

Method Statement for the Removal of Asbestos Contamination and Historical Items from Ground Floor Voids, Jabez Clegg Building 2, Portsmouth Street, Manchester, M13 9GB



Introduction:

This Method Statement has been prepared to support the Listed Building Consent Application for the removal of asbestos in the floor void of the ground floor of Jabez Clegg. To facilitate this, the historic pews, pulpit and balustrading must be removed to enable access to the floor directly below.

The Jabez Clegg building, which carries the date 1892 in its brickwork, was originally constructed as the church hall for the Grade I Listed Roman Catholic Church of the Holy Name of Jesus (NHLE 1271296). The building has been extant since before 1st July 1948 and historically served an ancillary function to the Holy Name Church. It is also physically and architecturally connected to the church via the Grade II Listed Holy Name Presbytery (NHLE 1247067). Applying the criteria set out in Historic England Advice Note 10: Listed Buildings and Curtilage (2018), the Jabez Clegg falls within the curtilage of aforementioned listed buildings and is therefore protected under the statutory listing. This conclusion was also reached in an appraisal of curtilage potential in 2010 and was confirmed at a meeting with the Conservation Officer for Manchester City Council on 22nd September 2025, where it was stated that any proposed works to the Jabez Clegg would require Listed Building Consent (Stephen Levrant Heritage Architecture 2010).

Project: Asbestos Abatement Works to remove health risk posed by asbestos and to make Jabez Clegg Building safe for future recommissioning project(s).

Site address: Jabez Clegg Building, 2 Portsmouth Street, Manchester, M13 9GB.

Date of works: Q1 / Q2 2026

Reference Documents:

- Lanpro: 6278 Jabez Clegg Heritage Statement September 2025
- INS-RP1135 Asbestos Abatement Specification – 26th September 2025
- PR2250 Refurbishment Asbestos Survey - 21st March 2025
- J040575 Floor Void Survey – 24th September 2025

Legislation and Project Organisation:

- All works will be undertaken in accordance with legislative requirements for working on Listed Buildings. Listed Building Consent will be applied for before any commencement of the works.
- The asbestos abatement works will be notified to the Health & Safety Executive (HSE) with an ASB5.
- The works will be conducted by a HSE Licenced Asbestos Removal Contractor (LARC) appointed from the University of Manchester's Asbestos Removal Contractor Framework.
- In accordance with the Construction (Design & Management) Regulations 2015, the project will be notified under the CDM Regulations via an F10 notification to the HSE, and a Principal Contractor & Principal Designer will be appointed for the works.
- Only specialist contractors with proven experience in heritage refurbishment will be appointed by the Principal Contractor to undertake works to the historically significant items. Items listed in the asbestos abatement specification will only be dealt with the appointed Licenced Asbestos Removal Contractor.

Scope of works:

Prior to commencing works, extensive photos will be taken to record the condition of the items being removed and to document their position prior to removal to ensure that they can be returned to their original position if re-instated.

The scope of the project is to remove asbestos present within the floor voids on the ground floor. To facilitate this, the historically significant joinery (i.e. pews, pulpit and balustrading) will need to be removed carefully prior to the abatement works. The contaminated flooring, joists, services and asbestos present beneath the flooring will then be removed. New joists and temporary flooring will then be added until a future separate project is undertaken whereby

permanent flooring will be installed along with new M&E services in line with the proposed new use of the building. Until the asbestos has been removed, UoM are unable to fully scope what works is required to recommission the building, and subsequently, the options available for its new use.

Description of activity:

Following a recent refurbishment asbestos survey, it was identified that there is widespread asbestos contamination beneath the original flooring in the Ground Floor of the Jabez Clegg Building. To make the building safe, the Client intends to fully remove all asbestos-containing materials from the property. Due to the age of the building and its association with the adjoining building, it is curtilage listed. A Heritage Statement was undertaken to identify which features contribute to the significance of the building by Lanpro. The historic pews, pulpit and balustrading were identified as contributing to the historic and architectural interest of the building and thus, it was recommended that they be protected under any future proposed development to the property. The existing flooring and joists are contaminated with asbestos and will need to be removed and disposed of as asbestos waste. The project will be undertaken in 3 distinct phases to protect the historical items and bring the building back into use.

PHASE 1

Prior to any physical work, the hall area will be comprehensively photographed, including all pews, pulpit, balustrade, and surrounding context. Each item will be visually inspected, and its condition recorded in detail, noting any pre-existing damage. Each component will be numbered and labelled in accordance with its original location on the ground floor plan to ensure accurate reinstatement, if necessary.

Pew seating within the area marked RAISED FLOOR AREA and around the perimeter of this area will be carefully removed by specialist joiners. Each pew will be examined for fixings such as screws, bolts, or dowels. Where possible, the pews will be lifted as whole units to minimise dismantling, using padded lifting supports to avoid stress on the timber. In areas where lifting as a whole unit is not feasible, the pews will be carefully dismantled into seat, back, and leg components, ensuring all joints are documented and any loose elements are stabilised. Care will be taken to avoid striking or scraping surfaces. The pews will be moved short distances by multiple operatives to prevent damage.

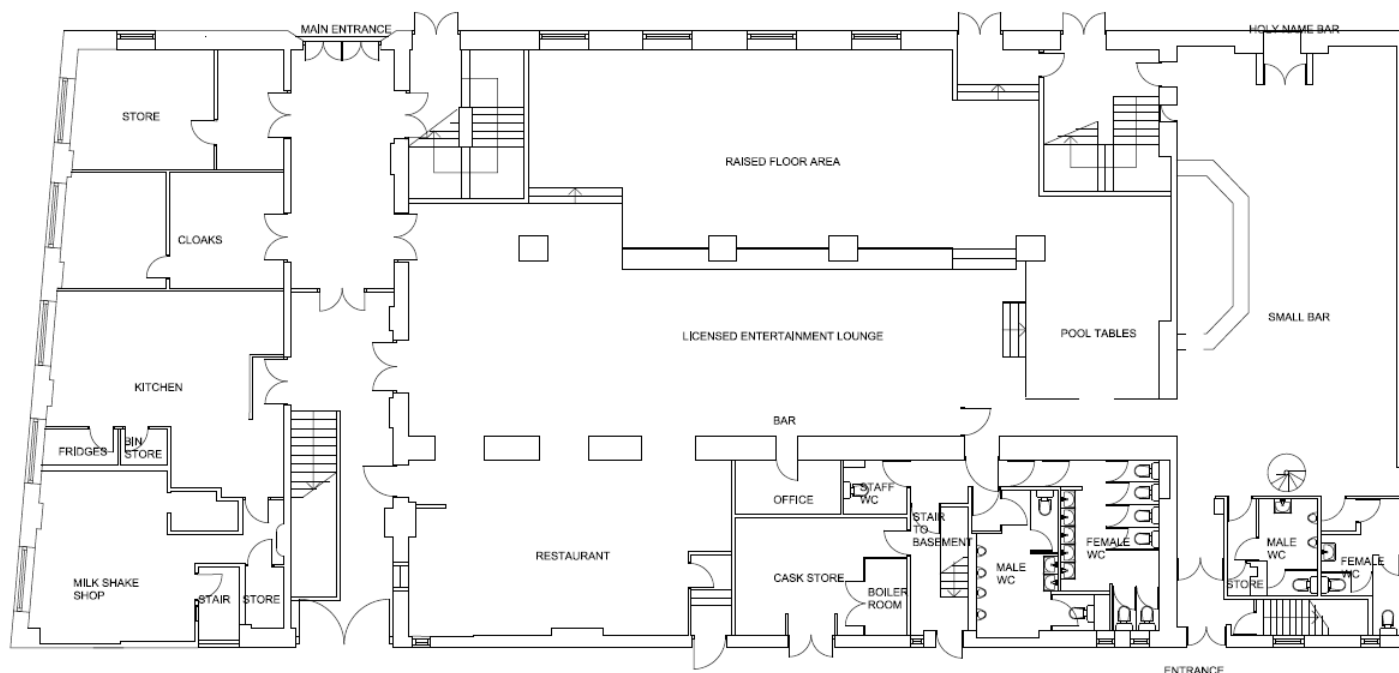
The pulpit within the area marked RAISED FLOOR AREA, which is not in its original location, will be simpler to move. It will be checked for loose panels or joinery before lifting. Operatives will carefully lift the pulpit as a single unit where possible, using padded supports to prevent scratches or denting. Where necessary, removable panels or elements will be detached and labelled for clarity. The pulpit will be moved short distances by multiple operatives to prevent damage.

The timber balustrade around the area marked POOL TABLES will be dismantled by carefully removing fixings, such as screws or brackets, using hand tools. Any decorative or delicate elements will be supported during removal. Posts and rails will be taken down sequentially, maintaining their order for potential reinstatement, if necessary. Where elements are interlocked, joinery joints will be gently eased apart to avoid splitting timber. Components will be grouped and labelled to ensure accurate reinstatement, if necessary, and moved short distances by multiple operatives to prevent damage.

All of the removed pews, pulpit, and balustrade will be carefully transported to the area marked SMALL BAR on the ground floor plan. Items will be stacked in a stable arrangement on supports to avoid warping or stress on joints. Protective visqueen sheeting will be applied over all items to prevent dust accumulation and accidental damage during asbestos works. Access around the storage area will be maintained to allow safe movement of personnel and equipment.

Following the removal of the pews, pulpit, and balustrade, photographs of all removed items will be taken and submitted for review by the Heritage Consultant and/or the Conservation Officer to verify condition and record the works.

All personnel handling asbestos-contaminated materials must hold appropriate licences and training. Joinery removal will be coordinated to avoid interference with asbestos containment zones. Operatives handling timber elements will wear gloves and protective clothing to prevent injury and damage to historic fabric. Padded lifting supports and trolleys will be used where appropriate, and all storage and transport will follow safe manual handling procedures. PPE and protective measures will be worn at all times during removal, handling, and temporary storage.



The Floor Plan and Work Areas



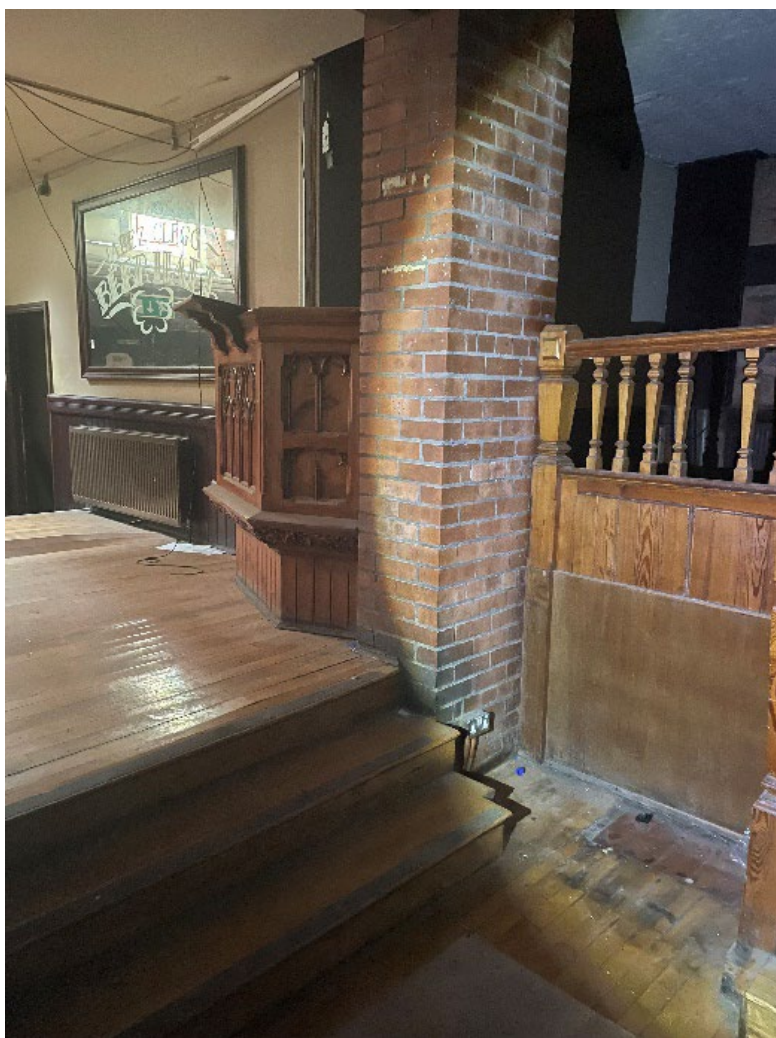
View of the Seating Area with the Repurposed Pews and 20th Century Booths



The Historic Pews and Joinery



The Extant Historic Pulpit



A Section of the Balustrading around the area marked POOL TABLES

PHASE 2

The Licensed Asbestos Removal Contractor (LARC) will set up their asbestos enclosures to remediate the asbestos present beneath the existing flooring throughout the building. The flooring will be removed using hand tools only, including crowbars, hammers, and chisels. As the flooring is lifted, it will be cleaned within the enclosure and double-wrapped in polythene. These parcels will then be removed from the enclosure and taken to the asbestos skip. This process will continue in each of the enclosures set up for the asbestos abatement works. Once the flooring is taken up and disposed of, the asbestos insulation present in the floor void will also be cleaned and disposed of. The joists have been identified as containing asbestos fibres and have also been found to be rotten due to historical water ingress into the building; these will also be removed, cleaned, and disposed of. The ground in the open floor voids is generally earth. Due to the risk of asbestos contamination in this area, it will be surface scraped and visually inspected for contamination, using asbestos sampling and analysis to confirm removal. Once all works are completed to a satisfactory level, the asbestos analyst will carry out a visual check to ensure that all asbestos has been removed. Following this, an air test will be carried out, and once the air is deemed safe, the enclosure will be removed. This sequence will be undertaken for each enclosure, and for the whole of the ground floor there will be approximately four enclosures. As open floor voids will be present, temporary barriers will be installed to mitigate the risks of falls. Upon completion of the asbestos abatement works, an independent analyst will carry out air tests and, if deemed safe, will provide a certificate of re-occupation for the building.

Preferred Option -PHASE 3 Option 1

Upon completion of the asbestos abatement works, new joists will be installed throughout the ground floor in all areas where existing joists have been removed. *(Note: the concrete section of the ground floor will remain unaffected by the proposed asbestos works.)* Once the new joists have been installed, temporary timber ply decking suitable for item storage, which can be removed easily for the install of new M & E will be laid across the building, ensuring a continuous and structurally sound floor finish.

PHASE 3 – Option 2

For full context regarding the significance and condition of the historic joinery, the reader should refer to the Heritage Statement. The preferred approach for managing these elements is careful removal and temporary storage of the historically significant items. However, if reinstatement is deemed necessary during the Listed Building Consent (LBC) process, the following works would be undertaken in accordance with best conservation practice:

Following completion of the floor and joist works, all previously removed historic joinery – including pews, pulpit, and balustrade - will be reinstated in their documented original locations. Specialist joiners will carefully position each element in accordance with the photographs, measurements, and notes taken during removal.

- The pews will be replaced either as whole units or, where previously dismantled, reassembled by aligning seat, back, and leg components and securing joints with original or compatible fixings, taking care to avoid forcing joints or damaging decorative surfaces.
- The pulpit will be carefully lifted and positioned by multiple operators to prevent scratches or dents. Any removable panels or elements previously detached will be reattached using traditional joinery techniques, ensuring correct orientation, alignment, and stability.
- The timber balustrade will be reassembled in its original configuration, with posts, rails, and decorative elements reinstated sequentially according to the labelling applied during removal. Interlocking joints will be eased together gently, and original fixings reused where feasible. Where replacements are required, compatible materials will be used and finished to match the historic fabric.

Throughout the reinstatement process, all work will be carried out by specialist joiners experienced in the conservation of historic timber. Temporary supports and padding will be used to protect surfaces during handling. Upon completion, the joinery will be inspected and documented to confirm accurate reinstatement, correct alignment, and overall stability, ensuring that the historic fabric is preserved in accordance with best conservation practice.

Further Details

The site will be accessed between 07:00 – 17.00hrs

Plant, Tools, Equipment:

Removal of Pews / Pulpit / Balustrading:

Hand tools: hammers / screwdrivers / chisel / crow bars / pliers / wood bars / dollies to move pews, pulpit, balustrading / wood blocks to aid with lifting

Asbestos Abatement works

Decontamination Unit / Modular unit / asbestos skip / welfare unit / 5kVA transformers / lighting / water supply / Negative pressure units / Type H Vacuum Cleaners / Ducting / Visqueen / asbestos waste bags / timber for building enclosures / killer spray / fibre suppressant / smoke generator and canisters / CCTV / vision panels / correx sheets / festoon lighting / fire trolley / first aid kit / eye wash / health & safety law poster / construction warning signage.

Supervision and personnel

- Site Manager, SMSTS / SSSTS - TBC
- Operatives - CSCS and other trade competencies

Personal Protective Equipment:

- Hardhat – Mandatory
- Hi Vis jacket - Mandatory
- Safety Boots – Mandatory
- Gloves – Mandatory
- RPE – FFP3 Full Face masks (Asbestos abatement works)
- Safety glasses - Mandatory

Training and Supervision:

- A Competent and SMSTS qualified with Health and safety trained supervisor will be appointed to manage all site operations, they will co-ordinate all aspects of the works including on-site health and safety.
- All persons on site are to be competent and experienced in the type of works that they are required to carry out. (CSCS Minimum.)
- All staff are required to have received a Principal Contractor site safety induction prior to the commencement of works, together with information and instruction on the content of this method statement.
- Prior to the commencement of the works, site specific risk assessments must be provided by the sub-contractor carrying out the work and all operatives undertaking the work must sign on to these risk assessments.
- All operatives are to have received training in safe working practices and manual handling.
- All operatives are to have received instruction in the safe use of all plant, tools and equipment.

- No operative shall use a tool that they are unfamiliar with, without having first received training/instruction in its safe use and operation.
- All operatives will be fully briefed on the Heritage Statement so that they fully understand the significance of the items that need to be protected.

Main Key Risks/Hazards:

- Historically significant furniture: pews, pulpit & balustrading which will require protection throughout the works.
- Asbestos present beneath the original timber flooring throughout the ground floor
- Timber joists and flooring are rotten, with the potential to cause a significant risk of injury.
- Mold present in floor voids due to historical water ingress into the building.
- Manual handling
- Working with hand tools for the removal works

Conclusions:

We have fully considered the findings of the Heritage Statement alongside the necessary removal of the historically significant joinery to allow for the abatement of asbestos containing materials in order to bring the building back into use. The current health risks and clear future benefits associated with the safe removal of the asbestos are of extreme importance and it is also recognised that there is the need to protect the aforementioned items. The project needs to be carried out as soon as is feasible possible so that staff /students/ general public (the building has been broken into recently) are no longer at risk from an unsafe building. All operatives will be briefed on the historically significant pieces of joinery, and these works will be undertaken once Listed Building Consent has been granted.