

Report Title	Construction Method Statement
Project Number	1462
Site Address	Decoy Barn, Arundel Rd Poling, BN18 9QA
Date	30/04/2021
Author	Eur Ing Thomas Bedford BSc CEng FIStructE MICE
Checked	Brendan Haworth
Status	FINAL
Revision	Rev A

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1 General

This Construction Method Statement has been prepared to demonstrate the practicality and careful management of the works has been considered at an early stage to address planning permission condition 3 as per the extract in the box below.

Arun District Council Planning Reference A/17/18/PL

Condition 3

No development shall begin until a construction method statement and details are provided demonstrating how the existing building stability is maintained during execution and completion of the works.

Reason: The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension in accordance with policy DEV2 of the Arun District Local Plan.

2 Introduction

The site is located at the end of Decoy Lane and its address is Decoy Barn, Decoy Cottage, Arundel Road, Poling, Arundel, West Sussex, BN18 9WA.

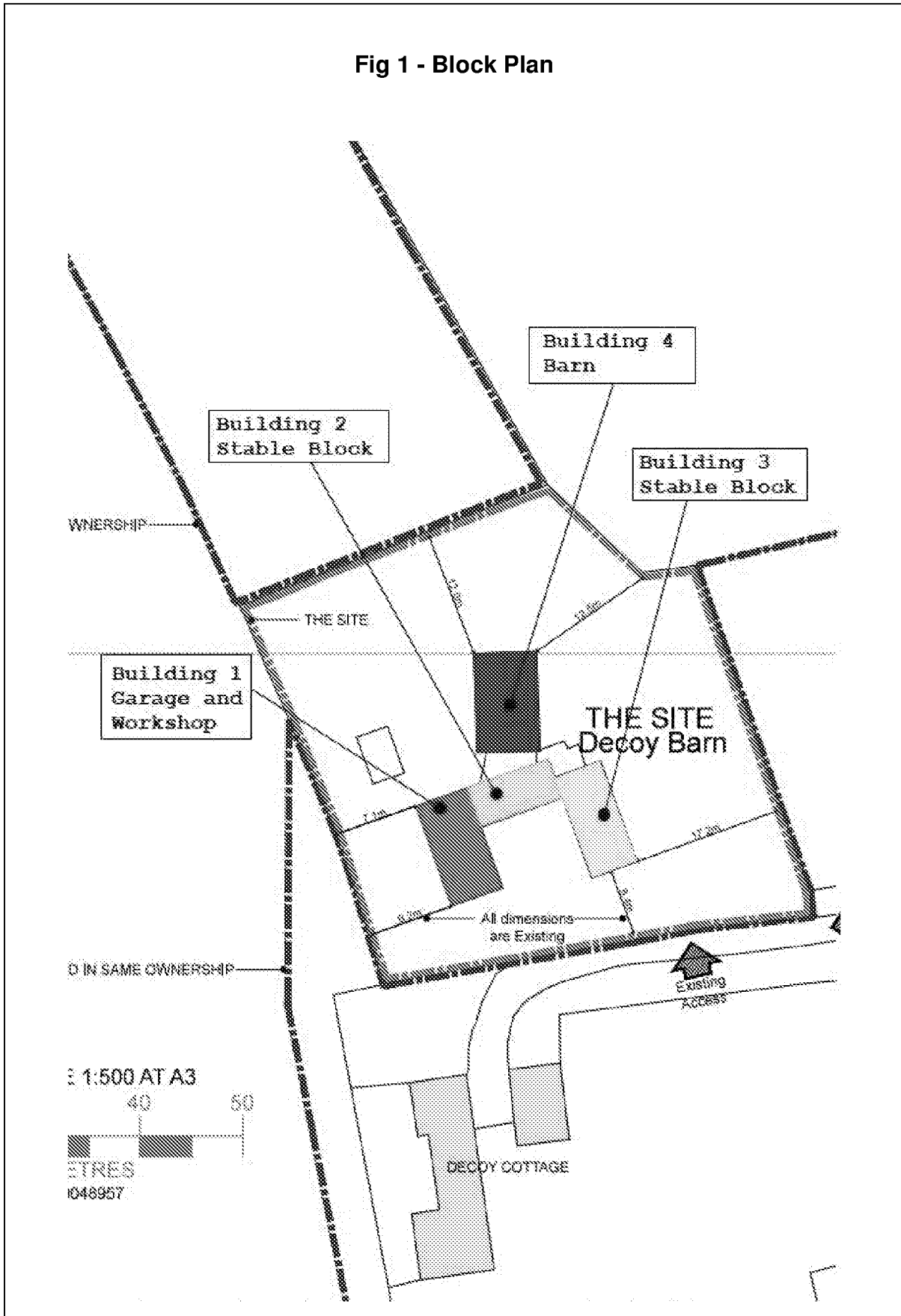
The existing buildings are single storey agricultural units as follows:

- Building 1 is a garage and workshop with masonry rear and end walls and a timber frame front.
- Building 2 is a link timber frame building used as stables.
- Building 3 is timber frame building used as stables.
- Building 4 is the barn with masonry walls.

The only building nearby is Decoy Cottage, which is situated to the south of the site.

See **Figure 1** for extract from block plan.

Fig 1 - Block Plan



3 Proposal

The proposed work consists of combining and converting the group of buildings into a single storey three-bedroom residential unit.

The works comprise:

- Conversion of existing buildings to single-family dwelling house.
- Removal and making good of the existing vehicular access.
- Retaining all important trees and vegetation.

With respect to construction, this will vary slightly with different existing buildings, but generally it is intended that:

- The roofs are stripped of existing sheeting and
- Strengthened so as to support the increased loading of tiles.
- A new timber framed “inner leaf” will support the roof off a new ground slab incorporating insulation as required.
- External walls will remain so as to maintain the external envelope.

The sequence will be:

1. Install external shoring at maximum 4.0 m intervals – see Fig 2a and 2b
2. Provide new foundations for the link between buildings 2 and 4 and to the new front elevations of buildings 2 and 3.
3. Form openings between buildings 1 and 2, between 2 and 3 and between buildings 2/link/4.
4. Break out the existing ground floor slabs sufficient to allow for insulation and screed without undermining existing foundations.
5. Install new floor slabs, under cover of the existing roofs.
6. Insert timber frame inner panels already faced with 9mm external quality OSB incorporating holding down studs bolted to the slabs. Also install identified internal racking panels similarly anchored to the slab.
7. The existing timber roof structure will then be wedged and fixed to provide support to the roof off the new timber frame panels.
8. Taking care to strip the roof to avoid unsymmetrical loading, new rafters will be inserted, supported off the timber frame panels and new lintels together with timber roof bracing.
9. Install remainder of internal partitions and complete screed.
10. Remove external shoring and make good to external elevations.

Fig 2a – Shoring Positions

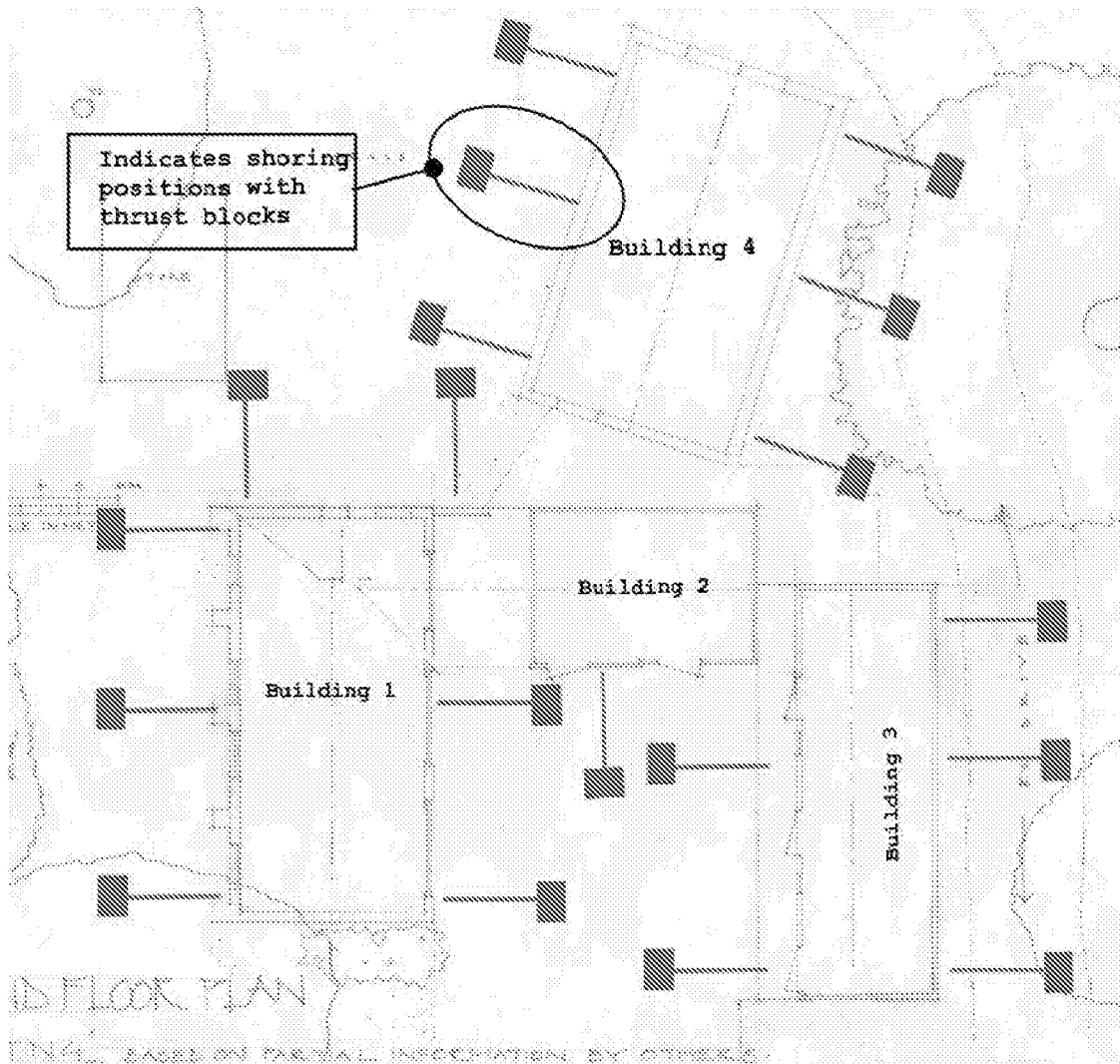
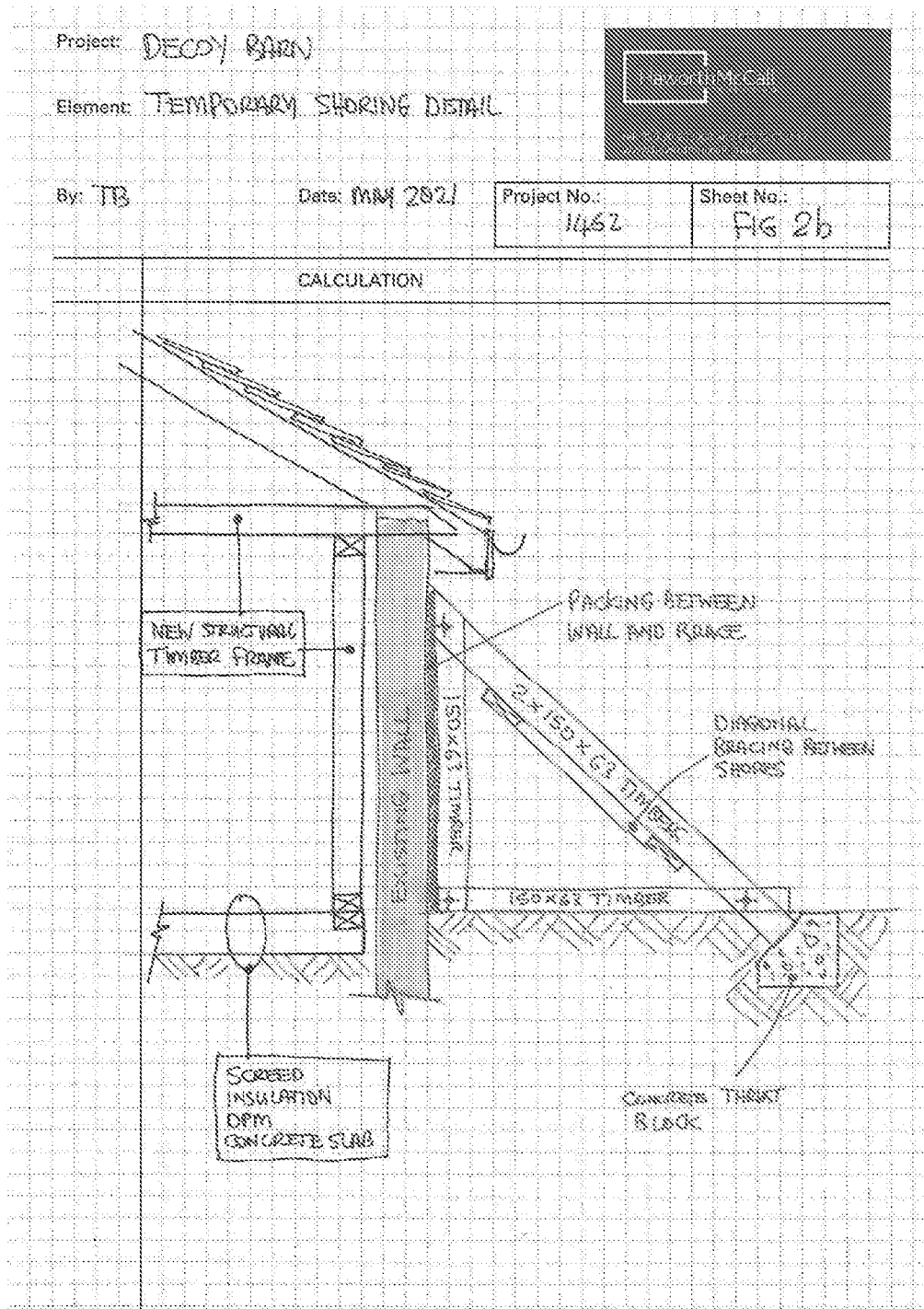


Fig 2b – Shoring Detail



4 Estimated time of programme

The estimated time to complete the project is five months.

5 Foundations

It is anticipated that the contractor will plan the works so that concrete for foundations will be delivered in one sequence to minimise deliveries over several days.

6 Conclusion

If the sequence of stabilising work is set out above, then the existing building stability will be maintained during execution and completion of the works which satisfies the requirement of planning pre-commencement condition 3.

It is anticipated that the contractor will provide a detailed method statement so that Haworth McCall can check overall stability during execution of the works has been addressed in line with this statement.