METHOD STATEMENT FOR WORKS ON CONVERSION OF TIMBER FRAME BARN @ LANCARROW FARM, FOUR LANES, REDRUTH

Floor

Remove existing slatted flooring and exposed block on flat wall ready for installation of beam and block floor, install new internal sleeper walls running south to north (probably two) to pick up beams within the internal footprint. Lay concrete blocks and grout in. Lay minimum of 100mm Celotex or equivalent insulation over new beam and block floor and finish in either floating chipboard or floor screed as required.

Walls

Lay one dolly course of block on edge of beam and block flooring incorporating damp proof course to underside and returning on rear face. Construct sole plate of treated timber fixing to top of dolly course and infill area between timber columns with 140X50mm timber with noggins at 1,200 high and 2,400 high. Externally to be sheaved with 12mm OSB sheeting with required vapour barrier externally. Side of timber frame to be fixed to timber columns of existing barn. Add tanalised timber vertical battening over joints to existing timber vertical boards so to close in joints. Fit 140mm fibreglass quilt between studwork.

The creation of the proposed openings is to be undertaken using vertical timbers that are doubled up. The standard lintel over window openings will be three sections of the 140mm timber frame laid on their edge and fixed together. Any larger openings (over 1800mm) will require a structural timber detail as designed by a structural engineer.

Some of the columns to the west have some softness towards the base, I would recommend to ensure the longevity of the building that new steel boots are added to these timber columns as a precautionary measure, these can be added at the foundation height of at the top of the blockwork walls.

The blockwork walls should have the columns closed in where there are buttresses and rendered.

In order to protect the inner timber frame wall (additional to the vapour barrier) it is recommended that the gap between the 'butt boarding' is overclad with 4 x 1-inch tanalised timber to make this 'overlapped vertical cladding'.

Roof

Repair existing roof covering. In the event that a new roof covering is required strip back existing covering, lay underfelt over the top of the purlins and fix new corrugated sheets to match the profile of the existing. Insect mesh to be added at the eaves to allow for air circulation and to stop fly infestation, vented ridges to be incorporated. The insulation to

the roof will be part between the existing purlins and part to the underside of purlins ready for plasterboarding.

Rainwater Goods

Add rainwater goods to disperse to soakaways over 5m from property having sufficient percolation tests undertaken to comply with building regulations.

External Joinery

All windows and doors to meet building regulations in terms of safety glazing, U-values and trickle ventilation.