



BRUNSWICK MILL Bradford Rd Manchester M40 7EZ
METHOD STATEMENT FOR discharge of condition LBC9
Repair works to the Jack Arches

Contractor

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Brunswick Mill Bradford Rd Manchester M40 7EZ – Method statement for the discharge of condition 9 – Repair works to the Jack Arches

This note seeks the discharge of condition LBC9 regarding the repair works of the Jack Arches – Condition LBC 9 stipulates

Prior to the commencement of repair works to the Jack arches, a detailed method statement and specification (including material specification) for the removal, alteration, repair, cleaning, replacement and fire protection works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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 and re-use existing features, brickwork and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

The following method statement applies to the repair of the Jack Arches including material specification) for the removal, alteration, repair, cleaning, replacement and fire protection works

1. Scope of Works

The work involves the careful removal, alteration, repair, cleaning, replacement, and fire protection of the existing jack arches to accommodate the new lift shafts, service risers, infills to redundant holes and replacement of missing bricks while ensuring structural integrity and heritage conservation. See appendices A and B

2. Pre-Works Preparation

- **Condition Survey:** Conduct a detailed condition survey of the jack arches, documenting existing cracks, deformations, and damages.
- **Structural Engineer Input:** The structural engineer will validate the structural stability of adjacent arches during the works.
- **Protection Measures:** Erect dust barriers and protective coverings for areas not directly affected by the works to prevent contamination and damage. Bricks and rubble will be prevented from falling onto the floor surface below by the use of crash decks erected directly below the area being worked on. Other than the area of the new lift shafts the existing cast iron members will not require any alterations and will be protected from damage by the careful removal of brickwork by hand.

3. Materials Specification

- **Brickwork:** Use bricks reclaimed from structures demolished on site to match the existing ones in size, colour, texture, and strength.
- **Mortar:** Apply a lime-based mortar (NHL 3.5) with matching colour and texture to ensure compatibility with existing materials. As the approved re pointing sample panel.
- **Steelwork** Use structural steel conforming to BS EN 1993 standards, treated with fire-rated intumescent paint.
- **Fire Protection:** Use fire rated intumescent paint to achieve the required fire resistance (typically 60-90 minutes).to all new steelwork and existing cast iron columns and beams.

4. Methodology

a. Removal & Alteration

- Carefully mark out the areas for alteration based on approved design drawings.
- Use hand tools or low-vibration mechanical tools to carefully remove sections of brickwork, minimizing the risk of damage to adjacent structures.
- Provide temporary propping to support adjacent arches and surrounding structures during removals.

b. Repair

- Rake out any loose or deteriorated mortar from the existing joints and clean the joints using low-pressure water.
- Repoint the joints with lime mortar, ensuring the joint profile matches the original.
- Replace any damaged bricks with bricks reclaimed from structures which have been demolished from other areas of the building to match the existing ones.

c. Cleaning

- Use sand blasting to clean all paint and dirt from existing brickwork as used through out the whole of the building.

d. Replacement

- Insert new structural elements, if necessary, with minimal disturbance to the existing structure.
- Ensure new elements align with the original arch form and meet structural performance requirements.

e. Fire Protection

- Apply intumescent paint to the new steel and existing cast iron elements as required to achieve compliance with fire safety standards.
- Ensure all fire protection work is carried out in accordance with the manufacturer's guidelines and approved by the local authority.

5. Quality Control

- Inspect all works at key stages: pre-repair, during works, and post-completion.
- Record and document each stage with photographs and detailed reports.

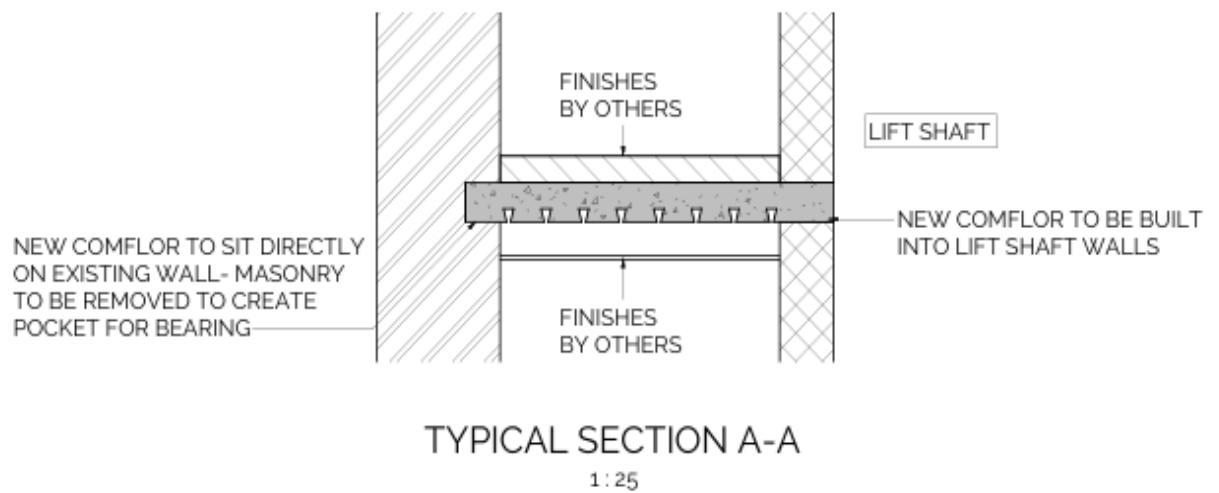
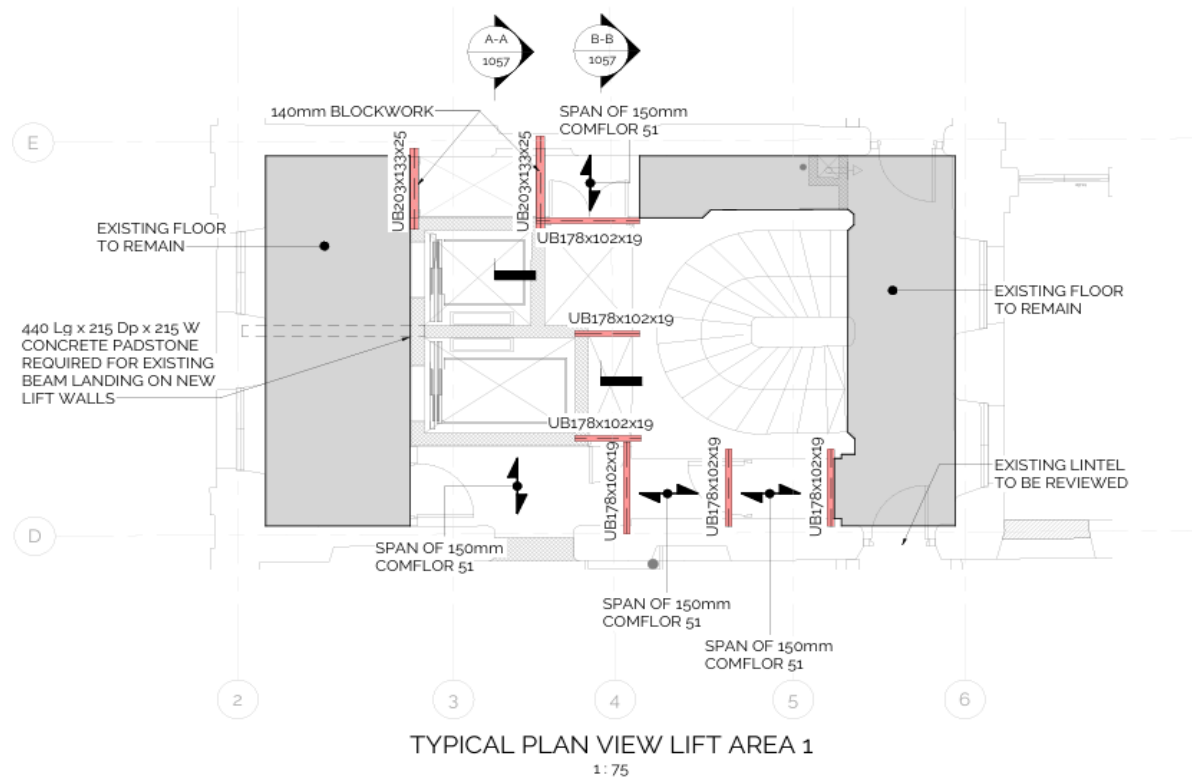
6. Health & Safety

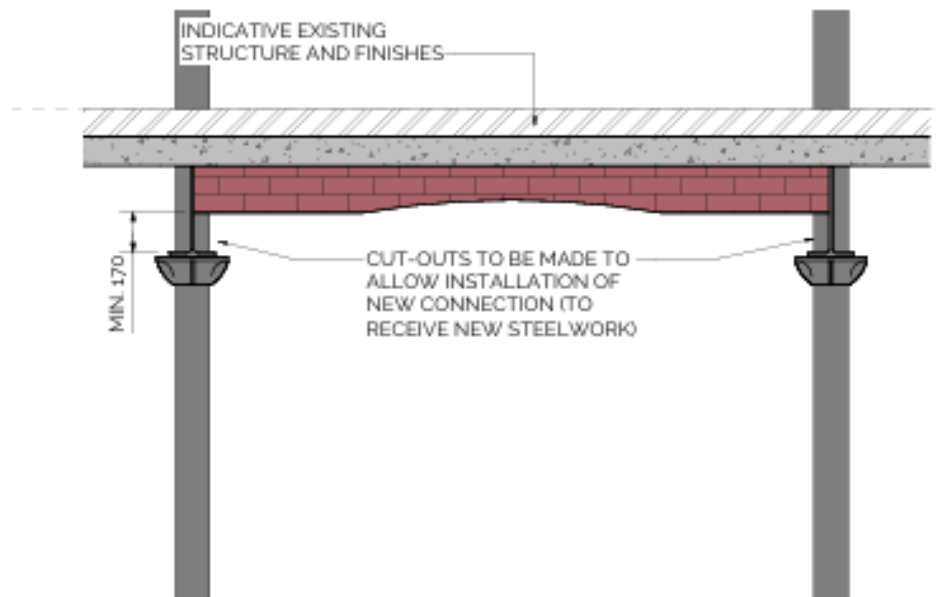
- Comply with all relevant health and safety regulations, including the Construction (Design and Management) Regulations 2015 (CDM).
- Provide appropriate personal protective equipment (PPE) for all operatives.
- Implement safe working practices, including the use of fall arrest systems where necessary.
- Ensure that all operatives are briefed on the specific risks associated with working on historic structures.

7. Completion

- Conduct a final inspection of the works in the presence of the structural engineer and the conservation officer.

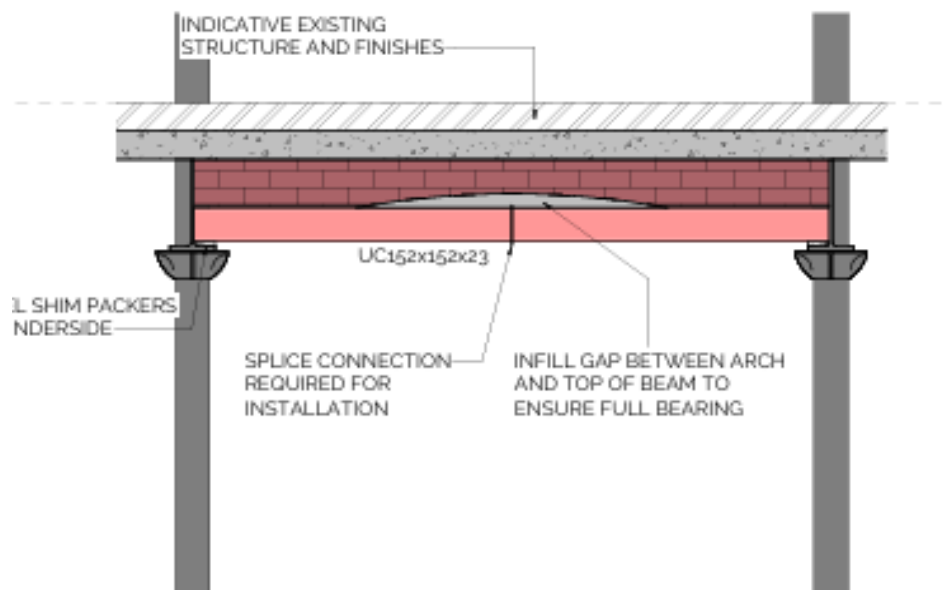
Appendix A - Holes through floors for new lift shafts





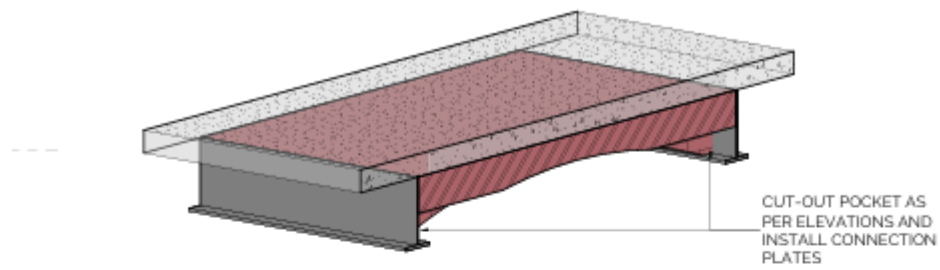
ARCH SECTION A PART 1

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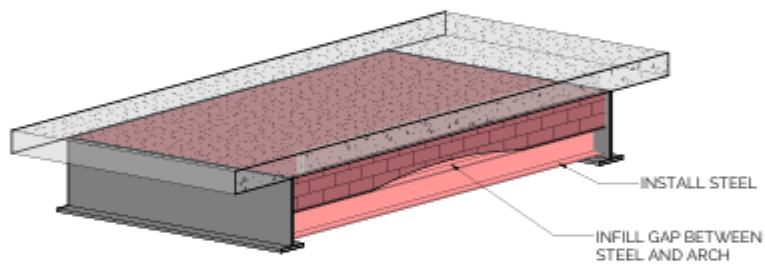


ARCH SECTION A PART 2

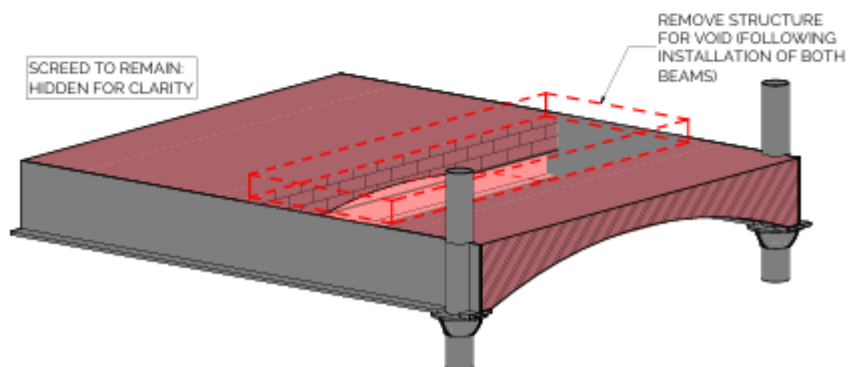
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ISOMETRIC PART 1



ISOMETRIC PART 2



ISOMETRIC PART 3