



22537

Re: 4 MOORGATE EAST FARM – THE OLD STABLE,
BROAD LANE, ROCHDALE, OL16 4QL

Prepared for: Mr P Morris

October 2022

Prepared by: K. Healey

METHOD STATEMENT

Brunel House Milnrow Rochdale OL16 3NJ

t: 01706 343961 e: office@healeyconsulting.co.uk

METHOD STATEMENT

4 MOORGATE EAST FARM

THE OLD STABLE, BROAD LANE, ROCHDALE OL16 4QL

1. INTRODUCTION

2. DISCUSSION

2.04 STRUCTURE A

2.05 STRUCTURE B

Appendix A Plans, Elevations as Existing & Proposed.

Appendix B Photographs.

Appendix C Site Layout and Location Plan.

Appendix D HC Survey Report dated February 2021.

1.00 INTRODUCTION

- 1.01** We were requested by Mr P Morris to carry out a survey and to provide a report that included a detailed method statement that would satisfy Planning Condition No 13.

Planning Condition No 13 is shown below.

No development shall take place until a Method Statement detailing the process and phasing by which those parts of the buildings to be dismantled, and those parts to be subsequently reconstructed, has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall indicate the method by which those parts of the buildings to remain will be physically supported during the process of dismantling and reconstruction. No parts of the buildings other than those described in the submitted Report on the Structure, (Healey consulting) dated 12th February 2021, shall be dismantled or rebuilt without the prior written approval of the Local Planning Authority. All dismantling and reconstruction works shall thereafter take place in strict accordance with the details in the duly approved Method Statement.

- 1.02** For reference purposes, existing and proposed floor plans and elevations have been included in Appendix A. These are drawings by S. Ingram and Associates.
- 1.03** Associated photographs are shown in Appendix B.
- 1.04** The Site Plan is within Appendix C.
- 1.05** A copy of a Report on the Structure dated February 2021 is attached in Appendix D.

2.00 DISCUSSION

- 2.01** The basic site layout in Appendix C shows both the existing and proposed structures.

The South-East elevation is shown in photographs 1 & 2. The North-East elevation is shown in photographs 3 & 4.

The two minor structures comprising of stable blocks and stores are to be removed from the North-West elevation. See Appendix C and photographs 5 & 6.

These structures do not form part of the original structure and are simple additions. Their removal does not affect the stability of the remaining structure.

- 2.02** The remaining ground floor will consist of the existing stables on the North-East (Structure A) and a stable block / store on the South-West (Structure B).

The area to the South-West has an existing first floor, noted as a hay store on the existing drawings. Appendix A.

- 2.03** For the purposes of this Method Statement, the North-East and the South-West elements will be treated as separate entities marked Structure A & Structure B.

STRUCTURE A

PROPOSED SEQUENCE OF CONSTRUCTION

1. The internal floor slab will be removed. This is currently a concrete slab on fill. There is the original flagged floor at approximately 600mm below the current floor level. This coincides with the floor slab of the adjacent Structure B.

It is intended to remove all this material including the flag floors. In the trial holes the external walls appear to extend below the flag level and will not be compromised by excavation for the new slab and insulation.

2. A new floor slab including slab thickenings will be used to provide support for a new internal blockwork inner leaf. The new finished floor slab level is yet to be determined.
3. The trial hole investigations were undertaken to provide evidence that this form of structure will ultimately satisfy Building Control and that differential settlement will not be a significant issue. These will need to be re-opened and inspected at the construction stage.
4. Construction of the new internal blockwork along the South-East and North-West elevations will stop prior to the North-East gable. This will be tied to the existing masonry elevations with flexible ties that will accommodate any minor differential settlement.
5. The new blockwork will, at this stage, offer additional vertical support to the existing trusses and lateral support to the elevations.
6. The existing purlins and ridge member will then need to be propped. The roof covering will be stripped back to the first truss.
7. The existing gable will be carefully taken down to the external ground level. This will be inspected and if deemed necessary, taken down further to allow the provision of a new foundation. We believe a new foundation will not be required.

New foundations will be provided if deemed necessary at the time of construction/ inspection.

8. Rebuild the gable with a new inner leaf, tooth bonded into each side elevation.

9. On the South-East elevation, there is a nominal area above the door where local rebuilding will be required. See Appendix C. This is due to local bulging. This will need to be rebuilt in order to be tied to the new inner leaf.
10. Repairs are likely to be required to the King Post trusses. This is likely to involve new steel shoes at bearing positions. Most of the rafters are likely to require renewal.
11. The North-West elevation does not require any major structural intervention. This will simply require making good where the existing buildings have been removed.
12. The external elevations will ultimately require repointing with an approved, lime-based mortar.

STRUCTURE B

PROPOSED SEQUENCE OF CONSTRUCTION

1. The internal ground floor slab will be removed and replaced in a similar manner to Structure A. The finished floor levels will be similar to the existing.
2. Prior to removing the internal first floor the outer face of the external walls needs to be strengthened.

This applies to the corners where we recommend stitching with helical bar. This will help maintain the integrity of the wall. Initial patch pointing will be undertaken at this stage.

3. The internal floor should then be carefully removed taking care not to cause any unnecessary disturbance to the existing walls.
4. A new internal blockwork will be constructed. This will be tied to the outer masonry with approved ties on a given spacing. These will be flexible enough to allow for any minor differential settlement that may occur.
5. A new floor is to be installed. This will need to be strapped to the new internal walls. The new internal blockwork will provide the support on the outer leaf. Internal support for the floor will be provided by either loadbearing walls or steel beams. Foundations for any of the above will be integrated into the slab design.
6. The existing roof structure is deemed to be satisfactory and does not warrant any remedial work. Insulation and ventilation will be required to comply with Building Regulations.
7. The outer elevations will be repointed with a lime based mortar.

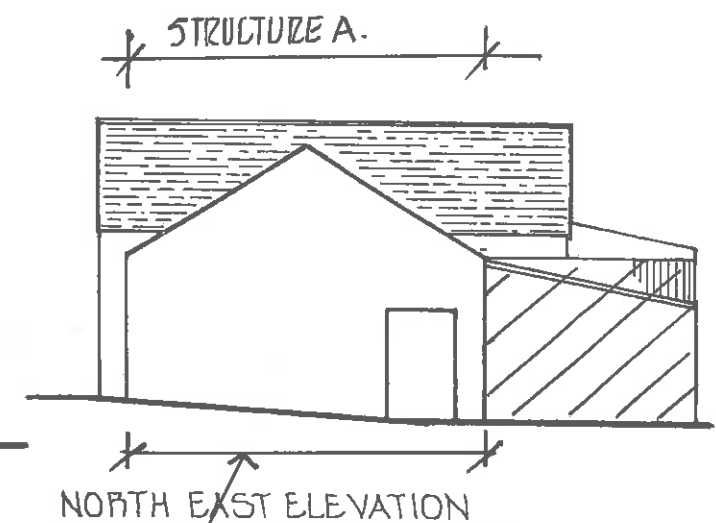
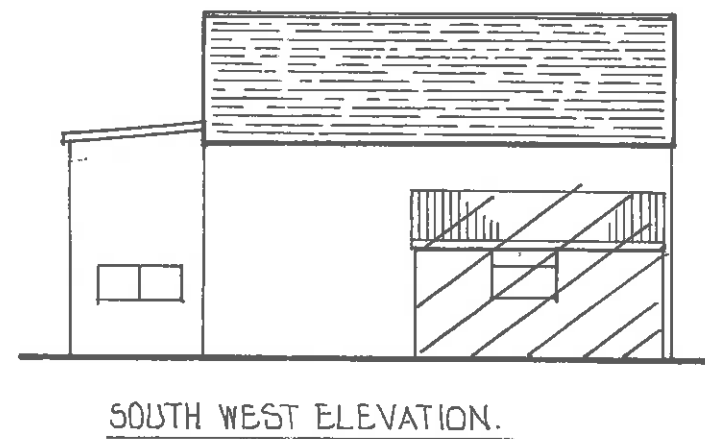
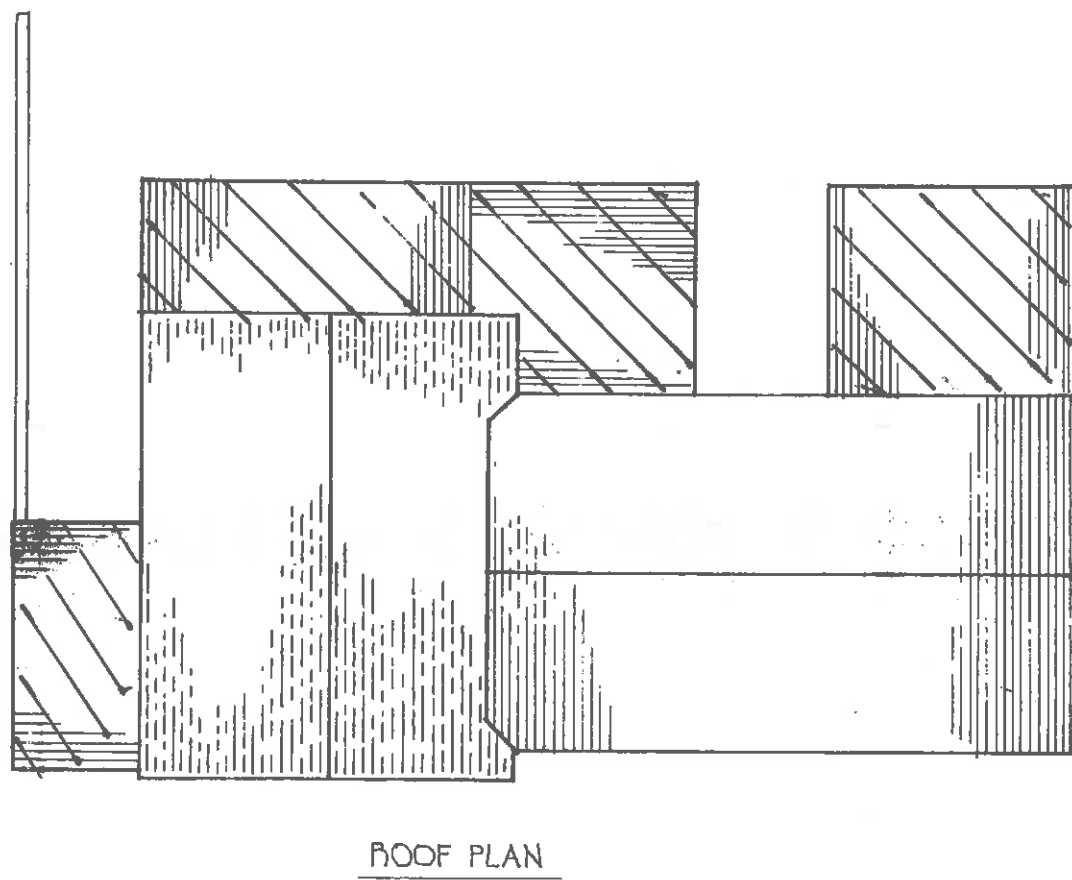
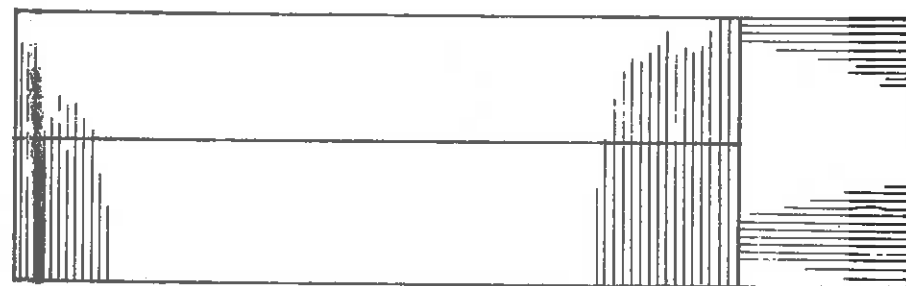
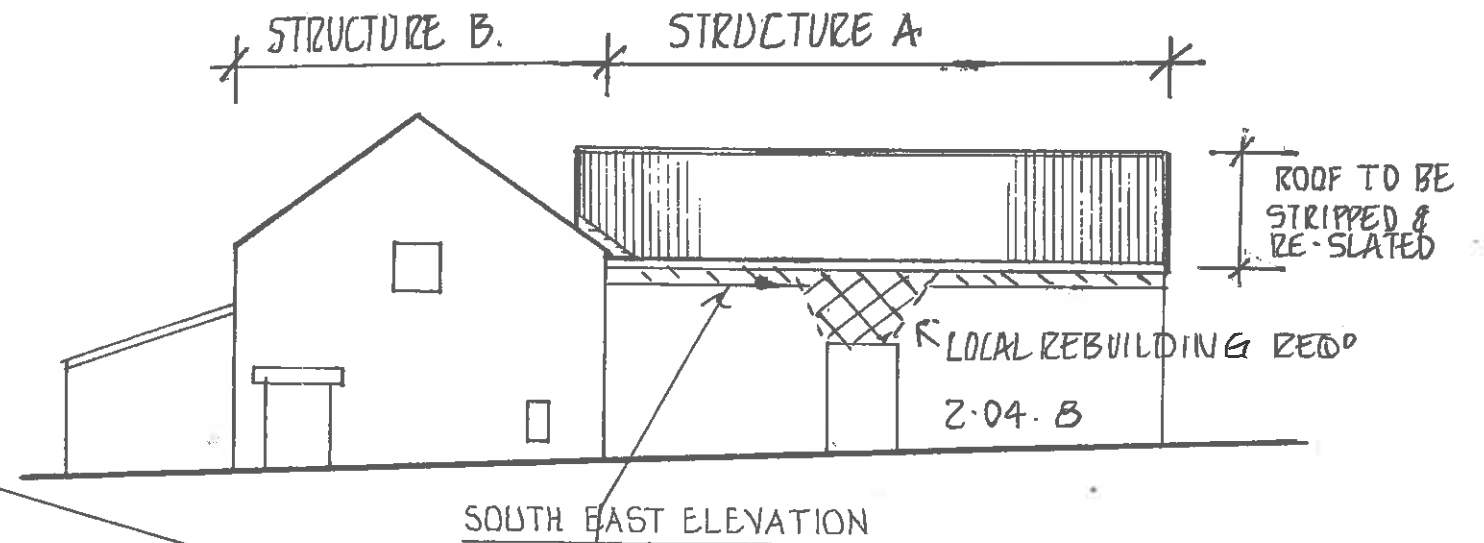
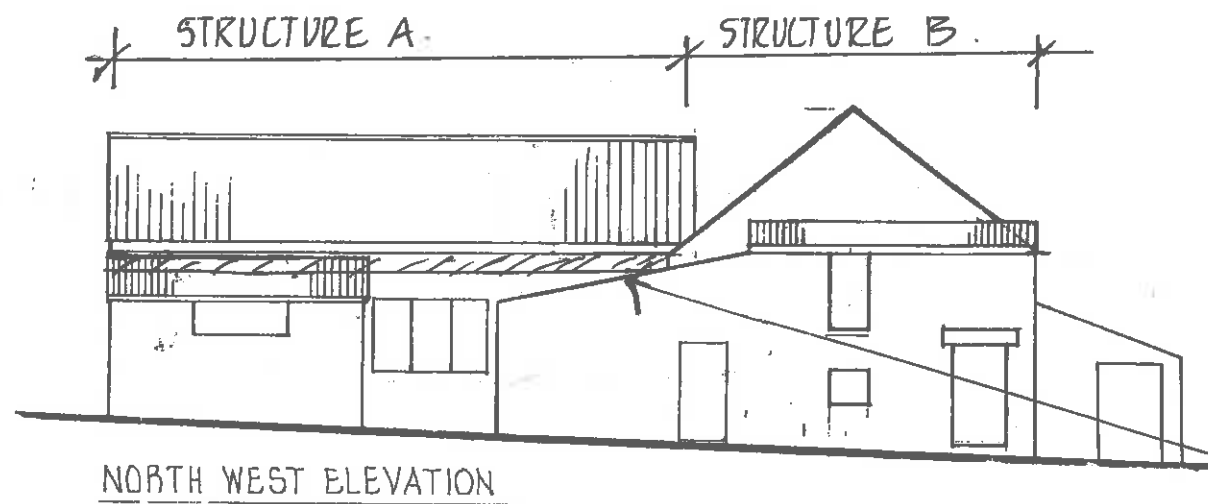
SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED:....26th October 2022

APPENDIX A
PLANS & ELEVATIONS AS EXISTING & PROPOSED

AS EXISTING

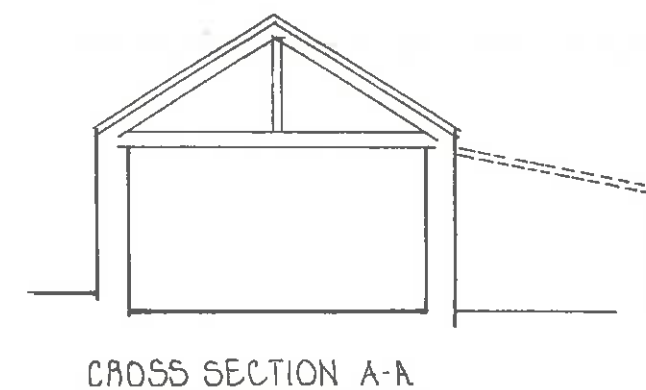
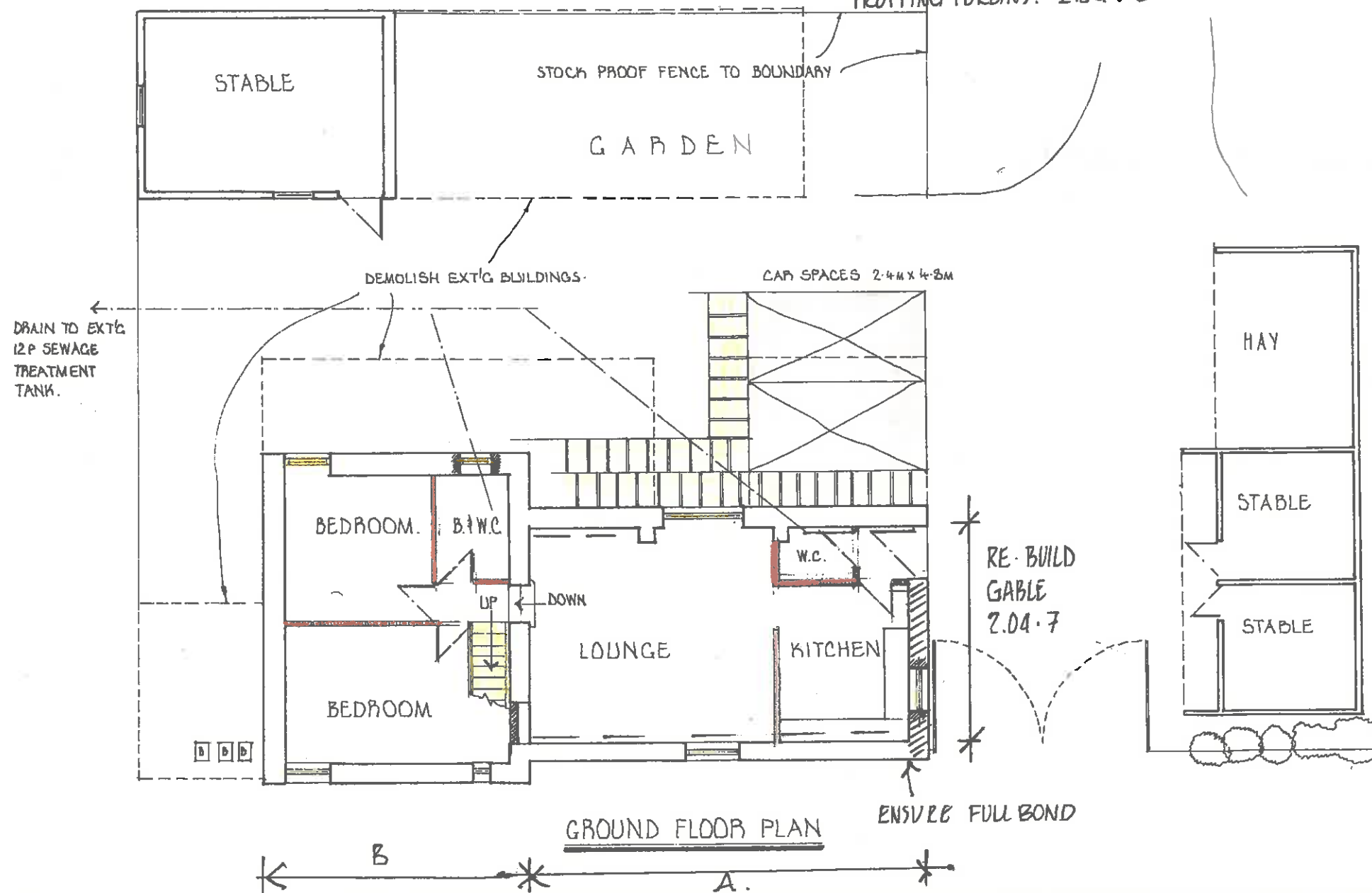
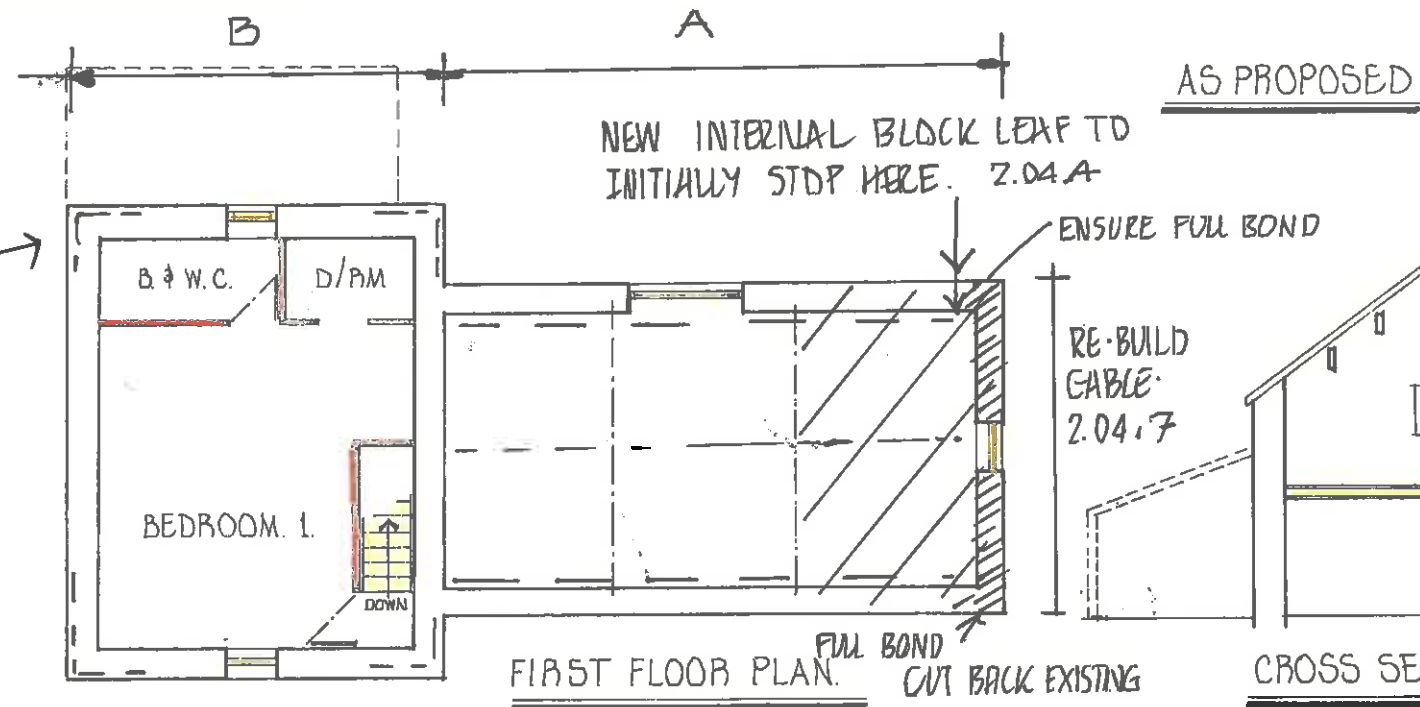


TO BE DEMOLISHED

GABLE WILL NEED TO BE RECONSTRUCTED IN ITS ENTIRETY.

CLIENT	BARBARA TAYLOR 01706 345266
PROJECT	BARN CONVERSION
LOCATION	MOORGATE EAST FARM ROCHDALE OL16 4QL
S. INGRAM & ASSOCIATES Building Surveyors & Design Consultants	
CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN	
DESIGN STUDIO HEIGHTS LANE HEIGHTS DELPH OLDHAM OL3 5TU	
Telephone: 0145 787 6500 Mobile: 07753 834 352	
SCALES:	1:100
DRAWN BY:	S. INGRAM A.B.Eng.M.R.S.H.
DATE:	NOV 2015
DRAWING No.	88 'B'

HELICAL BAR
STITCHING TO
CORNERS
2.05.2.



CLIENT BARBARA TAYLOR 01706 345266

PROJECT BARN CONVERSION.

LOCATION MOORGATE EAST FARM
ROCHDALE OL16 4QL

S. INGRAM & ASSOCIATES
Building Surveyors & Design Consultants

CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN

DESIGN STUDIO
HEIGHTS LANE
HEIGHTS DELPH
OLDHAM OL3 5TU

Telephone: 0145 787 6500
Mobile: 07753 834 352

SCALES: 1:100

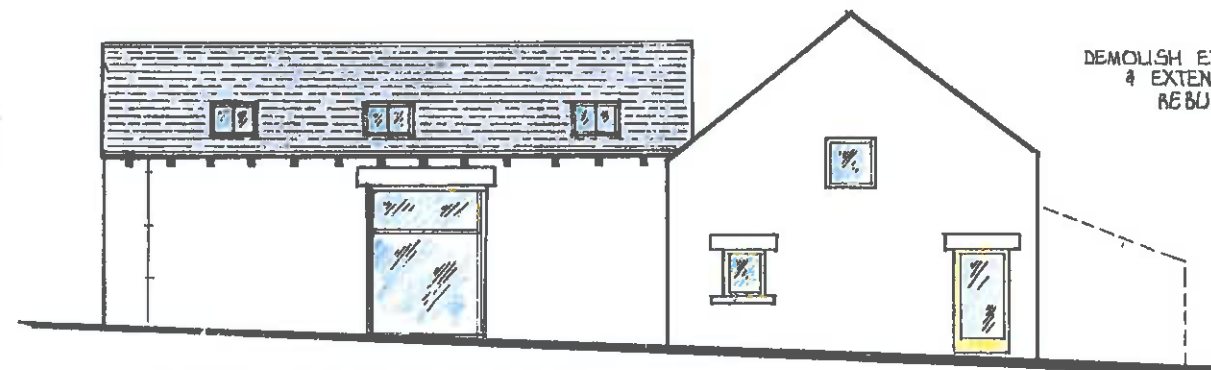
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DATE: NOVEMBER 2015

DRAWING No. 88.A.2.

AS PROPOSED

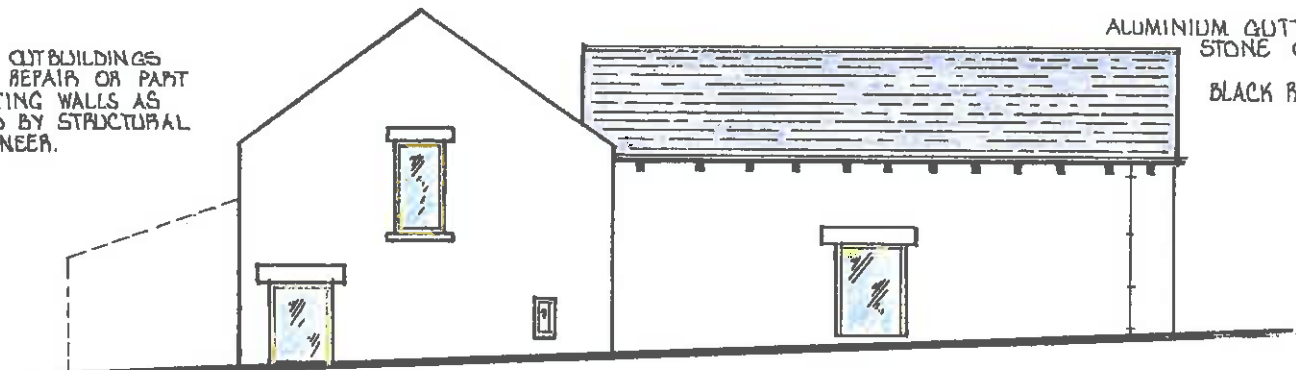
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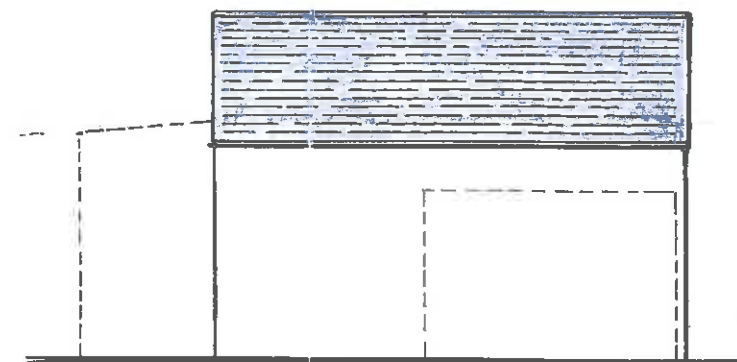
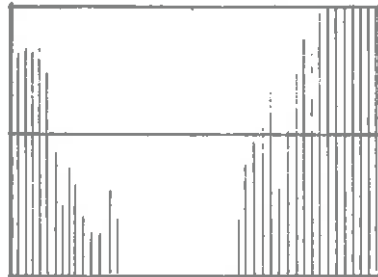
NORTH WEST ELEVATION

DOUBLE GLAZED S.W. TIMBER WINDOWS

DEMOLISH EXISTING OUTBUILDINGS
& EXTENSIONS & REPAIR OR PART
REBUILD EXISTING WALLS AS
SPECIFIED BY STRUCTURAL
ENGINEER.



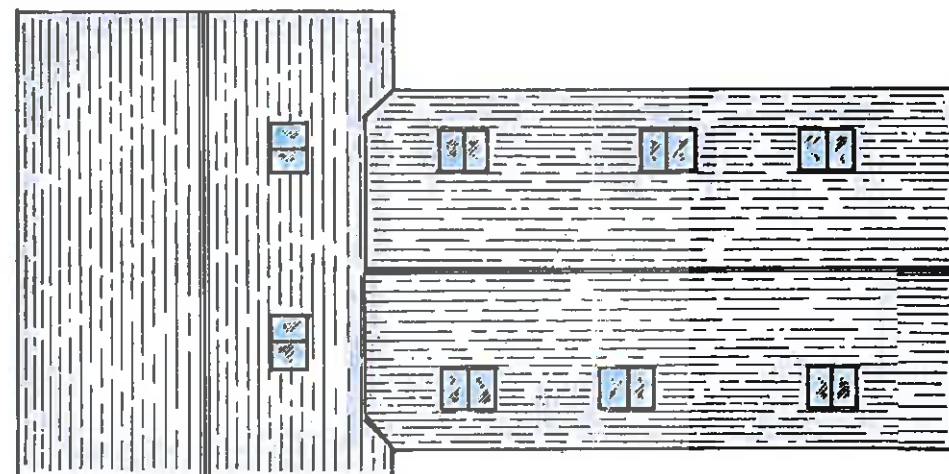
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



ROOF PLAN

CLIENT	BARBARA TAYLOR 01706 345266
PROJECT	BARN CONVERSION
LOCATION	MOORGATE EAST FARM ROCHDALE OL16 4QL
S. INGRAM & ASSOCIATES Building Surveyors & Design Consultants	
CIVIC TRUST AWARD 2002 - COMMENDATION FOR GOOD DESIGN	
DESIGN STUDIO HEIGHTS LANE HEIGHTS DELPH OLDHAM OL3 5TU Telephone: 0145 787 6500 Mobile: 07753 834 352	
SCALES:	1:100
DRAWN BY:	S. INGRAM A.B.Eng.M.R.S.H.
DATE:	NOV 2015
DRAWING No.	88 'B'. 2.

APPENDIX B
PHOTOGRAPHS



Photograph 1



Photograph 2



Photograph 3



Photograph 4

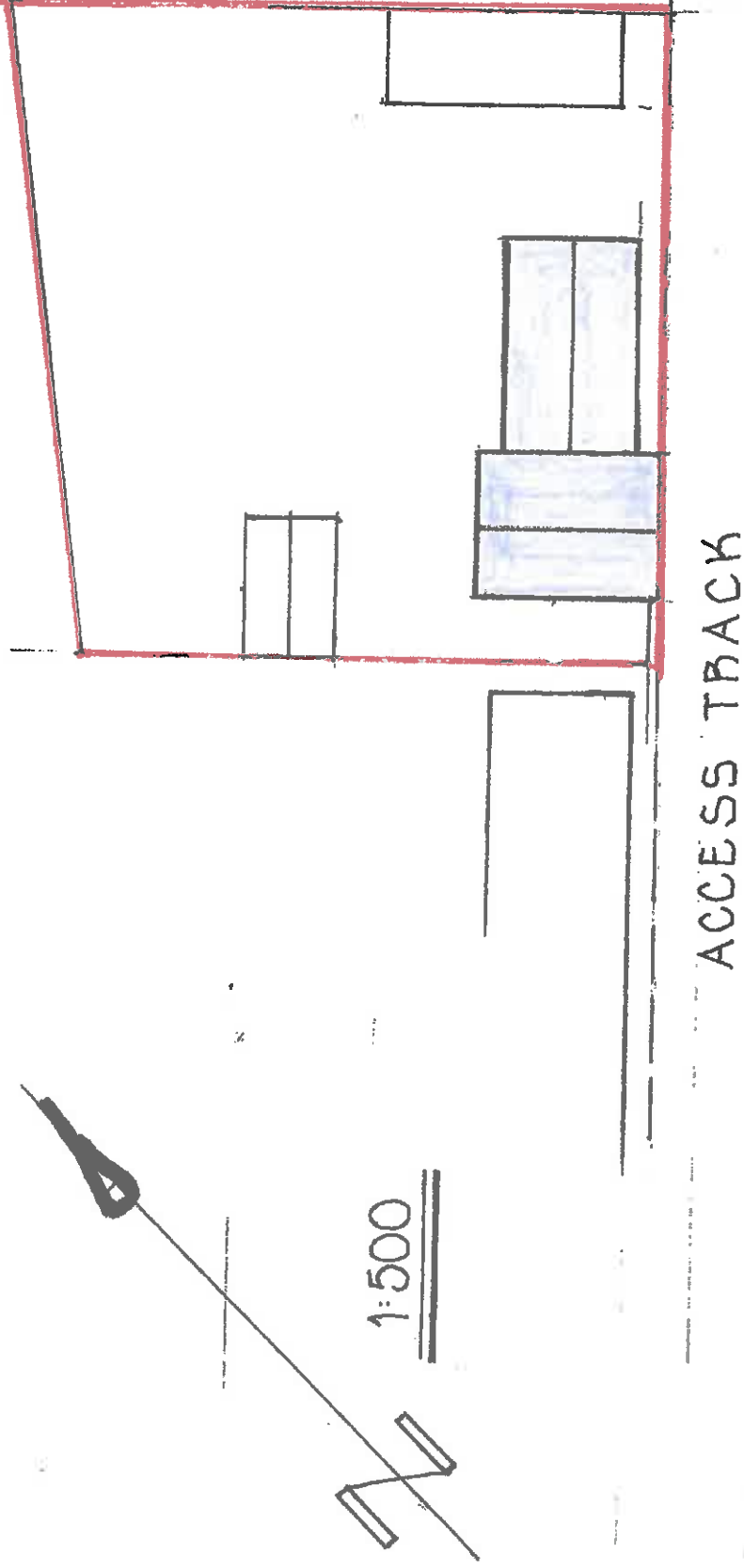


Photograph 5

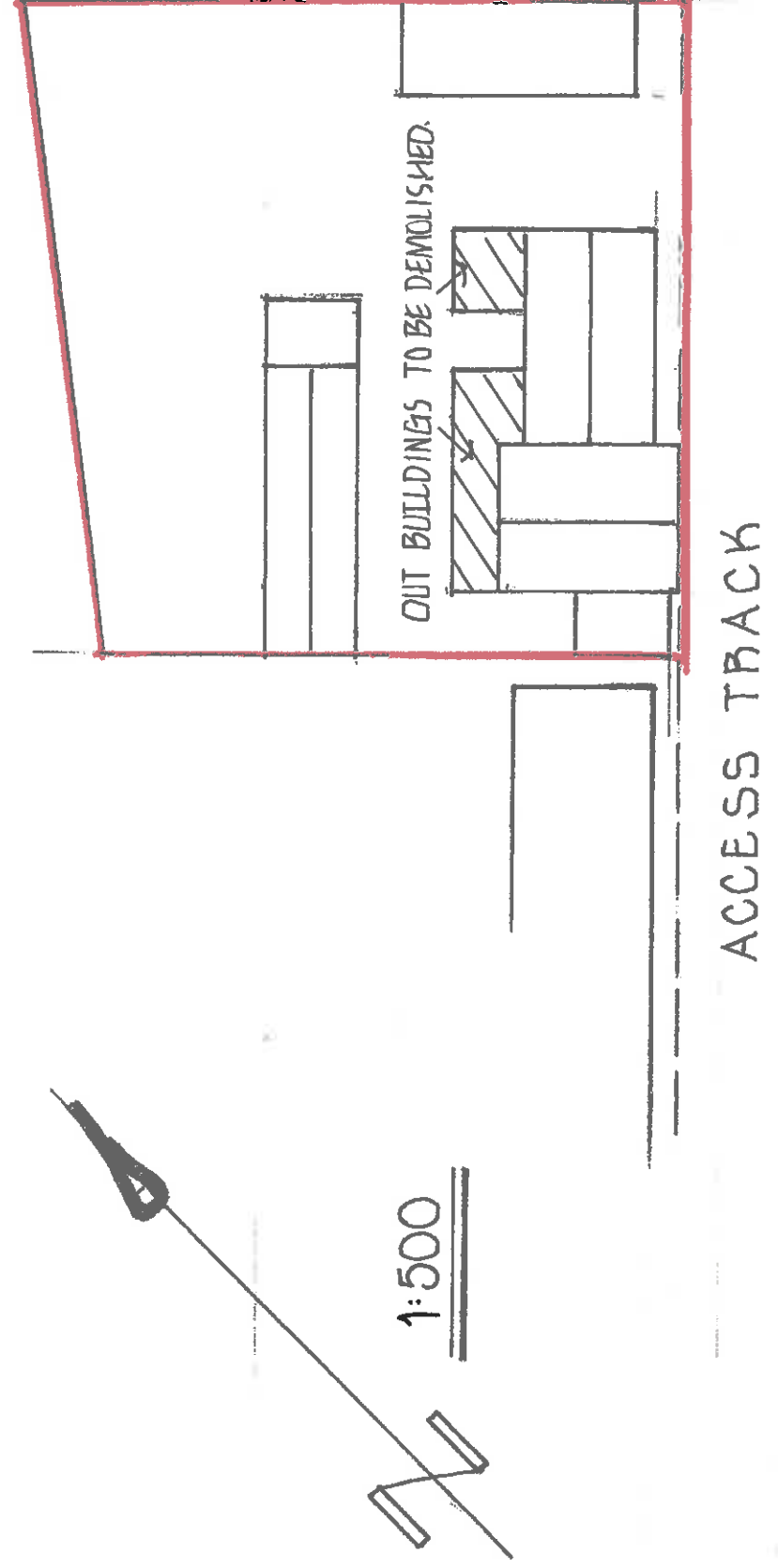


Photograph 6

APPENDIX C
SITE LAYOUT & LOCATION PLAN



SITE LAYOUT PLAN AS PROPOSED



SITE LAYOUT PLAN AS EXISTING

PROPOSED BARN CONVERSION AT MOORGATE
EAST FARM, ROCHDALE OL16 4QL

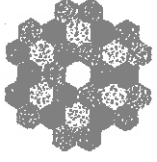
HM Land Registry
Current title plan

Title number **GM225064**

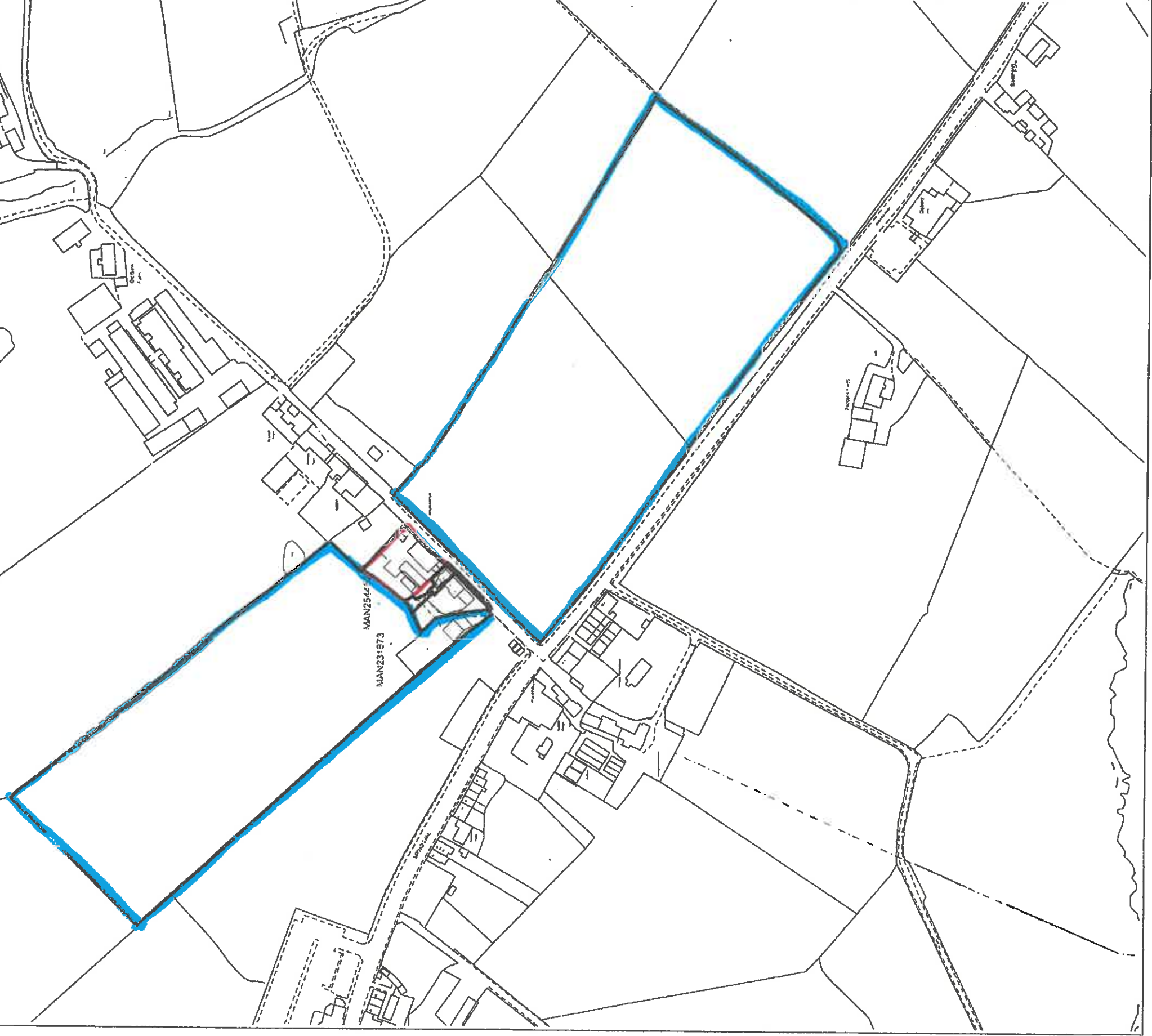
Ordnance Survey map reference **SD9210SW**

Scale **1:2500** reduced from **1:1250**

Administrative area **Greater Manchester : Rochdale**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 January 2019 at 14:49:42. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.

APPENDIX D

HEALEY CONSULTING REPORT DATED FEBRUARY 2021



R2924

MOORGATE EAST FARM, BURNEDGE LANE,
ROCHDALE – OL16 4QL

February 2021

Brunel House Milnrow Rochdale OL16 3NJ

t: 01706 343961 e: office@healeyconsulting.co.uk

REPORT ON STRUCTURE

CONTENTS

1.00 INTRODUCTION

2.00 DESCRIPTION

3.00 DISCUSSION

4.00 CONCLUSIONS & RECOMMENDATIONS

5.00 EXCLUSIONS

1.00 INTRODUCTION

- 1.01** We were requested by Barbara Taylor to carry out a survey and to provide a report on the structure of the property known as Moorgate East Farm Barn, Burnedge, Rochdale, OL16 4QL
- 1.02** The purpose of the report was to assess the structural suitability of the property for mortgage purposes and, where necessary, provide recommendations for the rectification of any defects.
- 1.03** For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Burnedge Lane.
- 1.04** This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts, and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

- 1.05** This report has been carried out for guidance of the person named overleaf and where recommendations are made these should not be used as a specification for carrying out the works.
- 1.06** This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

This report remains the property of Healey Consulting and is copyright

2.00 DESCRIPTION

- 2.01** The property under consideration is predominantly formed from two interconnecting barns, set at right angles to each other.

When viewed from Burnedge Lane, the original stone-built barns present a gable elevation on the left and a simple eaves elevation on the right. The latter is of slightly lesser vertical proportions. See photograph 1.

- 2.02** For descriptive purposes, we have named the areas Barn 1, on the left and Barn 2 on the right. Barn 1 has its gable facing Burnedge Lane. See photograph 2.
- 2.03** To the left of Barn 1, is a single storey lean-to, rendered on the Burnedge Lane elevation and faced with blockwork to the side and rear. This has a metal deck roof. See photographs 3, 4 & 5.
- 2.04** At the rear there is a brick extension. See photographs 6 & 7.
- 2.05** Barn 1 has a slated roof on relatively new timber purlins. The purlins are two per slope. There are new timber rafters.
- 2.06** Internally, Barn 1 has a first-floor hay loft. This is serviced by a fixed ladder.
- 2.07** The second barn, Barn 2, has an asbestos cement roof covering. See photographs 8 & 9. The Burnedge Lane elevation has no openings and the ground floor is partially below the level of Burnedge Lane. See photograph 9.
- 2.08** The gable elevation has a single window at the apex and a sliding to the rear. See photograph 10.
- 2.09** There are further brick-built stables to the rear. See photographs 11 & 12.
- 2.10** Internally in Barn 2, there is a partial timber deck forming a first floor.

3.00 DISCUSSION

3.01 EXTERNAL WALLS

The forward gable elevation of Barn 1 is of random stone. The elevation is badly twisted with the right-hand corner projecting outwards towards the lane and the left-hand corner bulging towards the left. See photograph 13. There is associated opening of the joints within the stone masonry relative to both these.

The stonework is badly pointed and is approximately 500mm thick. There is no damp-proof course to the property and the external ground levels rise from left to right giving slight retained conditions.

The left-hand buttress wall of the brick lean-to is, we understand, to be removed and some local stitching of the gable and left-hand side elevations will be required. The elevations will also require tying into the new floor to maintain the stability and integrity of the wall.

The left-hand side elevation of this barn is again of random stone and is extremely uneven. This can be seen by the shape of the brick lean-to – see photograph 14. The out of plumb of the wall is considered to be within acceptable tolerances for a property of this age and type.

Notwithstanding this, the elevation will require stitching and strapping to the internal floor.

The rear elevation where exposed externally has been rendered but internally it can be seen that the inner face is of random stone. The render is in a poor condition and will need replacement or renewal.

On the front elevation the lintel over the door has very little bearing on the right-hand side. This will need attention.

All internal timber lintels will need replacement.

The elevation facing Burnedge Lane of Barn 2, has a significant bulge at eaves level approximately mid length of the elevation. This is above a former door. Some local rebuilding of this area would be required. This would amount to approximately 2-3 square metres.

Where the front elevation of Barn 1 meets that of Barn 2, there is a vertical crack. Stitching of this joint will be required.

The right-hand gable of Barn 2 - photographs 15 & 16, has a significant bulge. This elevation is likely to require rebuilding. Ideally the whole elevation would be rebuilt but if this contravenes the planning requirements then it would be possible to take down the wall to ground floor lintel height and to rebuild above this level.

The property does not appear to exhibit any major settlement or subsidence problems. Given that the proposals do not significantly increase dead loads we are of the opinion that the existing "foundations" will be adequate for the proposed use.

Internally, each of the barn walls are of random stone with some infill brickwork. The walls will require making good, including repointing. Nominal areas of masonry will undoubtedly be deemed loose, particularly at eaves level and local rebuilding of these elements is inevitable.

3.02 ROOF

The roof to Barn 2 is of two king post trusses which are of poor quality. The ends of the trusses are likely to be rotten. There are three timber purlins per slope carrying an asbestos cement sheet roof which leaks. The whole roof to Barn 2, would ideally be replaced. Repairs to the king post trusses could be undertaken, but this would not be ideal. See photographs 17, 18 & 19.

The hay loft floor within Barn 2, is not suitable for habitable accommodation. In some locations this floor is supported by brick piers which appear to be built off the existing floor.

The roof to the Barn 1, appears to be relatively new. There are four large purlins, two per slope spanning front to rear with new timber rafters, an under slate felt and a decent sized ridge. The roof to the barn is considered to be generally satisfactory and does not require any significant repair.

3.03 GROUND FLOOR & FIRST FLOOR

In Barn 2, the internal ground floor level is approximately 600 – 700mm below that of the right-hand side. The right-hand side has been concreted to a higher level to provide a central low area to act as a drain to facilitate the washing out. The ground floors will be contaminated and will need to be replaced in their entirety.

The internal walls have been generally rendered within Barn 1, with the exception of the right-hand party wall which is now a series of infill sections of poor quality masonry. See photograph 20.

The floor structure serving the hay loft of Barn 1, is not structurally adequate for domestic use and strengthening will be required. The floor consists of a large timber beam supported on brick piers which in turn are probably built off the existing floor. See photographs 21 & 22.

There are some areas where steel beams have been introduced. See photograph 23. These may be reused if appropriate.

4.00 CONCLUSIONS & RECOMMENDATIONS

- 4.01** The left hand two storey section could be predominantly retained, stitching of the walls, particularly at corners and strapping to the internal first floor will be necessary to maintain stability.
- 4.02** The right-hand gable to Barn 2, will require rebuilding. Ideally, this would be full height but this could be reduced.
- 4.03** An internal leaf to create cavity walls to the external elevations would be a bonus. These could be built off the new ground floor slab.
- 4.04** The property will require a damp proof course.
- 4.05** Barn 2 will require a completely new roof.
- 4.06** We understand that the proposals will remove many of the ancillary buildings and these have not been included in this report.
- 4.07** The ground floor to each barn will require removal and replacement due to contamination from animal waste.
- 4.08** In total terms, we believe that less than 15% of the external elevations will be lost.

5.00 EXCLUSIONS

Please note the following exclusions to our report.

Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers.
- Roof Finishes
- Windows – unless structural, e.g. bay windows where structural mullions are present.
- External areas – e.g. detached garages, outbuildings and garden retaining walls unless they appear to offer support to the building or we are specifically requested to do so.
- Cost Estimates for remedial works.
- For any works carried out to or adjacent to a party wall, the client is advised to seek legal advice with regards to The Party Wall etc Act 1996, and to appoint the services of a qualified Party Wall Surveyor.
- Asbestos.

SIGNED... *P. Healey*.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED..... 12th February 2021



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



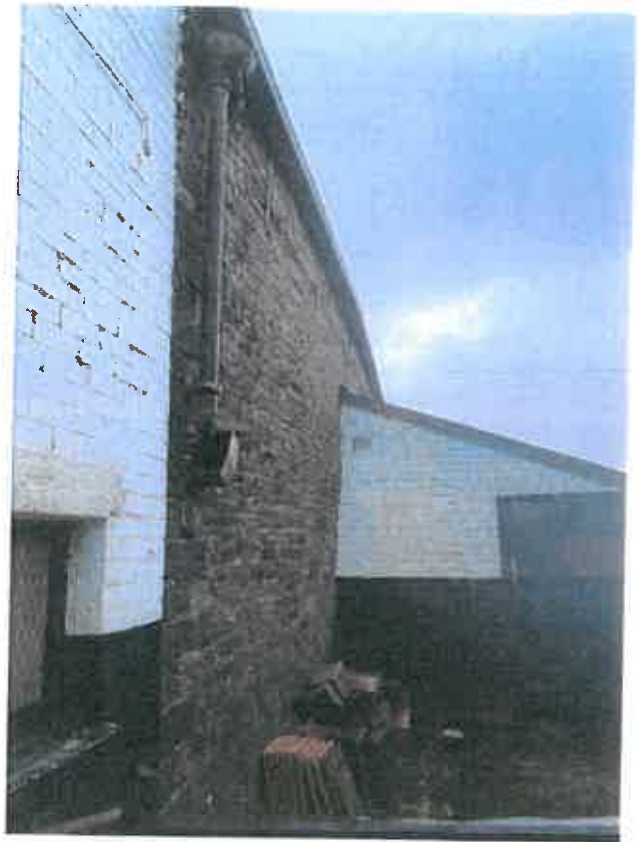
Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23