

ADDENDUM TO CONSTRUCTION METHOD STATEMENT

FOR PROPOSED CONVERSION OF
GREEN BARN, OUTBUILDING 01 AND OUTBUILDING 02:

AT
EAVES HOUSE FARM,
WEST BRADFORD,
CLITHEROE,
BB7 3JF

A REMOVAL OF THE CONCRETE BLOCKWORK LEAN-TO STRUCTURE AND CORRUGATED METAL ROOFING

- A1 Prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licenced asbestos removal contractor and be as per the recommendations of the asbestos survey report.
- A2 All existing fixtures and fittings are to be carefully removed from the interior of the lean-to.
- A3 Carefully remove all existing services from the building, including all electrical wiring, switches and conduits. All to be undertaken by competent and qualified specialist engineers.
- A4 The existing fibre cement roof covering directly over the existing lean-to structure is a possible asbestos containing material and will require removal and disposal by a competent specialist asbestos removal contractor if found to contain asbestos. The existing roof structure is to be carefully removed by hand.
- A5 The existing profiled metal roof covering, including all metal ridges and verges, is to be carefully removed by hand. All fixings are to be removed from rafters where present. All flashings are to be removed where present.
- A6 The existing internal plaster wall finish is to be carefully removed by hand to reduce the risk of damage to historic fabric. A 1m x 1m trial area is first to be undertaken to the satisfaction of the local planning authority. Should an unacceptable degree of damage occur during removal then all removal should cease and advice sought prior to continuing.

A6 The existing rendered blockwork walling is to be carefully dismantled by hand to reduce the risk of damage to historic fabric. Any fixings / restraints / ties are to be removed from the existing fabric. All spoil is to be carted off site.

A7 The existing concrete floor is to be grubbed up. Care will be required to prevent the undermining of the existing walls.

B STRIPPING AND RELAYING OF THE SLATE ROOF COVERING, INCLUDING THE INSTALLATION OF NEW ROOFLIGHTS

B1 Before the stripping of slates/tiles, the Principal Contractor must count and record the number of courses on each roof slope and the slate/tile length of each course from head hole to tail.

B2 The existing slate roof coverings, including ridge tiles, are to be carefully stripped by hand to ground level and sorted by length and thickness and securely stored ready for re-use, including any which can be dressed down in size. Sound salvaged slates are to be cleaned of all loose debris, sorted to length and thickness and arranged in stacks equivalent to each course length. Care should be taken to unload the roof on both sides equally and simultaneously to avoid excessively uneven load on one side. Carefully remove all slating laths and de-nail all rafters if nailed down. Clean down all timbers and remove all loose debris that falls the floor.

B3 Existing slates are to be re-used wherever possible and any shortfall shall be made up with matching new or sound second-hand / reclaimed slates of the appropriate type, colour and thickness. Sound salvaged slates are to be cleaned of all loose debris, sorted to length and thickness, and arranged in stacks equivalent to each course length. Diminishing coursing or local patterning is to be retained. Imported slates/tiles are not to be used. Stone slates can be cut mechanically with a saw but each must be finished with hand tools to ensure a cropped not sawn finish to all edges.

B4 All flashings, soakers, cappings, valley and gutter linings shall be in minimum code 6 lead.

B5 Following removal of the slate roof coverings, the existing timber roof structures should be inspected by a timber specialist / structural engineer to confirm the condition, structural adequacy, and suitability of retention for individual timber members. All retained timber to be treated against timber / fungal decay and wood-boring insect infestation. Defrassing of worm affected timbers is to be kept to a minimum to avoid unnecessary loss of original fabric.

B6 All new / replacement roof timbers required are to be to Structural Engineers design, details, and specification. New timber shall be used unless specified otherwise and shall be of good quality, free from disease and reasonably free from any edges, shakes and sapwood and well-seasoned. It should be dried to moisture content of between 15 and 20%, and be of matching size and species to that being replaced. Softwood is to be pressure-impregnated with a preservative before being brought onto the site and any cut ends or bored holed should be liberally treated with insecticide/fungicide (not harmful to bats) before being built in.

B7 New breathable membrane and treated timber battens to be fixed over rafters with slate roof covering and ridge tiles reinstated over. Verges to be flush struck.

B8 Insulation to be installed between rafters with min 50mm ventilation gap above. Insulated plasterboard to be fixed to underside of roof structure with plaster skim finish. The amount of insulation to be installed is to be in accordance with the current building regulations.

- B9 Flush fitting conservation roof windows, complete with flashing kits, to be installed where shown in full accordance with manufacture guidance and instructions

C REMOVAL OF THE EXISTING RAINWATER GOODS / INSTALLATION OF THE NEW RAINWATER GOODS

- C1 The existing uPVC and metal rainwater goods are to be carefully removed by hand and carted off site. This is to include all gutters and brackets and all downpipes and eared / hold fast fixings.
- C2 All holes, fractures and damage to the existing masonry substrate resulting from the fixing of the existing rainwater goods are to be infilled with lime mortar which is to match the colour of the masonry.
- C3 Aluminium / cast iron half round guttering with matt black paint finish to be installed to the eaves using plain / scrolled drive-in rise and fall brackets installed within mortar joints. All gutter joints should be made watertight with mastic joining compound. Round downspouts to be mechanically fixed back to external walling in mortar joints where possible. Downspouts should be secured with nails or screws and wooden bobbins, and downpipe joints wedged and putty pointed. All downspouts are to be provided with shoes and shall divert water away from the building. Installation to be undertaken in strict accordance with manufacturers guidance and instructions.

D REMOVAL OF THE EXISTING DOORS & WINDOWS AND THE INSTALLATION OF THE NEW DOORS AND WINDOWS

- D1 All existing windows and doors that are to be removed are to be done so carefully by hand and carted off site.
- D2 All new windows and doors are to be in painted timber complete with neoprene seals and locking ironmongery. Double glazed sealed units with 16mm cavities and Pilkington Low-E glass internally. 25mm thick moisture resistant MDF window boards with rounded edges.
- D3 All glazing within 700mm of floor / external ground levels to be toughened safety glass to BS 6206. Trickle ventilators to provide background ventilation. Where possible / required, windows to comply with the requirements of the building regulations regarding means of escape.
- D4 Frames to be sealed against the existing masonry substrate using burnt sand mastic which is to match the colour of the existing masonry.
- D5 Any opening casement shall have flush fitting frames rather than storm-proof detailing and all window and door frames are to be set back in their openings by a minimum of 150 – 200mm.