropriate to avoid future corrosion.

10. Cleaning

Cleaning shall be undertaken using the least aggressive method capable of achieving the required result. Abrasive cleaning techniques including grit blasting, high-pressure washing or aggressive mechanical abrasion shall not be employed. Cleaning methods shall be selected according to the nature and condition of the substrate and shall avoid unnecessary loss of historic surface. Trial areas shall be undertaken where appropriate before wider implementation.

11. Services and drainage

Redundant services and drainage will be carefully removed and capped-off with minimal disruption to historic fabric. Where new fabric is being installed any new electrical services, plumbing and heating shall run within the new stud walls rather than adjacent historic fabric. Generally, sanitary fixtures and fittings have been located to re-use existing services and drainage wherever possible to avoid the creation of new penetrations.

12. Structural Stability

No structural element shall be removed until its function has been fully assessed. Temporary supports shall be installed where necessary to maintain structural stability throughout the works. Where concealed structural defects are encountered, repairs shall be reviewed by the Conservation Architect and CARE accredited Structural Engineer before further intervention.

13. Health and Safety

All works shall be undertaken in accordance with current health and safety legislation. The requirements of health and safety legislation shall be balanced with the need to minimise intervention to significant historic fabric. Temporary works shall be designed to avoid unnecessary damage to the building.

Method Statement 01

Removal of Non-Significant Modern Partition Walls and Making Good Works

1. Scope of Works

This method statement relates to the removal of unauthorised twenty-first century partition walls constructed within historic rooms of the listed building. The partitions are of lightweight timber stud and plasterboard construction that detract from the legibility of the historic plan form and the significance of the principal interiors. The works comprise:

- careful dismantling and removal of the modern partitions;
- removal of associated fixtures, finishes and redundant services;
- localised making good and repair to historic fabric including walls, ceilings and floors, affected by the removal works;

General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction with the approved drawings, schedules and project specification.

2. Existing Fabric

The partitions subdivide rooms that historically formed larger spaces and interrupt the understanding of the building's original layout. They are understood to be non-loadbearing and of no historic significance. Fixings associated with their installation are anticipated to have locally disturbed historic plaster finishes to walls and ceilings, and potentially timber flooring finishes.

3. Methodology

- Prior to commencement, adjoining historic fabric shall be protected in accordance with MS00.
- Removal shall be undertaken manually using hand tools, commencing with surface finishes, fixtures and fittings, plasterboard and lining materials before dismantling the timber framing carefully from the surrounding historic fabric.
- Partitions and services shall be dismantled progressively. All fixings shall be carefully removed wherever practicable. Where removal would result in greater damage to the historic substrate, fixings shall be cut flush and made good.
- Redundant services and drainage will be carefully unclipped, capped off and removed, with any redundant penetrations made-good. Wherever possible services and drainage have been designed to be re-used in their existing positions .

Repairs shall be limited to those areas directly affected by the removal of the partitions and shall include, where necessary:

- localised lime plaster repairs to damaged walls and ceilings where partitions and finishes - in accordance with MS02;
- localised repairs to timber flooring where sole plates have interrupted existing boards - in accordance with MS03;

Method Statement 02

General Lime Plaster Repairs (Wall and Ceilings)

1. Scope of Works

This method statement relates to the repair of existing historic lime plaster throughout the listed building. The works comprise the consolidation and repair of retained historic plaster together with localised replacement only where existing plaster has failed beyond practical repair or lost through prior alteration. Repairs shall be confined to the minimum extent necessary. General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction the approved drawings, schedules and project specification.

2. Existing Fabric

The building retains areas of historic lime plaster of varying age and condition. Defects include localised cracking, isolated areas of detachment, previous inappropriate repairs, mechanical damage associated with later alterations and areas of plaster loss. Historic plaster forms an important part of the building's significance, preserving evidence of historic construction techniques, surface finishes and the building's development over time.

3. Methodology

- Plaster shall be inspected prior to commencement of repairs to establish the extent of sound and defective material and determine any cause of deterioration.
- Areas of detached but otherwise sound plaster shall be retained where practicable through local consolidation and re-securing rather than replacement. Techniques will vary depending on the area of application (wall/ceiling) and cause of deterioration, but should be as simple and minimal as necessary.
- Only plaster that is unstable, extensively deteriorated or beyond practical repair shall be removed. Removal shall be carried out using hand tools to avoid unnecessary damage to adjacent historic fabric and underlying masonry or lath. Remaining edges are to be cut back at a negative 45 degree angle in preparation for receiving the repair.
- Backgrounds shall be gently prepared and cleaned immediately prior to repair. Primer should be avoided, but if necessary a vapour permeable primer is to be used. To avoid damage existing substrates shall not be excessively wetted.
- Replacement plaster shall be applied only to those areas where existing material has been lost or removed. Repairs shall be built up in coats appropriate to the depth of repair and the existing construction, allowing each coat to cure adequately before application of subsequent coats. Typically this will consist of the traditional three coat lime plaster including a well-haired scratch coat; a float coat; and one or more finishing coats.
- The finished surface shall closely match the surrounding historic plaster in plane, texture and character. Irregularities, undulations and evidence of hand application shall not be levelled to produce an artificially flat finish.
- Existing sound lime wash or other breathable finishes shall be retained wherever practicable. New decorative finishes shall only be applied following adequate curing of the repaired plaster.

4. Materials

Repair materials shall be compatible with the existing historic plaster and substrate. Materials shall comprise:

- hot-mixed/non-hydraulic or feebly hydraulic lime binders;
- well-graded washed sand;
- natural animal hair reinforcement where required;
- breathable lime wash, mineral paint, clay paint or other approved vapour-permeable decorative finish.
- riven oak or chestnut laths
- stainless steel or non-ferrous fixings

Method Statement 03

General Timber Floorboard Repairs

1. Scope of Works

This method statement relates to the localised repair of existing historic timber floorboards following the removal of modern C21 partitions. The works comprise the retention and repair of historic floorboards together with localised replacement only where boards have been previously removed, cut or damaged beyond practical repair. Repairs shall be confined to the minimum extent necessary to reinstate the continuity and stability of the floor. General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction with the approved drawings, schedules and project specification.

2. Existing Fabric

The building retains historic timber floorboards of heritage significance which have been locally built-over by the insertion of modern C21 partitions. The installation of these later partitions may have resulted in the cutting, removal or concealment of original floorboards and associated fixings. The surviving floorboards contribute to the evidential and historic significance of the building through their materials, workmanship, wear patterns and relationship with the historic structure. Repairs shall be informed by the principles set out in SPAB technical guidance for the repair of historic timber floors 'Patching Old Floorboards', with the retention of historic fabric taking precedence over replacement wherever practicable.

3. Methodology

- Following the careful removal of the modern partitions, the exposed floorboards shall be inspected to establish their condition and determine the extent of any repair required.
- Sound historic floorboards shall be retained in situ. Localised defects resulting from the removal of the modern partitions, including redundant fixing holes and minor edge damage, shall be made good only where necessary to reinstate the floor and shall not result in the unnecessary removal of historic fabric.
- Where floorboards have been partially cut or locally damaged, repairs shall be undertaken using pieced-in timber repairs to the minimum extent necessary. Only floorboards that are missing, structurally unsound or deteriorated beyond practical repair shall be replaced. Where replacement is required, new boards shall match the existing in species, dimensions, thickness, orientation, surface finish and method of fixing. Repairs shall be carefully detailed to integrate with the existing floor while remaining identifiable on close inspection.
- Completed repairs shall preserve the existing character of the floor. Existing undulations, wear patterns, tooling marks and evidence of historic use shall be retained wherever practicable and shall not be removed to create an artificially uniform appearance.

4. Materials

Repair materials shall be compatible with the existing historic floor construction. Materials shall comprise:

- matching timber of the same species as the existing floorboards, or the nearest practicable equivalent where the original species cannot be confirmed;
- seasoned timber of matching width, thickness and profile;
- pieced-in timber inserts where localised repairs are appropriate;
- traditional lost-head nails or other appropriate non-ferrous or stainless steel fixings where replacement fixings are required;
- vapour-permeable finishes to match the existing floor where required.

Method Statement 04

Localised Repair to External Masonry - ashlar, coursed gritstone and brick

1. Scope of Works

This method statement relates to the localised repair of existing historic brickwork, coursed gritstone and ashlar masonry throughout the listed building. The works comprise the consolidation and repair of masonry together with localised replacement or indent repairs only where individual masonry units have failed beyond practical repair or have been lost through previous alteration or deterioration. Repairs shall be confined to the minimum extent necessary. General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction with the approved drawings, schedules and project specification. For details of lime mortar, bedding and pointing, refer to the specification set out on the proposed drawings and list of interventions.

2. Existing Fabric

The building comprises parts constructed from coursed gritstone, ashlar masonry and brickwork of varying age, character and condition. Localised defects are detailed in the building survey and drawings which include weathering, isolated areas of mechanical damage, previous inappropriate repairs, erosion of masonry faces, fractured or displaced units and areas affected by later alterations.

3. Methodology

- Masonry shall be inspected prior to the commencement of repairs to establish the extent of sound and defective fabric and determine the cause of any deterioration.
- Sound historic masonry shall be retained in situ. Cleaning shall be limited to that necessary to facilitate repairs and shall avoid unnecessary removal of surface patina or evidence of age. Existing tooling, margins, masonry finishes and construction details shall be preserved wherever practicable.
- Only masonry units that are fractured, unstable or deteriorated beyond practical repair shall be removed. Removal shall be undertaken using hand tools and by carefully cutting out surrounding joints to avoid damage to adjacent historic fabric. Any masonry unit capable of being retained shall be re-used in its original location wherever practicable.
- Localised repairs to masonry shall be undertaken using indent repairs or plastic repairs where appropriate to the extent of the defect. Full replacement of individual masonry units shall only be undertaken where the existing unit has failed beyond practical repair. Replacement units shall match the existing in geological type, colour, texture, bedding orientation, finish, dimensions and tooling. New masonry shall be carefully worked to replicate the character of the surrounding historic fabric without introducing an artificially weathered appearance.
- Completed repairs shall integrate with the surrounding masonry whilst remaining discernible on close inspection in accordance with established conservation principles.

4. Materials

Repair materials shall be compatible with the existing historic masonry. Materials shall comprise:

- matching reclaimed or new handmade brick where replacement is required;
- matching gritstone for repairs to coursed masonry;
- matching ashlar stone of the same geological type, bed orientation and finish where replacement is required;
- colour-matched stone repair mortar where appropriate for localised plastic repairs;
- stainless steel or non-ferrous fixings and dowels where required for structural repairs.

Method Statement 05

Repairs to historic fireplaces including removal of modern partitions

1. Scope of Works

This method statement relates to the careful removal of modern C21 stud linings and associated finishes concealing historic fireplaces within the listed building. The works comprise the dismantling of non-original studwork, plasterboard linings, insulation and associated fixings to expose surviving historic fireplace openings and surrounding masonry. The works also include any localised repairs necessary to facilitate the conservation and reinstatement of the fireplaces, including masonry repairs, hearth repairs, ventilation works and associated making good. Repairs shall be confined to the minimum extent necessary. General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction with the approved drawings, schedules and project specification.

2. Existing Fabric

Historic fireplaces have the potential to survive behind modern stud linings installed as part of later alterations to the building. The extent and condition of the concealed fireplaces cannot be fully determined until the modern linings have been removed. The remains of historic fireplaces - hearths, lintels, timber elements, ironwork, plaster finishes and other historic features are understood to contribute to the significance of the listed building. Any surviving historic fabric shall be retained.

3. Methodology

- Modern stud linings shall be carefully dismantled by hand in a controlled sequence in accordance with MS01.
- As fireplaces are progressively revealed, the condition and extent of the surviving historic fabric shall be recorded and assessed. Any surviving masonry, hearths, lintels, timber elements, ironwork, plaster finishes and other historic features shall be retained in situ wherever practicable and protected throughout the works.
- Any masonry repairs identified following exposure shall be undertaken in accordance with the approved drawings and MS04. Re pointing of masonry and shall be undertaken in accordance with the project specification.
- Repairs to historic plaster associated with the fireplace openings shall be undertaken in accordance with MS02.
- Where hearths require localised repair or reinstatement, works shall be limited to the minimum extent necessary and shall utilise materials and detailing appropriate to the surviving historic fabric and the approved proposals.
- Flues shall be inspected following exposure of the fireplaces. These will be carefully swept to clear of loose debris sufficient to facilitate natural ventilation.
- Any previously concealed features or evidence of earlier phases of construction that materially differ from those anticipated shall be referred to the Conservation Officer or Conservation Architect before works proceed.

4. Materials

Repair materials shall be compatible with the existing historic construction and shall comprise:

- matching brickwork, gritstone or ashlar masonry where localised replacement is required;
- compatible lime-based repair materials in accordance with the project specification;
- matching stone or other appropriate materials for localised hearth repairs where required;
- breathable ventilation grilles or vents where required to provide passive ventilation to redundant flues;
- stainless steel or non-ferrous fixings where required.

Method Statement 06

Demolition of Existing Side Extension Superstructure and Construction of New Side Extension

1. Scope of Works

This method statement relates to the demolition of the existing C20 side extension and the construction of a smaller replacement side extension at ground floor on the west elevation of the Hall. The works comprise the careful dismantling of the existing extension superstructure, salvage of suitable coursed gritstone masonry for re-use, and construction of the replacement extension utilising the existing concrete slab and drainage connections to avoid new groundworks.

The replacement extension has been designed to minimise intervention to the adjoining historic fabric through the retention of existing foundations and minimal new structural interventions into the adjacent historic masonry. Any repairs required to exposed historic fabric shall be undertaken only where necessary and in accordance with the relevant approved method statements. Repairs shall be confined to the minimum extent necessary.

General conservation procedures applicable to all works are contained within MS00 – General Conservation Methodology. This method statement shall be read in conjunction with the approved drawings, schedules and project specification.

2. Existing Fabric

The existing side extension is a C20 addition of no heritage significance, comprising coursed gritstone masonry constructed upon a concrete ground-bearing slab with a reinforced concrete roof structure. The coursed gritstone masonry is a close match to the historic hall and represents a suitable source of compatible material for re-use within the replacement extension. The existing concrete slab provides a suitable basis for the proposed works and its retention will avoid unnecessary below-ground intervention. The adjoining historic fabric of the listed building is of high significance and shall be protected throughout the works. Existing drainage serving the extension is to be retained and re-used where practicable.

3. Methodology

- Prior to commencement, the existing extension shall be inspected to identify its structural principles and points of connection with the historic fabric of the listed building. Demolition shall be undertaken in a carefully controlled sequence progressively dismantling the structure from roof to slab, working with the existing structural principles and any temporary works specified by the Structural Engineer.
- The reinforced concrete roof and remaining modern construction shall be removed in a controlled manner to minimise the risk of damage to the adjoining listed building. Any temporary protection or support required during the demolition sequence shall be installed in a manner that avoids unnecessary fixing or alteration of historic fabric.
- The existing coursed gritstone masonry shall be carefully dismantled. Suitable stone shall be cleaned of inappropriate mortar residues, assessed for condition and salvaged for incorporation into the replacement extension. Stone shall be handled and stored appropriately to prevent damage or loss.
- Following demolition, exposed areas of the historic building shall be inspected for any damage, defects or previously concealed features. Any repairs required to existing historic fabric shall be limited to the minimum extent necessary and undertaken in accordance with the relevant approved method statements and specification, including MS03, MS04 and repointing in accordance with the project specification.
- The existing concrete slab shall be retained and re-used as the foundation for the replacement extension, thereby avoiding unnecessary excavation and minimising disturbance to potential archaeological deposits. Existing drainage connections shall likewise be retained and incorporated into the new works. However, in the event new groundworks are required then these will not commence until a written scheme of investigation (WSI) for archaeological work has been

submitted to and approved by the local planning authority in writing for that part of the development.

- The replacement extension shall comprise insulated cavity wall construction incorporating the salvaged coursed gritstone as the external leaf alongside new gritstone plinths, windows surrounds, coping and detailing. Any additional stone required to complete the works shall match the masonry in geological type, colour, bedding orientation, finish, coursing and jointing.
- The roof structure shall comprise timber joists supported on a wall plate fixed to the existing masonry using resin-fixed stainless steel anchors specified by the Structural Engineer. Timber joists shall be supported using galvanised or stainless steel joist hangers fixed to the wall plate. This approach avoids the formation of new joist pockets within the historic masonry, thereby minimising the loss of historic fabric and reducing intervention to the listed building.
- The roof abutment flashing shall consist of lead which is chased into raked-out existing mortar joints - no historic masonry will be cut through to form a new chase.

4. Materials

The replacement side extension shall comply with all relevant current Building Regulations. Materials shall comprise:

- salvaged coursed gritstone recovered from the existing extension for re-use as the external masonry leaf; matching new coursed gritstone where additional stone is required;
- insulated cavity wall construction in accordance with the approved drawings and project specification;
- structural timber wall plate and roof joists;
- galvanised or stainless steel joist hangers;
- resin-fixed stainless steel anchors for fixing the wall plate to the existing masonry;
- lime mortar and associated masonry materials in accordance with the project specification;
- roofing materials as specified on the approved drawings and project specification.