

RYEBANK FARMHOUSE

NEW BARN

GREVATTS LANE

BN17 5RF



Prepared by John Brown Architecture Ltd, on behalf of Mr & Mrs Baird

Method Statement - Planning Condition No. 4

Application No: CM/28/17/PL

Proposal: Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre- fabrication factory to single residence.

Site Address: Ryebank Farm, New Barn, Grevatts Lane, BN17 5RF

General Works:

Strip out and clear Barns and immediate working area for work to progress. Remove any rubble and debris, ensuring the barns are ready for renovation. Set out site security fencing and operational site huts, and undertake all other preliminary work.

For programming of works please refer to draft construction programme (Appendix A)

For extent of Oak frame refurbishment required please refer to 3D diagram (Appendix B)

For details of refurbishment methods to original oak frame elements refer to attached engineers report (Appendix C)

Structural Work:

Install internal scaffolding to support main structure to allow for safe working.

Install eaves level external scaffolding to ensure safe working environment for works to roof.

Excavate trial holes to inspect existing foundations.

Excavate and install new foundations and if required underpinning in sections not exceeding 1 metre long of a size and depth to suite the ground conditions to support existing wall structure.

Roof:

Remove existing corrugated steel and cement roof sheets, to expose rafters, wall plates and trusses - check for damage.

Retain all rafters, wall plates and trusses where possible.

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Replace any rafters, trusses or wall plates with new for like.

Refer to 3D frame diagram attached (Appendix A), which identifies missing pieces from original frame which require replacement.

Timbers to be retained are to have rotten sections cut away with new spliced in where feasible and all be impregnated with preservative.

Overboard with repainted ply (5mm) or similar.

Lay vapour control layer on to overboarding.

Overlay with PIR insulation to achieve current building regulations requirement.

Over batten using 25x50 battens vertically fixing through PIR insulation to ply and oak rafters below.

Lay Tyvek breathable membrane over and fix in place using tiling battens.

Fix 25x50 S.W Battens horizontally and lay clay roof tiles.

To avoid overly deep eaves detail created by warm roof build up, install new green oak rafter feet within depth of PIR insulation.

Ground Floor:

Remove existing ground floor slab / concrete oversite.

Dig out for drain trenches and services.

Review external foundations for possibility of requirement for localised underpinning of external brick and flint walls.

Excavate to levels and install hardcore sub base to engineers requirements (assumed 150mm crushed concrete).

Lay sand blinding and 1200 gauge Visqueen DPM (or similar) over.

Dig out and pour 4x individual pad foundations to existing oak frame posts.

Build brick plinths over foundation pads, including DPM to underside of oak posts, circa 600mm above FFL.

Pour concrete oversite to engineers specification (assume 150mm concrete with reinforcing top and bottom).

Install 100mm PIR insulation (or as required by Building Regulations to comply).

Allow for second 1200 ga Visqueen DPM over oversite.

75 mm liquid anhydrite screed over.

Allow for expansion joints at perimeters as required.

Walls:

Provide new injected damp proof course to all external & internal brick walls to be left exposed within the final scheme, drilled and injected internally.

Fix 50x100 treated S.W timber load bearing stud-work vertically inside of external walls at 400 cts; Insulate between studs with 100mm PIR or as required to comply with current building regulations.

Fix 12.5 plasterboard and skim.

Design to allow first floors to be supported on the new load bearing stud work and existing oak posts, this avoids the need for any additional weight to be applied to the external brick and flint walls.

Existing brick and flint walls tiered back to new structural stud work to give additional lateral restraint.

External Fabric:

Remove all existing doors, windows and screens.

Replace with new double glazed doors, windows and screens, Fabco or similar, as shown on Proposed Elevation drawings, ensuring structure is impermeable.

Finally re-point all necessary brickwork and flintwork using sand/cement/lime mortar.

Internal Fit Out:

Carry out first and second fix for carpentry, electrical and heating, and supply all mains services required to the Barns.

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