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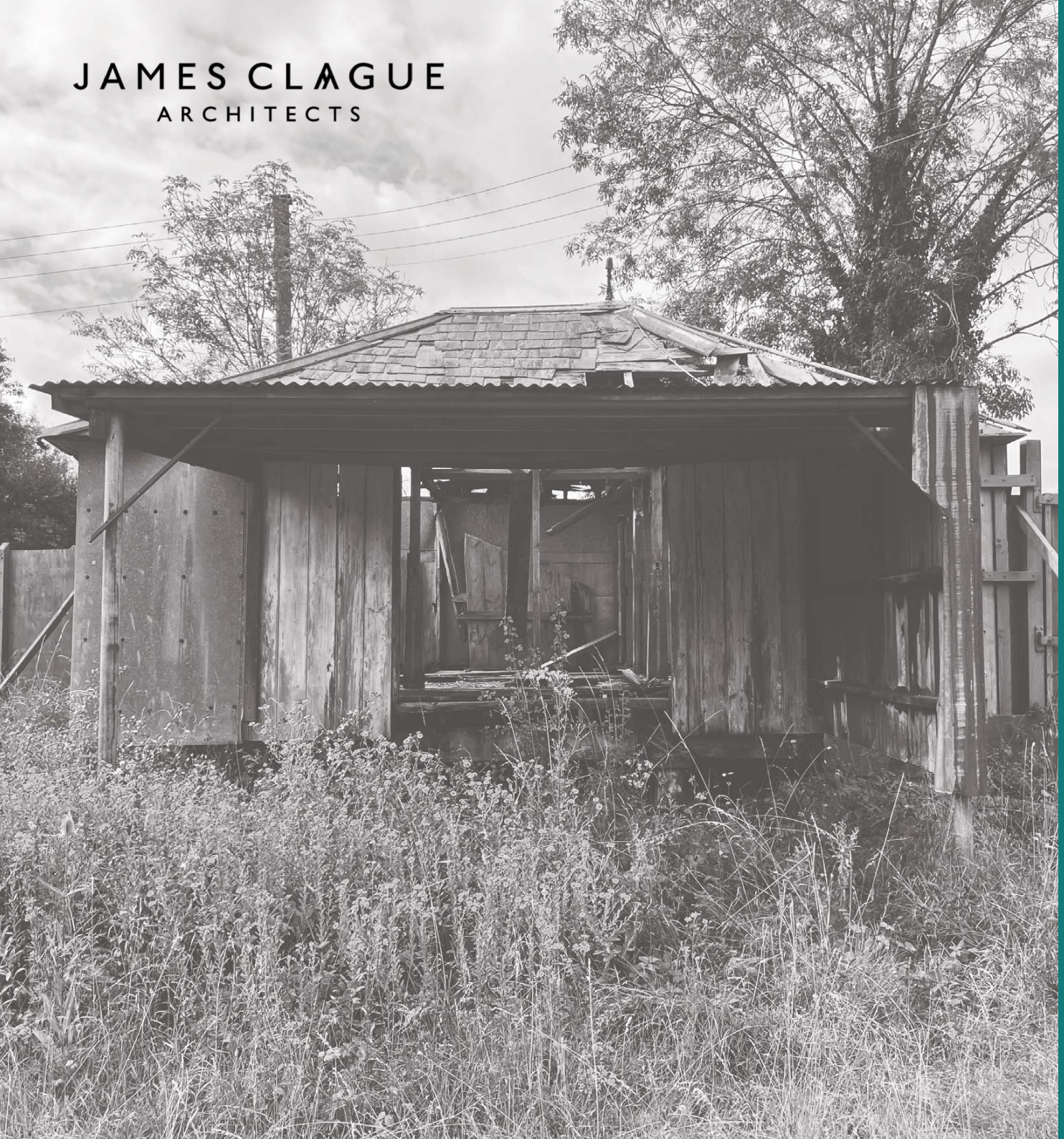

THE GRANARY
MOAT FARM
HEADCORN

METHODOLOGY FOR REPAIR AND RECONSTRUCTION

January 2025

1.0 SCOPE OF REPORT

This report supports the repair and reconstruction of the historic timber-framed former granary structure to Moat Farm, Headcorn, to restore it to a structurally sound and weathertight condition to allow for a future new use.

The report accompanies 1:50 measured and scaled survey and proposed drawings identifying all structural components, finishes and fittings which are to be retained, replaced, removed or repaired, including methods of repair where applicable.

The report and drawings are based on a point cloud laser survey, and hand measured survey at ground level carried out from the exterior only, as the structure is not fully accessible due to its structurally unsound condition. The survey was carried out mid November 2024 and the information is supplemented by photographs of the structure taken in the same period. The content is limited to identifying structural and construction defects which are apparent to the eye with some discussion of the likely causes based on an understand-ing of its historic form and method of construction, the effect of any alterations over its lifetime and other causes of potential failure or decay. Further investigation and assessment of the condition of the assembly of joints and high-level structural components will only be possible once works commence on site and the structure has been fully exposed, additional temporary supports installed and the frame cleaned and carefully defrassed as necessary.

Issue/ Revision	Date	Description
Planning Application	December 2024	Issued to Client
	January 2025	Issue 01 to client

James Clague Architects Ltd. 40/41 Castle Row, Canterbury, Kent, CT1 2QY

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2.0 BACKGROUND

The granary structure is a circa 19th century free standing timber-framed structure fronting the north side of Moat Road in the former farmstead setting of Moat Farm in Headcorn, Kent.

The structure forms part of an assembly of structures but appears to be the only extant historic structure and is considered to be curtilage listed by association with the adjacent Grade II listed Moat Farmhouse. The Heritage Statement prepared by Pegasus Heritage Consultants provides more information on the significance of the structure and its setting.

The structure has been redundant for a considerable time and as a consequence has fallen into substantive disrepair including the partial collapse of the roof resulting in extensive decay of the timber frame and linings due to water penetration. The structure has also suffered some historic vandalism, however, the owners have secured the site with hoarding and protective sheeting to the walls.

The proposal seeks to repair and reconstruct the structure, reinstating missing components based on extant evidence, to provide a structurally sound, secure and weathertight structure suitable for a variety of new uses associated with the proposed development of new housing on the wider site.

north elevation

south elevation from road

west elevation

3.0 OVERVIEW OF EXISTING STRUCTURE

1. The structure comprises a single bay single storey structure of approximately 7.4 wide by x 5.5m deep orientated on north-northwest - south-southeast axis and raised on stone staddle stones supplemented in places by concrete or timber props. The single space was evidently subdivided with demountable half height partitions to form grain bins and accessed by a single pedestrian door to the east, presumably originally accessed via a short ladder, and ventilated by a high level hatch with shutters to the west. A new wide opening has been formed to the north with inserted wall posts to link to a rudimentary lean-to structure. This element is not original, and it is not proposed to replace it but to reinstate the original wall frame and cladding to the opening instead.
2. The walls have been lined externally and internally to the south side only with galvanised steel sheeting, presumably for protection, but a substantive quantity of the original timber boarded wall cladding appears extant. The floor and roof frame provide substantive evidence of the layout and construction of the original structure despite some evidence of alteration and substantive damage due to decay and subsequent structural failure and cosmetic damage arising primarily from prolonged water ingress due to the loss of the roof covering, and possible vandalism. The roof has suffered considerable loss but appears to have been historically substantially replaced above wall plate level.
3. The historic frame appears to be a variety of slow grown durable softwood, possibly Pinus sylvestris (Scots Pine) imported from the Baltic or Pseudotsuga menziesii (Douglas Fir) imported from North America. There is evidence of bandsawn conversion of the timber (characterised by a regular pattern of widely spaced sawmarks set at 90 degrees to the length of the timber), which dates from the latter part of the 19th century.
4. It is notable the roof timbers have decayed considerably compared to the wall and floor frame, possibly due to the use of less durable timber in its replacement.
5. The exposed timber frame comprises three substantive beams or girders with shaped ends each resting on three staddle stones or replacement props. The beams support floor joists set perpendicular and finished in thick tongue and groove floor boards nailed to the joists.
6. The wall frames comprise door and corner posts supported off a cill plate (to 2 sides only, otherwise off the joist parallel to the wall frame) supporting a wall plate and clad in vertical tongue and groove boards secured to the exterior with forged rosehead nails on rails morticed into the posts. The posts and beams appear to be traditionally pegged, morticed and tenoned. Chiselled carpenter marks using Roman numerals are evident.
7. The roof structure is shallow, and hipped with a short length of ridge and comprises 2 no. tie beams dove-tail half-lapped to the wall plate secured restrained with twisted forged iron straps (possibly added later) and each supported along their span by two posts to form a central passage. The 4 posts (one now laying on the ground) are pegged, morticed and tenoned into the tie beams. It is not evident how they are fixed to the floor structure.
8. The roof structure appears to have been extensively supplemented and replaced, and is now in a serious state of disrepair and decay with many components missing. The assembly appears to comprise paired common rafters birds-mouthed and skew nail fixed to the wallplate and skew nail fixed to a ridgeboard (a feature and method of fixing common in the later 19th century). Alternative pairs of rafters are connected with collars supporting a trenched purlin with hip rafters and jack rafters to the hips. The collars appear to be morticed and pegged to the rafters rather than half lapped.
9. The roof is finished in softwood sheathing/sarking boards (possibly penny gap or tongue and grooved?) onto which Welsh slates are directly nailed. A timber mop stick batten to the ridge and hip secured with iron brackets (which appear to be spiked into the timbers) secure preformed galvanised iron or mild steel hip and ridge coverings. The rafter feet are splayed and enclosed with a solid timber soffit. There is no evidence of gutter brackets.
10. The central posts and corresponding wall posts are haunched and grooved to form slots to receive the grain bin 'holds'. These features appear to have been extended in height by the addition of nailed battens. The evidence suggests the subdividing partitions comprised 3 horizontal rails supporting vertical tongue and groove boards and were ramped in appearance (presumably to reflect the settlement of the piled grain) with the top rail pegged and morticed into the posts. The partitions to the central passage appear to have comprised a series of boards slotted into the grooves in the posts to allow for easy removal. Unfortunately these features have been almost extensively lost and it is not proposed to reinstate the partitions as this would be based on conjectural evidence.
11. The extant joinery comprises a single partial section of the aforementioned grain bin partition and ledge and boarded doors to the east and west ends hung off forged strap and pintol hinges. The locking mechanisms have been lost.
12. The central posts appear to have been altered by the addition of timber brackets nailed to the head of the posts to support a short length of plate which appears to in turn support an additional central post, possibly to reinforce the inserted partition although its exact purpose is unclear. It is not proposed to reinstate these components.
13. It is likely the steps to access the pedestrian door were demountable and there is no evidence of this feature.
14. An electricity mast has been installed in the ridge, which will be replaced with a new electricity connection to suit future use.

4.0 SUMMARY OF PROPOSED WORKS

The proposed works include the following:

1. Carefully stripping and setting aside securely for reuse the roof finish, sarking boards, wall cladding and floorboards and providing external weather protection for the duration of the works.
2. Inserting props to allow for safe access to enable recording and identifying structural components in-situ before dismantling as necessary for repair/reinstatement and removing redundant timbers as identified on the attached drawings.
3. Carrying out necessary conservation repairs to the structural frame and finishes to include reinstatement of missing or extensively decayed components to restore the structural assembly to a sound, load bearing condition before reinstating finishes, all to match the original detail.
4. Addition of external steps and ironmongery for secure access to be agreed and subject to condition.

5.0 GENERAL DEFECTS

Once the timbers are fully exposed and cleaned a full assessment of the extent of any defects can be made and is likely to comprise the following causes:

1. **Fungal and Beetle Infestation -** multiple timbers show evidence of surface timber decay or full sectional decay caused by fungal decay due to prolonged contact with penetrating moisture resulting primarily from the loss of the roof finish. The roof timbers appear to have been most susceptible suggestive of a less durable material than the earlier frame. There is also evidence of flight holes caused by wood boring insects which may be historic unless the timbers have been exposed to long term damp or fungal decay where beetle decay may be more extensive. Causes of penetrating damp will be remedied by removing the sources of water ingress through repairs to the roof finish and weatherings. Following the reinstatement of coverings all retained and reinstated timbers should be allowed to dry out with monitoring of beetle activity before consideration is given for timber treatment.
2. **Structural Failure of Timber Members and Joints -** this is likely to have occurred predominantly as a result of the above causes, however structural stresses caused by differential movement of other structural members, inadequate past repairs or replacement of material, overloading or eccentric loading of structure and lack of lateral restraint/bracing should be considered. The section sizes of structural members in historic buildings were often selected on the basis of availability and the experience of the carpenter and do not necessarily meet the structural requirements and calculations of modern engineering standards and codes of practice. A full survey of all components and joints is recommended to ensure their adequacy and effectiveness with joints repaired with new wedges and pegs as necessary and supplementary material e.g. paired timbers or straps should be considered where otherwise sound material can be retained.

6.0 OUTLINE SCHEDULE OF REPAIRS

Generally,

6.1 Initial and Enabling Works

6.1.1 Erect scaffold complete with weather protections to roof and sides for the duration of the works.

6.1.2 Insert temporary props and shoring as necessary to secure and arrest further collapse of frame prior to commencing work.

6.1.3 Strip off steel protective sheeting and carefully remove tongue and groove external cladding as required for reconstruction recording its location for future reinstatement and set aside securely in dry sheltered location for reuse fully exposing timber frame.

6.1.4 Strip off all existing roofing including carefully removing sarking boards and set aside securely for reuse in dry sheltered location fully exposing timber frame.

6.1.5 Carefully remove existing floor boards and set aside securely for reuse in dry sheltered location fully exposing timber frame.

6.2 Repair and Replacement Work to Existing Timber Frame

6.2.1 Carefully brush down all timber frame members with a stiff brush to remove surface debris and friable material and assess condition of members and joints. No wire brushing, sand blasting or chemical or mechanical means of cleaning to be used without prior consent of supervising Architect/ Surveyor or Conservation Officer.

6.2.2 Carry out specified repairs in accordance with drawings and remove all superfluous material, props, etc. as identified.

6.2.3 Wherever possible, repairs are to be carried out in-situ, however, it is recognised that a considerable degree of disassembly and reconstruction will be required and repairs may be carried out on the workbench but consideration should be given for the use of slip tenons and other means of practical reassembly. Where components are to be dismantled as part of the repair process, always mark and record the constituent parts, including location of fixings, before dismantling.

6.2.4 The alignment of the original frame should be established based on analysis of the existing assembly when corrected. Allowance should be made for re-bedding the staddle stones to ensure a sound level base.

6.2.5 Generally replacement of full members is only recommended as a last resort, however as the loss is extensive and there is sufficient evidence to inform the replacement, new components will be acceptable where Irrecoverable loss has occurred.

6.2.6 Replacement timber to the existing frame to be housed, scarfed, lapped or cut into the existing timbers using traditional pegged joints to match existing detail. Mechanical fixings to the roof frame will be acceptable or otherwise to be with agreement of supervising Architect/ Surveyor or Conservation Officer.

6.2.7 Generally repair of decayed members will comprise traditional methods of conservative timber to timber repair including scarfing in new pieces of timber where possible, using mechanical fastenings as required. The reinforcement of components using steel, fibre-reinforced polyester rods, epoxy resin will be subject to the agreement of supervising Architect/ Surveyor or Conservation Officer.

6.2.8 Timber to timber repairs will comprise either face or patch repairs comprising cutting out decayed sections of material where decay is relatively localised, and inserting new sections, or whole section repairs. Timber to timber repairs should ensure the decayed timber is cut back to a sound surface and new timber offered up and securely fixed using adhesive and/or mechanical fixings to suit. The length of the splice is governed by the section of the timber and the nature of the component being repaired, and it should be designed to ensure an effective bond between the new and existing sections of the timber.

6.2.9 Where possible, spliced repairs to components subject to weathering should be designed to ensure that moisture is directed towards the outer face of the timber, and that moisture cannot enter or lay on the repair joint.

6.2.10 When selecting a joint for full section repairs, the joint must be designed to be of sufficiency strength to perform the structural function. The replacement material should be finished to match the original profile of the host material, including any mouldings.

6.3 Material

6.3.1 New timbers for scarf repairs or to replace defective or missing components to match the original or as established by adjacent components as closely as possible to include species, density of the grain (number of growth rings), grain orientation, moisture content, growth characteristics and section conversion and orientation.

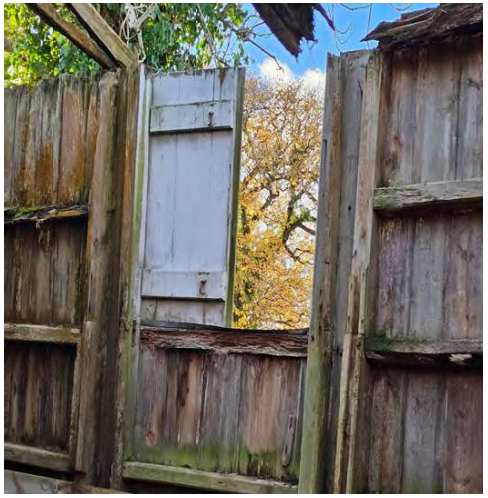
6.3.2 New timber should be selected from sound wood free from fungal or insect degradations, or other strength limiting characteristics, including, shakes, fissures, warping, numerous/large knots or short or irregular grain.

6.3.4 The surface saw marks are characteristic of the conversion methods of the material and consideration should be given to the face finish of the new material, preferably avoiding expressed saw marks by planing.

6.3.5 Historic slow grown softwood has considerable durability compared to modern fast grown softwood and careful inspection of each component is required to minimise unnecessary and irrecoverable loss purely on the assump tion it is less durable. The selection of new softwood should seek to find a matching species and growth rate.

PHOTOGRAPHIC RECORD

internal face of west elevation



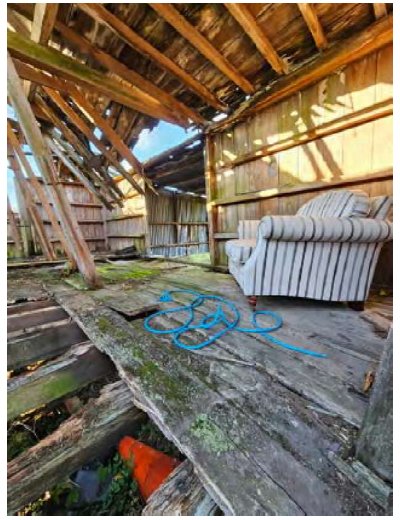
internal face of shutters to west elevation

external face of shutters to west elevation

internal face of east elevation

external face of door to east elevation

internal face of south elevation showing central posts



internal face of north elevation showing opening

PHOTOGRAPHIC RECORD

internal view of roof structure

opening and original external cladding to north elevation

haunched central posts to grain bins. Note pegs and mortice to receive partitions (remant of partition propped on rear wall)

tie beam morticed and pegged to posts

PHOTOGRAPHIC RECORD -components

cill plate, door post, joists and cladding

rail and cladding

mortice in post to receive cladding rails

cladding rain and mortice to receive wall post to wall plate

morticed and pegged wall plate and post

haunched and grooved grain bin post

haunched and grooved central grain bin post supporting tie beam

central grain bin prop supporting tie plate to be removed

PHOTOGRAPHIC RECORD -components

haunched and grooved central grain bin post supporting tie beam. NB brackets to be removed

cill plate pegged (alternate) and lapped over joists

tongue and groove floorboards

staddle stone supporting girder

morticed and pegged wall plate and post

girder supporting joists resting on staddle stone

shaped end to girders (resting on inserted prop)

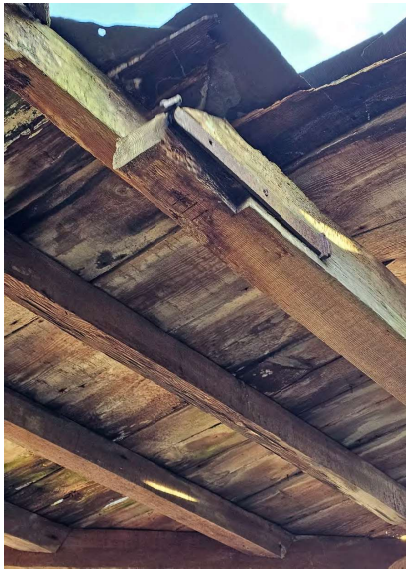
mortice and peg in grain bin post to receive partition and remnant of grain bin partition

PHOTOGRAPHIC RECORD -components

nailed tongue and grooved floor boards

trenched purlin over collar (rafter appears lapped) Collar may be later

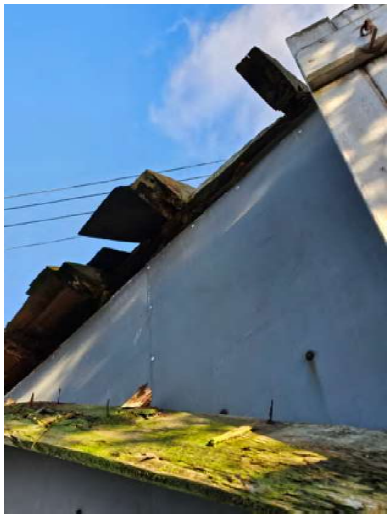
morticed and pegged post to tie beam



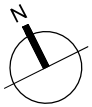
dovetail joint to tie beam to wall plate with twisted forged strap for restraint

skew fixed nailed jack rafters to hip rafter

original pegged collar to rafter. Note red raddle pencil carpenter's marks rather than scribed with chisel suggestive of successive alteration to roof



splayed rafter feet with nailed soffit board (displaced)



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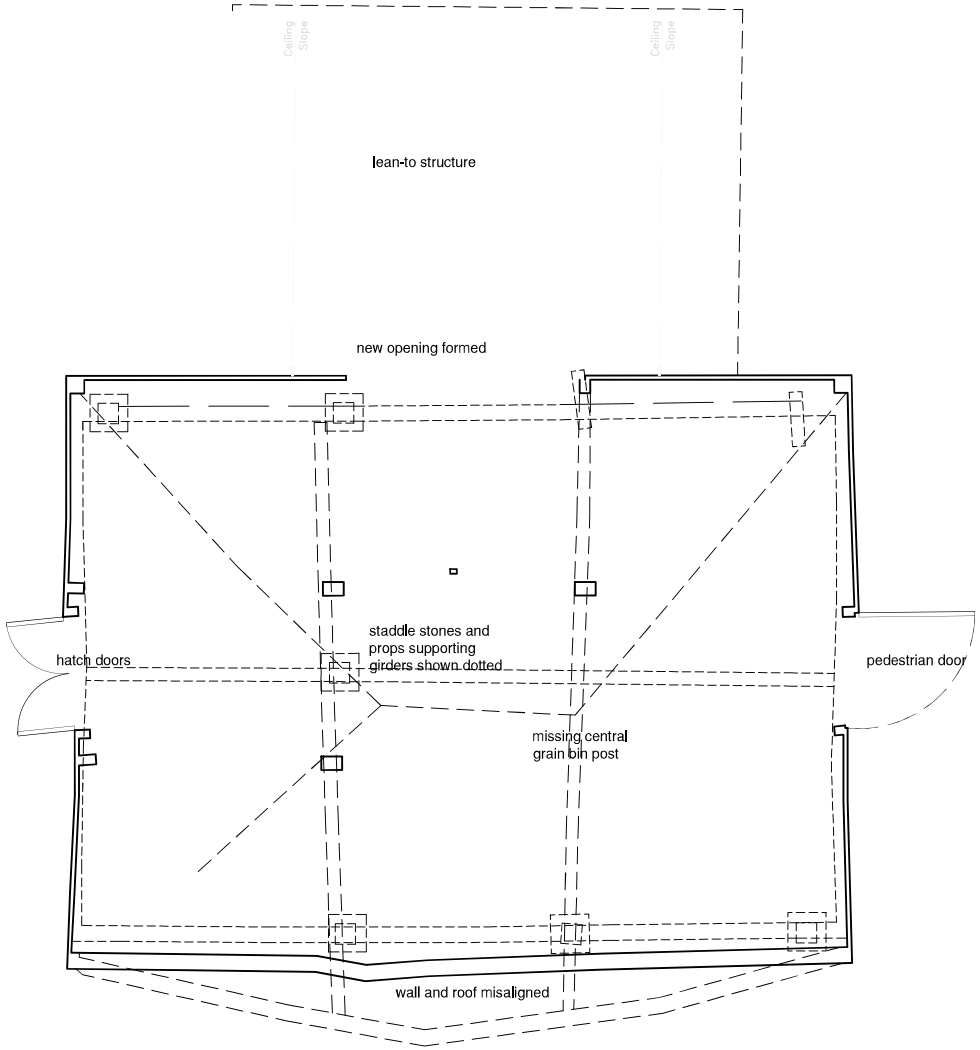

NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description
Survey Floor Plan

Scale
1:50 @ A3

Date
November 2024

Drawn By
TPS

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Drawing Number
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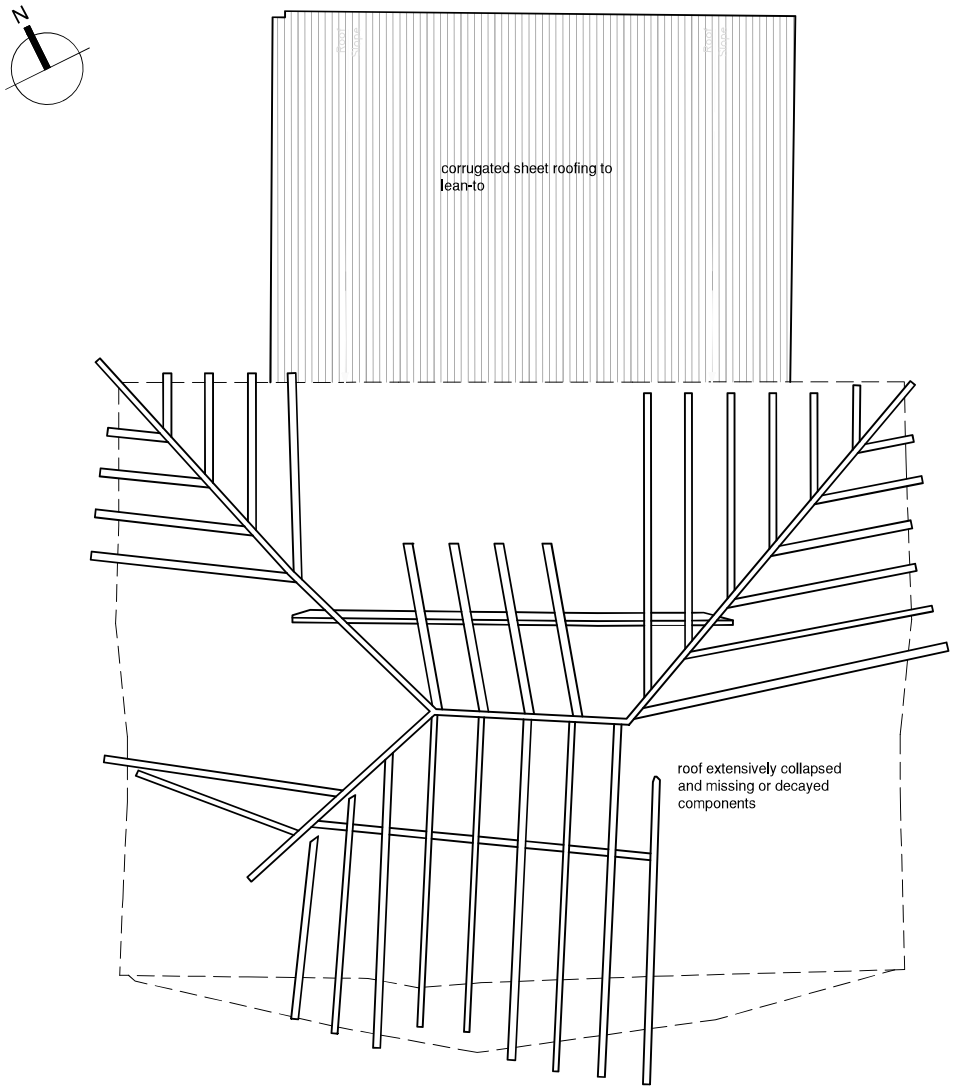

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Drawing Description
Survey Roof Plan

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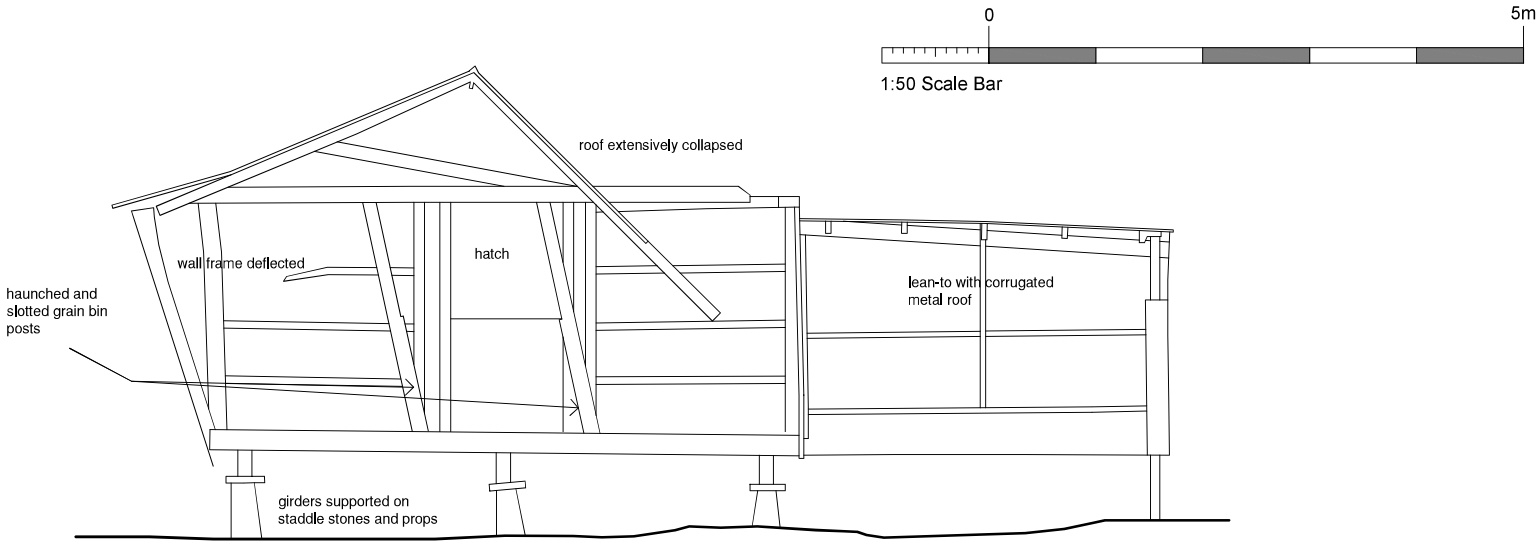

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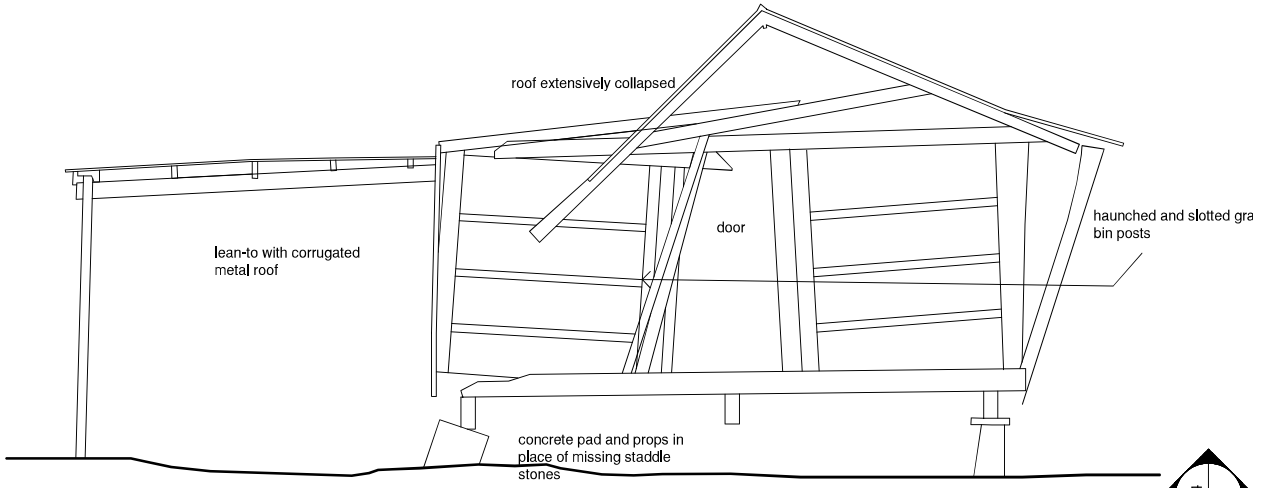

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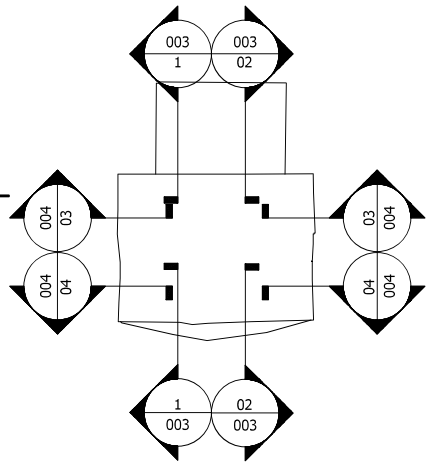

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Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description
Survey Cross Sections 1 & 2

Scale
1:50 @ A3

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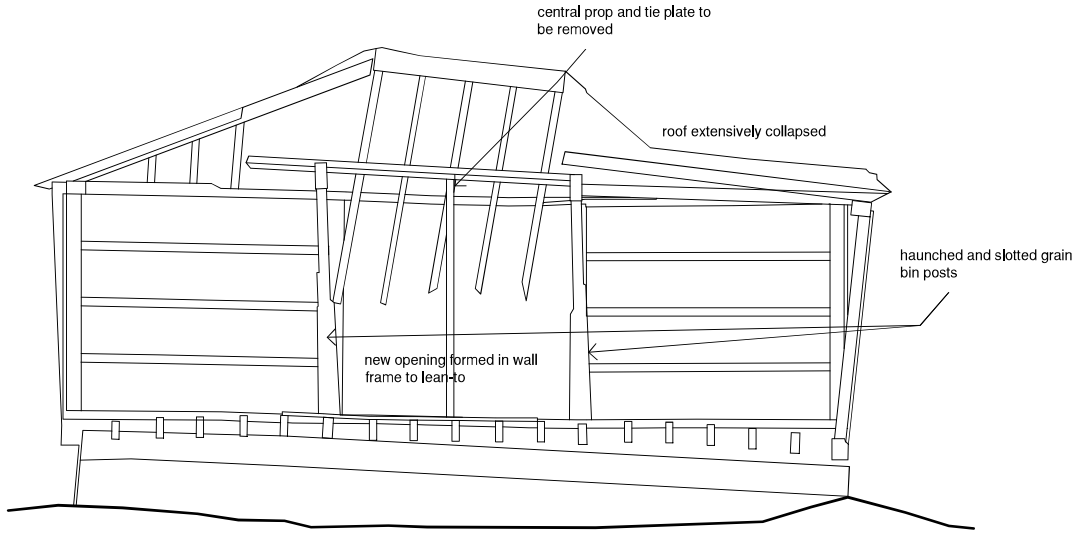

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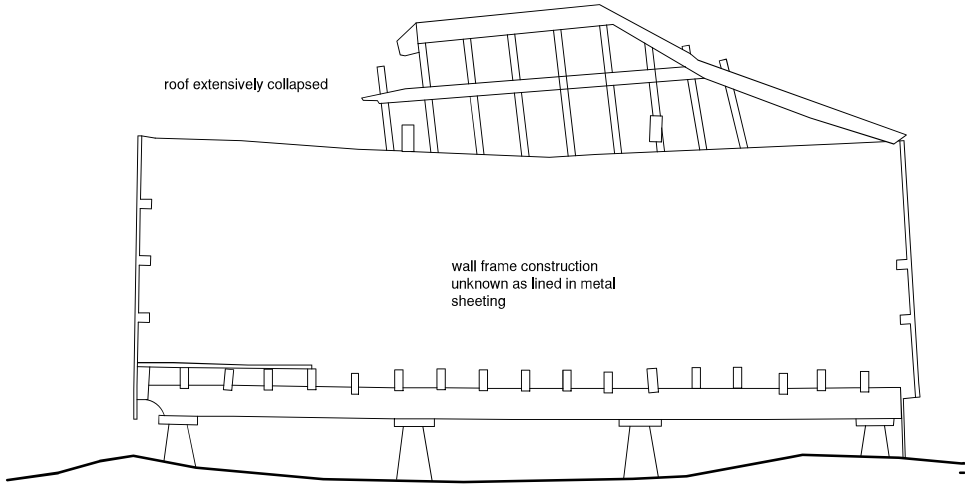

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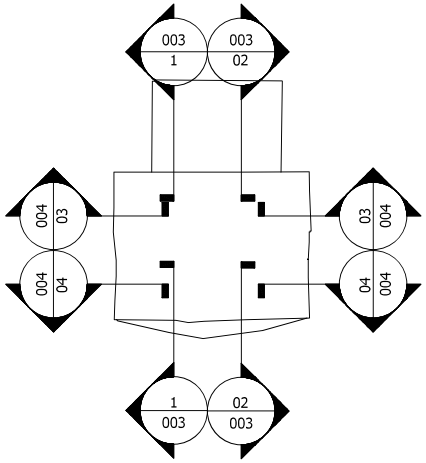

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Granary Reconstruction
Land at Grove Road
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Drawing Description
Survey Cross Sections 3 & 4

Scale
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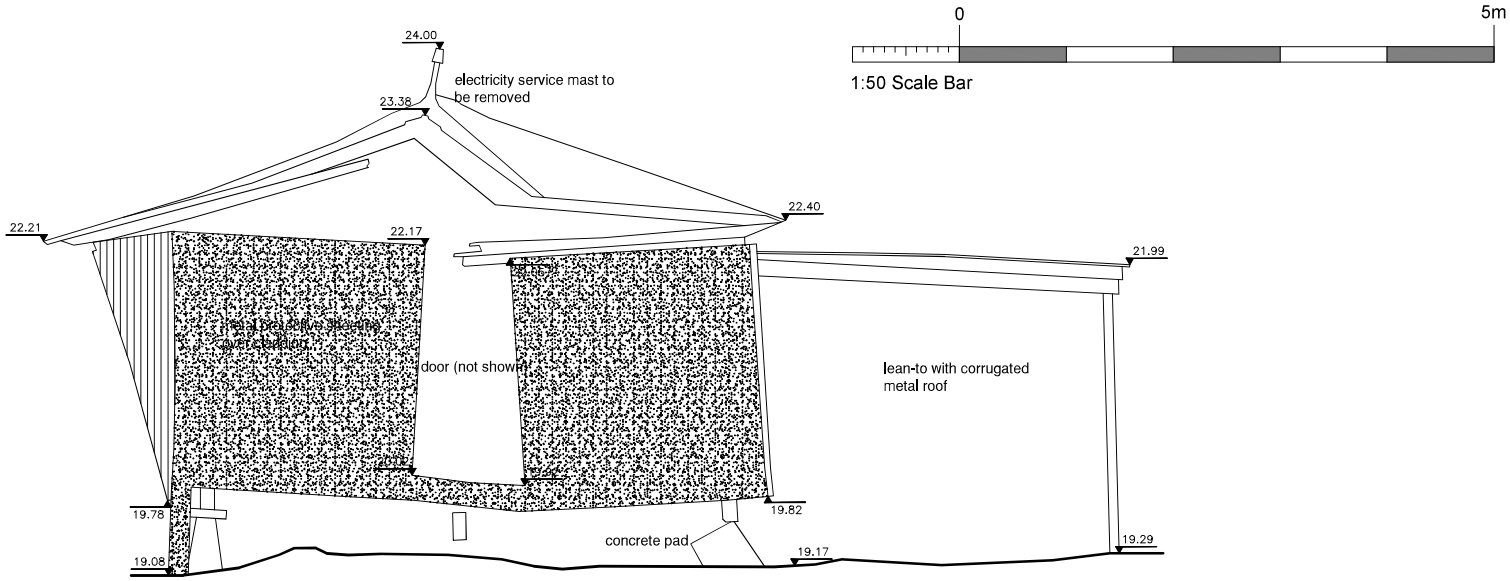
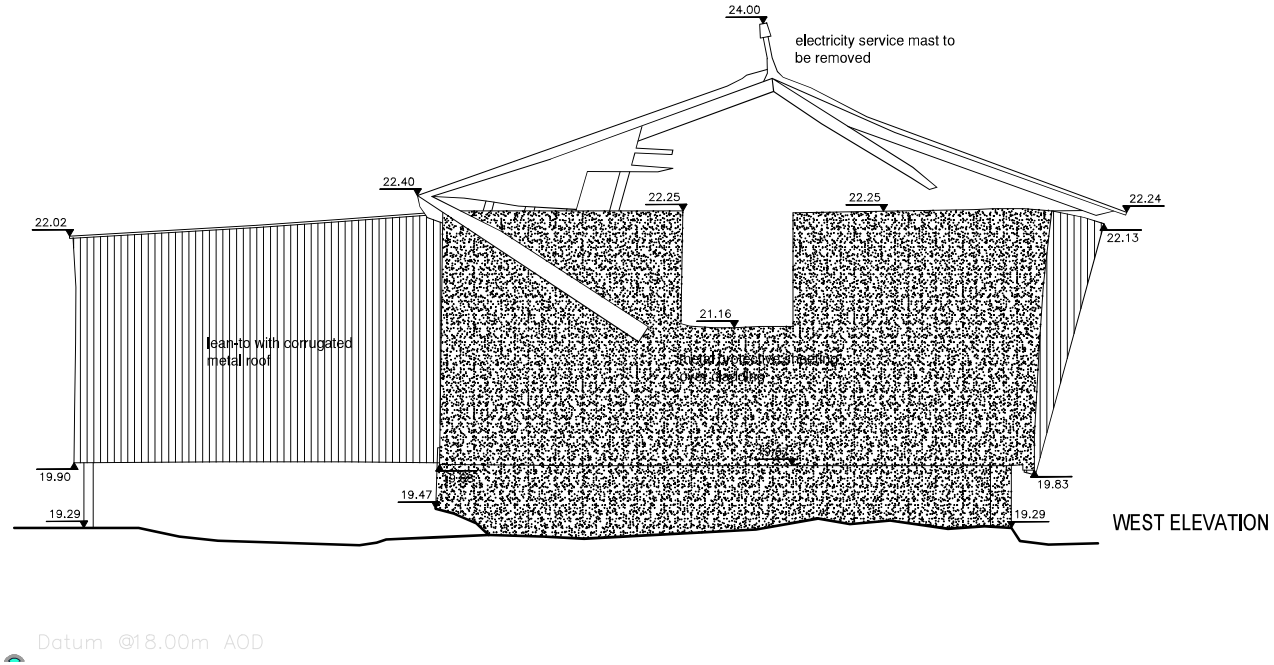


EAST ELEVATION



WEST ELEVATION

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Granary Reconstruction
Land at Grove Road
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Drawing Description
Survey Elevations East & West

Scale
1:50 @ A3

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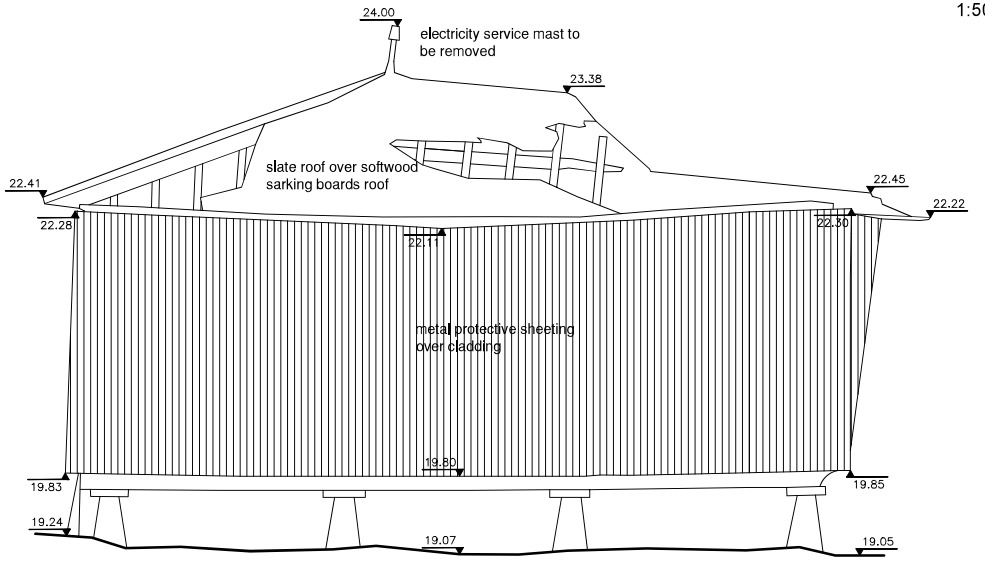
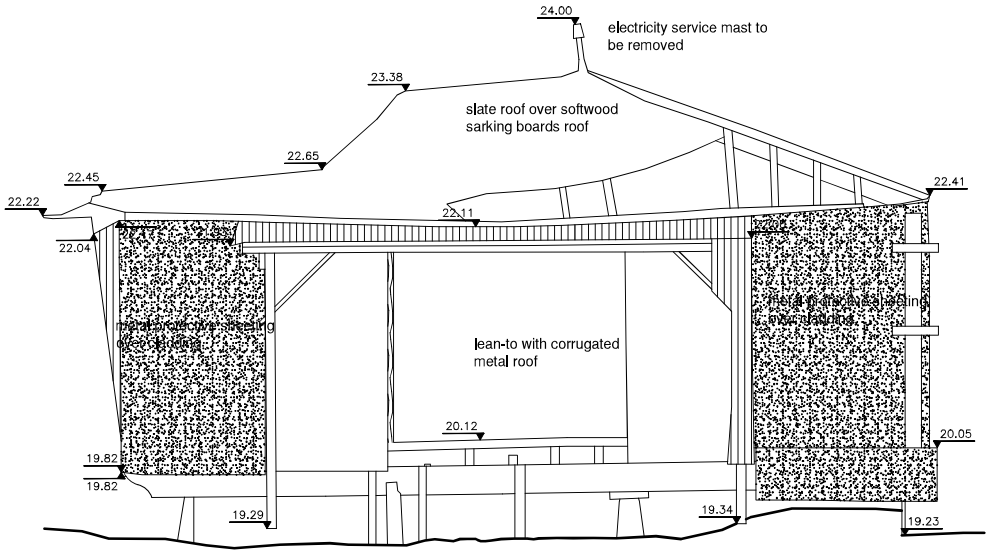


SOUTH ELEVATION

Datum @18.00m AOD



NORTH ELEVATION

Datum @18.00m AOD

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Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description

Survey Elevations North & South

Scale

1:50 @ A3

Date

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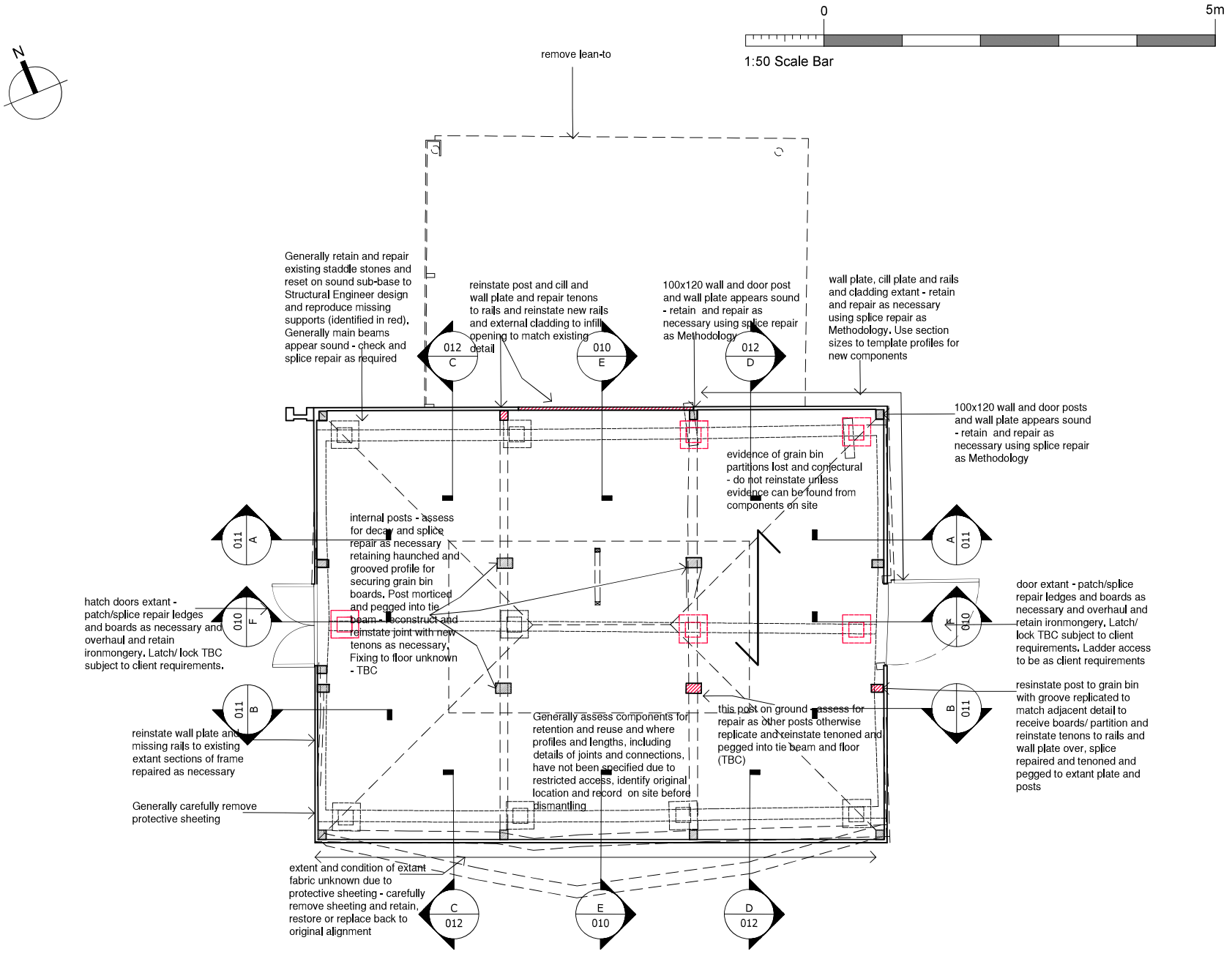

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Rev	Date	Description
A	Jan 2025	text correction

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description

Proposed Floor Plan

Scale
1:50@A3

Date
November 2024

Drawn By
TPS

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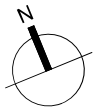
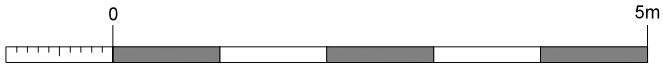
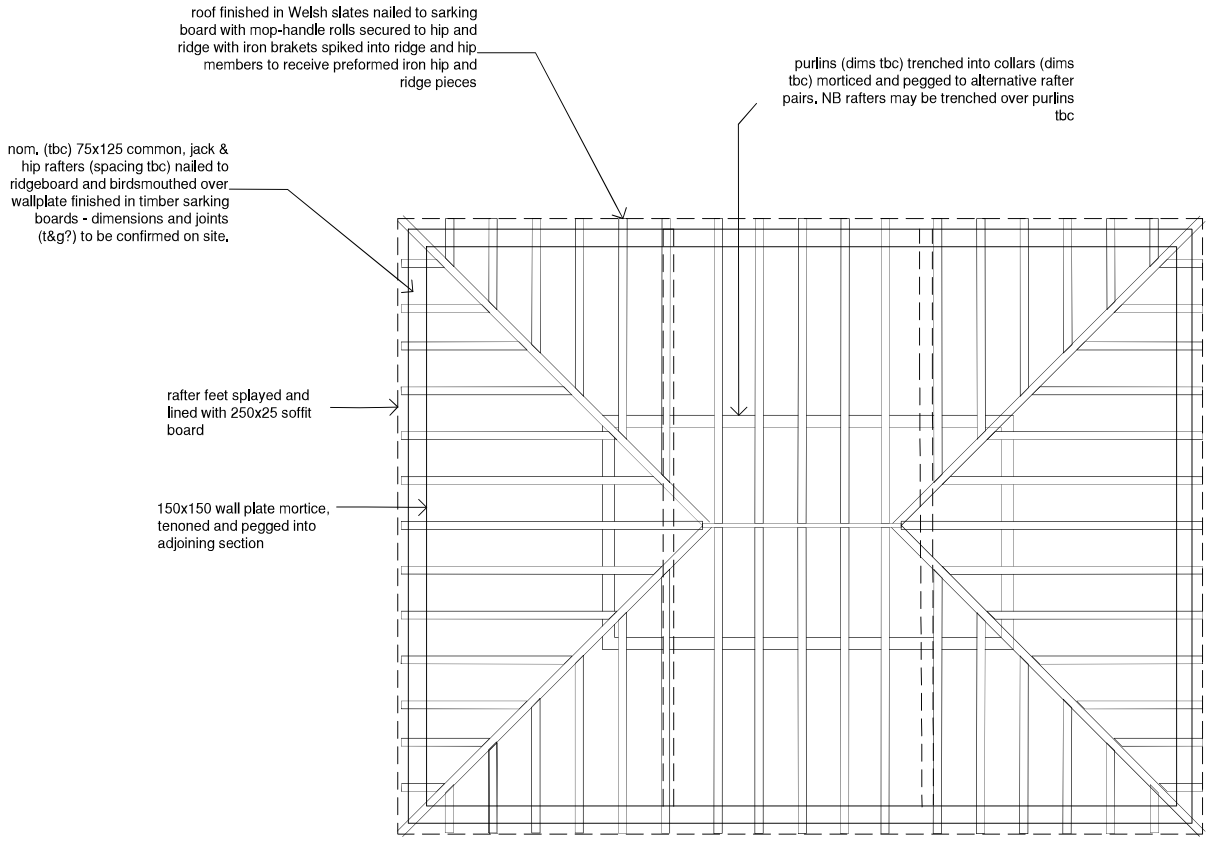
Drawing Number
27780_007

Revision
A





1:50 Scale Bar



NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description
Proposed Roof Plan

Scale
1:50@A3

Date
November 2024

Drawn By
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Revision
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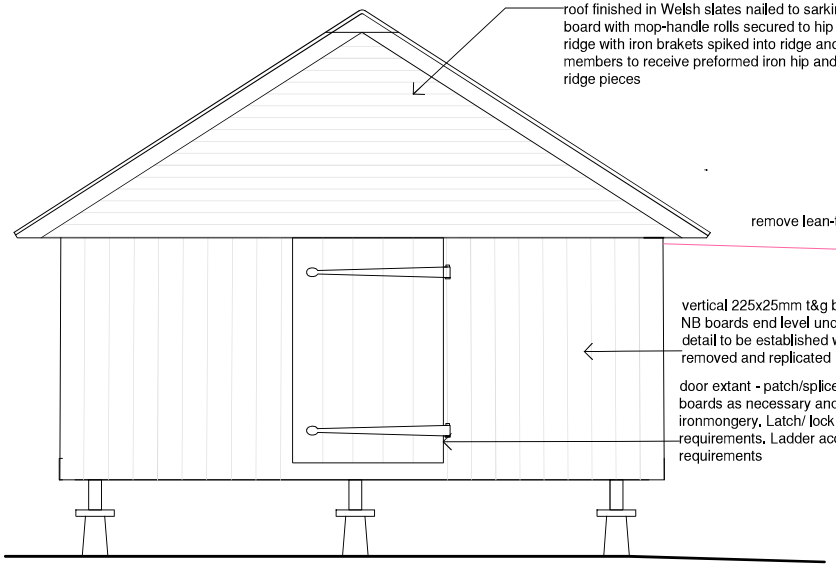
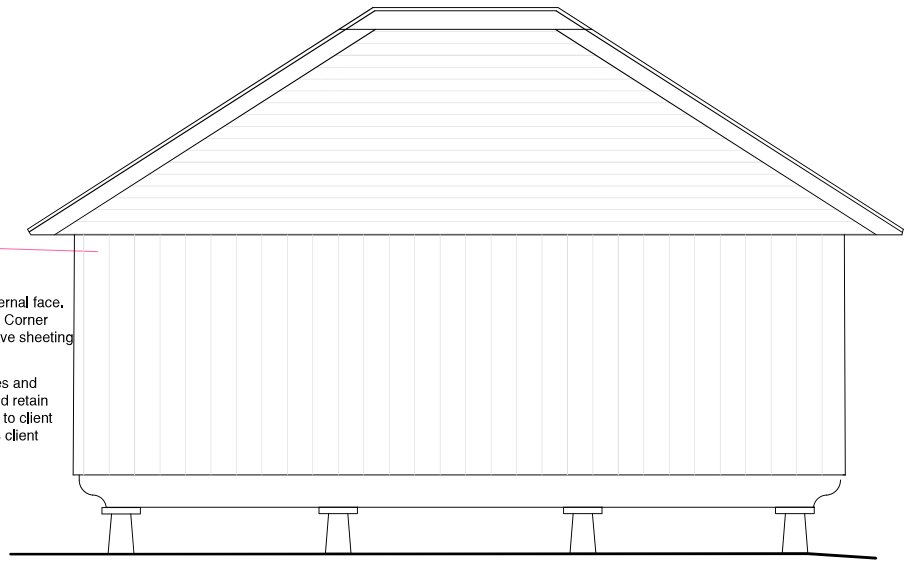
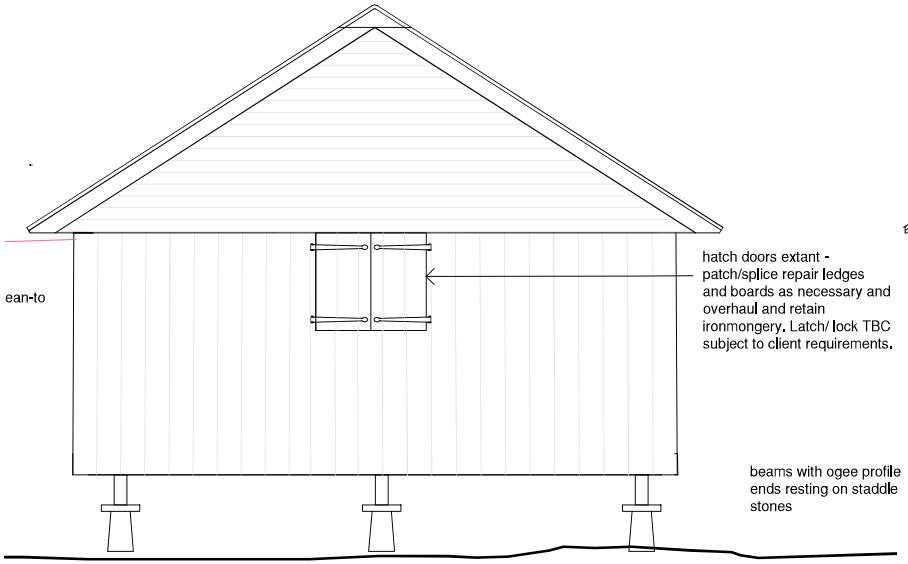


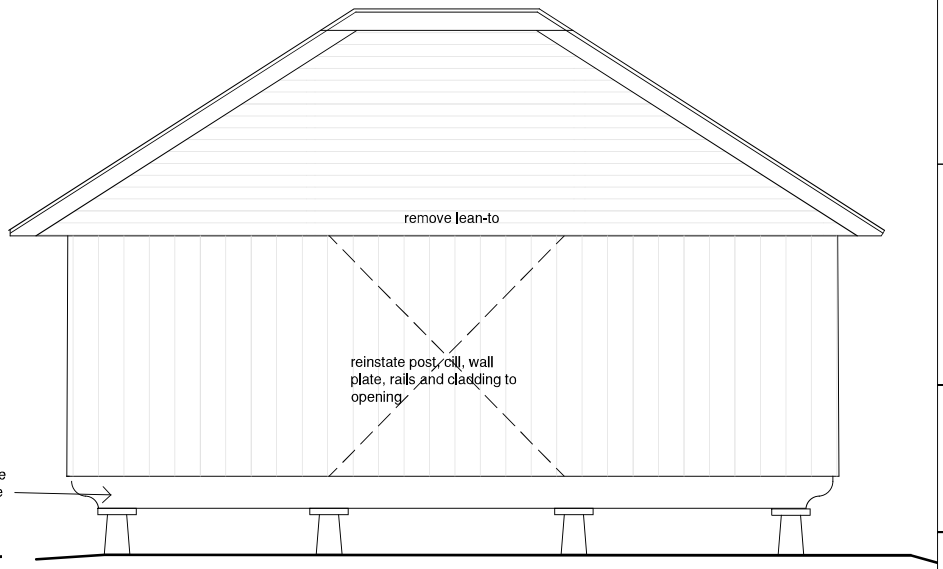
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

1:50 Scale Bar

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Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description
Proposed Elevations

Scale
1:50@A3

Date
November 2024

Drawn By
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27780_09

Revision
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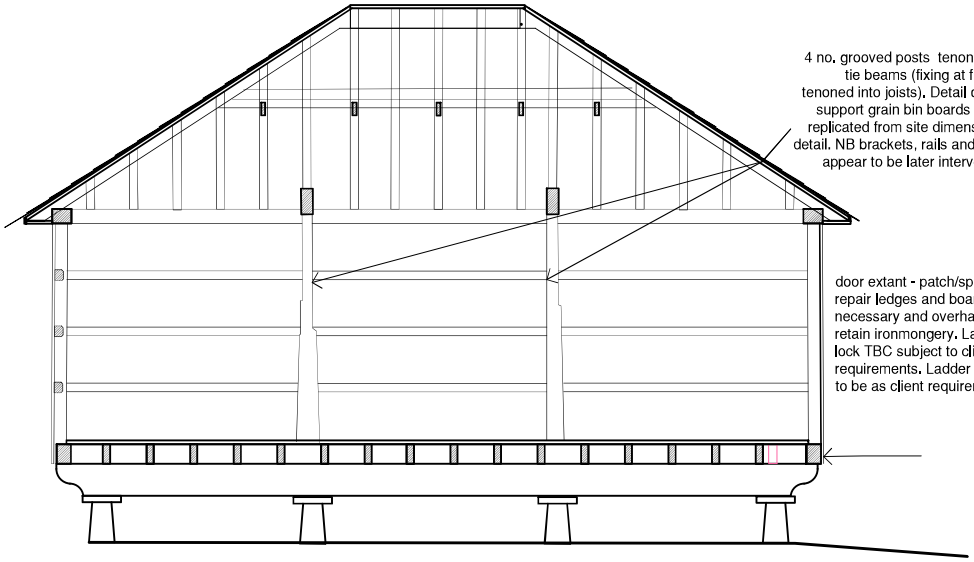
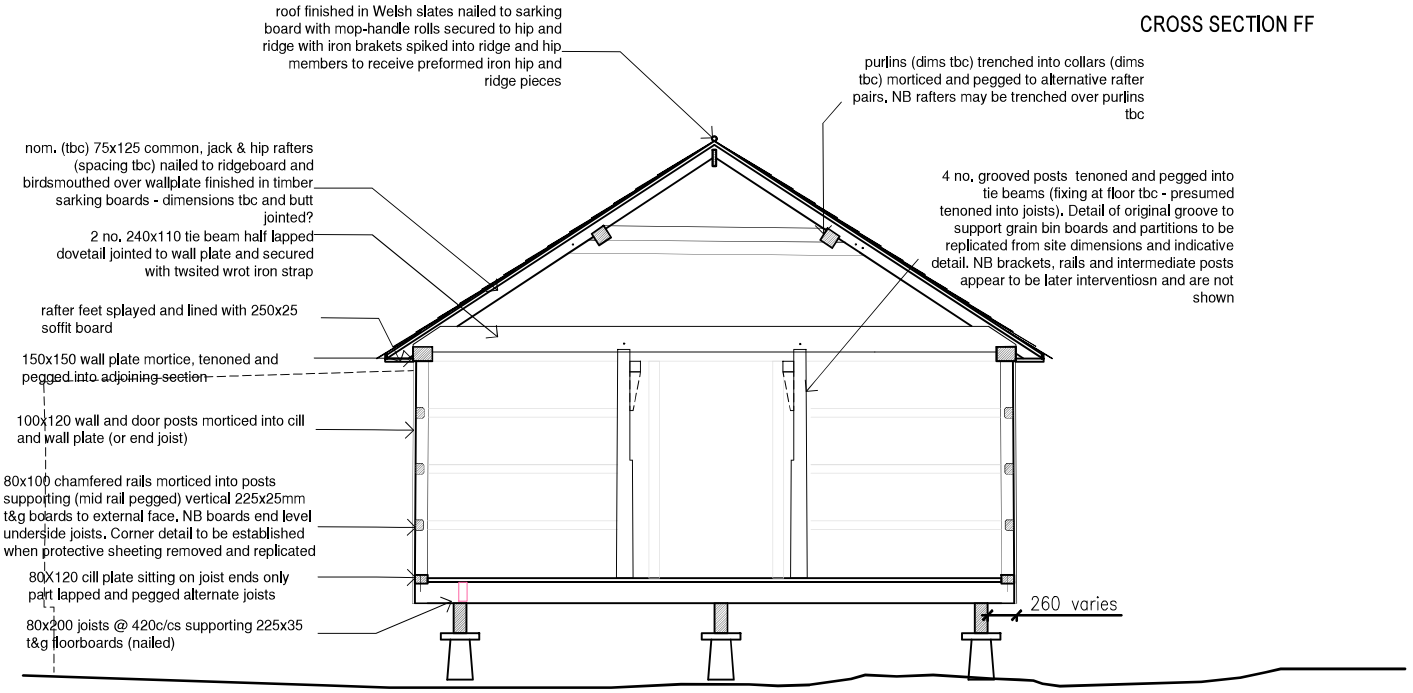


CROSS SECTION FF



CROSS SECTION EE

1:50 Scale Bar

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Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description

Proposed Reconstruction
Cross-Sections

Scale
1:50@A3

Date
November 2024

Drawn By
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Drawing Number
27780_010

Revision
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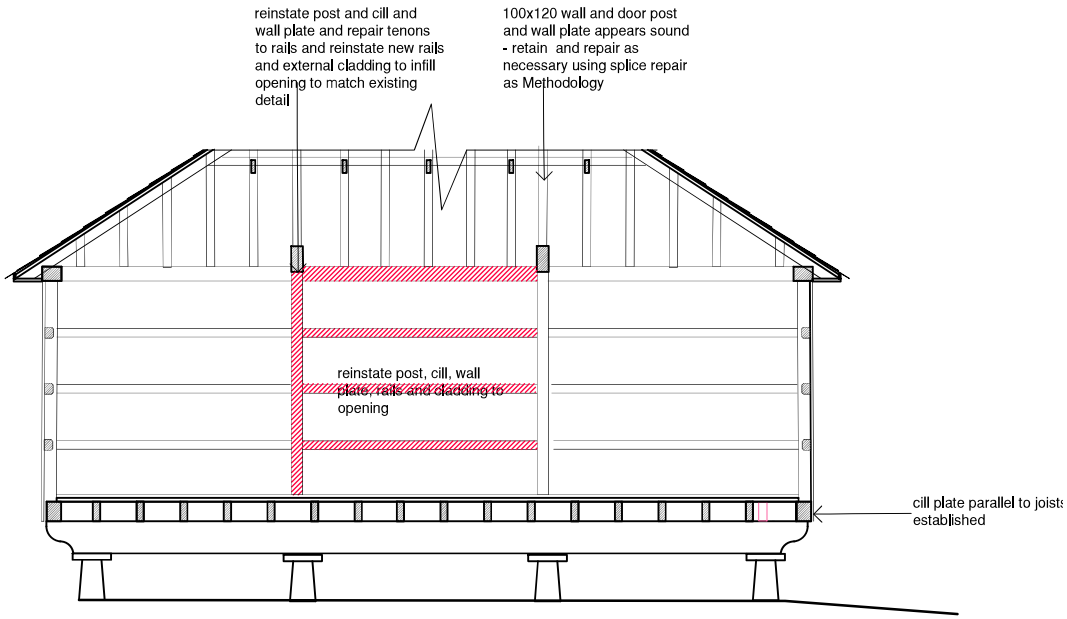
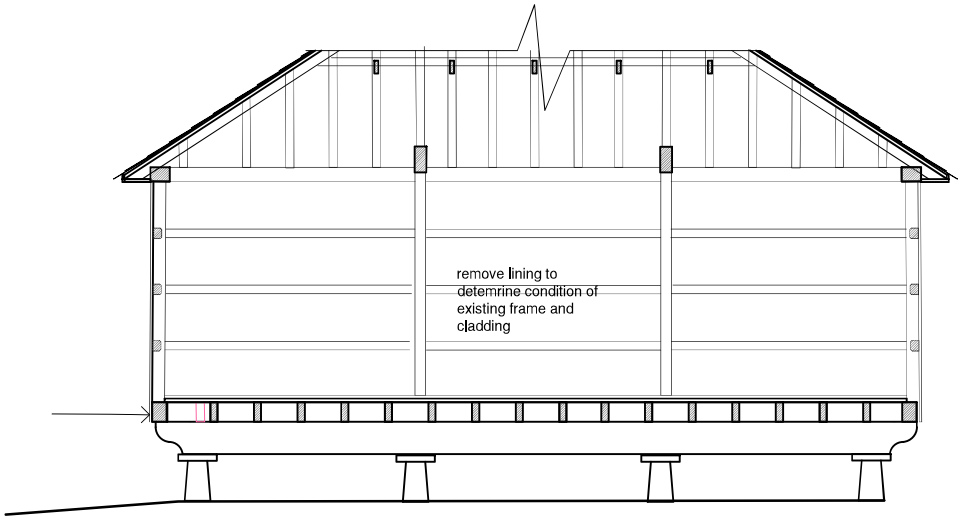
0 5m

1:50 Scale Bar



INTERNAL ELEVATION AA



INTERNAL ELEVATION BB

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Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description

Proposed Reconstruction
Internal Elevations AA BB

Scale

1:50@A3

Date

November 2024

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Revision

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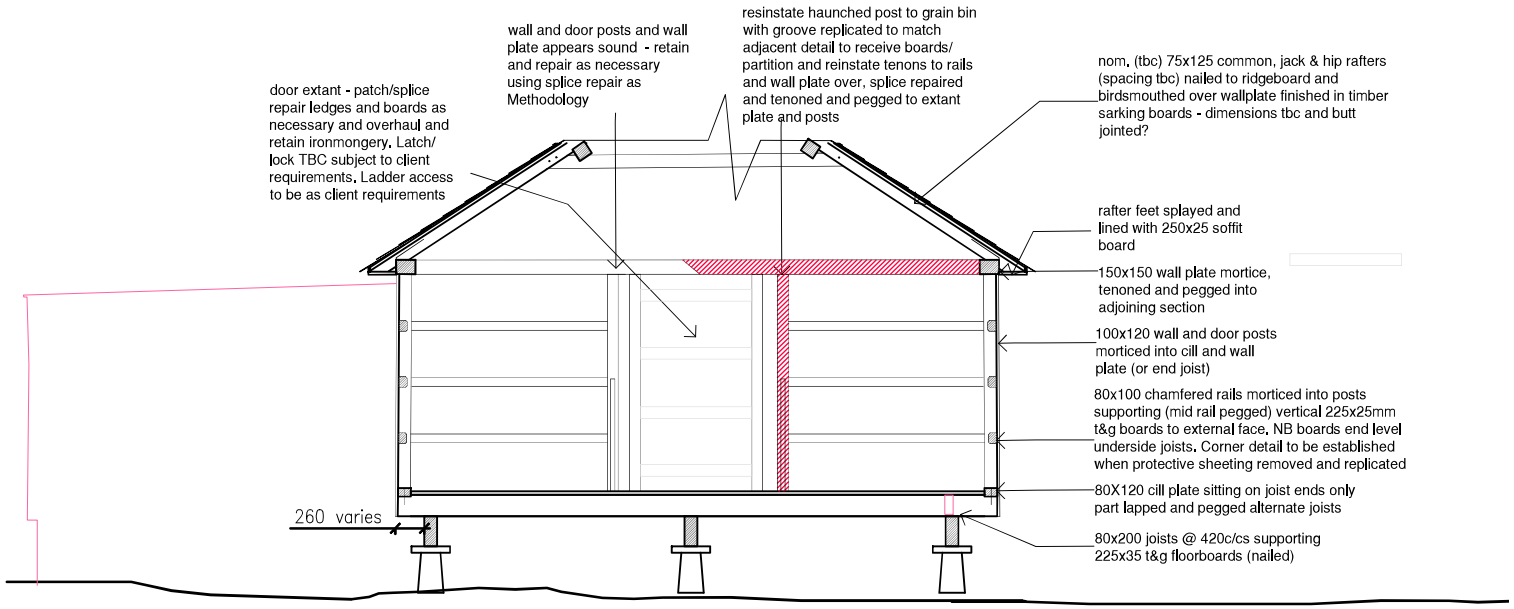
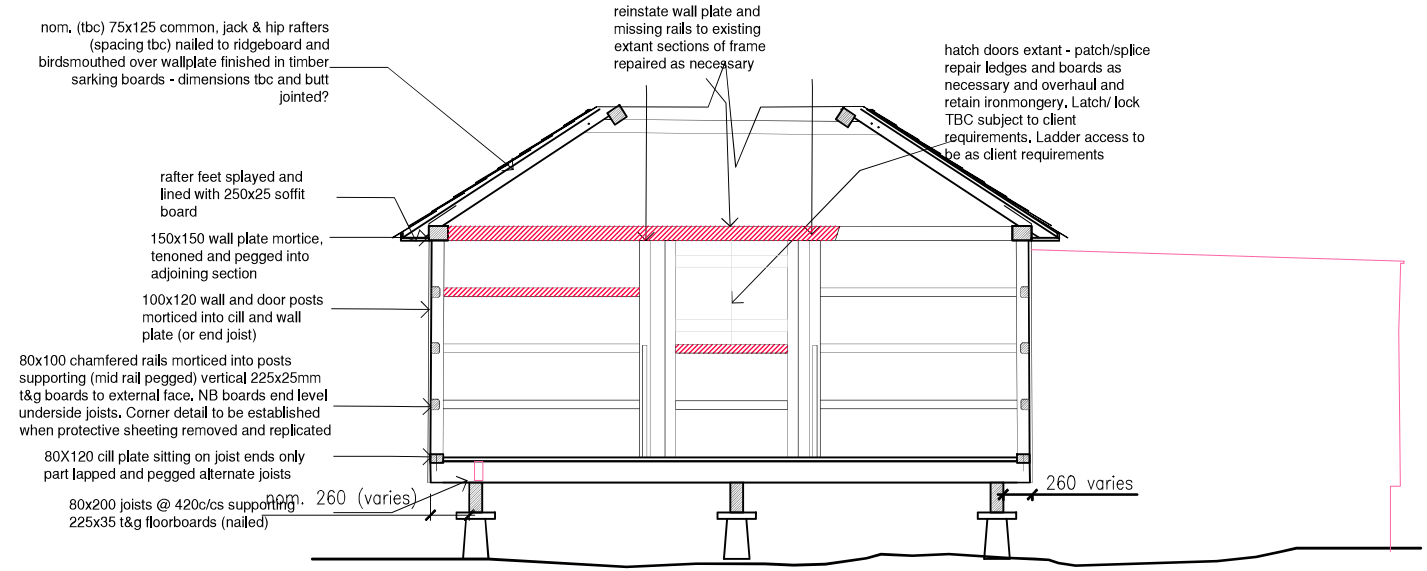


INTERNAL ELEVATION DD



INTERNAL ELEVATION CC

1:50 Scale Bar

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Rev	Date	Description

Catesby Estates

Granary Reconstruction
Land at Grove Road
Headcorn

Drawing Description
Proposed Reconstruction
Internal Elevations CC DD

Scale
1:50@A3

Date
November 2024

Drawn By
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Drawing Number
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Revision
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