

Heritage Method Statement

Park House Farm, Gisburn Road, Bolton by Bowland, BB7 4LS

1. Purpose and document basis

This Statement has been prepared in support of a listed building consent submission for Park House Farm.

The methodology is based on the following project documents:

- Dwg 01 Existing Plans and Elevations Farmhouse;
- Dwg 03 Proposed Plans and Elevations Farmhouse;
- Dwg 06 Typical Construction Details;
- Dwg 00 Site Location Plan; Dwg 05 Existing Site Plan; and
- Built Heritage Statement dated 22 April 2026.

The proposed works include:

- removal of later internal partitions;
- re-opening of a previously sealed ground-floor doorway between the central porch/lounge and the eastern front room;
- insertion of small lightweight partitions to form a utility room and WC at ground floor; and
- insertion of lightweight partitions on the western side of the first floor to rearrange the bedroom layout.

No external changes and no works affecting principal historic fabric are proposed.

2. Conservation approach

The sequence of works follows a conservation-led approach: record first, protect significant fabric, undertake careful opening-up, remove only those later elements identified for removal, keep all new work lightweight and reversible where proposed, and carry out all making good so that the existing character and legibility of the building are preserved.

This reflects the conservation principles cited in the supporting heritage material and national guidance: minimum intervention; retention of historic fabric; use of compatible materials; reversibility where practicable; adequate recording before and during works; and careful control of temporary protection, access routes and debris handling within historic buildings.

3. Removal of non-original, later internal partitions

The BHS identifies later partitions proposed for removal, which obscure the historic form and circulation of the farmhouse, particularly within the western ground-floor room and pantry arrangement.

Step 1: Confirm the exact extent of the partitions to be removed by reference to the existing and proposed farmhouse drawings and the Built Heritage Statement.

Step 2: Protect adjacent retained fabric, including skirtings, architraves, fireplaces, floorboards, wall finishes and any exposed timber near the work area.

Step 3: Undertake limited opening-up at junctions if needed to confirm the form of construction and to ensure that no earlier significant fabric is concealed within or behind the partition beyond that already identified in the heritage assessment.

Step 4: Remove later finishes, boards and framing carefully by hand in manageable sections. Mechanical breaking-out is not to be used for initial strip-out of these internal partitions.

Step 5: Where partitions abut retained historic surfaces, detach fixings carefully so that adjoining plaster, timber and masonry are not torn out or fractured.

Step 6: Remove debris promptly along protected transit routes and keep the building clear of accumulated waste.

Step 7: On completion of removal, inspect the revealed surfaces and record any newly exposed historic features or evidence of phasing.

Step 8: Make good only where necessary to leave the revealed room proportions legible and surfaces sound. Any local repairs shall be limited to edges, junctions and scars created by the removal works.

4. Re-opening of the previously sealed doorway at ground floor

This component relates to the doorway identified in the BHS between the central porch/lounge and the eastern front room. The BHS describes this as a previously sealed doorway, the reopening of which would reinstate direct circulation.

Step 1: Mark out the opening by reference to the submitted existing and proposed farmhouse drawings and verify the position of the former opening on site.

Step 2: Prepare a photographic record of both faces of the wall before any opening-up.

Step 3: Undertake careful opening-up by hand to establish the exact build-up of the infill and to confirm the surviving jambs, head and any historic fabric associated with the former opening.

Step 4: If temporary support is required, this shall be designed and installed before the infill is removed. Any such support shall follow the structural engineer's design.

Step 5: Remove the infill carefully by hand, in small sections, working from the face most appropriate to preserve surviving historic arrises and surrounding finishes.

Step 6: Retain and protect the existing jambs, lintel/head and any surviving historic fabric forming part of the original doorway. Any loose material capable of re-use in local making good shall be set aside.

Step 7: Once the opening is re-established, make good the reveals and adjoining finishes only to the extent necessary to leave the opening neat, sound and legible. New work shall not obscure surviving evidence of the former opening.

Step 8: Record the reopened doorway on completion.

5. Insertion of lightweight partitions to ground floor

This component relates to the small new partitions identified on Dwg 03 and described in the Built Heritage Statement as lightweight partitions forming a utility room and WC.

Step 1: Set out the partitions to the positions shown on the proposed farmhouse drawing, ensuring that principal features and circulation remain as shown on the approved plans.

Step 2: Check the floor and abutment surfaces and confirm the fixing strategy so that unnecessary damage to retained historic fabric is avoided.

Step 3: Form the partition framework as lightweight timber stud construction in accordance with the submitted detail where that detail is to be used.

Step 4: Where a partition meets an existing wall, skirting, cornice or other retained feature, the new work shall be carefully scribed and fitted so that retained details remain undamaged and legible. Fixings shall be kept to the minimum necessary for stability.

Step 5: Install mineral wool infill and plasterboard linings as shown on the typical construction detail, with moisture-resistant board only where required by the approved construction specification for wet areas.

Step 6: Form any door openings within the new partitions only as shown on the proposed plan; no new opening is to be formed in retained historic masonry under this component.

Step 7: Complete skim finish and final decoration so that the new work is visually discreet within the historic interior.

Step 8: Fit utility/WC joinery and fittings as self-supporting elements where practicable, avoiding unnecessary chasing or cutting into retained historic walls.

6. Insertion of lightweight partitions at first floor to the western side

This component relates to the first-floor lightweight partitions described in the Built Heritage Statement as rearranging the western side of the first floor to improve the functional bedroom layout.

Step 1: Set out the new first-floor partitions strictly in the positions shown on the proposed farmhouse drawing.

Step 2: Before fixing out, inspect the surrounding historic structure, including visible roof trusses and significant timber members, to ensure the works do not cut into or conceal them contrary to the submitted scheme.

Step 3: Erect the partitions as lightweight timber stud construction using the submitted partition detail where applicable.

Step 4: Fix partitions so that principal roof timbers, exposed structure and significant historic fabric remain unaffected. No cutting, trimming or notching of historic timber members shall take place as part of this component.

Step 5: Install plasterboard linings, insulation and skim finish in accordance with the submitted detail.

Step 6: Carry out making good to junctions and adjoining finishes only where necessary, keeping new work visually subordinate and reversible.

Step 7: On completion, check that the historic roof structure and principal form of the first-floor spaces remain visible and legible in the manner described in the Built Heritage Statement.

7. Services associated with the internal alterations

The Built Heritage Statement refers to the provision of basic modern services and facilities required for residential accommodation.

Step 1: Re-use existing service routes where available and suitable.

Step 2: Route new services through the voids of the new lightweight partitions wherever practicable.

Step 3: Avoid unnecessary chasing into retained historic masonry, cutting into exposed timber, or removing historic floor or ceiling fabric.

Step 4: Any local penetrations that prove necessary shall be kept to the minimum number and size required, located in areas of lower significance where possible, and formed only after verification on site.

Step 5: All final fittings shall be installed so that retained historic features remain visible and undamaged.

8. Making good, finishes and completion

Step 1: On completion of each component, inspect all adjoining historic surfaces for accidental damage and repair only where necessary.

Step 2: Make good local plaster repairs, edge repairs and surface finishes using compatible materials and a finish that matches the adjacent existing work in appearance.

Step 3: Remove temporary protection only when all dusty and potentially damaging operations have been completed.

Step 4: Prepare a completion photographic record of the affected areas, including the reopened doorway and areas where partitions were removed or inserted.

Step 5: Retain the completion record with the project file as a record of the approved works.