

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

Date 03/12/2025

Rev A 18/02/2026 – work to the roof removed

Rev B 28/09/2026 Information added

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.

The proposals are taken from Heritage England guidance

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 stack 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 is to be fitted externally, vented at its 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.

External Walls

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

This section of the method statement has been prepared to discharge the planning condition relating to the removal of the existing external render. The works will be undertaken with due regard to the historic significance of the building and in accordance with established conservation principles to ensure the protection and preservation of the historic fabric. All works will be undertaken by suitably experienced contractors familiar with working on historic buildings and using traditional materials and techniques.

The proposed works comprise:

- The careful removal of the existing external render from the identified elevations.
- Inspection and minor repair of the exposed substrate where necessary.
- The removal of the existing render will be undertaken with care to avoid damage to the underlying historic fabric.
- Pre-Works Survey: Before commencement, the contractor will inspect all elevations to assess the condition of the render and underlying substrate. Any features of historic interest or areas requiring particular care will be identified.

- Protection of building elements including windows, doors, cills, decorative features, rainwater goods, and surrounding landscaping will be protected using temporary coverings. Scaffolding will be erected as required to provide safe and controlled access.
- The render will be carefully removed by hand (no power-driven tools), such as: hammer and chisels, hand scrapers, wooden or plastic wedges where appropriate. Mechanical or power-driven tools will not normally be used, except in exceptional circumstances and only where their use would not risk damage to the underlying substrate. Removal will be undertaken in small, controlled sections, working from the top of the wall downward, to minimise stress on the substrate and surrounding fabric. Protection of Substrate: Care will be taken to avoid damage to the underlying stonework. Any loose mortar joints revealed during removal will be noted and repaired using compatible lime-based mortar where necessary. Once the render has been removed, the wall surface will be gently cleaned using a soft brush
- 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 strength. The new stone can either come from a quarry that is extracting stone with matching 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 in 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 on site. Other traditional crushed aggregates, such as chalk, wood and coal ash, may be needed to create a match. Samples to be prepared before applying.

Removal of External Paintwork

This section of the method statement has been prepared to discharge the LB /Planning condition relating to the removal of the existing external paint.

1. Scope of Works: Specialist cleaning of the paintwork on the external stone walls. Detailed survey to identify materials and vulnerabilities. Confirming the suitability of the method by carrying out a small, inconspicuous trial patch test to confirm the method in multiple areas.

The DOFF® system provides a non-abrasive, chemical-free cleaning method, ideal for sensitive masonry. Specifically suitable for Grade II listed buildings and historic stonework.

2. System Specification: Assuming the trial patches result in a positive conclusion. Windows, doors and vulnerable decorative features are to be fully protected before work begins. Use the DOFF® authentic certified system. Works will be undertaken by trained operatives experienced in conservation cleaning: Step-by-step procedures including water supply connection, thermal regulation, handling of lances, manual removal of softened matter using soft or micro-tools (avoiding metal scrapers), and management of runoff water

3. Final Finish: Clean off the stonework gently by hand. Brush out the mortar joints and apply 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 on site. Other traditional crushed aggregates, such as chalk, wood and coal ash, may be needed to create a match. Samples to be prepared before applying

Lime pointing and protection during curing

This section of the method statement has been prepared to discharge the LB/Planning condition relating to Lime pointing and how work will be protected during setting/curing.

- Prepare the joints: Rake out old, degraded, or cement-based mortar to a depth of roughly 20–30 mm, ensuring a clean, square profile at the back of the joint.
- Dampen the wall: Mist the stonework and joints with water 30 to 60 minutes before application. This stops the dry masonry from sucking moisture out of the fresh mortar too quickly.
- Mix and apply: Use a lime mortar mixed to a stiff, workable consistency (like thick peanut butter). Use a hawk and a small pointing trowel or spatula to firmly pack the mortar into the joints, starting with vertical joints and moving to horizontal ones. Fill joints deeper than 20 mm in layers (dubbing out) to prevent major shrinkage.
- Brush and finish: Wait until the mortar reaches a "green hard" state (firm enough not to smear when touched, but still malleable). Tamp or beat the joints using a churn brush to compact the material, remove surface lime film, and expose the textured aggregate
- Prevent rapid drying: Shield the wall from direct sun and heavy wind using physical screens. Lightly mist the surface with a pump sprayer if conditions are warm or dry.
- Use damp hessian cloth: Hang damp hessian sheeting loosely in front of the wall (without letting it touch the fresh mortar) to create a humid, stable microclimate. Scaffold arrangements often combine external shade netting or plastic sheets with damp hessian.
- Guard against frost and rain: Protect uncured work from rain wash and freezing temperatures, which ruin the carbonation process and turn the mortar crumbly. Keep hessian or tarpaulins securely draped during cold or wet spells, avoiding direct contact between plastic and the wet lime.

Method of unblocking the fireplace in the kitchen, including any structural support required, and how the firehood will be protected during the works. This section of the method statement has been prepared to discharge the LB /Planning condition.

Propping:

- Before removing any blocking material, the structural load of the chimney breast and firehood must be fully supported.
- Pre-Inspection: Carefully probe the existing opening to locate the historic lintel or arch.
- Load Bearing: Install Strongbow attachments on Acrow props into the masonry courses directly above the opening.
- Spreading the Load: Place the base of the Acrow props on thick timber sole plates to evenly distribute the weight across the floor structure.
- Tightening: Hand-tighten the props to take the structural load without lifting or shifting the historic masonry.

Protection of the Firehood

- The historic firehood is fragile and susceptible to impact and dust damage.
- Physical Barrier: Encase the firehood in impact-resistant structural foam or thick moving blankets.
- Rigid Shielding: Construct a temporary plywood boxing (minimum 12mm thickness) around the protected firehood to deflect any falling masonry or debris.
- Debris Catchment: Place a heavy-duty canvas tarpaulin directly underneath the work area to catch falling mortar and bricks, preventing impact damage to the hearth.

Demolition & Unblocking Procedure

- Hand Tools Only: No heavy power tools (such as pneumatic breakers) to prevent transmitting vibrations to the historic structure. Use a hammer, cold chisel, and plugging chisel.
- Top-Down Approach: Begin removing the blocking bricks from the top centre, right underneath the lintel line. This allows you to verify the condition of the historic lintel or arch immediately.
- Gentle Extraction: Work outward and downward, carefully loosening mortar joints rather than prying against the historic fabric.
- Progressive Monitoring: Continuously check the stability of the surrounding masonry and the firehood protection framework as work progresses.

Cleaning & Waste Management

- Debris Removal: Clear masonry debris in small, manageable batches to avoid overloading the hearth or floor structure.
- Soot Suppression: Mist soot-heavy areas with water to prevent airborne contamination before sweeping or vacuuming with a HEPA-rated industrial vacuum.

Method of protection of roof structure including wattle and daub/lath and plaster and firehood during re-roofing works.

No re-roofing works are proposed

Details on lime plastering

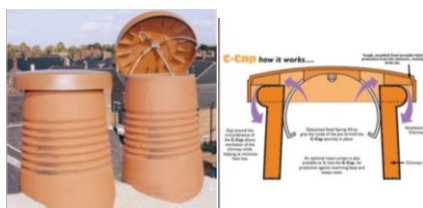
This section of the method statement has been prepared to discharge the LB/Planning condition relating to lime plastering. The section is only relevant to the walls and ceilings which currently have lime plaster. No invasive stripping out of walls and ceilings in good condition will be undertaken. Small, damaged areas will be appropriately repaired in the same material as they are.

- Lime plaster will be applied in areas which are weak or damaged only. The majority of existing good plasterwork is to be retained. Plaster will be carried out in not less than two coats and finished with a steel trowel or wood float, provided the air temperature is above 5 degrees. The lime plastering is to be undertaken by specialist contractors.
- Locations for new lime plaster to be areas that are weak or damaged and where new wire channels have been made. Damaged ceiling areas to have pre-soaked oak laths to be nailed into position using shank pins; laths to be fixed directly onto existing joists. No allowance to level out any discrepancies that may be found. Carefully remove, decontaminate, and prepare all damaged areas. Once securely fixed or prepared, a scratch coat of base lime plaster is trowelled onto the laths to create nibs behind the ceiling; these in turn form the bond between laths and plaster, then an even scratch is applied to form a key ready to receive the following coat. All solid wall areas are to have a base coat trowelled on to create a bond to the original stone. Dampen the area for new plaster before placing the first coat of plaster, which is to be pre-bagged Limelite renovation plaster and Limelite finishing plaster. Dub out coats not exceeding 10mm thick; allow each coat to set but not dry before subsequent coats are applied. 72h drying time is allowed between all coats. A third and final finish coat is applied. Aftercare will be required to ensure any shrinkage cracks are kept to a minimum, i.e., damping down at regular intervals until cured.

Details of capping to chimneys.

This section of the method statement has been prepared to discharge the LB/Planning condition relating to capping chimneys.

- Chimneys to be swept and cleaned of debris
- A ventilated cap to be fitted at the top of the chimney to prevent water, insect and bird ingress.
- Ventilation maintained
- The property has a variety of chimney pot styles; the material of the cap and its installation is assessed against its exposure to wind forces and to complement the existing pot.



Round clay pot caps



Square pot caps

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