

Method Statement for Proposed Work on the Listed Building Cockshutts Farmhouse and Cottage, School Lane, Simonstone

Date 03/12/2025

Introduction This document forms a part of the drawings and information submitted in the planning and listed building application for the proposed work at Cockshutts Farmhouse, to recreate a single dwelling and renovation works.

Methods proposed are taken from Heritage England guidance

Roof: All roof stone tiles and ridges to be stripped off, cleaned and retained safely for re-use. Any felt is to be removed to assess the roof condition in more detail. Internal evidence shows the main timber structures, trusses, side beams and purlins are in good condition, and only minor repairs are expected. Access to the loft areas is currently limited. New breathable felt and stone battens are to be fixed onto the existing structure before the stone tiles are re-laid. Any replacement tiles needed are to be a like-for-like match. Insulation is to be added at the ceiling level.

Chimney Stacks Chimney stacks to be repaired with a new lime pointing mix is to be a 1:3 mix (NHL 3.5: aggregate). The traditional method of lead flashings at joints and stacks checks the bonding joints

Disused chimneys and flues. The disused chimney stacks are to be capped and ventilated to ensure residual ventilation is maintained. An appropriate fire compartmentation filled with smoke dampers on the ventilation. A hard capping to be fitted externally, vented at it highest and lowest level.

Historic Fire Hood: There is clear evidence of a historic fire hood within the fabric of the building. Care is to be taken to maintain and protect this during works. It will be retained and maintained in its current form.

Chimneys and flues to be used. The three fireplaces to be reused are to have a condition survey to establish the condition before wood-burning stoves and fuel are fitted. The hearths and surrounds are to be retained and repaired with like-for-like materials as required

External Walls

Remove cement render and areas of cement strap pointing and areas of damaged decorative stone, such as mullions.

- Replace the mullion sections where damaged The proposed new stone to be used for the new mullion will be selected (as identified in Historic England, Sourcing Stone for Historic Building Repair);- Petrography- Chemical characteristics- Geological age and

setting- Porosity & Permeability- Appearance- Compressive stress The new stone can either come from a quarry that is extracting stone with match properties or if this cannot be sourced it may be possible to use recycled stone from certified sources to match the existing. Remove the damaged stone carefully; the new stone will be tooled to match the existing detail of the window or door surround. New lime mortar will be used to secure the new stone in position on a firm, cleaned base, lime sand (1 NHL2: fine sand colour to match the existing stone). Patch repair can be applied. It is to be ensured that the new patches are of a softer material than the stone to ensure that no water is trapped behind.

- Clean off the stonework gently by hand on areas where the cement render has been removed
- Brush out the mortar joints where the cement has been removed and replace with a lime pointing mix is to be a 1:3 mix (NHL 3.5: aggregate). The aggregate will be sand the sand choice will be determined by carrying out sample panels onsite. Other traditional crushed aggregates, such as chalk, wood and coal ash, may be needed to create a match. Samples to be prepared before applying.

Windows: A condition survey has been submitted with this application, detailing the condition of the windows. The details of the replacement windows are also with the submitted details.

External Doors The existing doors and frames are in good condition, and no significant repairs are needed.

Internal Doors: doors and frames are to be retained, with light repairs where needed.

Mist Fire Prevention System – see details submitted

Rainwater Goods: All rainwater goods are to be repaired and or sections replaced like-for-like as needed. Ensure the flow of surface water is drained away from the building to an appropriate soakaway or similar

Repairs to internal walls.

- Damp areas remove plaster and check externally for cracks, faulty rainwater goods or ground levels above internal floor level. Ensure issues are addressed and the area dried before a breathable lime plaster is reapplied.
- Repairs and making good areas: Clean up loose edges and dust. On a breathable parge layer, apply Lime plaster mix to match the existing

New internal walls; Timber stud walls with skirtings to match the existing rooms

Floors: The existing floors are to be cleaned up and retained on both floors

