Barn Conversion at
Manor Farm Granaries, High Street Brington
Huntingdonshire PE28 5AF

Methodology for the proposed works

LISTED BUILDING CONSENT: 21/00374/LBC

September 2024

Produced on behalf of:

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1. SCOPE OF THE DOCUMENT

1.1 This Method Statement has been prepared in accordance with a Condition of Listed Building Consent granted by Huntingdonshire District Council. It concerns a collection of farm outbuildings on land adjacent to The Old Manor House, Brington, Huntingdonshire PE28 5AF which are to be converted into a single residential dwelling.

1.2 The 16th century Old Manor House is Grade-II* Listed. The collection of farm outbuildings are not included in the List-Entry but fall within the curtilage of the listed building. The farm outbuildings contain elements of 18th century work whilst the majority of the buildings are 19th century with 20th century additions.

1.3 The Methodology concerns the works required to existing and new elements of the buildings for the conversion. It is not a Health & Safety Method Statement or a Risk Assessment.

2. THE PROPOSED DEVELOPMENT

2.1 A Building Condition Report commissioned by the applicant concluded that the buildings, that are to be converted, are in relatively sound condition given their age and lack of maintenance and suitable for conversion. An application was therefore submitted to convert the oubuildings into a residential dwelling keeping the character and external appearance as much as possible:

2.2 Subsequently, on the 9th December 2021, Listed Building Consent **21/00374/LBC** was granted to **Mr S Welman**, for: *"Conversion of Building (Agricultural) to single Dwelling"*

2.3 The area and layout of the proposed development is defined on the latest versions of **Blueprint Architectural Design** drawings submitted with the Planning Application.

2.4 **Condition 3** of the Consent states:
"Prior to the commencement of works, approval of a detailed methodology for the proposed works including details of design and materials such a methodology to also include:
1) Detailed scale elevation and section drawings of all proposed new windows including glazing bars, lintels, sills, and reveals and details of materials and finishes.
2) Detailed scale elevation and section drawings of all proposed new doors including glazing bars, lintels, sills, and reveals and details of materials and finishes
3) Detailed scale elevation and section drawings of all proposed rooflights including glazing bars, showing the rooflights within a section of the roofslope to be flush with the roofslope.
4) Detailed scale elevation and section drawings of all proposed works to existing doors and doorways, windows and existing apertures including doors, door frames, fenestration, glazing bars, lintels, sills, and reveals and details of alterations, materials and finishes.
5) Detailed scale elevation and section drawings of all proposed dry lining to walls and details of construction, materials and finishes.
6) Detailed scale elevation and section drawings of proposed works to the existing open south elevation and timber posts of the north wing of the U shaped range of outbuildings including the glazing bars, lintels, sills, reveals and details of retention of existing timbers, proposed construction, materials and finishes.

3. THE HISTORIC BUILDING

List Entry Description

3.1 List Entry Number: 1317752 - The Old Manor House acquired Listed Building status in 1973 with an amendment in 1987. The List Entry is as follows:

"House formerly a farmhouse. Mid C16 incorporating an earlier timber-framed building with C17, C18 and C19 alterations and additions. Timber-framed with plastered infill and later brick nogging, red brick painted, and dressed limestone and limestone rubble. Thatched roofs. Two storeys, with attic and cellar. L-plan, main east-west range with jettied attic floor, of three nearly equal timber-framed bays, extended in late C17 or C18 to east by one bay and joined to earlier building to south forming a south wing also extended to south by large gable end stack; lean to and cellar added in C18 to north-west, (other lean tos to north now demolished). West elevation: Gable to main range with exposed close-studded timber-frame and with ogee braces, jetty to attic floor formerly with jetty brackets, timber-frame at ground floor partly removed for recessed porch with panelled door to right hand, red brick outshut to left hand, internal stack and main stack to rear; south wing with exposed timber-frame showing clearly the different building periods with red brick gable end stack. Fenestration; two ground floor canted hung sash bay windows, one small fixed light window, and two sixteen-paned hung sash windows similar to two first floor windows with one nine-paned hung sash window; one six-paned hung sash window. Interior: Main range, original plan of two bay hall and hall chamber with single bay rooms at each floor level to west; the large limestone chimney stack (qv Springhill Farmhouse, Molesworth dated 1629) is possibly an insertion. Stop-chamfered ceiling beams (qv The Gables and Yew Tree Cottage, Brington), with similar detail to posts of central truss of hall with cambered tie beam and cranked braces; roof with wind braces to each bay and braced collar beams to side purlins at each truss with yokes and ridge piece; plaster torched between rafters of light scantling. Main early C17 hearth of dressed limestone with plain chamfered quoins and mantel beam, inglenook with pointed arched head, niche, and inserted baking oven; hearth to south wing with mantel beam.".

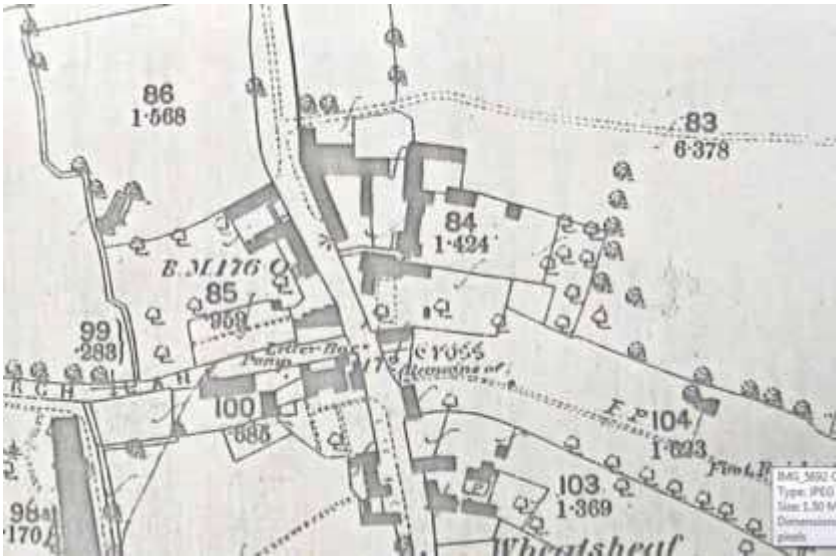
Curtilage Outbuildings

3.2 The Manor House predates the outbuildings which presently occupy want was the former farmyard to the house. A historic enclosure map from 1804 shows that at the start of the 19th century there are four separate buildings to the north of the Manor House. An L shaped range to the west and three rectangular buildings to the east, it is likely that these were animal shelters.



The layout of the farm in 1804 showing the L shaped range and 3 additional buildings

The 1887 the OS map shows two separate ranges of buildings which make up two fold yards to the north of the Manor house.



The layout of Manor Farm in 1887 showing the 2 ranges of buildings forming fold yards

It may be significant that in 1887 access to the house is along the track to the north, but by 1901 this has disappeared and the house is now clearly separated from the farmyard with its own well defined enclosure to the rear.



The layout of Manor Farm in 1901 showing the Manor House separate from the farmyard

The farm stockyards remained substantially unchanged from 1901 but by 1975 the farmyard had been transformed by the addition of a large steel framed shed and grain storage facilities. The shed and grainstores were built between 1958 and 1975. By 1999 further steel framed buildings had been added to the farmyard.

The Manor Farm Granaries consist of a U shaped range of adjoining outbuildings, built around the open yard on the south side.

4. OBJECTIVES

4.1 The works to the farm outbuildings is to be undertaken with a view to:

1. Creating a residential dwelling that upholds the aesthetic historic character of the existing building.

2. Retaining elements of the building where possible which are in a suitable condition.

5. PROPOSED WORKS

General Works

5.1 The applicant previously commissioned a structural inspection of the barns which concluded much of the existing building fabric can be retained and that no major structural work is required in the proposed conversion to habitable accommodation. Please see details of the proposed works below:

-Any necessary maintenance style roof level repairs to be adopted to ensure that finishes are restored to a fully weathertight condition. Where needed, additional reclaimed tiles are to be installed to match the existing clay half round ridge and clay pan tiles.

-The existing guttering and rainwater pipes are light grey uPVC. The applicant intends to replace these with black alumimium half round guttering and round rainwater pipes which will look more appropriate on a heritage building. The existing timber fascias are to be retained and re-stained and replaced to match existing if and when necessary.

-The existing roof structure to the barns is in a satisfactory condition, meriting only occasional minor maintenance style repairs. All existing principal roof members to be retained, together with common rafter infill.

-Following exposure of all elements of the main load-bearing external wall fabric, essential maintenance style repairs to be carried to make good weathered bed-jointing and brickwork with use of matching re-claimed bricks and colour/texture matched repair mortar.

- Slot cuts to be formed through the existing, retained, concrete ground bearing floor slabs, to facilitate provision of new below floor incoming service ducts or outgoing drainage pipes respectively, patch repairs to be adopted along cut lines. Insulation and floor finish to be installed above retained floor slabs

-New below ground stormwater drainage pipes and fittings to all of the building to be provided. Pipes to discharge out to soakaways set in areas of soft landscaping positioned a minimum of 6.0m beyond the nearest point of walling to any part of the premises. Replacement downpipes to connect into accessible trapped gulleys connected to the ends of the new below ground stormwater drainage pipes and fittings.

New Windows

5.2 Whilst existing apertures have been retained and repurposed as much as possible, there will be the need to introduce a number of new apertures/windows to convert the outbuildings into a modern residential dwelling. The new windows have been designed to match the size and style of the existing. They will be constructed of hardwood and painted cream with brick head and sill details to match the existing. Please see additional drawings and window schedule for full details.



Fig 1: Image of existing window

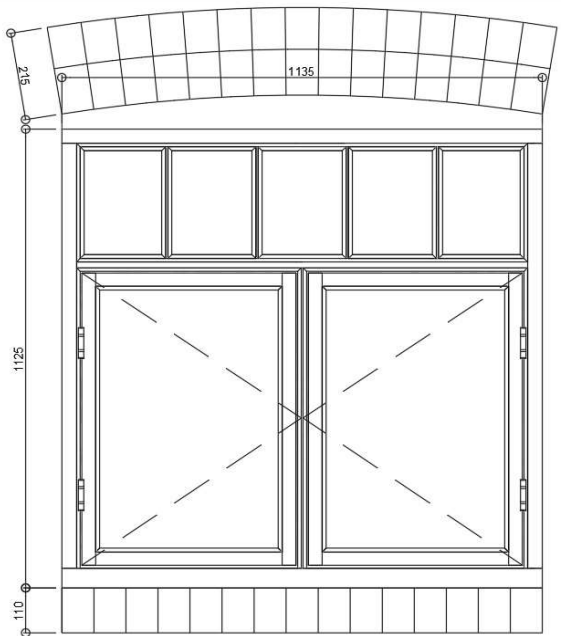


Fig 2: Elevation of new window design

5.3 It will be required to fit a number of windows to existing door apertures to suit a residential layout. A new window to match the existing will be added and it is intended to retain the existing stable doors as a feature to complement the new windows.



Fig 3: Image of existing door

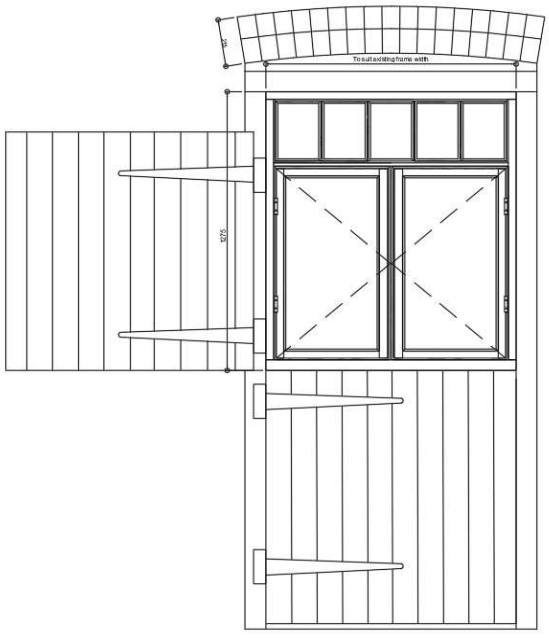


Fig 4: Elevation of new window design

The existing door frames will be retained/repaired with the cream paint finish renewed where required. The bottom of the existing door aperture will be infilled. The bottom half of the existing stable door is to be fitted below the new window. The retained stable doors will have the existing green paint carefully stripped off door and the timber finished with a dark wood stain to match the existing timber fascias and timber posts.

New Doors

5.4 It will also be required to fit a number of doors to existing window apertures to suit the new layout layout. Where this is the case the existing lintel support will be retained with the existing window and bricks below to be carefully removed to accommodate the new doors.



Fig 5: Image of existing window

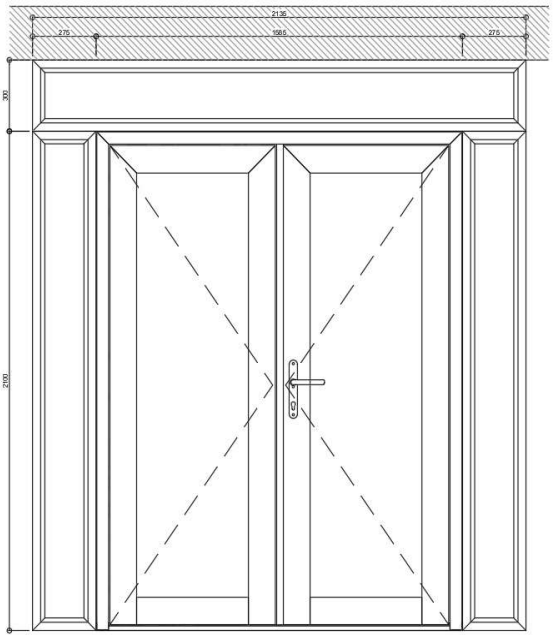


Fig 6: Elevation of new glazed doors



Fig 7: Image of existing timber door

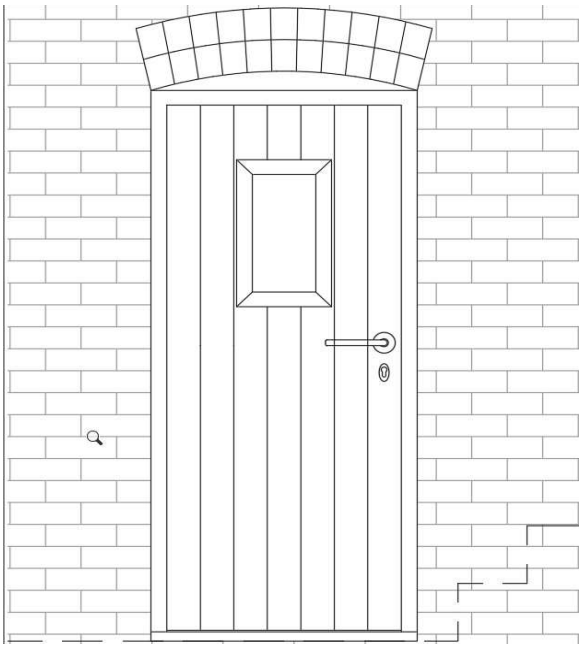


Fig 8: Elevation of new solid timber door

A number of glazed doors are proposed to let in natural light to the interior. These will be manufactured from timber and finished with a dark wood stain finish so that they do not look out of place with the existing external timber features. A new solid timber door is also proposed (D-06), this will match the style of the existing timber door located on the East Courtyard Elevation (D-05). Please see additional drawings and door schedule for full details.

Proposed Roof Lights

5.5 A number of roof lights are proposed. These will be Velux conservation roof lights which have a slimmer profile black exterior and sit flush to the roof tiles to resemble a traditional Victorian cast iron singe-glazed window. With a white-painted finish on the inside the exterior covers are constructed in black aluminium, whilst the vertical glazing bar delivers a classic, traditional look.



Fig 9: Velux Conservation Roof Light

Existing Windows, Doors and Apertures

5.6 It is proposed to replace a number of existing windows. These windows will be replaced with similar looking double glazed windows. It is felt that it is justified to replace the windows in these instances so that all the windows are thermally efficient and have a coherent look to them.

In the case of the replacement Kitchen windows (W-14 & W-15) the new windows will match the corresponding windows on the Southern elevation (W-09 & W11) and will also enable the applicant to introduce additional ventilation to the Kitchen

It is also proposed to replace a set of existing timber glazed French doors which have started to rot. The new doors (D-03) will accommodate the higher insulated floor level, be more thermally efficient and match with the new adjacent Kitchen French doors.



Fig 10: Existing Kitchen window

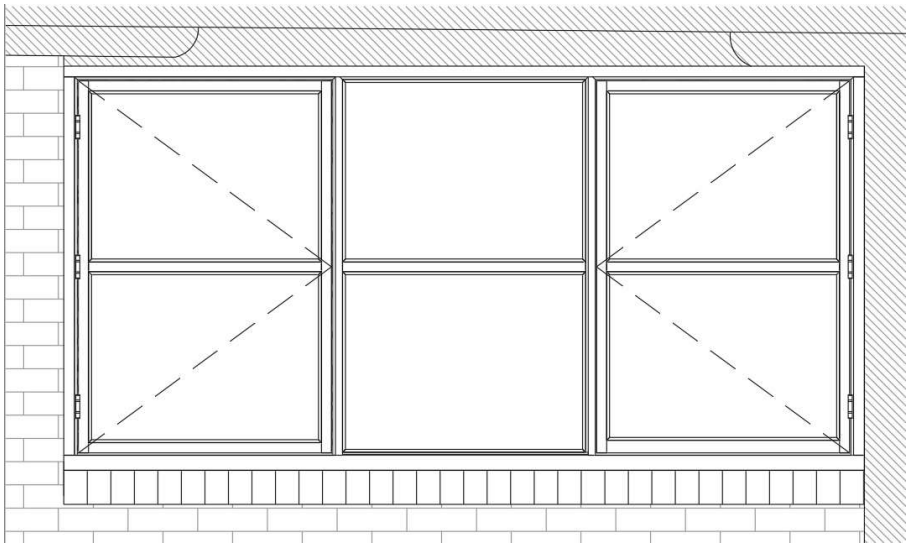


Fig 11: Proposed Kitchen window (W-15)



Fig 12: Image of existing French doors

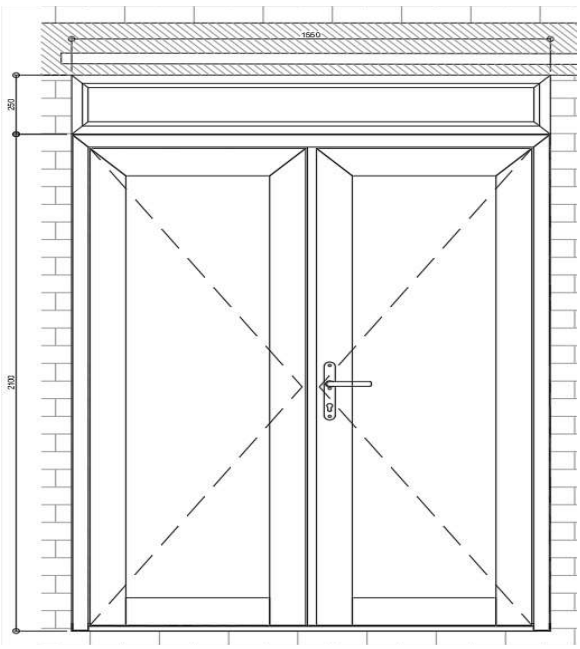


Fig 13: Elevation of new French doors (D-03)

It is also required to shorten two existing doors to accommodate the higher insulated internal floor level and infill two door apertures to suit the new layout. Please see additional drawings and door schedule for full details.

Drylining to Walls

5.7 Existing external walls are to be thermally upgraded. Walls to be lined internally with 50mm Celotex GA4000 rigid insulation board, all joints to be taped and perimeters to be mastic sealed to create vapour barrier, all in accordance with Celotex installation details. 25x50mm battens to be fixed over insulation at 600mm centres with 12.5mm plasterboard and skim finish ready for decoration.

This construction meets the required U-value of 0.30W/m²K as stipulated in Table 4.3 of Building Regs Part L1(a). Existing brick piers to be left exposed between areas of insulated wall.

Open South Elevation and Timber Posts of the North Wing

5.8 It is proposed to retain all of the existing horizontal timbers and timber posts to the South Elevation. The dark wood stain finish to these timbers will be renewed where required. New hardwood windows with a dark wood stain finish to match the existing timbers will be fitted with matching timber lintels and brick cill details. The bottom of the existing apertures are to be infilled with reclaimed bricks to match the existing

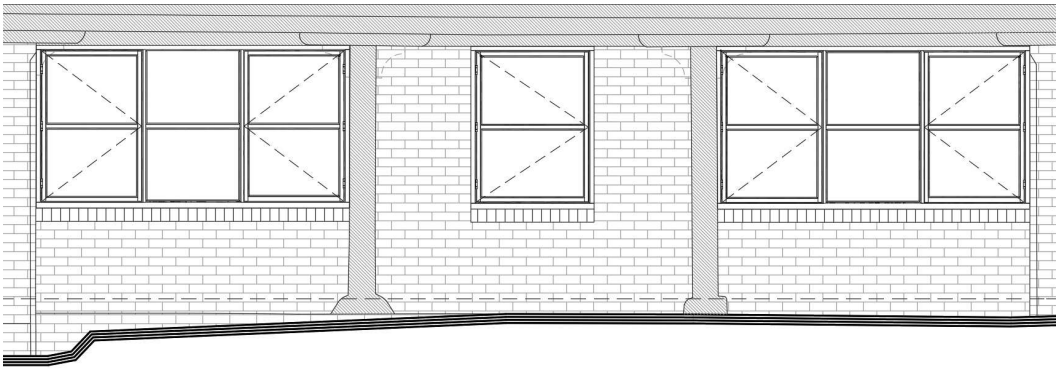


Fig 14: Proposed Works to South Elevation