Storrington Granary Building Method Statement for re purposing

Rev. 0 24th February 2025



Introduction

This method statement has been developed with satisfying planning condition 15 as worded below

15. Pre-Commencement Condition: No development related to the granary building shall take place until a method statement detailing its relocation and repurposing has been submitted to and approved in writing by the Local Planning Authority. The repurposing of the granary building so agreed shall be completed prior to occupation of the care home building. Reason: In order to preserve the significance of the setting of the Listed Building Old Clayton in accordance with Policy 34 of the Horsham District Planning Framework (2015) and Policy 14 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

It will cover the dismantling and repair and repurposing into a garden store building located within the private garden section of the development for Barchester Healthcare

Current Use and Condition

The granary building is currently sandwiched between two kennel buildings and consists of a softwood timber frame building sat on 9 number staddlestone foundations. It is clad in a mixture of external timber cladding of various ages and internally with hardboard. The ceiling is plasterboard with polystyrene tiles.

The building measures approx. 4x5.25m and is raised 700mm from the original ground level.

The timber structure is badly decayed with dry rot and wood worm.

Condition Pictures of the foundation base/ supports





The structure is generally built from the staddlestone foundations with a softwood timber ring beam and timbers vertically fitted via a mortice and tenon joint forming the walls with a ring beam around the top and a pitched timber roof. This roof structure appears to be newer than the walls and floor. The timber ring beam and lower sections of the studs are badly decayed as shown in the pictures below







Pre Planning Advice

Site meetings have been held on site between Highwood and Sean Rix the Senior Conservation Officer of Horsham District Council (19th December 2024 and 4th February 2025) to review the building and agree a plan to move forward. With this in mind the building has been stripped and then covered in a temporary waterproof felt with the purpose of developing an action plan to restore it.

It has been confirmed that the building is to be repurposed on site and the general bulk and structural form to be retained along with the staddlestone foundations as an acknowledgement presence as a functioning Granary Building on the site. We have engaged a Carpentry Contractor to move forward



Planned works

Moving forward once the buildings abutting the granary are removed a scaffold will be erected to enable the building to be dismantled and moved ready for re erection in the new position. We will remove the roof timber, which are generally rotten on the ends and review if they can be reused. The ring beam and corner ties will then be taken off, these currently appear to be in good condition. The walls with be carefully dismantled, marked and set to one side. They base and flooring are rotten and will be discarded, apart from the north beam and centre section which will be re used. The floor joists where good will be reused. This will be carried out by skilled crafts men.

Re erection in the new position

A concrete base will be formed the size of the building and the existing staddlestone re bedded to form the foundations then the building will be sat upon this.

The ring beam currently 5 pieces will be replaced with 3 new softwood treated members of similar size sat on a DPC to prevent the new beams rotting. Within the ring beam will be the reclaimed joists and currently we aim to salvage about 50% of these. These will be mortice and tenoned to the centre beam and where possible due to rot be joist hangers to the new beam

A new softwood floor will be installed using the same square profile and size as before finished size 25 x 200mm. This will also be treated timber

With the floor complete the walls will be erected but as due to a great deal of decay the bottom 150mm is to be removed and the building dropped so enabling the substantial reuse of the existing timber structure. These uprights will be jointed using the traditional mortice and tenon joint. The top of the walls will have the existing ring beam installed to pitch the roof from

The picture below shows the west wall. This shows rot to the bottom of the studs which if removed will allow the wall to be re-erected in its current form with infilled either new or from the south wall



North Elevation – This wall is in the best condition and will be completely retained



South Elevation – This wall is the in the worst condition so needs to be totally rebuilt with new soft wood timber in the sizes to suit 75x150mm. The good timber from here is to be retained and used to do the infill works on other walls



East Elevation – As the West elevation the bottom of all the studs are rotten and being reduced by 150mm will mean most of this can be retained. Using the timber from the South wall the door way will be infilled



Roof

It is highly likely that the whole roof structure will be replaced with new due to the ends being rotten. If this is the case it will be with treat timber to the sizes to match. It will be our intension to use as much a possible i.e. cutting the longer rafters to make shorter ones.

Floor – General condition photos





Finishes

Once the frame is completed it will be clad in a treated softwood shiplap type boarding size to match the existing 150mm. This will be stained black prior to fitting and will blend in with the new cladding on the care home.

The roof will be finished in reclaimed tiles with bonnet tiles

There are currently 2no small windows with fixed panes of glass and these will be kept

The will be 1no door fitted to be elevation that had the external door and that will be a framed, ledged and braced door to keep in with the use of the building as a garden store.

Internally most of the timber structure will be left exposed where possible as recognition of the former historic structure, however due to the purposed re purposing parts may be lined or shelfing added to facilitate its new function

Planned programme of works

1. February 2025 – Highwoods submission of Method Statement to Horsham District Council
2. March 2025 - Horsham District Council Consultee comments received
3. March 2025 – If require, further site meeting with Horsham District Council's Senior Conservation Officer and Highwood's specialist carpentry contractor to finalise any specific details or queries
4. March 2025 – If required, amendments or revisions made to the method statement and resubmitted
5. March 2025 – Consultee's recommendation for A Condition Approval of Method Statement
6. Horsham District Council issue Approval Notice for condition #15
7. Site Works (dismantling and set aide) commencing late March/early April subject to above
8. New base / foundation slab formed April 2025
9. Re erection commencing late April 2025
10. Works fully complete approximately July 2025