**Barn Method Statement**

# Clear all vegetation and rubbish from around the perimeter

## Clear stored items and rubbish from within to enable works to proceed.

## To the interior of the barn, erect birdcage scaffolding to support timber frame to make stable and safe.

## To the exterior of the barn, erect scaffolding to all external walls up to roof height. Also install ‘tin roof’ to allow works to be carried out without the disruption from the elements.

## Strip existing roof tiles and asbestos type slates equally to even out the load/weight to the main timber frame.

## Roof tiles to be saved and reused at a later date.

## All asbestos type slates to be removed from site in a safe and correct manner.

## Remove all weatherboarding and store to re-use at a later date.

## Check for foundations are adequate or to be updated after inspection by local authority.

## Repair and replace studs and roof joists where necessary (as per structural engineer’s report and indicative photos within).

## Re-instate roof. Fix OSB boarding to existing rafters.

## Install 150mm rigid insulation on top of OSB boarding. Cover with breathable membrane, counter baton with 50mm x 25mm treated softwood baton.

## Relay/refit clay peg tiles and replace any missing/shortfall and supply with replacement.

## Lay evenly to distribute load/weight.

## **Regarding external walls**, cover existing studs with OSB sheet 12mm thick and install 150mm rigid insulation to OSB sheets.

## Install second OSB sheet 12mm on top of 150mm insulation.

## Cover surface with suitable breathable membrane.

## Fix vertical batons 50mm x 25mm to OSB sheets to allow weatherboarding to be reinstated.

## Check interior of building is structurally sound. If stable, dismantle birds nest scaffolding and clear from site.

## Remove existing concrete floor and remove material.

## Excavate to allow for mezzanine columns as per plan (details to include structural engineer’s report).

## Fill with concrete and insert bespoke column steel retaining brackets (as per Section drawing).

## Regarding internal Barn floor, level out sub soil and install geotextile membrane.

## Fit cork boarding 20mm to perimeter walls

## Lay foam glass aggregate to geotextile membrane.

## Lay second layer of geotextile membrane.

## Fit E Grid 20/20 ‘BIAXIAL’ geogrid for the clipping of the UFH pipes covered with a layer of 100mm of natural hydraulic limecrete screed.

## Install mezzanine as per drawings.

## Fix 20mm x 50mm oak floor joists to main structure.

## Fit 150mm x 18mm oak flooring boards on top of mezzanine floor (secret nailed).

## Install all services first. Fix to walls and roof area (Mechanical, electrical, media and plumbing).

## **Regarding internal walls**, baton in between wall studs. Infill with fireboard plasterboard with skim coat of plaster.

## **Regarding interior roof of Main Barn**, baton in between rafters. Infill with fireboard plasterboard with skim coat of plaster.

## **Regarding mezzanine ceiling**, infill between floor joists with 130mm rigid insulation and span joist with fireboard plasterboard with skim coat of plaster to form ceiling.

## Install hardwood oak staircase to Building Regulation requirements (refer to drawing).

## Remove all external scaffolding to main barn.

## Lay foul and surface water drainage in accordance to Building Regulations and per drawing.

## Remove/demolish adjoining wooden/store next to barn house (far right of SE elevation approved planning drawing).

## Clear site, ready for landscaping.

## **Regarding Stable Block (front elevation),** clear all vegetation and rubbish from around perimeter to enable access to all external walls.

## Erect scaffolding to perimeter and allow access to roof level.

## Strip existing slates and store for reuse.

## **Regarding Stable Block (Rear Elevation),** strip asbestos type corrugated roof sheets and remove from site safely.

## Remove all roof timbers.

## Regarding Stable Block walls (front elevation), remove all existing vertical weatherboarding.

## Remove windows, doors and frames to expose existing blockwork.

## **Retain internal stone flint wall.**

## Regarding Stable Block (Rear Elevation), excavate footings, 1000mm x 600mm and trench fill with concrete.

## Install DPC (Damp Proof Course) to top of four courses of brickwork. Ready to install glazed doors, frames and panels (as per drawing).

## **Regarding Stable Block (front elevation),** assess blockwork. Retain or replace as necessary.

## **Regarding Stable Block Roof,** form new softwood treated timber pitched roof, approx. 175mm x 50mm.

## Install beams and lintels where necessary.

## Cover rafters with OSB sheeting.

## Fix 150mm rigid insulation to OSB sheeting.

## Cover with breathable membrane, counter with softwood 25mm x 50mm softwood baton to receive slates on top.

## Fix slates (as stored previously), any shortfall to be replaced accordingly.

## Regarding Stable Block (front elevation), attend to existing blockwork and renew to Building Regulations standard.

## Fit new doors, frames and windows as per drawing.

## Fix 150mm rigid insulation to all external brick and block walls.

## Cover with breathable membrane.

## Fix batons ready to receive new weatherboarding.

## **Regarding Internal Stable Floor**, level out sub soil and install geotextile membrane.

## Fit cork boarding 20mm to perimeter walls.

## Lay foam glass aggregate to geotextile membrane.

## Lay second layer of geotextile membrane.

## Fit E Grid 20/20 ‘BIAXIAL’ geogrid for the clipping of the UFH pipes covered with a layer of 100mm of natural hydraulic limecrete screed.

## **Regarding Stable Internal Walls**, bed and ensuite bathroom walls to be constructed from 100mm x 50mm regularised softwood timber studs with 100mm soft insulation between studs.

## Install all services (Mechanical, Electrical and Plumbing) first fix to walls and roof areas.

## Cover both sides of stud walls with fireboard plasterboard (all fireproof plasterboard to be 12.5mm thick).

## Skim coat of plaster

## **Regarding Stable External Walls**, to be ‘dot and dabbed’ with fireboard plasterboard with skim coat of plaster.

## Fit rainwater gutters (powder coated aluminium).

## Remove external scaffolding.

## Lay foul and surface water drainage - plastic pipe 100mm, plastic manholes and gulleys (as per Building Regulations and drawings).

## Clear site ready for landscaping.