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CONSTRUCTION METHOD STATEMENT

**FOR THE
PROPOSED CONVERSION of BARN 1
AT HOLLINS FARM
STOPPER LANE
RIMINGTON
CLITHEROE
BB7 4EJ
FOR MR AND MRS SMITH**



Date: 3rd April 2019
Job Ref: 5029-01
Version: CMS - 01

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Section 1

General

This Construction Method Statement (CMS) is required by Condition 6 attached to planning permission, application No 3/2018/0598, decision date 31 October 2018 which grants approval for development at Hollins Farm Stopper Lane Rimington Clitheroe BB7 4EJ.

The CMS is prepared on behalf of Mr and Mrs Smith and relates to the conversion of an existing Barn (Barn 1) into a single dwelling with a home office.

The relevant approved drawings are:

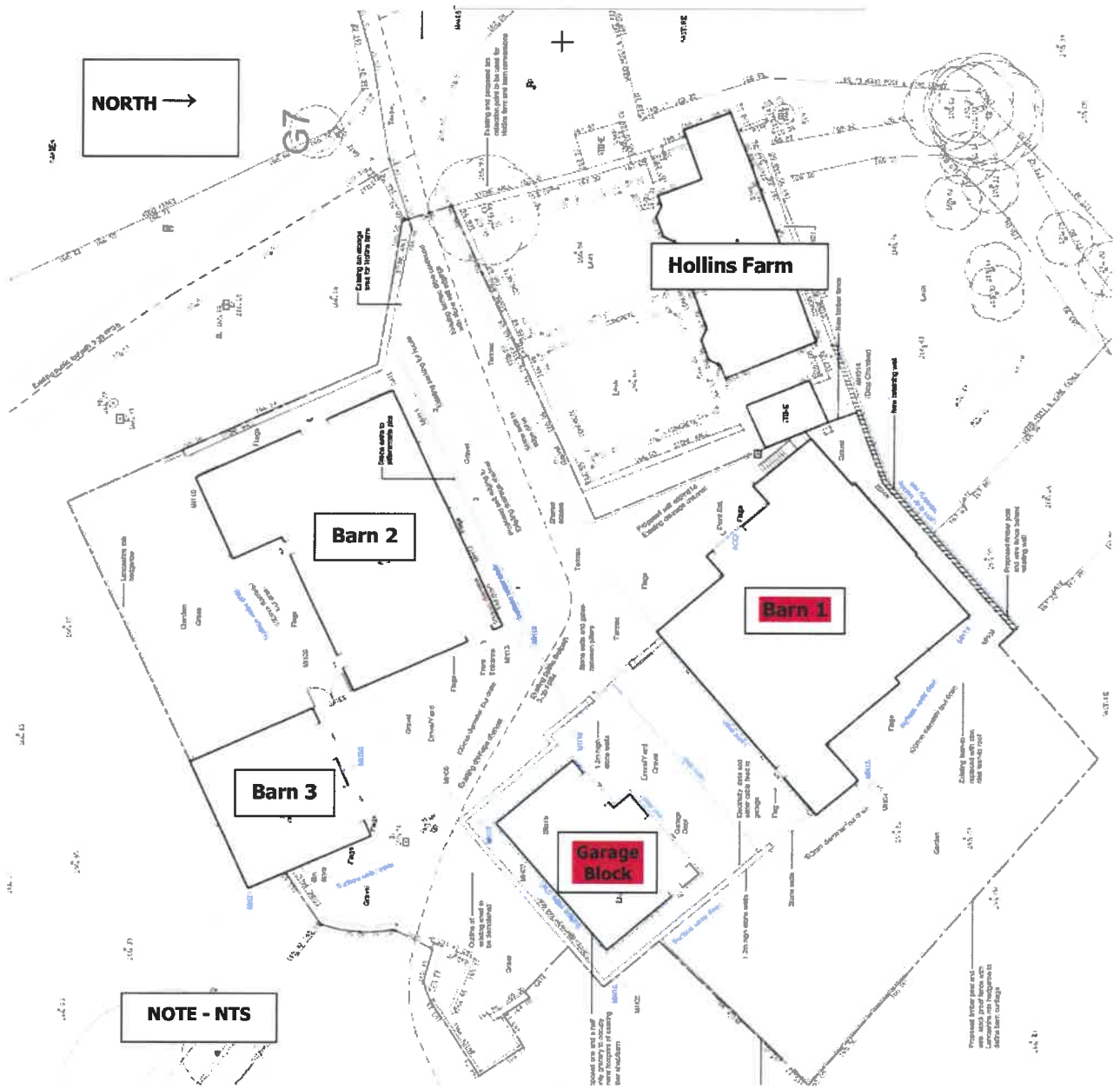
- Existing Site Plan 5029-01-08
- Existing Plans and Elevations Barn 1 5029-01-01b
- Proposed Site Plan Showing Residential Curtilage 5029-01-03d
- Proposed Plans and Elevations for Barn and Garage 5029-01-04c
- Proposed Site Location Plan 5029-01-07a

The CMS sets out the proposed sequencing of the works to minimize and mitigate the construction impact on the existing structure and the surrounding site.

The construction of the Garage Block within Barn 1 curtilage (ref Page 3), referred to in this text is not part of the requirement of Condition 6.

Section 2

Extract from Site Plan identifying the buildings referred to in this CMS



NOTE - NTS

This CMS relates to the Conversion of Barn 1

Section 3

Construction Method Statement

- 1** Archaeological building recording works required in accordance with Condition 5 on the planning approval – This work has been completed.
- 2** Demolition and removal of framed, boarded and sheeted lambing shed to the North West elevation and the framed boarded and sheeted lean-to to the South West elevation – These works has been completed following the carrying out of the archaeological recording works.
- 3** Open up trial holes within the building to inspect footings of existing walls, enabling the supporting structural floor slab / foundations design to be carried out.
- 4** Agreement between the clients and the contractor of safe site access arrangements, contractors work, compound and vehicle parking areas and the extent of temporary secure fencing to be provided to ensure a safe efficient site.
- 5** Sections of existing walls underpinned if found necessary following 3.
- 6** Demolition of brick built lean-to store to South East gable elevation.
- 7** Provision of scaffold to provide safe working platforms at heights and as required to provide temporary stability to elements of the existing structure.
- 8** Stripping of and setting aside of roof slates, inspection of roof timbers and stripping and removal as necessary.
- 9** Stripping out; external staircase, doors windows, first floor, boskins, breaking up concrete slab and carting all away from site.
- 10** Carrying out works to the existing walls; forming new external and internal structural openings - building in damp trays & abutment flashings in accordance with the approved plans and carrying out repairs to / rebuilding sections of the external walls as identified in the Conversion Assessment Ref 5029-01 Rev A Dated 18th June 2018 Items Ref 2.7 to 2.16.
The contractor is to provide all necessary propping / shoring to the existing structure to maintain structural integrity.
- 11** Carrying out repairs to and treating existing roof timbers, installation of new rafters, conservation rooflights, lead valley gutter and reslating with the existing stone slate
- 12** Repointing sections of external walls above and abutting the new lean to Garden Room, fixing rain water goods to rear wall and removal of part scaffold to enable works to Garden Room lean-to to commence.
- 13** Excavation for and casting new strip foundations for the new lean-to Garden Room, constructing new external walls & supporting structural steelwork, new insulated timber roof deck, zinc roof finish and rain water goods.

Section 3

Construction Method Statement cont

- 14** Excavation for and casting structural ground floor slab with integral thickening for structural support to new walls. Installing through slab ducts for all services and installing below ground internal drainage runs with penetrations through the slab.
- 15** Constructing new internal insulated block lining walls, new internal block walls, supporting steelwork and new timber first floor structure.
- 16** Excavation for and installing new manholes and drainage runs.
- 17** Repointing existing stone walls.
- 18** Fixing new rain water goods.
- 19** Installation of external staircase.
- 20** First fix joinery: Installation of suspended first floor ceiling structures to first floor Bathrooms, stud partitions, new windows and external doors.
- 21** First fix electrical and plumbing heating installations.
- 22** Internal linings & Finishes: Proprietary damp proof linings to retained internal stone walls – linings to stud partitions – plaster finishes to walls - insulation & linings to suspended ceilings & exposed rafters - first floor insulation, floor finishes & ceiling linings – ground floor insulation and finishes.
- 23** Second fix joinery: Staircase - internal doors – windows – skirting boards – kitchen installation.
- 24** Second fix electrical and plumbing services.
- 25** Internal and external decorating.
- 26** External hard & soft landscaping works, curtilage walls, paving and planting all in accordance with the planning approval notice and subsequent relevant condition details submitted and approved by the local authority.
- 27** **NOTE:** The new Garage Block within the curtilage of Barn 1 will be constructed in accordance with a work programme to be agreed between the clients and the contractor prior to commencement of any works.
The works will be programmed to maximise safety of the site, efficiency of labour and to minimise vehicle movements to and from the site.