

Re-Build Method Statement

Whiston Eaves Stable Block, Heath House Farm,
Ross Road, Whiston, Staffordshire.
Mr C Maddock.

Revision 20th May 2020

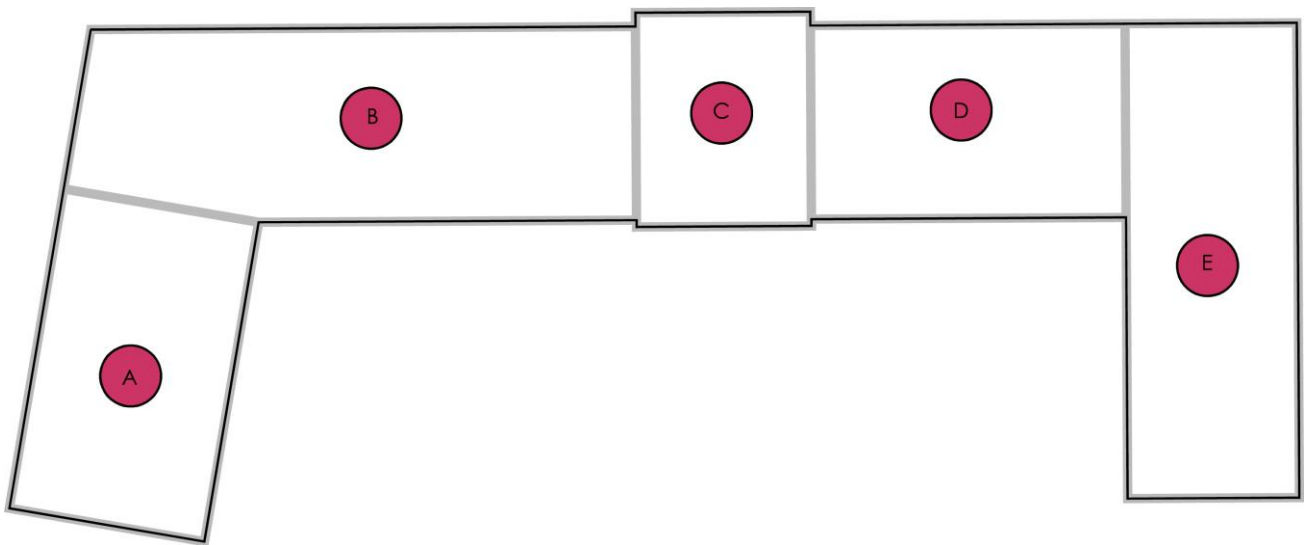
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1.0 INTRODUCTION

- 1.1. Whiston Eaves Stable Block was a Grade II Listed Building which was dismantled with Planning Approval (SM98-0282LB).
- 1.2. A condition of this approval was that an Archaeological record is made of the condition of the building and its dismantling be made. WBB Minerals commissioned SCC Historic Environment to record the building on the 28 June 2007 and it is this survey and recording on which we will base our re-building Method Statement.
- 1.3. This report divides the building into five individual blocks A to E inclusive and our statement and any reconstruction drawings will be based on these individual blocks and identified thus.



2.0 COMMON DATA FOR THE COMPLETE RE-BUILD

- 2.1. Following its dismantling in 2007 the building has now lost its listed status and the Planning Permission to which this Method Statement applies is for a new dwelling and associated holiday cottage at Heath House Farm.
- 2.2. As this is a new dwelling with no listed status its reconstruction will have to comply with current building regulations with regard to insulation of floors, walls and roof.
- 2.3. Consequently the interior will be constructed of modern materials which comply with the appropriate regulations and the interiors therefore will bear no relationship to the original survey, however some interior features are to be retained as part of the current proposal.
- 2.4. The reconstruction is on a new site, approximately one mile away from where the stable originally stood. The new site is gently sloping whilst on the old site, the North façade formed part of an embankment with the adjoining road and none of the stone against the embankment or below ground level was salvaged, but as the reconstruction is the same height as the original there will be a shortage of new stone.
- 2.5. The required 'U' value for the main walls is 0.21W/m²/k which can be achieved with a cavity wall construction of 140mm Stonework, 100mm Hemelite blockwork, 100mm cavity to include 50mm Celotex insulation, 100mm Hemelite blockwork and 37.5 mm of Celotex PL4000 thermal laminate board on dabs, giving a total wall thickness 488mm.
- 2.6. Fortunately the majority of the existing ashlar is 300 mm thick so we intend to saw this down the centre giving two blocks of 150 mm and the new stone face of the inner-block will be dressed to match the existing stone face, or left sawn if it is intended to be used as quoins. In this way we can ensure there is sufficient stonework for the complete project.
- 2.7. Whilst the building is no longer listed it is our intention to replicate the external appearance of the original building as closely as possible.
- 2.8. The following materials are to be used for all elements of the building:
 - 2.8.1. Roofs: Marley Eternit Plain Clay Tiles. Colour: Hawkins Blue Smooth.
 - 2.8.2. Walls: External – Existing ashlar re-used with Lime / sand mortar consisting of NLH3.5 with well graded sharp sand of 2 - 0.075mm at a ratio 1:2.5. Internal - Hemelite blockwork with cement / sand mortar.
 - 2.8.3. Floors: Ground Floor - 75 mm screed on 150mm Celotex insulation on 150mm deep Pre-cast beam and block.
 - 2.8.4. First Floor – 22 mm t & g boards on timber floor joists.
 - 2.8.5. Windows: Painted Softwood timber throughout. Colour Basalt Grey RAL 7012. Conservation Style Velux Rooflights. Colour: Black.
 - 2.8.6. R.W. Goods: Heritage cast iron look aluminium on rise and fall brackets. Colour: Black

3.0 GENERAL METHODOLOGY

- 3.1. The ground over whole of the proposed internal floor area to be excavated for new basement to a depth of between 3m & 4m.
- 3.2. New basement walls to consist of ICF system with 200mm wide reinforced concrete core, basement walls terminating 225mm below external ground level and taken down to 300mm thick reinforced concrete raft foundation.
- 3.3. Off basement walls, construct beam and block to ground floor as specified in 2.8.3 above.
- 3.4. Off new basement walls / new ground floor, construct new stone cavity walls as described in 2.5 to first floor level in lifts not exceeding 900 mm.
- 3.5. Off internal floor construct in either 100mm or 140mm new internal walls to first floor level in lifts not exceeding 900mm.
- 3.6. Form new first floor with t & g boards on 50mm wide floor joists at 450 mm centres with joists built into walls on dpm as work progresses with diagonal strutting at mid span.
- 3.7. Continue cavity wall construction up to eaves level with eaves formed of thin machined dressed slabs and wall plate fixed to inner skin.
- 3.8. Pitch up roof in C16 grade rafters all to details shown on roof plan and sections. Generally roof will comprise plain clay roofing tiles on 38 x 25 mm softwood tantalised battens on 38 x 25mm counter battens one layer Dupont Tyvek Supro breather membrane on rafters tied together with timber collars to maintain headroom. Hip rafters and half hips to be introduced as shown on plan.
- 3.9. In Block C where roof is insulated at ceiling joists level this is to consist of 100mm between joists with 200mm laid at 90 degrees over.
- 3.10. Where ceilings to follow slope of roof insulation to consist of 80mm Celotex fixed between rafters with 80mm Celotex insulation over rafters. Underside of rafters faced with 12.5 mm plasterboard and skim.
- 3.11. New Hardwood King post roof trusses to be introduced and exposed in voids at end of Master Suite and seating area in tourist accommodation complete with purlins spanning between cross walls and trusses.
- 3.12. Conservation rooflights to be used as shown on elevations.

4.0 DETAILED METHODOLOGY FOR INDIVIDUAL BLOCKS

4.1. Block A

- 4.1.1. All plate references refer to the Historic Survey and most to be referred to in construction.
- 4.1.2. Ensure in setting out the unit measures 6.45 metres x 15.8 metres. All walls constructed in neatly coursed dressed sandstone ashlar with large dressed quoins to the corners and very large dressed sandstone lintels to doorways. (Use plates 1a and 1b from Historic report to identify).
- 4.1.3. The Southern gable to be half hipped (Plate 1a) with tops of walls capped with protruding eaves course of a neat layer of thin machine dressed slabs.
- 4.1.4. Construct original 3 small upper storey pitching doors to Western wall (plate 1a). These now to be used as windows.
- 4.1.5. All ventilation slots at upper and lower levels to West, North and East elevation to be constructed in ashlar stonework and to include a window as detailed (Plate 3b).
- 4.1.6. The ventilation slits to North and North East elevations to incorporate off-set upper course (Plate 3b).

4.2. Block B

- 4.2.1. Ensure in setting out the unit measures 11.5 metres x 5.4 metres and from finished floor to wall plate the height is 4.0 metres.
- 4.2.2. The North wall to comprise one pitching hole with five vents in the upper wall. The main doors with large lintels to be incorporated in the Southern wall with one totally new window created at upper level, same size as pitching holes to create window for Bedroom 2.
- 4.2.3. The two doorways in the South wall to be re-built using the large dressed ashlar for the jambs complete with the large dressed lintels (Plate 4a). The Western door was the smaller of the two with the ashlar to the jambs of a more regular size. The jambs for the Eastern doors to be reinstated with the traces of the iron door hinge pegs remaining. The stonework to both doorways have shallow rebates 35 mm deep into which the door fits, On the western door this rebate extends the full length of the doors and across the lintel. The rebates to the main central door extend up both jambs with the exception of the uppermost ashlar and lintel.
- 4.2.4. The South wall at the lower level to have two windows with stone lintels and 40 mm projecting chamfered stone cills.
- 4.2.5. At loft level on the South wall insert a pitching door and six ventilation slits and to the North wall one pitching door and five ventilation slits.

4.3. Block C

- 4.3.1. Ensure the setting out measures 5.8 metres x 6.8 metres rising to a height of 9.5 metres on its South face.
- 4.3.2. The South face comprises carefully dressed sandstone ashlar. The North face is coursed but of more roughly dressed sandstone blocks (Plate 7b and 9a). The gables to the North and South faces are slightly raised as parapets and capped with flat bedded sandstone.
- 4.3.3. To North and South the arched entrances to remain. The South arch is 3.3m wide and 3.5m high. To the North the arch is 2.6m wide.
- 4.3.4. The pitching door on the South façade to remain at a height of 5m above ground (Plate 9a). Above the door, a projecting length of flat bedded sandstone forming a perching ledge for a long flat sandstone into which are cut a series of six nesting boxes is to be reinstated.
- 4.3.5. Above this, also reinstated is a large ashlar block that has the heavily weathered remains of initials and a date (Plate 8a).
- 4.3.6. To the North face is a small circular 400 mm diameter opening to be incorporated.

4.4. Block D

- 4.4.1. Ensure the setting is 10.3m x 5.4m.
- 4.4.2. To the South wall there are three external doors with large lintels and seven ventilation slots above.
- 4.4.3. It is the North face of Block D which originally formed an embankment to the roadway so in its new location, all the stonework up to the base of the lower pitching hole will be re-built in new dressed ashlar, including the lower pitching hole which is to be built up. However the large dressed sandstone block placed below the upper pitching hole as a step is to remain.

4.5. Block E

- 4.5.1. Externally the walls are sandstone ashlar but to the North and West the original floor level was similar to the road, some 1.5m higher than the main courtyard buildings and it is this large section of, now exposed, new walling that needs to be constructed with new dressed sandstone ashlar, re-claimed from the original blocks.
- 4.5.2. To the North side is a large opening 2.26m wide x 2.55m high which is to remain but now to have approximately 1.5m of new ashlar below it,
- 4.5.3. The other door to the East elevation to remain at 0.75m wide. The large openings to the West of Block D (East courtyard elevation) to remain complete with large lintel and to form double height glazed screens to living room.
- 4.5.4. The South gable to be constructed in half hipped form to match the Southern gable of Block A (Plate 13b). This wall was built in two phases with the sandstone blocks of the lower section being predominantly grey,

whereas the sandstone blocks above were more generally orange and reds.

- 4.5.5. Reinstall the small drain feature running out of the building in the lower Eastern part of the South wall (Plate 13b).