

Job/Subject: Knott Gate Farmhouse
Slaidburn

Conservation construction method statement

Job No: 5923

Date: 6 February, 2023

Introduction

The following document lays out the the works that will be undertaken to the existing fabric of the building, including the buildup of new elements that will be included within the internal design of the building. These elements aim to preserve the original building as much as possible whilst improving the fabric so that the building is compliant with modern building regulations where it is not adverse to the conservation of the existing listed building.

This document lays out the material build ups to the existing buildings in the following order from the bottom of the building to the roof;

Solid Floors

External Walls

Internal Walls (House Only)

Suspended Floors (House Only)

Roof Structure (House)

Roof Structure (Outbuilding)

Solid Floors

The stone flags on the ground floor to the house are to be carefully numbered and removed and set aside for re-use. Approx 400mm of underfloor is to be removed to allow the installation of insulation to improve the thermal performance of the building, with careful underpinning as per the structural engineers preferences. To install;

- 180mm of insulation
- Structural concrete slab
- Dimple tanking system
- Underfloor heating within screed
- Relay existing stone flags

External Walls

External walls are to be retained as existing and are to be repaired to the external face where cracks have been identified as per the instructions of the structural engineer. Internally a dry lining system will be used as per the following build up;

- 15mm airgap between existing walls and dry lining
- 50x50mm battens with in-fill insulation between
- 72.5mm insulated plaster board
- plaster skim finish

Internal Walls (House Only)

The internal stone walls will be retained as per existing, except for the enlargement of the opening on the ground floor for between the living room and kitchen.

- On the ground floor, 25mm battens with plasterboard and skim
- On the first floor, existing plaster finishes will be repaired and skimmed where possible.

- When new wall finishes are required, new lime plaster is to be used

Suspended Floors (House Only)

Suspended floors are to be retained with repair works as follows.

- Floor boards are to be lifted and set aside
- Existing joists are to be inspected and repaired where necessary
- New double trimmers to be installed around new openings
- Where existing openings are to be filled install new as follows;
 - T&G floor boards
 - New floor joists to structural engineers design
 - fit 100mm insulation
 - under draw 12.5mm plasterboard ceiling with skim finish

Roof Structure (House)

The existing roof is to be repaired and retained, roof slates and flags are to be removed and

- Carefully remove existing slates and flags and set aside, assume 10% wastage for the slates and 50% wastage on stone flags
- Existing rafters and timber structure to be inspected and to be repaired as per structural engineers specification
- roof to be relayed as per following
 - Procter roofshield membrane
 - 50x25mm tanalised battens
 - Re-use existing slates and stone flags with matching reclaimed materials where possible
 - Re-use existing ridge tiles on a lime mortar bed.
- Where existing ceilings are damaged, repairs are to be undertaken
- Where there is extensive damage, new underdrawn 12.5mm plasterboard is to be used with skim finish.

Roof Structure (Outbuilding)

The outbuilding has been re-roofed recently with a breather membrane below the stone flag and is to remain in situ. This will be insulated between and under the rafters with vapour barrier and underdrawn with plasterboard and skim.

Conclusion

Through all the works we intended to retain the existing fabric as much as possible, whilst allowing for the improvement fabric of the building to the modern standards.

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