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March 2013

HERITAGE / JUSTIFICATION STATEMENT
FOR
REFURBISHMENT OF PARK HOUSE FARM
BOLTON-BY-BOWLAND

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1.0 Site Location

Park House Farm is located off Gisburn Road, Bolton-By-Bowland 1½ miles from Gisburn village.

2.0 Brief description

Park House Farm has a grade II* listing and is a two storey house built in the 17th century. It is of mainly limestone construction with sandstone dressings and a blue slated pitched roof. Windows have an inner hollow chamfer and outer chamfer. A two story gabled porch sits off-centre to the front elevation and on the first floor is a four stepped light window with hood. The outer porch doorway is moulded with an elliptical head and moulded imposts, the inner door is a studded plank and has a chamfered surround with a Tudor arched head. Punched upon the lintel are indecipherable symbols.

To the left of the porch is a nine light window with two king mullions and a hood. On the first floor are 2, 3 light windows with continuous hood. To the right of the porch is one of five light windows on the ground floor and one of three lights on the first floor both with hoods.

Gabled chimney stacks are centered on the ridge with a third on the ridge line to the right of the porch.

The living kitchen has a chamfered fireplace with segmental head and bread oven. The main ceiling joists are chamfered with stepped stops. On the first floor are two roof trusses, the right (east) one is mostly exposed, they are arch braced with short king posts rising from collars and have scribed mouldings as do the purlins which are exposed.

3.0 Proposed works:

The house is in need of urgent repairs/ refurbishment due to damp walls, water ingress, structural cracking and old electrical wiring which together with other items are listed below:-

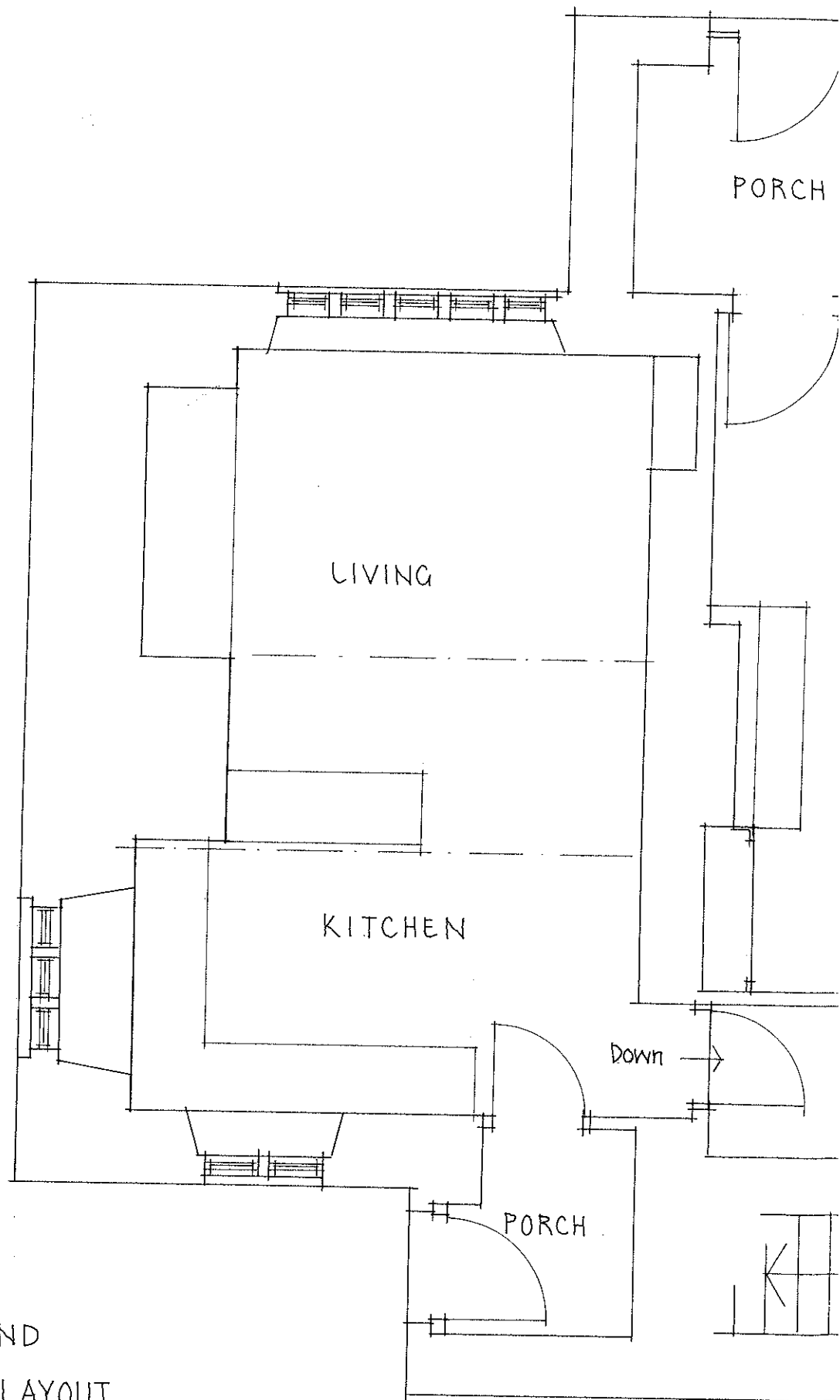
- 1) Remove and replace rotten skirting boards.
- 2) Check out timber floor to sitting room and if found rotten, replace with concrete on 1200G DPM on compacted hardcore as required.
- 3) Hack off damp and defective plaster, fix DPM with mesh to the face and apply backing coat of Carlite Bonding with a further coat after setting to dub out wall and then finish with gypsum Multifinish plaster.
- 4) Check out timber stud partition and repair if necessary.
- 5) Check out seating of timber beams and repair as necessary.
- 6) Remove chipboard window boards and replace with pre-treated softwood.
- 7) Remove and replace decayed timber window seat in living kitchen.
- 8) Remove and replace decayed timber window frames as noted in Robinson's report together with 7 No to first floor along with window boards

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- 9) Repair decayed timber staircase as noted in Robinson's report.
- 10) Repair vertical crack to the left hand rear corner as noted in Abbott and Lomax report using Helifix Cemties installed in accordance with manufacturers instruction (see method statement).
- 11) Replace or repair stone lintel over rear entrance.
- 12) Re-point gable in lime pointing together with patch pointing elsewhere.
- 13) Re-point stone hood to gable window and joints on the lime mortar.
- 14) Re-point and replace slipped and damaged blue slates.
- 15) Replace defective cast iron Rwps and gutters to match existing.
- 16) Replace mastic pointing around windows.
- 17) Remove radiators and feed pipes as necessary to carry out damp proof treatment and re-fix upon completion.
- 18) Check out lead flashings to chimney stack and replace/ re-point as necessary.
- 19) Check out lead flashing to roof-lights and repair/ replace as necessary.
- 20) Remove stone slabs and brick piers to larder to carry out damp proof treatment and re- fix upon completion.

4.0 Impact of refurbishment:

The refurbishment of the grade II * listed building will safeguard its historic integrity for years to come and have no detrimental impact on the character and appearance of the listed building.



PARKHOUSE FARM
BOLTON BY BOWLAND
GROUND FLOOR LAYOUT
SCALE 1:50 @ A3