

**Job No. 6955**

**Construction Method Statement**

PROPOSED CONVERSION OF  
GREEN BARN, PART OF OUTBUILDING 01 AND OUTBUILDING 02  
AT EAVES HOUSE FARM,  
WEST BRADFORD,  
CLITHEROE,  
BB7 3JF



**Sunderland Peacock and Associates Ltd**

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

[www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

## **Construction Method Statement –**

### **Conversion of part of outbuilding I into home office**



#### **General**

Installation to be carried out to minimize loss of, and permanent scarring to historic fabric. Only minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained and all new fittings / pipes / services are to be discreetly positioned.

#### **Re-roofing works**

Existing timbers to be inspected and replaced where necessary. Existing retained timbers to be treated. Breathable felt to be provided over rafters and new treated battens and reclaimed slates to be fixed over existing rafters. Insulation / plasterboard to be provided below in accordance with Building Regulations.

#### **Installation of dry lining**

Dry lining to be installed comprising of 25 x 50mm treated battens to be screw fixed into existing masonry walls, insulated plasterboard to be fixed to battens. Minimum disturbance to existing masonry walls.

### **Insulated Ground Floor**

DPM to be provided over floor and insulated t&g flooring to be laid over, no disturbance to existing concrete floor structure.

### **Heating and domestic hot and cold water installations**

Heating pipes can be hidden in within the dry lining to prevent chasing of the existing masonry walls to prevent loss of building fabric.

### **Electrical installations**

All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / building regulations requirements.

Installation to include (where required);

- Internal power and lighting

Electrical wiring and fixtures are to be contained within the new dry lining wall construction to avoid the destructive chasing into historic wall fabric.

## Construction Method Statement – Green Barn Conversion



Internal photo of Green Barn

### **General**

Installation to be carried out to minimize loss of, and permanent scarring to historic fabric. Only minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained and all new fittings / pipes / services are to be discreetly positioned.

### **Re-roofing works**

Existing timbers to be inspected and replaced where necessary. Existing retained timbers to be treated. Breathable felt to be provided over rafters and new treated battens and reclaimed slates to be fixed over existing rafters. Insulation / plasterboard to be provided below in accordance with Building Regulations.

### **Foundations and concrete floor slab**

Existing floor to be carefully excavated, as new floor is required to be up to Building Regulation requirements in terms of damp proofing and thermally insulated. Concrete cantilevered foundations and floor slab to be designed by structural engineer so as excavation is not deep directly next to existing masonry stone walls. Excavation for foundations to be in board of external walls with reinforced steel / concrete foundations and slab so as not to have to excavate as deep adjacent to external walls.

### **Blockwork Lining walls**

Blockwork lining walls complete with insulation to be provided internally within perimeter walls of barn. The blockwork walls will be built up off the new reinforced concrete cantilevered foundations. Insulated cavity board will be fixed to blockwork wall to provided the required insulation in accordance with Approved Document L of the Building Regulations. The new blockwork walls will be tied into the existing stone walls using remedial wall ties. The disturbance to the existing stone walls will be minimal, although this will help to stabilize the barn walls.

### **New First Floor**

New floor joists / steel beams where required to be supported on joist hangers on new blockwork internal lining walls There will be no disturbance to existing masonry walls.

### **Electrical installations**

All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / building regulations requirements.

Electrical wiring and fixtures are to be generally contained and chased within the new block lining walls / dot and dab plasterboard wall construction to avoid the destructive chasing into historic wall fabric.

## Construction Method Statement – Conversion of Outbuilding 2 into 2no. double Garages.



Existing Outbuilding 2

### General

Installation to be carried out to minimize loss of, and permanent scarring to historic fabric. Only minimal amount of work to be carried out that disturbs existing historic fabric. Where disturbance /removal of minor areas of historic fabric is required, as much of the historic fabric as possible is to be retained

### Re-roofing works

Strip off existing slates and store on site for reuse where possible. Existing timbers to be inspected and replaced where necessary. Existing retained timbers to be treated. Breathable felt to be provided over rafters and new treated battens and reclaimed slates to be fixed over existing rafters.

### Floor

Existing concrete floors to be retained, no disturbance.

### Walls

The Eastern end of Outbuilding 2 is to be carefully taken down so as to provide sufficient vehicular access into the new garage door of Eaves House Farm garage. Brickwork to be stored on site and used for building up gable wall of garage, refer to proposed elevations. The majority of the walls are to be retained with no disturbance – refer to proposed elevation drawings for the positioning of the other garage vehicular door for access into Green Barn garage.

### Electrical installation

Electrical lighting and power to be installed to client requirements, all electrical wiring and fixtures to be surface mounted in electrical conduit.

## General Items

- Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction works, including the use of any equipment (but excluding deliveries to the site), shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Note no deliveries are to be made before 9.00am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) attending the local primary school and /or entering/ leaving the site. (Reason in the interest of highway safety.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to the Local Planning Authority.

- All site operatives and visitors vehicles to be parked on site.
- Heras security fence to be provided around the perimeter of the site with lockable access gate to restrict access. The full perimeter security fence to remain the responsibility of the Principal Contractor throughout the construction phase.
- Loading and unloading of plant and materials to be carried out on site. All plant and materials to be unloaded / loaded into the designated fenced site area.
- The Principal Contractor shall: Arrange for the induction of all personnel coming on to the site; ensure that all those engaged on the works wear suitable identity badges which shall be visible at all times; keep dangerous tools securely stored when not in use; keep all of those engaged on the works to the site of the works and keep unauthorised persons off the site; ensure constant and proper supervision of the works at all times.
- Arrangements for Welfare Provision: The Principal Contractor will arrange for on site welfare facilities to comply with the CDM Regulations 2015 Schedule 2.
- Storage of plant and materials to be stored within site compound. No plant or fuel to be stored on site. Generally required materials to be stored as close to their place of work where possible in an orderable fashion.

- Access road and site parking areas to be stoned up in MOT type I. To prevent mud / excavations from being spread from site onto the road and surrounding areas, plant and equipment will be unloaded and loaded directly onto the hardstanding area and immediately transported away from site with low loader / suitable transport.
- Control of dust and dirt. During extreme weather conditions such as high winds, dust generating site operations should cease and all exposed areas covered or treated with water spray to ensure dust does not become airborne and effect adjacent dwellings. Any potential dusty materials to be covered and securely stored on site where applicable. The most appropriate method of controlling dust from site tools is water suppression – to be implemented on site by Contractor.
- Contractor to arrange for waste to be removed from site and taken to a licensed recycling centre.
- Contractor to ensure vehicles do not impede on neighbouring properties. Contractor to organize all deliveries during off peak times and when sufficient labour is on site to efficiently off load materials directly onto hardstanding area on site.
- Contractor to provide risk assessments for all construction work and be responsible for all on site health and safety. All to be kept on site.

### **Mechanical Sweeping of highway**

Timings / frequencies of mechanical sweeping of the adjacent roads / highways.

Mechanical road sweeping to be carried out weekly whilst foundation and ground works are being carried out. Cleanliness of site and road to be continually reviewed by site manager and mechanical sweeping to be carried out when necessary. At practical completion phase mechanical sweeping of highway to be carried out.