
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Method statement and specification for proposed renovation works.

For Mark Lincoln

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This report aims to provide further details in order to discharge condition 3 from planning permission 3/2025/0412 with Ribble Valley Borough Council, as follows:

'Notwithstanding any details submitted; precise specifications of all new materials to be used in the following works including colour and finish shall be submitted to and approved in writing by the Local Planning Authority prior to their use in the development hereby approved.'

Roofing materials

Pointing

Stonework

Rainwater goods and soil pipes

The approved details shall be implemented within the development in strict accordance with the approved details and thereafter retained. Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal and method of repair safeguards the special architectural and historic interest of the listed building.'

METHOD STATEMENT & MATERIAL SPECIFICATION			
	PROPOSAL	METHOD	SPECIFICATION
	Replace rotten timber lintel to front elevation window opening, reinstate opening to its original width. See drawing no DWG1:2025-55[REV1] Ref A	Prop internally and externally with acro props and 'strong boys'. Remove rotten lintel. Insert stone lintel and cill. Form quoins with squared matching stone. Make good surrounding stonework with lime mortar and infill.	Reclaimed gritstone lintel and cill to match existing on the elevation. Lime mortar as per pointing specification.
	Infill non-original late C20th doorway and window opening to front elevation to match existing. DWG1:2025-55[REV1] Ref B	Remove existing door and window. Remove lintel and support with acro props.	Infill opening internally and externally to match existing stonework of northern elevation. Lime mortar to be used for rebuilding works as per pointing specification.
	Replace eroded cill and replace two missing mullions. DWG1:2025-55[REV1] Ref F	Provide necessary support and remove indicated stonework.	Locally sourced gritstone for cill and mullions. i.e; Browns quarry - Kempe End. (Reclaimed units likely not possibly to source of the correct size.) Chisel/ bolster dressed and chamfered to match existing, No sawn faces. Make good surrounding stonework with lime mortar. Lime mortar as per pointing specification.
	Replace gutters, down pipes, waste and soil vent pipes with cast iron. DWG1:2025-55[REV1] Ref G	As described.	Hargreaves (or similar) cast iron rainwater goods and soil pipe, black. Gutters fixed using galvanised brackets. No fascia boards. Standard half round 115mm gutters. Round 75mm downpipes. Cast hopper to rear. Round 150mm soil pipe.

	Remove cementitious render and repoint with lime. DWG1:2025-55[REV1] Ref I	Remove cement render plinth and pointing using hand tools only and rake out joints to at least twice their width (approx 30mm). Deep joints packed prior to finish pointing with lime mortar and galleting as required. Pointing covered with dampened hessian whilst curing, finished with stiff hand brush.	Calbux CX90 lime. Washed grit sand (Waddington Fell).
J	Remove concrete roof tiles and replace with breathable felt membrane, tanalised timber battens and slates with stone ridge tiles. DWG1:2025-55[REV1] Ref J	Remove existing tiles and battens and dispose. Retain rafters where possible. Localised repairs where required (eaves etc). Install breathable membrane atop rafters. Install tanalised timber battens. Fix slates using copper nails. Fix ridge tiles with lime mortar.	Reclaimed graduated Welsh blue slates. Reclaimed ridge tiles. (Reclaimed from a similar aged barn in the Ribble Valley). See images below.
	Demolish late C20th lean-to and replace with smaller, stone built porch with slate roof. DWG1:2025-55[REV1]	Demolish existing conservatory and dispose. Remove all remnants of the prior abutment to the main house wall (flashings, sealants, fixing etc) and make good.	Porch to be stone-built in a style that reflects the existing stonework of the main building using reclaimed rubble masonry and lime mortar as specified above. Reclaimed quoin stones, window/door heads and cills. No sawn faces. Reclaimed Welsh slate roof with reclaimed ridge tiles. Cast RWG (as per main house, see above), gutters supported on galvanised steel brackets, not timber fascias.



Figure 1: Reclaimed Welsh graduated slates.

Do not scale off drawing. Indicative for planning purposes only.



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Site address:

Produced for: Mark Lincoln

Title: Further details reserved by
condition [3] 0412

DWG No: 1
Date: 06/10/2025

