

CLIENT:

Mr P. Kane

TITLE:

Methodology Statement

PROJECT:

House 2 - Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse.



DATE:

08.07.2024

REF:

251-24-R1

LOCATION:

**Oldfield Road Farm
Oldfield Road
Honley
Holmfirth
HD9 6RL**

Company No. 11767012

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- This Methodology Statement accompanies a full planning application and application for Listed Building Consent for the Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse at Oldfield Road Farm, Oldfield, Honley. This methodology statement is prepared for 'House 2' only.
- The conversion of the existing building and new build extension to House 2 :-
 1. The existing building retains a sectional concrete slab with a varying level of approx. 50mm with a latter addition timber first floor. At present the clear head height is a maximum of 2m clear at ground floor level. The existing concrete slab is level with the external ground level adjacent the central opening facing the courtyard although the external ground level becomes lower on the opposite north east and south east elevations. As a result the existing external walls become retaining in part. It is proposed that the existing concrete slab is removed and reinstated circa 300mm lower than existing to provide additional head height. Reinstating the concrete slab will allow for a modern floor build-up and will also allow a tanking system to be incorporated to the retaining wall elements. This will provide a thermally efficient floor build up and in conjunction with underfloor heating within a screed layer, will provide the basis of a sustainable dwelling.



Photo 1

2. The existing internal render in the historic part of house 2 is to be carefully hacked off/removed using hand tools (as shown in photo 1)
3. The existing gable facing Oldfield Road has experienced significant structural movement as shown in photo 2. Given the last use of the site and the location of the gable it is highly likely this has been the result of machinery/vehicle impact. The existing gable supports the purlins above for the existing roof structure. The existing raised floor is constructed of a concrete slab with extensive amounts of rubble fill below. The volume of fill has also contributed to pushing the lower section of gable

wall out. As a result it is proposed this gable wall is to be carefully taken down and rebuilt utilizing the existing stone and coursed as existing.



Photo 2

4. Given the existing approval for new openings to the rear aspect, very little of the existing external walls remain (circa 25%). With regards to the need for a tanking system to be installed due to the external levels on the opening closest to Oldfield road it is proposed a stud liner wall is installed to the remainder of the existing external walls. This will be set a minimum of 50mm away from the internal face of the existing stonework providing a clear cavity. The stud liner wall will be insulated and will receive board and skim. This element, coupled with high performance glazing and reinstated floor construction will ensure the building is extremely thermally efficient.
5. The existing timber first floor is not original to the property and has been added at some stage in the 1900's. The main supporting beams are in poor condition at their bearing locations and it is currently unsafe to gain access to the first floor. Given the existing first floor is not original and has no historic importance it is proposed this is fully removed and new softwood floor joists are installed, supported off air dried exposed oak beams.
6. The existing roof structure comprises of 2No. timber trusses and 2 purlins to the front and rear pitch. The existing purlins have experienced significant signs of movement and are at the point of failure. The existing purlins have experienced dry rot and wood

worm infestation, this is beyond 60% of the extents of the purlins. In addition, both existing trusses have experienced extensive wood worm damage and now crumble away to the touch. There is no longer any structural integrity to the existing roof structure and the timbers are beyond repair. Given the extensive damage to the existing timbers it is proposed the existing roof structure is removed and replaced fully. The replacement roof structure will comprise of 2No. green oak trusses, green oak purlins, softwood rafters with rigid insulation between and below, breather felt, battens and re-use of the existing stone slates.



The property is to be finished to an extremely high standard and will be further preserved for many years to come.

This method statement has been produced following a site meeting with the Conservation/Listed Building Officer – Sebastian Pickles on the 4th of July. Hinchliffe Architecture & Design Ltd. would politely request the delegated officer to contact us if they

require anything further to satisfy themselves the proposed works, as described above, are acceptable.

General notes to contractor – site preparation

- The building will be situated within a secure site boundary made up of Heras fencing, to enclose the working areas / exclusion zones within the site.

- Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site:
 - Danger Demolition/Construction in Progress
 - Danger Demolition/Construction Keep Out
 - Personal Protective Equipment requirements
 - Warning to Children

- All visitors to the area of site works will be asked to sign in within the site office. They will be inducted into the activities being carried out that day and at all times whilst they are on site they will wear the required PPE and they will also be escorted by a member of staff.

- Where asbestos is found onsite, a suitably approved licensed Asbestos Removal Contractor will be appointed to carry out the removal of all asbestos containing products.

- Internal acro props to be installed to provide temporary support to unstable roof timbers.

- Some de-vegetation of the elevations will be required prior commencing.

Working Hours

08:00 am - 18.30pm Monday-Friday

8.00am – 16.00pm Saturday

No working hours on Sunday or Bank Holidays