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Old Milking Parlour, Moth Farm, Brown Candover, SO24 9FQ

Building Method Statement

This conversion method statement is in support of a Class Q(b) application for the residential conversion of the existing Old Milking Parlour Barn at Moth Farm, Brown Candover, SO24 9FQ, into three dwellings.

An initial assessment of the existing barn was carried out in February 2024 by JCP Engineers, concluding that the building is of sound construction and suitable for conversion to a dwellinghouse.

The existing barn is constructed from a 4 No double bay steel portal frames with corrugated cement sheeting to the roof and blockwork to the walls. Accordingly, the walls will be retained although the roof covering will be replaced as allowed under Class Q(b). The wall elevations are formed with 200mm thick concrete blockwork to eaves and cement sheeting to the gable ends. Directional stability is by means of existing concrete blockwork connecting to the portal frame and steel ties in the roof area which are retained.

The existing floor slab is to be retained and form the basis for a new level concrete topping, insulation and screed.

The barn is in good repair and is suitable for residential conversion, which is supported by the Structural Engineer's report from James Cunniffe Partnership Ltd, which forms part of the application files.

In order to facilitate residential conversion, it is proposed that the following works are undertaken. An injected DPC would be installed into the existing masonry walls to deal with rising damp. The existing masonry walls will be adapted to infill some existing openings and create other new ones. New windows and doors will be inserted into the reconfigured walls.

The adapted floor slab would be over laid with a DPM linked to the DPC injected into the retained walls. It will then be covered with 100mm Celotex floor insulation with vapour barriers and a 50mm screed including underfloor heating pipes over. Final finishes of stone and timber flooring to be stuck to the screed.

New internal party separating walls will be constructed in lightweight metal studs, infilled with insulation and coved in plasterboard and skim. The walls will be designed in accordance with the

British Gypsum White book to give the required acoustic and fire separation to meet Building Regulations requirements.

The retained external walls will be lined internally with Thermaline Insulation board and finished with plaster skim coat. This will increase the insulation value of the walls to meet current Building Regulations requirements.

The roof structure will be used to support an insulated plasterboard ceiling in line with the existing slope of the roof. This will be a 'cold' roof installed in the ceiling zone with Tyvek roofing felt fixed to the underside of the purlins. This will be under cloaked with 150 mm Celotex screwed to the rafters and finished with 15 mm plasterboard and skim. The space above the insulation between the rafters will be ventilated at the eaves.

The existing Fibre cement roof panels will be replaced with new metal roofing panels which are to be set at the same level as the existing. The new roof covering will be supported on the existing retained steel structure of purlins. The cement sheeting to the gable ends will be replaced with timber cladding.

An Air source heat pump will be used and all services would be installed in line with the current building regulations. All insulation levels would also be appropriate to the requirements of the current Building Regulation requirements.

Surface water drainage will be as per the existing barn. The roof remains the same shape and size and as such the rain water gutter system will remain suitable. Rain water butts would be provided for watering plants etc.

Energy efficient lighting will be installed throughout the dwelling, along with A+ rated appliances. Part G of the building regulations will be complied with to ensure a water efficiency standard of 110 litres/head/day.

CJS/7 March 2024