

Conversion of existing Barn at

Sack Lane, Lidsey

Method Statement / Brief Description of Works

This statement is a brief description of the works required to convert the building and should be read in conjunction with the detailed working drawings 07/87/03 revision A and 07/87/04 revision A on which a more detailed specification is shown.

Stripping out

Any existing plumbing or electrical services to be isolated and carefully stripped out.

Existing doors to be carefully removed.

Brick and flint work infilling original arched door openings to be removed

Existing sub-standard concrete floor slab to be broken up and removed.

Existing slate roof covering to be retained – in recent years this has been renewed along with battens and sarking felt.

Where new roof to extension abuts existing, roof covering to be stripped off and slates set aside for re-use.

Repairs

All existing timbers to be treated with Protim (or similar) against fungal or insect attack, including rafters collars and wall plates.

Wall plates to be strapped with 30x5mm galvanized steel straps at 2m c/cs
In accordance with engineers recommendations.

Cracking in the corners of the walls, referred to in the structural engineers report is to be repaired with concrete lintels stitching the cracks internally.

The existing sub-standard ground floor slab is to be carefully broken up and levels reduced to allow for new floor construction.

Existing brick quoins, arches and reveals to be re-pointed where necessary with lime mortar to match existing.

New Works – Conversion works.

Ground Floor

Existing floor slab to be broken up and levels reduced to accommodate make up of new floor. Base of new floor constructed with 100mm concrete floor slab over DPM over sand blinded hardcore

External walls

Internal face of existing brick and flint walls to be damp proofed with hyprufe or similar

Existing external walls to be lined with timber studwork constructed off new floor slab and insulated and lined as shown on drawing 07/87/04 revision A

Existing roof structure over rear wall to be temporarily supported and new opening formed in rear wall, with new steel beam supporting existing wall plate and roof construction.

Roof

Roof over living room

Existing roof structure to be insulated between rafters and lined with plaster board skim coated. Existing collars to remain exposed internally.

Roof over bedrooms

Ceiling to be formed with plaster board fixed to under side of ceiling collars and roof insulated with mineral wool between collars.

Internal Partitions

All internal partitions to be constructed in timber stud work and lined with plaster board. All internal walls are non load bearing and are to be constructed off new concrete floor slab.

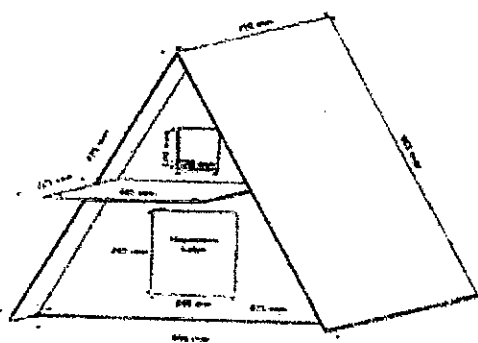
The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Box to be made from untreated rough-sawn timbers. Timber should be c.20mm thick. The box should be waterproof and draught-free. Girders can be between 15 and 25 mm wide. Fixing may be by use of brackets, durable binds or wires.

Flows are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day. They can be fitted to walls, other flat surfaces or trees.

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NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).