**METHOD STATEMENT FOR TIMBER FRAME REPAIRS TO MILL HOOK FARM, GRANBOROUGH**

* Provide independent scaffold to enable works to be carried out, with protective sheeting to all sides.
* Carefully remove existing windows, board up openings internally to ensure building is secured.
* Carefully remove existing bricks panel by panel, clean & set aside for re-use where possible.
* Provide temporary timber frames as work proceeds to provide continuing support.
* Undertake detailed inspection of timbers as work proceeds & repair joints wherever possible by cutting back to sound timber, enabling splicing in of new pieces of timber and slip tenons with folding wedges behind to complete the connections.
* Provide & prop intermediate plate to install new sole plate, to allow access below studs.
* Joint & peg new sole plate where necessary as with other repairs.
* Similarly, provide slip tenons, folding wedges & pegs between studs & sole plate.
* Bed new sole plate on slate to act as damp proof course.
* Provide additional propping to timber frame where necessary prior to removal of any timbers.
* All timbers to be replaced will be with like-for-like in dimensions using air dried European sawn Green Oak, using traditional joints & pegs.
* All splices or resin repairs to be bonded with Rotafix structural timber adhesive to prevent water penetration into joints.
* 3 to 1 hydraulic lime 3.5 mix with course sharp sand to be used for all brickwork.
* New bricks will be handmade soft reds to match existing sizes & textures.
* Apply Thermalime render in accordance with Manufacturer’s instructions, followed by a minimum of four coats of traditional limewash.
* All scaffolding to be removed on completion of works.