

METHOD STATEMENT

PROPOSED CONVERSION OF
AISLED BARN
CHATBURN ROAD
DOWNHAM
LANCASHIRE
BB7 4BN



Project Ref- 6838
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Sunderland Peacock and Associates Ltd

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

www.sunderlandpeacock.com

General Note

All works to be carried out to minimise 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.

Reference to proposed drawings:

6838-P10-Proposed Site Plan
6838-P11-Proposed Ground Floor Plan
6838-P12-Proposed First Floor Plan
6838-P13-Proposed Elevations
6838-P14-Proposed Visibility Splay and Proposed Gate Plans and Elevations
6838-P15-Proposed Building Sections
6838-P16-Proposed Building Sections (Sheet 2)
6838-P17-Proposed Building Sections (Sheet 3)

I.0 OUTLINE CONVERSION METHODOLOGY

A ASBESTOS

AI Prior to commencement of the works a full demolition and refurbishment asbestos survey will 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.

B SERVICES

BI The Principal Contractor will be responsible for undertaking the following;

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. The Architect is to be immediately informed of any unknown live services which are found during the course of the works.

C FOUL DRAINAGE

CI Foul water to be discharged via waste / soil pipes to a mains connection.

C2 New manholes on concrete bases to be installed at connections where required.

D GROUNDWORKS, FOUNDATIONS AND GROUND FLOOR STRUCTURE

DI The site / external ground level is to be stripped to the required formation levels and all spoil and unwanted materials are to be carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building.

- D2 The existing ground floor is to be recorded and sequentially lifted. Existing stone flags to be recorded and carefully set aside for reinstallation. Any compacted earth to be grubbed up and all spoil carted off site. Great care is to be taken not to undermine and destabilise the existing external walls and foundations of the building. Nom. 750mm wide x 200mm thick Limecrete, to edges of proposed floor build up. Nom. 250mm thick loose lay insulation / capillary break. 200mm thick PIR Insulation and DPM, Nom. 300mm thick concrete Slab with underfloor heating pipes.
- D3 Any new concrete strip / raft foundations are to be provided to all new internal loadbearing concrete blockwork walls. All new foundations are to be to the design, details and specification of a Structural Engineer. If required, trial pits should be undertaken to confirm exact ground conditions and the depth of the foundations to the existing external walls of the barn. Local Authority Building Control are to be informed prior to commencing any excavations for new foundations
- D4 The existing ground floor of the barn is to be excavated to depth as required and a new reinforced concrete raft foundation / floor slab to be constructed in accordance with Structural Engineers design, details and specification.
- D5 Any requirement for underpinning works is to be confirmed by the project Structural Engineer.

E DEMOLITIONS AND ALTERATIONS TO THE EXISTING STRUCTURE

- E1 All existing fixtures and fittings are to be carefully removed recorded from the interior of the barn, cleaned down, timber treated and safely storey for reinstallation, including all cattle stall partitions, dwarf walls and hay loft.
- E2 Existing windows and doors to be carefully removed for restoration.
- E3 Carefully remove all existing rainwater goods and fixings.
- E4 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.
- E5 New wall opening to be formed, with walling above needled and propped as required. Spoil to be carted off site. New lintels to be installed over new wall openings in accordance with Structural Engineer's design, details and specification.
- E6 New entrance wall to be reduced, stabilised and re-built as required.

F EXTERNAL AND INTERNAL WALLS

- F1 The existing stone walls of the barn are to be cleaned down and repointed internally and externally where required with an appropriate lime mortar. Nom. 9-12mm thick parge coat of lime plaster, to inside face of existing walls. Nom. 100mm x 50mm vertical s.w. timber studs, set 25mm off inner face of wall, with 100mm thickness of Thermafleecce Cosywool fitted between. Proclima Intello Plus vapour control layer, fixed to inside face of studs. 40mm thickness of Schneider Multitherm 140 woodfibre board fixed against inside face of studs, finished with 12mm thickness of lime hemp plaster.
DPC to be lapped and taped to DPM to flood slab. All existing lintels to the stone barn walls are to be inspected for condition and suitability of retention and re-use. Localised new concrete pad foundations to first floor office area constructed using metal frame system and first floor joists with limited connection to existing structure.
- F2 Internal stud partition walls to be built from a timber stud to underside of floor.
- F3 Installation of new internal aluminium glazing / screens to form offices. The installation of new glazed partitions will create subtle internal subdivision of spaces whilst maintaining the visual aesthetic of the characteristic openness within the barn and is expected to have a neutral impact especially as aluminium will allow for slimer and less visually intrusive profiles for the glazing frames

G FIRST FLOOR STRUCTURE

- G1 New first floor structure to be installed and to consist of new engineered timber floor joists in accordance with Structural Engineers / Specialist design and specification. First floor independent steel structure to be supported off new steel frame. Joists to be notched into steel frame. T&G floor boarding to be fixed over top of first floor structure and to be underdrawn with existing timber boarding. Mineral wool insulation to be fixed between joists.

H ROOF STRUCTURES AND COVERINGS

- H1 The existing stone flag roof covering to the main roof of the barn is to be carefully tripped and stacked by size and securely stored ready for re-use. Any new stone slates required are to match existing.
- H2 The existing timber roof structures to 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.
- H3 Any new roof timbers required are to be to Structural Engineers design, details and specification.
- H4 New breathable membrane with slate roof covering reinstated to the main barn, cart building and outbuilding.
- H5 Re-fix original stone roof flags and ridges (supplemented with matching reclaimed examples, as required), on new 50mm x 25mm tanalised s.w. battens. Existing retained rafters overlaid with new breathable membrane. 75mm thickness of Thermafleecce Cosywool fitted between existing retained rafters. Fix nom. 50mm x 100mm deep counterbattens below each existing rafter (between ridge and purlins), with 100mm thickness of Thermafleecce Cosywool fitted between the new counterbattens. Proclima Intello Plus variable vapour control layer, to underside of counterbattens. Underdraw with 80mm Schneider Multitherm 140 woodfibre board and finish with 12mm thickness of lime hemp plaster.
- H6 Flush fitting conservation roof windows, complete with flashing kits, to be installed where shown.
- H7 Aluminium / cast iron half round guttering with black paint finish to be installed to the eaves using drive in rise and fall brackets installed within mortar joints. Round down spouts to be mechanically fixed back to external walling in mortar joints where possible.

J WINDOWS AND DOORS

- J1 All existing timber windows and doors will be retained. As part of the works they will be photographed, inspected and where required sensitively removed to allow the sympathetic repair and painting and re-installed.
- J2 Installation of secondary aluminum glazing for minimal visual profile with double glazed units so as to improve the energy efficiency of the building with seals and locking ironmongery.
- All glazing within 700mm of floor / external ground levels to be toughened safety glass to BS 6206. Where required, windows to comply with the requirements of the building regulations regarding means of escape.
- J3 Existing unglazed openings to be glazed with new aluminium units with double glazing: The proposed windows and doors will be aluminium for minimal visual profile with double glazed units so as to improve the energy efficiency of the building. The units will be set back within the existing openings by 150 – 200mm so as to further reduce visual impact and maintain a sense of depth to the openings.

K INTERNAL FIT-OUT

- K1 Undertake internal first and second fix joinery, electrical, plumbing and heating installation and supply required mains services to the building.

L EXTERNAL WORKS

L1 Careful dismantling and rebuilding of external stone walls to entrance area.

L2 Construction of of new access track and removal of wall section. Careful excavation and associated construction build up in line with Structural Engineers Details.

L3 Associated external hard and soft landscaping works as illustrated.