
Method statement for the conversion of stables into a residential dwelling for Manor Farm, Hayling Island.

PROJECT: Conversion of stables into a residential dwelling for Manor Farm, Hayling Island.

LOCATION: Osier Dell Manor Farm, Manor Rd., Hayling Island, Hants, PO110QW

DATE: June 2017

PWP ref: 5384

Listed Reference

GRADE: II

DATE LISTED: 04-Oct-1988

ENGLISH HERITAGE BUILDING ID: 1092101

1) Introduction

- 1) This method statement has been prepared by PWP Architects in support of a planning application for the conversion of stables block located within the curtilage of Osier Dell, Manor Farm, to become a residential dwelling.
- 2) The statement will: describe the existing internal and external fabric, plus outline any internal or external works including proposed removals, replacements and additions.
- 3) The original stables were constructed in the 18th Century, probably c1777 when The Manor House was built. Since its inception, there have been several additions.
- 4) This method statement makes reference to these later additions and intentional changes to these. The proposed changes to the external fabric actively make reference to and enhance the building's former use. The proposed alterations are in keeping with the original building's existing features, linked to its previous use. Later additions which detract from the origin fabric are removed.
- 5) This document should be read in conjunction with the submitted drawings and any appendices that have been referenced.

PROJECT
PARTICULARS

Client	Mr & Mrs Walters
Reference	Barn conversion
Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island,
PO110QW	
Job no	5384
Date	05/06/2017

2) External Walls

- 1) We have made efforts to retain as much of the existing structure as possible.
- 2) Areas of repointing to be identified on site by architects. Lime mortar to be used.
- 3) Bricks that need replacement should match in colour and pattern to existing structure.
- 4) Lime and mortar plaster should be carefully removed by hand to reveal brickwork.
- 5) Infill any voids with reclaimed brickwork.
- 6) Retain hooks, reinforcing tie rod ends (figure 4), or any other extruding element that is original to the construction of the build.
- 7) Walls to be insulated on the inside using insulated plasterboard on battens.



Figure 1 – Cornice detail



Figure 2 – Roofless wall to be retained on North elevation.

3) Semi derelict arch wall

- 1) Photographic survey to be taken prior to works.
- 2) For health and safety reasons the arch needs to be broken after the ground is covered with soft materials to avoid further damage to bricks.
- 3) Clean the bricks of previous mortar. Carefully stack for re-use.
- 4) Broken bricks to be replaced with reclaimed equivalent that match the existing in pattern, size, and colour.
- 5) Remove and dispose of loosely hanging cart door panels.
- 6) The composition of the cornice (figure 1) will need to be carefully re-created. It features 3 rows of brickwork. The lower row advances by half a brick's width from the plane of the wall, and is a running bond. The second row advances by another half a brick and is composed of header bonds. The third row is in the same plane reverts back to the running bond.



Figure 3 – Semi derelict archway with loosely hanging doors panels



Figure 4 – redundant reinforcing S shaped tie rods to be stored and re-used

4) Gable end

- 1) The original stable is currently sub divided in 3 bays due to good quality full height internal brick gable walls. These will be retained.
- 2) However, the gable wall at the extremity of the property is in poor condition and only encloses the building with the help of a metal corrugated sheet on the upper part of the wall (figure 5).
- 3) This unstable sub division will be removed and disposed of to welcome the chimney as part of the new lounge. Its original brickwork will be recycled.
- 4) For health and safety reasons this gable wall needs to be broken after the ground is covered with soft materials to avoid further damage to bricks.
- 5) Care needs to be taken to not damage retained walls and chimney.
- 6) The proposed gable end will be pushed outwards to follow the original footprint of the stables, as dictated by the extent of the brick paving (figure 7), and the existing stone wall.
- 7) The existing stone wall (figure 6 & 7) will be used as a base to the new gable end. All rubble will be disposed of and the wall levelled. This level will be established once a more thorough assessment is made.
- 8) This new gable end will be built above the existing wall in the same style as the rest of the stables, paying particular attention to the existing Sussex bond and occasional grey header pattern.
- 9) The existing opening will be retained with a new doorway following the same outline as the previous opening (figure 8).

PROJECT
PARTICULARS

Client
Reference
Location
PO110QW
Job no
Date

Mr & Mrs Walters
Barn conversion
Osier Dell, Manor Farm, Manor Rd, Hayling Island,
5384
05/06/2017



Figure 5 – Corrugated metal sheet

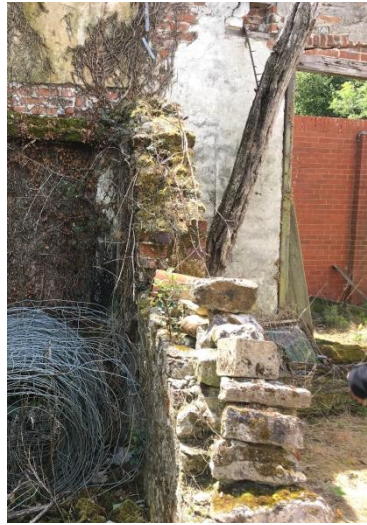


Figure 6 & 7 – Proposed East gable wall (chicken wire to be disposed of).

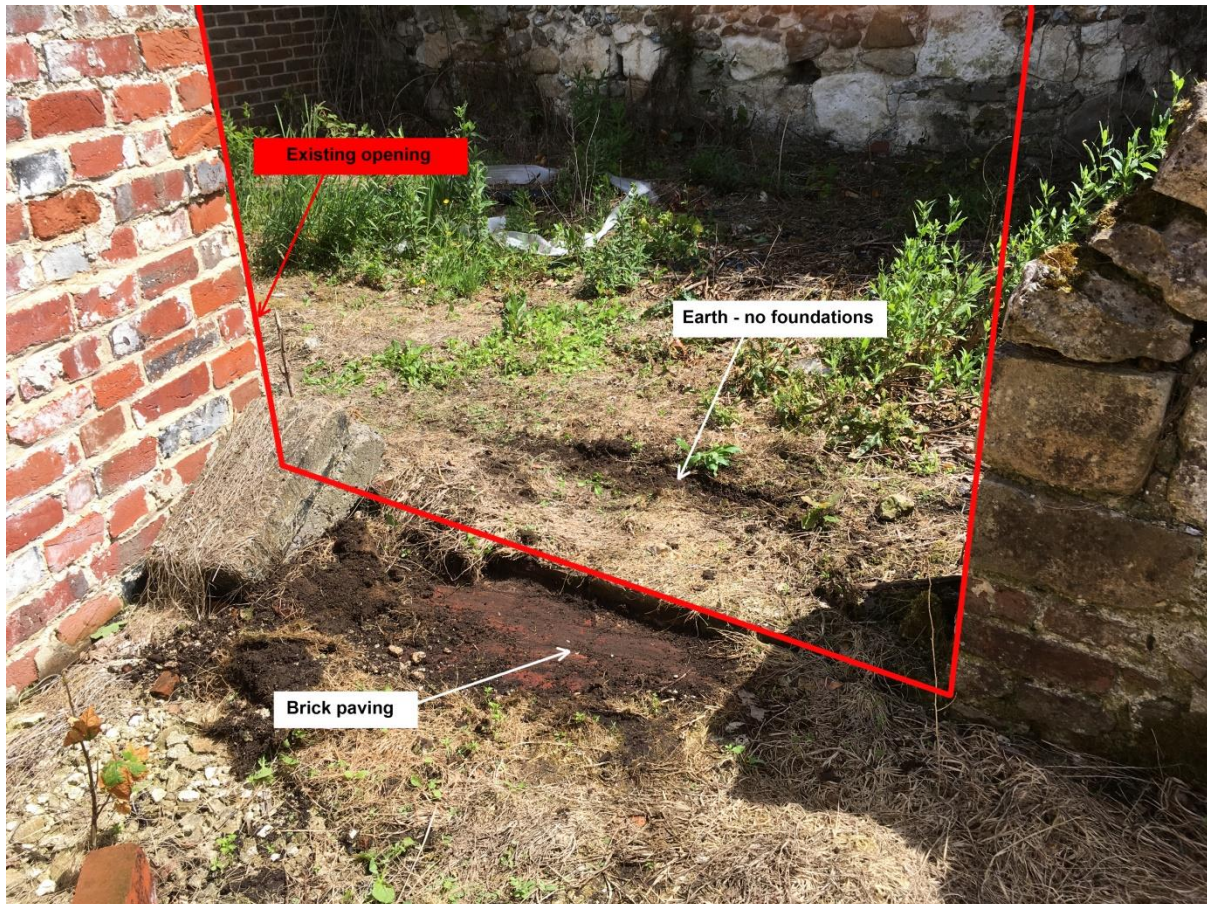


Figure 8 – Original footprint of build denoted by change in surface. Evidence of original opening.

PROJECT
PARTICULARS

Client
Reference
Location
PO110QW
Job no
Date

Mr & Mrs Walters
Barn conversion
Osier Dell, Manor Farm, Manor Rd, Hayling Island,
5384
05/06/2017

5) Roof Structure

- 1) Check the integrity of all the trusses. Add a ridgepiece.
- 2) Beams that have snapped to be removed and re-used in another part of the building.
- 3) Tiles on the east end of the roof (in the bay featuring the chimney) will be removed. The removed weight from the roof will allow structural amendments to the existing timber roof trusses (figure 9).
- 4) There are 5 existing timber roof trusses in the roof which include tie beams/lower chords, straining beams and (on some) angled strutted queen posts.
- 5) A structural frame solution has been looked at and we have consulted with a structural engineer to see if an amendment to the truss is possible.
- 6) Currently the bottom part of the truss' tie beam is 1.4 – 1.5 m above FFL (Finish Floor Level). We need this to be increased by minimum 0.5m to 4 out of the 5 trusses.
- 7) The solution proposed would be to place another tie beam/lower chord, at a comfortable head height from FFL, before cutting the bottom cord and re-using it as tie beam for the following truss.
- 8) As the Wall plate is above the second floor level by some 1400mm we expect the structural engineer to wish to add additional bracing to this wall/ wall plate/ rafter feet area. This is not as a result of the conversion but good practice in a building of this age.



Figure 9 - Roof structure to be re-built



Figure 10 – Existing roof covering to be retained in part.

6) Roof covering

- 1) Existing clay tiles and bitumen felt under existing clay tiles was laid 30 years ago and are in adequate condition. Missing or broken tiles can be replaced with reclaimed equivalent.
- 2) Cover the re-constructed East end with reclaimed equivalent.

PROJECT
PARTICULARS

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Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island,
PO110QW	
Job no	5384
Date	05/06/2017

- 3) The corrugated roof on the 1970's lean to will be replaced by metal standing seam sheets. Existing flashing will need to be replaced.

7) Demolition of existing rear stables and adjoining blockwork

- 1) This 1970's lean-to has no historical significance and is of poor quality. Its demolition will be replaced by a superior, modern, more spacious extension.
- 2) After some examination it has been established that the demolition will not affect the stability of the northern stables walls on which it is leaning on.
- 3) Care will need to be taken to not damage the brickwork of the original stables when demolition takes place.
- 4) London brick and asbestos corrugated roof to be disposed of carefully, following health and safety regulations.
- 5) Existing foundations to be grubbed out and disposed of.
- 6) Remove the white paint of the newly exposed stables wall to reveal the original brickwork.



Figure 11 – 1970's lean to



Figure 12 – Interior



Figure 13 – Blockwork to be removed

8) Doors and windows

- 1) Photographic survey to be carried out to show size and shape before work progresses.
- 2) For the insertion of new openings in retained walls, ensure that the bricks removed are recycled. Steel support will ensure the stability of the wall opening prior to any of these works.
- 3) Remove and dispose of original derelict window frames. Replace with matching equivalent. Natural oak finish. See window details.

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Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island,
PO110QW	
Job no	5384
Date	05/06/2017

- 4) The cart door panels loosely hanging from archway will be removed, but evoked through the frame shape of the window and French doors that are to be installed.
- 5) Retain and re-use original door (figure 14) in the new East gable end, where there is evidence of an existing door opening.
- 6) Salvage and re-use window boards (figure 16).



Figure 14 – Door for re-use



Figure 15 – Doorway to be re-opened



Figure 16 – window boards for re-use



Figure 20 – derelict casement window



Figure 21 – Wide opening and hayloft opening above.

PROJECT
PARTICULARS

Client	Mr & Mrs Walters
Reference	Barn conversion
Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island,
PO110QW	
Job no	5384
Date	05/06/2017

9) Ground Floor

- 1) It is proposed to keep the foundations of the existing stables.
- 2) The floor currently inclines towards the troths creating a difference of 130mm in head height.
- 3) The single layer of uneven brick paving will have to be removed and recycled for the entrance, kitchen/dining area, and garden patio.
- 4) Rammed earth beneath will be levelled, covered with a DPM layer, insulated, and have 100 mm of concrete poured over. Lap up the DPM to the wall to avoid damp.
- 5) Strip foundations to the structural engineer's design for rear extension.



Figure 22 – Internal original brick paving



Figure 23 – Paving found in derelict East end of build.

10) First Floor structure

- 1) Check the integrity of all the beams and floor joists.
- 2) Inject dry rot treatment. Treat for woodworms (figure 28).
- 3) Remove nails. Rub down and clean.
- 4) Dilapidated lath and plaster finish to be removed.
- 5) Floor joists and beam to be removed in proposed double height entrance space, and (if structurally sound) re-used in the rest of the build.
- 6) Ensure that the whole structure is stable before removing reinforcing wooden posts, beams and concrete footing (figure 26).
- 7) Add structural members in between existing beams and joists for further rigidity.



Figure 24 – Lintel that needs structural assessment



Figure 25 – Post in need of removal



Figure 26 – Reinforcing wooden structure with concrete footing to be removed



Figure 27 – Hatch to attic to be covered



Figure 28 – Woodworm infected beam to be treated



Figure 29 – Reinforcing wooden posts to be removed

PROJECT
PARTICULARS

Client
Reference
Location
Job no
Date

Mr & Mrs Walters
Barn conversion
Osier Dell, Manor Farm, Manor Rd, Hayling Island,
5384
05/06/2017

11) Landscaping

- 1) Garden to be cleared of chicken wire and all non-original remains.
- 2) Gravel to denote vehicular access and parking space.
- 3) Use recycled brick for the external paving and patio area.
- 4) Stone paving at doorways (figure 30) to be removed and located elsewhere on site.
- 5) Structure leaning against flint boundary wall in southern part of garden to be retained.
- 6) Assessment about the paving to the north of the garden (at the entrance on site) will be made on site once works commence.
- 7) The wall that extends from the archway to form an enclosed garden (at the East of the plot) should be reduced in height by removing part of the unstable, non-original, upper brickwork. A triangular formation leaning towards the intersecting wall (belonging to Manor house) should be retained to create a reinforcing corner and increase rigidity to that part of the wall. This wall also has an opening (figure 33) that is blocked with brickwork which should be re-introduced to create a path into the enclosed garden. The extruding beam will be removed and disposed of.
- 8) Ensure that the drainage holes are safely covered.



Figure 30 - Original stonework at doorway



Figure 31 - Debris to be removed.



Figure 32 –East boundary wall. Chicken wire to be removed.



Figure 33 – Remove brick work to re-introduce opening.



Figure 34 – Drainage hole to be covered

PROJECT
PARTICULARS

Client
Reference
Location
PO110QW
Job no
Date

Mr & Mrs Walters
Barn conversion
Osier Dell, Manor Farm, Manor Rd, Hayling Island,
5384
05/06/2017



Figure 35 – Entrance to site with paving running the length of the barn to be relayed for level patio.



Figure 36 – Original remains of structure south of the garden to be retained

12) Miscellaneous

- 1) Chimney to be retained and cleaned. Base to be reconstructed as original with reclaimed brickwork. Lime and mortar plaster to be carefully removed to reveal original brickwork. Same treatment to chimney flue. A traditional cast iron stove will be integrated inside so the roof will have to accommodate this.
- 2) Dispose of the low level triangular wooden structure (figure 38). Fill void in wall with reclaimed brickwork.
- 3) Salvage the harness hanger (figure 39) for re-use.



Figure 37 – Original chimney



Figure 38 – Wooden structure inset in brick walls to be removed.

PROJECT
PARTICULARS

Client	Mr & Mrs Walters
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Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island,
PO110QW	
Job no	5384
Date	05/06/2017



Figure 39 – Hanger to be salvaged and re-used



Figure 40 – Chimney flue. Lime mortar plaster to be removed

Conclusion

This application is for the conversion and minor extension of a former stables block to allow it to become a residential dwelling. The proposed alterations are light in touch to ensure the integrity of its former agricultural use of stables remains. The change of use will create a dwelling that references and enhances the nature of the building as stables and is appropriate to the adjacent curtilage.

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