

Brookhouse Barn, 218 Holcombe Road, Tottington BL8 4BQ

Proposed Works Schedule for Brookhouse Barn

To ensure the long-term good standing of the building, the following specific works are proposed. These are detailed below in reference to the various building elevations.

In addition to considerably improving the condition of the barn from a conservation and heritage perspective whilst preserving the original fabric and character of the building, these proposed works will also bring a significant visual improvement to the Greenmount street scene given the close proximity of the barn to the main road, that is also of both a local and community benefit.

NORTHERLY ELEVATION

- 1) Patch repoint wall as necessary (above barn door) and infill cracks to the top right hand corner of the right hand window and to the bottom right hand corner of the pitching eye using a colour matched NHL 3.5 RG lime mortar. Pre-mixed "Natural Lime Mortar" by LimeGreen is an appropriate high-quality product that would be used
<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements for patch repointing by SPAB / Historic England would be followed and works undertaken in a professional manner.

- 2) Repair damaged timber (like-for-like) on barn door / window frames / pitching eye and repaint.
- 3) Remove vegetation and surface soil from cobble setts to reduce dampness and return elevation to original appearance



- 4) Patch repoint wall between barn and gate as necessary using a colour matched NHL 3.5 RG lime mortar. Pre-mixed “Natural Lime Mortar” by LimeGreen is an appropriate high-quality product that would be used

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements for patch repointing by SPAB / Historic England would be followed and works undertaken in a professional manner.



- 5) Remove any redundant cabling from the wall surface whilst ensuring no damage to any stonework

WESTERLY ELEVATION

- 1) Patch repoint wall (also slot for incoming cables) as necessary, re-bed three loose stones, rake out and infill the horizontal joint to the middle section of the wall using an NHL 3.5 RG lime mortar. Pre-mixed "Natural Lime Mortar" by LimeGreen is an appropriate high-quality product that would be used

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements by SPAB / Historic England would be followed and works undertaken in a professional manner.

- 2) Patch repoint exposed verges as necessary using a colour matched NHL 5.0 RG lime mortar. Pre-mixed "Natural Lime Mortar" by LimeGreen is an appropriate high-quality product that would be used

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements for patch repointing by SPAB / Historic England would be followed and works undertaken in a professional manner.

- 3) Remove surface soil coverage and dense vegetation immediately adjacent to wall to reduce dampness

- 4) Repair wall by replacing missing stone highlighted below (like-for-like)



- 5) Remove any redundant cabling from the wall surface whilst ensuring no damage to any stonework

- 6) Repair, renovate and reinstate the broken mock large weathervane that was previously present on the gable end ridge, the components of which have been discovered in the gutters and on the roof. This weathervane was a distinct locally recognised feature.

SOUTHERLY ELEVATION

- 1) Patch repoint wall as necessary using a colour matched NHL 3.5 RG lime mortar. Pre-mixed “Natural Lime Mortar” by LimeGreen is an appropriate high-quality product that would be used

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements for patch repointing by SPAB / Historic England would be followed and works undertaken in a professional manner.

- 2) As damage to stone lintels is long standing and non-progressive, recess fill crack with an appropriate epoxy mortar and point with colour matched NHL 3.5 RG lime mortar. Products details as follows:

<https://www.helifix.co.uk/products/grouts-resins/crackbond-te-cartridge/>

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statement from Helifix and SPAB / Historic England would be followed and works undertaken in a professional manner.



- 3) Remove surface soil coverage and dense vegetation immediately adjacent to wall to reduce dampness
- 4) Extend existing rainwater downpipe to allow for rainwater drainage away from the building
- 5) Remove any redundant cabling from the wall surface whilst ensuring no damage to any stonework

EASTERLY ELEVATION

- 1) Remove foliage from verge as necessary

ROOF

- 1) Repair or replace (on a like-for-like basis) 6 damaged roof tiles to the southerly roof elevation as highlighted below in red, as a preventative measure for potential future water ingress



INTERNAL

- 1) Rake out and infill crack at high level beneath the middle truss using a colour matched NHL 3.5 RG lime mortar. Pre-mixed “Natural Lime Mortar” by LimeGreen is an appropriate high-quality product that would be used
<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements by SPAB / Historic England would be followed and works undertaken in a professional manner.

2) Infill areas of loose stone to right hand wall, high level to the rear elevation and return walls and locally patch repoint using a colour matched NHL 3.5 RG lime mortar. Pre-mixed “Natural Lime Mortar” by LimeGreen is an appropriate high-quality product that would be used

<https://www.lime-green.co.uk/products/lime-mortar/natural-lime-mortar>

Appropriate method statements by SPAB / Historic England would be followed and works undertaken in a professional manner.