

Method Statement Rev A



At the premises known as:
Nazarene Theological College
Dene Road
Didsbury
Manchester
M20 2GU

For:
Nazarene Theological College

By:
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Date:
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Nazarene Theological College Dene Road, Didsbury

Planning Condition	Method Statement
3) No development shall commence until a detailed method statement for walkway post attached and fixed to the rose gardens paving have been submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.	Posts to be designed and fitted in accordance with proposed steel layout on drawing 18007.01C The design requires a single post built off a new foundation. Carefully locally lift crazy paving in area of foundation; set aside, remove any sub base etc Excavate to a depth of 600mm and cast a new 1:3:6 concrete 600x600 250mm deep pad foundation to form foundation for steel post to walkway - per 18007.01C. Allow the concrete to cure, and cart debris from site. Bolt spreader plate from post to new foundation using stainless steel M10 bolts with plugs, secured by chemical resin anchors. Carefully backfill 500mm thick bed of 10:1 semi-dry grit sand and cement below 100mm of fine sand. Compact to finish. Carefully replace set aside crazy paving. Point gaps on completion with sand and cement mortar to match existing.
4) No development shall commence until a detailed method statement for repair works to the garden walls have been submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.	Remove all visual weed growth from rose garden perimeter walls, to both sides Visually assess need for localised repair, as defined by complete erosion of mortar to a depth of 5mm Carefully rake out existing defective mortar in identified areas, to a depth of 25mm using non powered hand tools only. Clean away any debris using a stiff brush, ensure all surfaces are dry and temperature is above 5 degrees celsius before proceeding. Carefully repoint previously raked out areas by way of patch repair using lime based mortar (NHL 3.5). Mortar joint finish to be 'bucket handle', to match existing. Review all coping stones to wall. Rake out and repoint any missing or eroded joints. Lift and rebed and loose copings, using NHL 3.5 mortar, as above. All original cappings, bricks and paving to remain except in the event where they are no longer fit for purpose. Replacement of any materials to first be discussed with the project manager, and reclaimed matching materials to be used only after all possible methods of retention are exhausted.