Method Statement

Proposed Alterations to Boundary Wall
31 Rose Street, Wokingham

1. Introduction

This Method Statement has been prepared to support the planning submission for proposed works at 31 Rose Street, Wokingham. It outlines the methodology for the partial demolition, rebuilding, and height increase of the existing brick boundary wall in association with the proposed extension.

2. Existing Boundary Wall

The existing boundary wall is constructed of traditional red facing brickwork laid in a bond consistent with surrounding properties. The wall currently varies in height and condition and forms the boundary between the application site and neighbouring land. Photographs of the existing wall are provided in Appendix A.

3. Scope of Works

The proposed works include:
• The demolition and removal of approximately 3.5 metres of the existing brick boundary wall to facilitate the construction of the proposed extension.
• The rebuilding and heightening of the remaining boundary wall to a finished height of 1.8 metres.
• The reuse of existing bricks wherever practicable to maintain visual consistency.

4. Demolition Methodology

• The identified 3.5m section of the boundary wall will be carefully dismantled by hand.
• Non-percussive tools will be used where possible to minimise vibration and disturbance.
• Existing bricks will be salvaged, cleaned, and stored for reuse.
• Any damaged bricks will be replaced with reclaimed bricks of a similar appearance.
• All works will be carried out in a controlled manner to ensure the stability of remaining wall sections.
• Arisings will be removed from site and disposed of at a licensed waste facility.

5. Wall Rebuilding and Height Increase

• The remaining boundary wall will be rebuilt and raised to a maximum height of 1.8 metres.
• Salvaged bricks from the existing wall will be reused wherever possible.
• The brick bond will match the existing bond of the wall.
• New brickwork will be properly tied into the existing structure to ensure structural integrity.

6. Materials

Bricks: Existing bricks salvaged from the wall, supplemented with matching reclaimed bricks if required.
Mortar: A traditional 5:1 soft sand and cement mortar mix, consistent with the existing wall.

7. Appearance and Visual Impact

The reuse of existing bricks, matching brick bond, and traditional mortar mix will ensure that the rebuilt boundary wall remains visually consistent with the existing wall and surrounding area.

8. Site Management

• Works will be undertaken during normal working hours.
• The site will be kept tidy and safe throughout the works.
• Measures will be implemented to minimise noise, dust, and disruption to neighbouring properties.

9. Conclusion

The proposed works will be carried out in a controlled and considerate manner using appropriate materials and construction techniques, ensuring the character and appearance of the boundary wall are preserved while facilitating the proposed development.

Appendix A – Existing Boundary Wall Photographs

Photographs showing the existing boundary wall, its condition, height, and construction are included as part of the planning submission for reference.