New Little Mill



New Little Mill – Eric Wright Construction

Radium Street Façade Opening – 15/5/18

Details of the New Submission:

To remove, repair/reinstate and alter the historic fabric of the building (and which is not covered by any other planning condition)

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage materials wherever possible in the works associated with the conversion.

LISTED BUILDING CONSENT DETAILED METHOD STATEMENT

Contents

1.0 Introduction to the works involved
2.0 Location of Works
3.0 Personnel Involved
4.0 Constraints / Details of Works

This Method Statement has been prepared based on current knowledge and understanding of the building and the extent of the works necessary. We recognise that due to the nature of the building there is potential for unforeseen circumstances to be encountered during the works whereby these principals and approaches may not fit the purpose. Should unforeseen circumstances present themselves during the works these will be identified; it will be necessary to provide further addendum information and to review the process through on site meetings in order to seek approval.

Ian Miller from the University of Salford will be employed by Eric Wright Construction to advise EWC on our Method Statements relating to the discharge of Listed Building Consent Conditions

All Method Statements will be reviewed and commented on by MLDC Design Team.

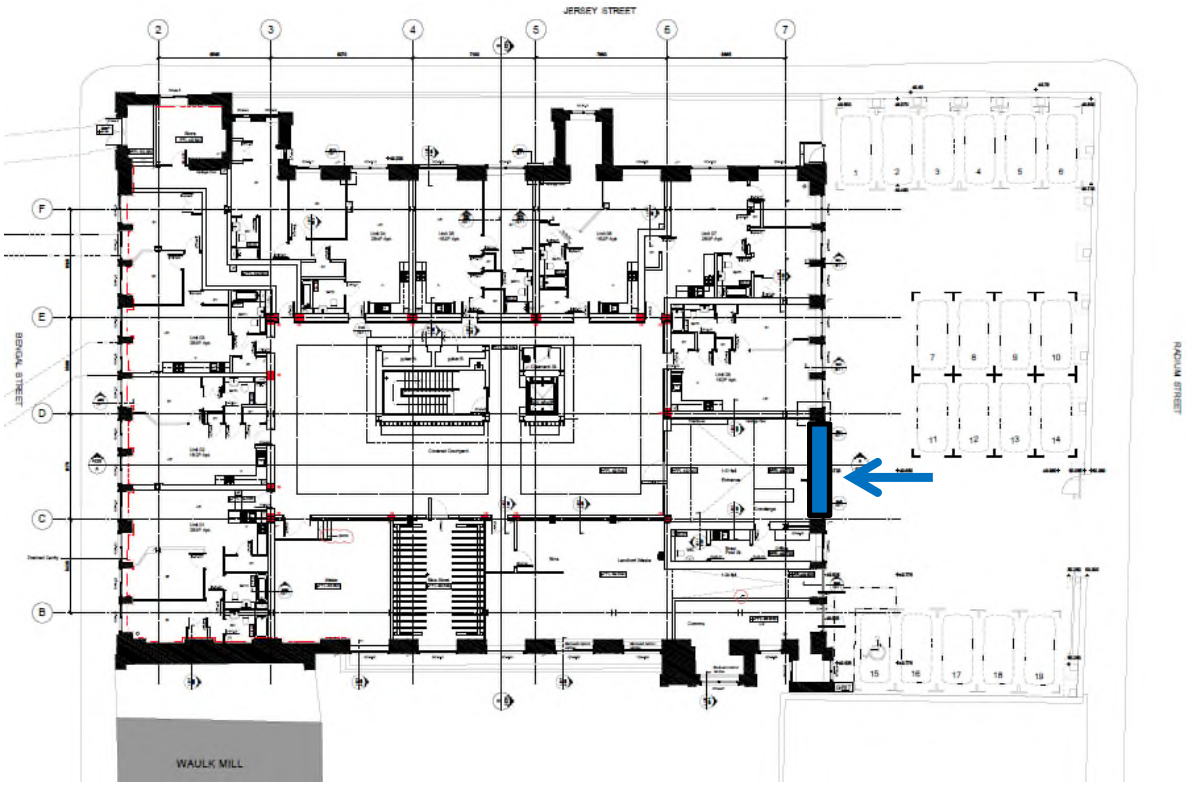
1.0 INTRODUCTION TO THE WORKS INVOLVED

- This Condition relates to any alterations, repairs, removals, etc. not covered by any other Conditions
- In order to simplify the content of this Method Statement it is our intention to split the different aspects of the Condition into separate documents.
- This document will detail the below works:
- ***6m x 6m Opening in the Façade for construction access - from the yard on Radium Street***

2.0 LOCATION OF THE WORKS

- The 6m x 6m opening in the face will be in the position shown below, this position has been picked as there is already damage to this section of brickwork and provides good access avoiding the new steel columns.
- See below drawing which indicates the position in blue
- Elevations of the opening have also been highlighted to show this area – see below

Plan:



Elevation:


15
Coping
Parapet
Fourth Floor
Third Floor
Second Floor
First Floor
WAULK MILL
RADIUM STREET ELEVATION

3.0 PERSONNEL INVOLVED

3.1 **Eric Wright Construction Personnel**

Adam Pickford
Project Manager
Overall responsibility for site activities

Marc Williamson
Site Manager
Responsible for supervision of subcontractors on site

Tom Carefoot
Assistant Site Managers
Providing on-site assistance to Site Manager

Site Engineer
Responsible for setting out the works on site and supervising Groundwork & Steel Frame subcontractors

3.2 **Subcontractor Personnel**

TBC on placing order

TBC
Director
Overall responsibility for on-site and off-site activities

TBC
Site Manager

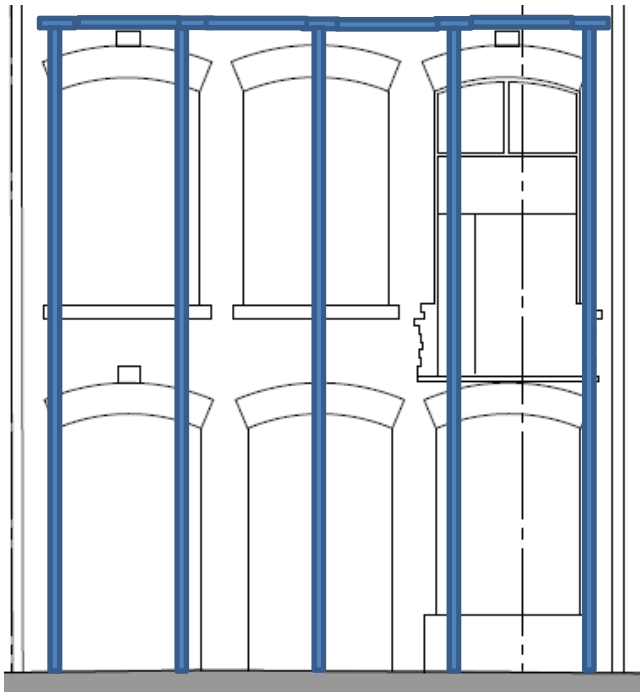
4.0 CONSTRAINTS / DETAILS OF WORKS

4.1 General Constraints

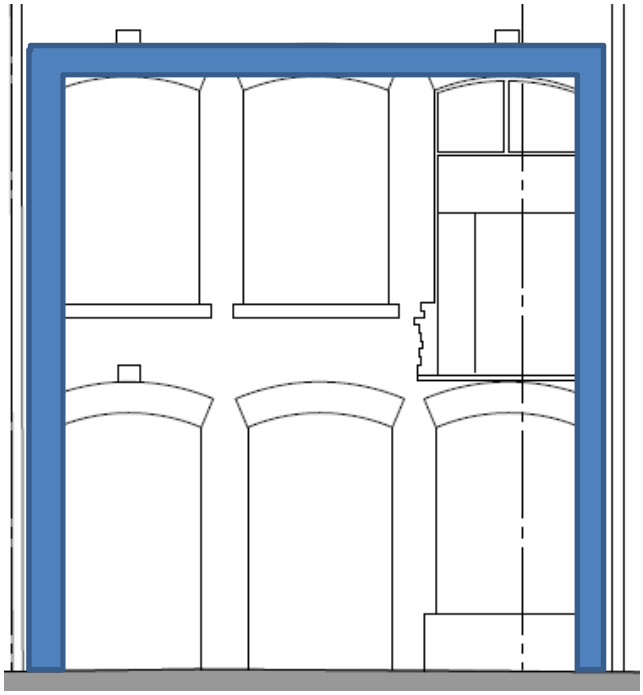
- Eric Wright Construction, the scaffolding, steel erecting and bricklaying contractors all recognise their duties to the careful consideration that must be taken to the protection of the buildings' original features.
- These contractors all recognise the need to use experienced operatives due to the careful consideration that needs to be taken with respect to the listed building.
- Eric Wright Construction will carefully manage the works with particular attention taken to salvage the materials in the section of the wall that will be removed to re-use where possible.
- Prior to any works taking place this Method Statement will be issued and commented on by the Architect, Structural Engineer and the Conservation Planning Officer. These parties will have been invited to site to run through this document and give guidance on the works detailed.
- Supervisors and Managers will have thoroughly read and understood this Method Statement (as well as the job-specific H&S Risk Assessment / Method Statement) prior to commencing works. Operatives will have this Method Statement delivered to them via a Tool Box Talk given by the Site Management.
- The contractors will place a full time Supervisor on site for the duration of these particular works.
- The contractors will not carry out any works until all areas of original features are fully protected where necessary.
- The contractors will not use any part of the building (copings, etc.) other than the mortar beds to fix any ties into.
- Commencement of works will be on a permit basis. Authorisation of the permit to work will be by Eric Wright Construction
- The segregation of areas will be carried out by Eric Wright Construction and no works will commence until these are fully installed.
- We have engaged the services of Ian Miller (University of Salford) as our Archaeological Advisor. As well as aiding in the compilation of these documents, Ian will also have a Watching Brief role with Eric Wright Construction. Ian will be invited to site to ensure that works are carried out carefully and with consideration of the Listed Building.
- The scaffold will be erected fully compliant with TG20:13. The scaffold will be designed by the Scaffold Engineer using a full design or TG20:13 Compliance Sheet depending on its complexity. Either way the tie configuration will be noted and adhered to.

4.2 Detailed sequence of works

- Once the location of the opening has been agreed a temporary works design will be produced for the propping, careful removal of the brickwork and the new steel 'goal post' that will support the brickwork above once the props are removed.
- A small scaffold will be installed by our Scaffolding contractor to get up to the height of just above 6m, the scaffold will be tied to the brickwork using the ties detailed in the separate ties method statement.
- Once the scaffold is complete and signed off the props that will be design to hold up the brickwork above will be installed by the scaffolding contractor in conjunction with a bricklayer.
- There are a number of different systems on the market that can be used for form openings such as strongboys, needling and the 'no more props' system, a suitable method will be selected by our temporary works engineer and the drawing submitted to MCC. Indicative props shown on the below sketch (full engineering drawing with calculations to be submitted in due course)



- Once the propping system is installed the brickwork is ready to be carefully removed brick by brick by hand and light tools saving as many of the bricks as possible and placing these onto pallets for storage for re-use.
- Once the brickwork is removed carefully, the designed steel goal post which can be seen on the below sketch will be installed by our steel contractor with bricklayers in attendance to pack and patch up any openings around the steel before it being safe to remove the propping system.



- Once the goal posts are installed, the small scaffold for this work can be removed and the main façade retention scaffold can start to be installed putting in place bridge beams over the area of the opening to allow cherry pickers and the mobile crane required to install the steel frame to drive under and into the building.
- Once the works are complete this method will be reversed and the brickwork reinstated with any defects that are currently present in these areas repaired.
- Once the works are completed the scaffold will be dropped lift by lift. As each tie / plastic plug is removed the mortar will be re-pointed using lime mortar. If there are any instances where bricks have been damaged these will be carefully removed and replaced with matching bricks. The bricks salvaged from other works (removal of internal stair core central pillar for example) will be utilised if required.
- Opportunity will be given prior to every lift of scaffold being dropped for the Client, Design Team and Planners to inspect the repair works.