METHOD STATEMENT (Condition No 15)

Proposed Method Statement in Association with the Barns at Yew Tree Farm South, Stott Lane, Middleton, Manchester, M24 6XJ.

Introduction

Following a planning application in March 2016, permission was granted to convert the existing brick built barns at Yew Tree Farm into three residential dwellings.

The barns form an 'L' shape around an existing farmyard and the approved design details two four bedroomed properties with the third being a three bedroomed unit. Car parking and landscaping is shown to the east and south of the existing barns and the proposed accommodation within the units has been orientated as appropriate.

Prior to commencing the conversion, the barns will be emptied of all historic material and any demolition undertaken to remove the features that have been added during the years to date.

External drainage will be installed and the appropriate penetrations made into the building to pick up the relevant locations where this is required.

The building will then be fully scafolded to provide safe working area and works will be undertaken to remove the existing roof materials prior to the entire structure being reroofed as detailed in the planning application. Once completed, any new openings will be formed in the exterior masonry and during this time internal works will commence to excavate the existing ground floor to install new concrete sub-base, insulation and floor screening as required.

Internal walls will be either altered or created as needed and any foundation requirements will have been undertaken during the preparation of the sub-base. Formation of new floors, walls and mezzanine etc will all be carried out as part of the first fix programme and the building will take shape in line with the approved drawings.

First fix plumbing and electrical work will be installed as is appropriate and to the specification of the Applicant. All connections made to the external drainage system will be made and then the internal finishes will commence including any insulation, boarding and plastering, etc

The remainder of the building will be finished to satisfaction of the Applicant and in line with all necessary Building Control Regulations and the associated approvals. External landscaping will be undertaken and completed in line with the approved drawings and to all the appropriate standards.

Conclusion

The above is not an exhaustive list of works that will be undertaken but it is intended to demonstrate that the Applicant will be carrying out the conversion work in line with best practice and associated regulations that will be overseen and signed off by the Local Building Control Officer.