



BUILDING ELEMENTS LTD

Town Planning and Architecture

Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SQ



Date: 24th Jan 2026

Method Statement

Former Duke of York Inn, Grindleton Listed Building Consent Application

This method statement supports the proposed reinstatement of two windows, replacement of the front entrance door, and lime repointing works to the Grade II listed former Duke of York Inn. All works will follow the principles of minimum intervention, repair rather than replacement where feasible, and the use of compatible traditional materials. Hand tools will be used in preference to power tools at all times to reduce vibration and risk to historic fabric. All works will comply with BS 7913, Historic England guidance, and SPAB conservation principles.

1. General Site Practice

All operatives will be briefed on the listed status of the building and the requirement for careful conservation-led working practices. Protective sheeting, boarding and edge protection will be used where required to safeguard historic fabric. Scaffold will be independently tied and positioned to avoid damage to masonry.

Any previously concealed historic features uncovered during works will be reported to the contract administrator or conservation officer before works proceed further.

2. Reinstatement of Two Blocked First Floor Windows

Works relate to reinstating two former window openings in the south-west elevation of the rear wing.

The existing stone blocking will be dismantled carefully using hand tools only. Removal will be undertaken incrementally to avoid shock loading or disturbance to surrounding masonry. Sound stones will be retained for reuse where suitable.

Jambs, cills and heads will be inspected and stabilised where required using matching natural stone bedded in lime mortar. No cement-based materials will be introduced.



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New windows will be purpose-made timber units of traditional proportions. Frames will be positioned centrally in the openings using timber wedges and fixed through mortar joints wherever possible. Drilling will be at low speed with minimal percussion.

Perimeter sealing will be with lime mortar or a breathable sealant appropriate for historic buildings. Expanding foams and silicone sealants will not be used. Disturbed internal reveals will be made good using lime-based plaster.

3. Replacement of Front Entrance Door

The existing door leaf will be removed by unscrewing hinges and lifting clear. Ironmongery suitable for reuse will be retained. The existing frame will be repaired and retained unless found to be unsound.

If removal of the frame is required, fixings will be withdrawn by hand and the frame eased out carefully. Masonry reveals and stone dressings will be protected throughout

New Door Specification and Installation

The replacement door will be a bespoke traditionally constructed hardwood door manufactured from high-quality, sustainably sourced hardwood treated against rot, decay and insect attack.

The design will reflect traditional detailing appropriate to the building's early 19th-century character. The door will incorporate two quarter panels to the upper section and one half panel to the lower section, with traditional moulding profiles and raised and fielded features. Construction will be by mortice-and-tenon joinery with solid timber panels. Proportions will align with the architectural character of the listed building.

The finish will be microporous paint in Olive Green (RAL 6003 heritage colour), allowing the timber to breathe while providing weather resistance. The finish will be smooth and uniform.

Door furniture will be of traditional pattern in polished brass, visually appropriate to the historic character.

The door frame will be hardwood to match the door and will replicate traditional profiles and mouldings. Weatherproofing will be incorporated discreetly through concealed seals to improve performance without affecting appearance. The threshold will incorporate discreet weather protection measures while retaining historic character.

The door and frame will be offered into the opening, levelled and plumbed using timber wedges before fixing. Fixings will be located in mortar joints where possible. Perimeter sealing will be with lime mortar or a breathable heritage sealant. No expanding foam or silicone-based products will be used.



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Any repairs to the existing stone surround or architraves will be undertaken using matching materials and lime-based methods. All work will be carried out by craftsmen experienced in listed building conservation.

4. Lime Pointing Works

All repointing will be undertaken in accordance with the approved Lime Pointing Specification.

Existing mortar will be assessed and a trial panel prepared to confirm colour, texture and finish before works proceed.

Defective mortar will be removed using hand tools only. Mortar will be raked out to a minimum depth of 25 mm or 2.5 times the joint width. Stone edges will not be damaged. Joints will be brushed clean of debris.

Replacement mortar will be:

- NHL 2 on sheltered or moderately exposed elevations
- NHL 3.5 only where exposure is high

The mix will be approximately 1 part lime to 2–2.5 parts well-graded sharp sand to match the existing. No cement, additives or waterproofers will be used.

Masonry will be lightly dampened before pointing. Mortar will be pressed firmly into joints in thin layers. Joints will be finished flush or slightly recessed and lightly brushed at initial set.

Fresh work will be protected using dampened hessian and breathable covers for at least seven days. No pointing will occur below 5°C or where frost is expected. Work will also be protected from strong sun, drying winds and heavy rain.

Cleaning will be by soft brush and clean water only. No acids or chemicals will be used.

5. Completion

On completion, all works will be checked to ensure detailing, mortar finish and joinery match approved samples and drawings. The site will be cleaned and all protective measures removed carefully.