

29th June 2021

RENOVATION OF STABLE BLOCK AT PECKHAMS, POLING STREET, POLING

METHOD STATEMENT FOR SAFEGUARDING IMPORTANT FEATURES

It is proposed the existing stable building be refurbished for use as a home office. The main important features are the flint walling to the rear and the right-hand elevation and the solid brick wall in garden wall bond to the left-hand elevation and the oak framing to the front elevation, currently boarded over with black stained feather edge boarding. The roof structure has been previously replaced with softwood members and is covered with natural slate

A. Existing walls

- i. Rear wall where the external ground level is above the existing internal floor level to be excavated to sufficient depth to install a French drain so as to keep any excess moisture or run-off from the adjacent fields from potentially damaging the existing structure. The area as highlighted in the structural condition report to be further investigated and any subsequently necessary remedial works to be carried out as required. Any repointing to be in traditional lime mortar.
- ii. Right hand wall to be locally repointed in lime mortar where required
- iii. Front wall to be stripped of existing boarding to expose the oak frame. The frame to be inspected to ascertain extent of repairs, all to be carried out using seasoned oak. Staddle stones to be checked for any cracks or significant damage and replaced with matching if required.
- iv. The roof is to be stripped of the natural slate coverings, these will be set aside for re-use and the timber plates to be checked and repaired as required.

B. Retention of existing features

- i. To enable the existing flint walls to retain their integrity, they will be left in their natural state by the use of gypliner studding to form the internal finished face of the walls. A new DPM will be laid beneath the structural floor and lapped at least 1 metre up the walls. The gypliner will be insulated between the studs and faced with vapour resistant plasterboard. Any new services can run through this newly formed void without the need for any chasing into the existing structure.
- ii. The timber frame to the front elevation is to be retained on show by the installation of timber panels or glazing between the framework rather than being covered up as currently exists.