



ARROWSMITH GROUP

Brunswick Mill – Risers



Brunswick Mill – Vertical Riser Openings Method Statement

Planning Condition:

Prior to the commencement of works associated with the new vertical risers, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how openings shall be created within the listed building in order to minimise unnecessary removal of listed fabric.

Prepared For: Arrowsmith Group

Prepared By: Jason Dones

Date: 08/10/2025

Location: Brunswick Mill, Bradford Road, Manchester M40 7EZ

Listed Status: Grade II

Scope of Works

This method statement outlines the controlled formation of new openings to accommodate vertical risers within the listed structure at Brunswick Mill. The works will ensure minimal disturbance to original fabric, preserving historic finishes and detailing in full accordance with heritage best practice and statutory guidance.

Existing Condition

The proposed riser locations are within structural walls of traditional brick and lime mortar construction, containing original finishes and features. Areas show general signs of age and previous localised patch repairs, typical for this type of structure.

Methodology

A. Survey and Marking Out

- Each opening location will be confirmed on-site against approved drawings and verified by the project heritage consultant before work commences.
- Existing surfaces will be inspected and photographed to record current conditions.
- Marking out of openings will be done using chalk or removable marker pens only—no permanent marking methods.

B. Controlled Removal of Material

- All removal works will be carried out by hand using non-vibrating tools (e.g., small cold chisels, masonry saws, and lump hammers).
- No mechanical breakers, impact drills, or percussive tools will be permitted near historic brickwork or render.
- Cutting will be performed carefully along the mortar joints wherever feasible to preserve original bricks.
- Removed bricks will be removed and safely stored on pallets or in marked crates for potential re-use.
- Dust suppression (via low-pressure mist spray) will be employed to reduce airborne particles without saturating the structure.

C. Formation and Structural Integrity

- Once the opening has been carefully formed, edges will be checked by the structural engineer to confirm stability.
- Any required lintels or supports will be inserted using hand tools, with lime mortar packing where applicable.
- New supports (e.g., steel angles or lintels) will be isolated from historic fabric with a non-reactive barrier (e.g., DPC membrane) to prevent future staining or corrosion.

D. Finishing and Making Good

- All exposed surfaces will be made good using matching lime/sand mortar (1:1 mix) to match existing composition and texture.
- Any damaged or non-reusable bricks will be replaced with salvaged historic bricks of matching type, colour, and texture.

- Newly formed openings will retain the historic character and be visually sympathetic to the surrounding material.

E. Protection and Supervision

- Adjacent heritage elements (floors, cornices, and plaster) will be protected with padded sheeting and plywood hoarding.
- The area will be fully enclosed during cutting to prevent dust migration.
- All works will be carried out under supervision of (site supervisor)

Repair of Any Damage

Should any listed fabric become damaged as a consequence of the works, it will be made good immediately in accordance with an agreed repair methodology:

- Removal of defective material using hand tools only.
- Repointing and rebuilding using matching lime mortar and salvaged bricks.
- Any finishes reinstated using breathable, mineral-based paints (limewash or equivalent).

Material Specification

Element	Specification
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Mortar	1:1 lime/sand mix (as approved from jack arch works)
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Brickwork	Salvaged or reclaimed imperial bricks, matching existing
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Paint Finish	Breathable, mineral-based white paint (e.g., limewash)
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Supports	Galvanised or stainless-steel lintel/angle with lime mortar bearing
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Supervision & Quality Control

- All works supervised
- Regular heritage consultant inspections during and post-completion.
- Full photographic record before, during, and after works.

Programme & Logistics

- Estimated Duration: 4 months
- Access: Scaffolding or tower system as appropriate.

- Welfare, dust control, and segregation maintained at all times in accordance with site RAMS.

