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Didsbury Business Centre
137 Barlow Moor Rd,
Manchester,
M20 2PW

On Behalf of:
Punch Pubs
Jubilee House,
Second Avenue,
Burton-on-Trent
DE14 2WF

Site Address:
Mr Thomas`s Chop House,
James Binney House,
52 Cross St, Manchester M2 7AR

Date: 26.11.2025

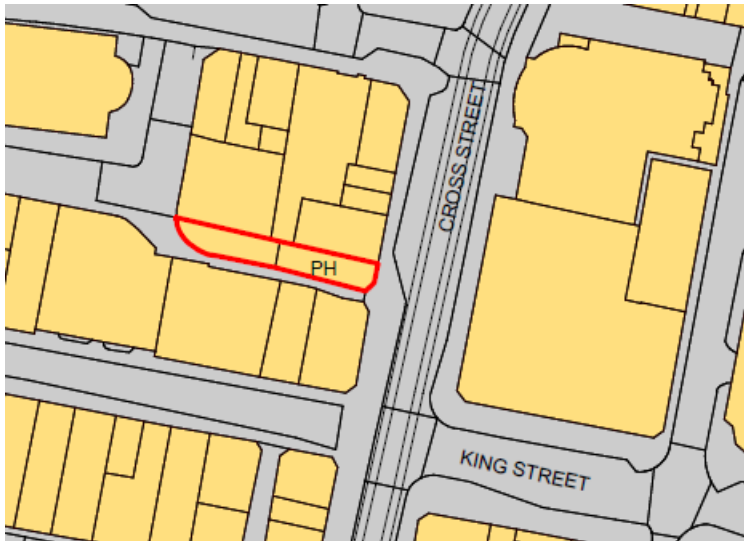
**Construction Method Statement for
proposed works to form new WC facilities to the first floor of a
grade 2 listed Heritage Building: -
James Binney House, 52 Cross St, Manchester M2 7AR**

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1 - Project and Site Details

- 1.1. Address:** Mr Thomas`s Chop House, James Binney House, 52 Cross Street, Manchester, M2 7AR.
- 1.2. Application Number:** 144544/LO/2025
- 1.3. Site Location:**



Official Heritage England Listing –

Bar and restaurant. 1901 with late C20 additions. MATERIALS: red brick and buff terracotta, rear part terracotta only. Slate roof. STYLE: elaborate free Jacobean style. PLAN: narrow building at right angles to street extending far back and incorporating No.3 St Ann's Churchyard. 3 main spaces demarcated by arches. All parts of single room width. EXTERIOR: 3 storeys and attic. Single bay facade. Ground floor with chamfered left corner containing a doorway; another doorway to right with window between. Square sub-Corinthian pilasters of red polished granite framing these openings and supporting elaborate mezzanine of glazed terracotta, including moulded corbel. Upper floors have central 2 storey segmental oriel, rising from corbel, with 6-light transomed windows to both floors and foliated panel between them, flanked by banded strips of terracotta and prominent cornice. Attic has pierced foliated parapet over oriel, cross window, and very steeply pitched gable with corner pinnacles, richly foliated cartouche over windows dated 1901, and small broken pediment at the apex. First 2-bays of return side in similar style and then simpler elevation with square headed transomed windows, mostly 3-lights. Rear, No.3 St Ann's Churchyard, narrow convex facade of buff terracotta over brown faience base course. Renaissance style lettering 'THOMAS'S CHOP HOUSE', and panel on first floor with putti and lettering 'A.1901.D'. INTERIOR: small internal porch. Beyond bar area, extensive display of wall-tiling, light green dado within room furthest from street, cream tiling above extending to ceiling. 2 back rooms each have 2 arches in right-hand wall. All arches lined with green tiling and with alternating raised voussoirs and attenuated key-blocks. Late C20 bar counter and back. A rich example of turn-of-the-century free style architecture with extensive internal tiling. No 3 was added to the List 4/11/76.

Listing NGR: SJ8382698323

The pub was extravagantly rebuilt at the turn of the century in a lavish Jacobean style in red brick and carved terracotta, with an elaborate gable showing the date 1901. The long narrow interior has green tiled walls either side and is divided into four spaces with tiled archways. A black and white tiled floor in a diamond pattern runs the whole length of the building.

The bar counter is at the front and the first two spaces are mainly used for drinking. The two spaces behind the Chop House sign form the restaurant area.

It states in the Listing description that the rear section, containing the quarter circle staircase, was constructed looking at the design around the 1920's/1930's.

1.4. Company Details:

Client/ Tenant:

Kieron Dunne

Punch Pubs Ltd
Jubilee House
Second Avenue
Burton on Trent
DE14 2WF

Principal Designer/ Project Manager: Carl Priestley
MGI (A trading name of Millson Group Ltd)
Didsbury Business Centre
137 Barlow Moor road
Didsbury
M20 2PW

Principal Contractor: Pete May
WHB Construction
3 Turf St
Radcliffe
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M26 3SZ

Electrical Contractor: Pete Kuzemko
WHB Electrical
3 Turf St
Radcliffe
Manchester
M26 3SZ

Plumbing and Mechanical engineer: WHB Construction
3 Turf St
Radcliffe
Manchester
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2 - Scope of Works

2.1 This method statement aims to communicate how WHB Construction Ltd and their associated subcontractors intend to undertake the formation of additional WC facilities on the first floor of Mr Thomas`s Chophouse, situated within James Binney House.

2.2 The scope of works is to form first floor WC facilities in accordance with the drawings listed in the below table , and summarised below:

3180-MRTH2-0001 - Existing GA
3180-MRTH2-0001.1 A - Existing Flooring GA
3180-MRTH2-0001.4 - Existing Photos - FF
3180-MRTH2-0002 - Proposed GA Rev G
3180-MRTH2-0003 - Proposed Scheme Notes Rev G
3180-MRTH2-0007 - Proposed Flooring Plan Rev A

3180-MRTH2-0016 - Proposed First Floor WC Elevations Rev B

- Strip out existing first floor toilet and walls complete. Strip out existing first floor toilet and walls complete. Make good walls, floor and ceiling following strip out.
- Strip out existing stud wall, door and frame. Make good all affected surfaces.
- Allow full internal decoration throughout new WC area, ground floor trade area, first floor circulation area and any areas affected by staircase works to first floor. inc all vertical circulation routes .
- Form stud walls with door openings (3no.) to create new women's WC, men's urinal, and unisex WC cubicles.
- Allow tiling to all WC walls – tiling to terminate under existing heritage asset picture rails with decorations only above. Refer to 3180-MRTH2-0016 - Proposed First Floor WC Elevations Rev B
- new sanitaryware (2no. WC and Cisterns - Burlington Cloakroom Slimline Close Coupled Traditional Toilet - Lever Flush, 3no. wall hung cloak room sinks - Burlington Riviera 450mm 2TH Wall Hung Cloakroom Basin - and 1No. new pod
- urinals - Burlington Garrick Waterless Urinal with Bracket) and all plumbing to connect into existing services.
- Allow new ceiling light points to first floor WC`s where indicated on 3180-MRTH2-0002 - Proposed GA Rev G
- Allow new 3No. polished decorative solid timber lobby doors with moulded panels. inc frames, Architraves and ironmongery.
- New loose lay Karndean floor - Heritage Oak LLP102 laid to manufacturers specification, on waterproof membrane over existing parquet floor - 6.5sqm
- Retain and repair existing parquet floor. allow sanding and repolishing to new finish 17sqm
- Allow new heating installation to newly formed women's and men's WC`s connected into existing heating system.
- Allow 1No. set of door grab rails to cubicle in first floor unisex WC
- Allow 2No. new multi-spigot in line ducting fans (1 in WC`s, 1 in roof void) for extraction to be vented via the rear wall through the roof void on the 3rd floor (allow approx 12lin.m ducting and all associated works).

3 - Methodology and Techniques

3.1 – [Strip out existing first floor toilet and walls complete. Strip out existing first floor toilet and walls complete. Make good walls, floor and ceiling following strip out.]

Methodology and technique:

- Careful removal of existing WC sanitaryware and temporary capping off of plumbing and waste pipes.
- Demolition of non-historic stud walls including disposal of existing non-historic flat panel solid core door.
- Strip out of existing T&G painted wall panelling within existing WC facility.
- Making good to existing ceiling on a like for like basis where affected by existing stud wall fixings.
- Making good to existing parquet floor on a like for like basis where affected by existing stud wall fixings.
- Making good to existing heritage asset walls on a like for like basis where affected by existing stud wall fixings.

3.2 – [Form stud walls with door openings (3no.) to create new women's WC, men's Urinal and unisex WC`s cubicles.]

Methodology and technique:

- Formation of new lightweight stud walls, frame work to be formed in 50 x 50mm treated SW with minimal fixings to existing walls, ceilings and floors to minimise damage to heritage asset. Framework to be formed around existing heritage asset details such as coving and dado rails with 1 layer OSB board to one side of framework for rigidity, 1 layer of 9.5mm plasterboard to OSB side and 1 layer of 9.5mm plasterboard to other side of framework, to be carefully scribed around coving and dado rails using profiles recorded prior to erection of walls, so as not to damage or negatively affect these heritage assets, prior to final layer of modern 3mm plaster skim. All as detailed on DWG 3180-MRTH2-0016 - Proposed First Floor WC Elevations Rev B – Stud wall frame indicative detail.
- Works will be easily reversible with minimal rectification works. If strip out of the new stud walls becomes necessary, any minor penetrations, (screw holes) will have wall plugs carefully removed to existing parquet flooring and will be filled with oak dowel to match the existing parquet. Any minor penetrations (screw holes) to walls and ceilings will have wall plugs carefully removed and holes filled with lime plaster mix.

3.3 – [New loose lay Karndean floor - Heritage Oak LLP102 laid to manufacturers specification, on waterproof membrane over existing parquet floor - 6.5sqm]

Methodology and technique:

- Laying breathable waterproof membrane, (Thermafleece Breather Membrane 100gsm or similar approved), over existing heritage asset parquet flooring. No adhesive will be used.
- Laying loose lay Karndean floor - Heritage Oak LLP102 over waterproof membrane, with clear silicone bead to perimeter of floor where it meets all walls to prevent water ingress, (from, for example, cleaners, or spillages). No adhesive will be used in the laying of the final floor finish as it is a "loose lay" product.
- The proposed Membrane and loose lay floor will serve to protect the heritage asset Parquet flooring from continuing damage and wear and tear.
- Works will be easily reversible with no rectification works. If new floor is proposed to be removed it is simply a case of lifting the loose lay Karndean and membrane to expose the existing retained parquet floor beneath.

3.4 – [Retain and repair existing parquet floor. Allow sanding and repolishing to new finish. 17sqm]

Methodology and technique:

- Careful and light stripping of existing parquet floor -
- **Gentle Cleaning over Aggressive Stripping:** The "do nothing" option (surface cleaning) should be considered first. If stripping is necessary, aggressive chemicals or harsh mechanical methods must be avoided as they can cause irreversible damage.
- **Hand-Scraping and Fine Abrasives:** Old finishes should be removed slowly and methodically. Hand tools and fine-grade sandpapers are preferred to gently strip away layers, akin to an archaeological process.
- **Targeted Chemical Strippers (If needed):** If approved, mild, proprietary chemical strippers can be applied in small, controlled sections and removed by hand using a damp, soapy sponge or fine wire wool, followed by thorough cleaning with clean towels to neutralise the chemical.
- **Minimal Sanding:** Where sanding is required, fine-grade orbital sanders are typically used to remove worn finishes without compromising the wood's integrity. Sanding of parquet requires care due to the varying grain direction, often involving cross-grain sanding to avoid damage.
- **Repairs with Matching Materials:** Any necessary repairs, such as re-bonding loose blocks or filling gaps, should use matching wood and traditional joint reinforcement methods to maintain the original aesthetic.
- **Sympathetic Finishing:** The final finish should match the floor's original appearance. Traditional natural oils, wax, or shellac (French polishing) are often used to achieve an authentic period look, rather than modern, inappropriate sealants.
- **De-bonded blocks** re-fixed with modern, elastomeric **low-VOC, moisture-tolerant** adhesives compatible with heritage timber—no brittle, rigid glues.

- **Missing blocks** replaced with reclaimed timber cut to pattern (herringbone, chevron, basketweave), feather-matched and aged.

3.5 – [Allow full internal decoration throughout new WC area, ground floor trade area, first floor circulation area and any areas affected by staircase works to first floor. inc all vertical circulation routes.]

Methodology and technique:

- Any previously painted walls and ceilings - thoroughly wash down, rake out any cracks, fill and sand off to feather edge. lightly sand surface to provide key. prime filled areas. Apply finish as schedule.
- Previously polished existing timber to be stripped and sanded, wash all areas to remove dirt and grease, re-polish as spec and finish with 2No. coats of clear varnish.
- Fill all gaps between existing timberwork and wall/ceiling finishes with Caulk bead prior to decoration.

3.6 – [Allow tiling to all WC walls – tiling to terminate under existing heritage asset picture rails with decorations only above.]

Methodology and technique:

- Clean the wall: Ensure the wall is level, clean, dry, and free of dust, grease, or loose material.
- Prime or prepare: Follow the adhesive manufacturer's instructions. Some surfaces, like drywall in wet areas, may need backer boards or priming.
- Check for utilities: Use a stud detector to check for pipes and cables before fixing any support battens.
- Find the centre: Measure the wall's width and height to find the centre point. Mark reference lines using a chalk line or laser level.
- Dry lay: Arrange tiles without adhesive to visualize the pattern, adjust the starting position for balanced cuts, and check alignment. Aim to avoid small, thin slivers of tile at the edges.
- Overclad existing heritage asset walls, up to height of existing heritage asset picture rail, with 1200 x 600mm Thermal Construction Board 6mm Thickness (by Tilemaster Adhesives) fixed to wall utilising Orion 25mm Screws & 35mm Washers to protect plaster prior to final application of decorative tiles. Easily reversible, by carefully removing screws and rawl plugs and filling holes with lime plaster mix.
- Mark and fix a batten: Using your layout, fix a temporary wooden batten to the wall along the starting row to provide a level guide for the first tiles.
- Mix and apply adhesive: Mix the tile adhesive to a creamy consistency. Apply it to a small section of the wall with a notched trowel, holding the trowel at a 45-degree angle.
- Back butter large tiles: For large format tiles, also apply adhesive to the back of each tile to ensure good adhesion.
- Set the first tiles: Place tiles along the batten, pressing them firmly into the adhesive. Gently twist to collapse the ridges and ensure good coverage.
- Maintain spacing: Use tile spacers to maintain a consistent gap between tiles (typically 2-3mm).
- Check level and plumb: Use a level to ensure the first row is perfectly horizontal and check that vertical joints are plumb as you go.
- Repeat the process: Continue tiling up the wall in manageable sections, checking for level and consistent spacing. Wipe off excess adhesive from the face of the tiles and the grout joints before it hardens.

- Cut tiles: Cut tiles as needed using a manual cutter for straight cuts or an angle grinder for complex shapes, being careful to cut before fixing.
- Allow adhesive to cure: Let the adhesive dry overnight before removing the batten and tiling the area below the batten.
- Grout the joints: After the adhesive has cured, remove spacers and scrape off large chunks of excess adhesive. Mix the grout to a thick paste and apply it to the joints with a grout float, working in small sections and ensuring joints are full.
- Clean excess grout: Use a damp sponge to remove excess grout, wiping diagonally across the tiles. Use a clean, damp cloth to clean the tiles and a dry microfiber cloth to buff away any remaining haze.
- Caulk edges: Apply a bead of sanitary silicone caulk to any changes of plane, such as where tile meets countertops or inside corners, to allow for expansion and create a waterproof seal.

3.7 – [Plumbing works in association with new WC`s.]

Methodology and technique:

- All new plumbing to connect into existing water services already in situ within vertical boxing that runs from 3rd floor to ground floor.
- All new waste pipes from WC`s, Urinals and sinks to connect into existing soil and vent pipe within vertical boxing that runs from 3rd floor to ground floor.
- Contractor to core drill existing retained separating stud wall – non heritage asset – to allow pipe runs to connect to SVP as noted above.

Preparation and planning

- Check materials and drawings: Ensure all fixtures are new and undamaged, and confirm that the installation location matches the latest approved drawings.
- Gather tools: Have the correct drill bits, fixings, level, screwdriver, and sealant ready, noting that the method of fixing depends on the wall type (e.g., studs vs. plasterboard).
- Prepare the site: Mark the exact position for the fixture and any water/drainage connections. Lay protective coverings over the work area and existing fixtures.

Securing the fixture

For sinks:

- Mark the holes for mounting studs, drill, and fit anchors.
- Place washers and nuts on the studs.
- Level the sink, ensuring it is correctly positioned relative to the countertop.

For toilets:

- Mount the frame or brackets at the specified height.
- Ensure the floor is level, and pack out under the WC if required to ensure level installation.

Connecting water supply and drainage

Water supply:

- Install angle valves for both hot and cold water supply, connecting them to the fixture with flexible hoses or the appropriate fittings.
- Use coupling nuts to tighten connections, but avoid overtightening.

Drainage:

- Install the waste and strainer, ensuring the correct washer is in place.

- Connect the P-trap to the waste outlet and connect the trap to the main drainpipe.

Sealing and finishing

- Seal the edges: Apply a bead of non-staining, waterproof sanitary silicone sealant around the contact points between the sanitaryware and the wall or countertop.
- Clean excess: Wipe off any excess sealant before it cures.
- Allow to cure: Let the sealant cure for at least 24 hours before using the fixture.

Post-installation checks:

- Check for leaks: Run water through the fixture to check for leaks at all connections.
- Functional check: Ensure the fixture is level and all components, such as the flush and waste mechanisms, are working correctly.
- Final cleaning: Clean the fixture to remove any marks or residue.

3.8 - Allow new heating installation to newly formed ladies and gents WC`s connected into existing services.

Methodology and technique:

- All new plumbing for heating to connect into existing water services already in situ within vertical boxing that runs from 3rd floor to ground floor.
- All new Radiator brackets to be fixed to new modern stud walls only, no radiators to be installed onto existing heritage asset walls.

Prepare the system and the wall

- Turn off the central heating and allow it to cool.
- If replacing an old radiator, close the lockshield and thermostatic valves, then drain the radiator.
- Measure and mark the position for the new brackets on the wall, ensuring they are level and at the correct height.

Mount the brackets and the radiator

- Drill holes, insert wall plugs, and securely screw the brackets to the wall.
- Hang the new radiator onto the brackets, making sure it is stable and level.

Connect the pipework

- Wrap PTFE tape around the valve tails to ensure a good seal.
- Connect the radiator valves to the new radiator and the existing pipework.
- Use a spanner to tighten the connections, but be careful not to overtighten, which can cause damage.

Refill and test

- Refill the central heating system, ensuring the pressure is at the recommended level.
- Open the bleed valve at the top of the radiator with a bleed key to release trapped air until a steady stream of water appears.
- Close the bleed valve and check all connections for leaks.
- Turn on the central heating to test that the new radiator heats up correctly.

3.9 – [Allow 2no. new multi-spigot in line ducting fans (1 in Wc`s, 1 in roof void) for extraction to be vented via the rear wall through the roof void on the 3rd floor (allow approx 12lin.m ducting and all associated works)]

- A multi-spigot in-line ducting fan methodology in the UK involves installing a central fan unit in a loft or ceiling void, connecting multiple air intake spigots (via ducting) to different rooms (in this instance 3no. separate WC facilities), and running a single larger duct from the fan's outlet to an external vent. The fan creates negative pressure to extract air from all connected rooms simultaneously, ensuring proper air changes per hour to meet Building Regulations for indoor air quality
- All ventilation calculations to be prepared by mechanical engineer via Principal Contractor WHB construction

- Aluminium flexible ducting concealed within boxing formed in Medite Moisture-Resistant MDF. All ducting/boxing to be affixed to new modern stud walls only. No ducting/boxing route to be fixed to existing heritage asset walls.
- Ducting fans to be concealed within duct boxing
- Polished brass vent covers to be installed within boxing within each WC facility connected to duct work/ fans. No ducting/boxing route to be fixed to existing heritage asset walls.
- Ducting and boxing to connect to vertical boxing that runs from 3rd floor to ground floor, and ducting run to continue up into roof void above 3rd floor.
- Contractor is to core drill existing heritage asset brick wall (over looking flat roof/ roof terrace on third floor) adjacent to existing vent outlets for boiler already installed within roof void.
- External Black Aluminium louvered vent to be fitted to external wall at termination of fan ducting route.
- All penetrations between floors on ducting route to receive Quellfire intumescent fire collar installed around ducting at junction with 1 hour ceiling or party wall.

Plan the layout

- Mechanical engineer to map out the rooms to be ventilated, the fan's central location (ideally in a loft or ceiling void), and the route for each duct. One duct will lead from the fan to the external vent, while the other shorter ducts will connect the fan to the internal grille in each room.

Calculate ventilation requirements

- Determine the required air changes per hour (ACH) for each room by multiplying the room's volume (in cubic meters) by four, as per UK Building Regulations. This helps in selecting an appropriately sized fan and ducting.

Install the external vent

- Choose a location on an exterior wall, soffit, or roof, ensuring it is positioned appropriately to avoid a negative appearance or being placed directly above a window. Drill a hole for the vent, and secure the external grille with ducting.

Mount the fan

- Install the in-line fan unit in the chosen central location to existing ceiling joists within roof void/ Loft space. Some fans can be mounted in any orientation, but ensure there is unobstructed access for cleaning and maintenance.

Connect the ducting

- Connect the larger duct from the fan's outlet to the external vent, preferably with a backdraught shutter fitted near the fan to prevent outside air from re-entering.
- Run the smaller ducts from each of the fan's intake spigots to an internal grille in each room.
- Secure all connections firmly using duct clamps.

Electrical connection

- Connect the fan's wiring to the appropriate electrical circuit.
- If unsure about the electrical work, it is legally required to use a qualified electrician.

Final testing

- Turn the power on and test the fan to ensure it is working correctly and that air is being extracted from all rooms.
- Check all ductwork connections for any leaks.
- Install any decorative grilles or trim on the internal and external vents.

4 – Risk Assessment

The below assessment identifies and responds to the risks to the listed building

Risk Assessment score rating

Shown below is a 5x5-risk assessment matrix upon which the quantitative values shown in the Risk Assessment are based.

Severity (S)	Catastrophic Irreparable Damage	5	5	10	15	20	25
	Major/ Severe Damage	4	4	8	12	16	20
	Moderate Damage	3	3	6	9	12	15
	Minor Damage	2	2	4	6	8	10
	Negligible Damage	1	1	2	3	4	5
Principle of Evaluation The degree of risk (DR) must be evaluated for each of the hazards identified based on the principle of: Degree of Risk (DR) = Likelihood (L) x Severity (S) Conclusion High (Red) 10-25: STOP! Hazard must be removed or all practicable steps are to be taken to reduce level of risk. Medium (Amber) 5-9: Risk to be controlled as far as is reasonable practicable. Low (Green) 1-4: Risk to be controlled as far as is reasonable practicable.		1	2	3	4	5	
		Extremely unlikely	Unlikely	Likely	Very likely	Almost certain	
		Likelihood (L)					

ERIC (PD) Principal of Control Measures

When mitigating risk, the ERIC (PD) principal of hierarchy of hazard controls must be used.

Eliminate: Why are we doing this activity in the first place? The safest control measure is to eliminate the hazard completely.

Reduce: Can we undertake the activity less often, reduce the number of people who are exposed or use a less hazardous approach?

Isolate: Exclusion zones, isolation procedures.

Control: Organizational and technical controls such as safe systems of work, procedures, training, supervision and inspections.

PPE / Discipline: Personal protective equipment and disciplinary procedures such as immediate dismissal or red/yellow cards should be the last step considered when implementing hazard controls.

Item	Heritage Risk	Risk Rating – Pre controls			Control Measures Required	Risk Rating – Post controls		
		S	L	R		S	L	R
1	Damage to structural heritage asset walls	3	3	9	1) Routes for ducting to be planned to ensure only 1no. penetration to structural asset wall. 2) Location of all sanitary fixtures and plumbing fittings to limited to new stud walls wherever feasible as per proposed layout - 3180-MRTH2-0002 rev G 3) all services to lead back to/connect into existing vertical services boxing between 3 rd floor and ground floor. 4) Contractors to carefully transport all tools and materials in such a manner to avoid clashes with walls and wall features.	2	3	6

2	Damage to existing heritage asset internal details – coving, picture rails, Skirting	3	3	9	1) Stud walls are to be formed with framework built around existing internal details and all plasterboard and OSB to be scribed around features. 2) Stud wall frame work to utilise bare minimum fixings to heritage asset walls and to be constructed in such a way that stud walls are largely self supporting. 3) Contractors to carefully transport all tools and materials in such a manner to avoid clashes with walls and wall features.	1	3	3
3	Damage to existing heritage asset parquet timber floor and staircase	3	3	9	1) Stud wall frame work to utilise bare minimum fixings to heritage asset walls and to be constructed in such a way that stud walls are largely self supporting. 2) all floor finishes protected to prevent damage by contractors accessing first floor area utilising corex protecta board 3) access to site to be limited to rear access doors and utilising rear access staircase only to prevent contractors walking through ground floor trade area.	1	3	3
4	Damage to heritage asset ceiling	3	3	9	1) Lighting to WC facilities to be limited to wall lights affixed to new stud walls only and connected to existing electrical connections within first floor area. 2) switches, fused spurs etc to be affixed to new stud walls only and connected to existing electrical connections within first floor area 3) Stud wall frame work to utilise bare minimum fixings to heritage asset walls and to be constructed in such a way that stud walls are largely self supporting.	1	2	2

5) Personnel and Equipment:

Personnel must possess not only standard construction qualifications but also specific heritage-related skills and knowledge.

- Specialist Craftspeople: Highly skilled workers in areas such as lime plastering, lead work, and ironmongery are necessary for correct repair and maintenance using appropriate materials.
- Competent Person for Risk Assessment: A "competent person" with sufficient technical knowledge, training, and experience is required to carry out thorough risk assessments, particularly for high-risk activities like hot works.
- Conservation Officers: Liaison with local authority conservation officers is crucial for advice and ensuring compliance with regulations and listed building consent requirements.
- Teamwork and Communication: Effective communication among all parties, including clients, stakeholders, and other professionals, is vital to protect historic features during works.

Equipment Requirements

Equipment and techniques must be selected carefully to avoid damage to the historic fabric.

- Traditional Tools and Materials: Standard tools are used, but the emphasis is on applying traditional construction techniques and using appropriate materials that are compatible with the historic structure. For example, new or good-condition scaffolding tubes should be used to prevent rust staining.
- Minimally Invasive Equipment: Any new systems (e.g., fire alarms, lighting, access solutions) should be minimally invasive, sensitively integrated, and reversible where possible.
- Protective Measures:
 - Scaffolding: Must be erected by qualified contractors, be self-supporting where possible, use minimum fixings, and have tube ends covered to prevent damage.
 - Physical Barriers: External exclusion zones and internal barriers are needed to control access and protect sensitive areas from plant, dust, and moisture.
 - Temporary Protection: Polythene sheeting and other protective materials are used to safeguard specific artefacts like paintings from smoke and water.
- Safety and Inspection Equipment: Appropriate fire-fighting equipment, detectors, alarms, and temporary access platforms (e.g., scaffolding, lifts) with regular inspection and maintenance are mandatory to ensure legal health and safety compliance

6) Documentation and Approval

- Principal Contractor to ensure all operatives have relevant training, certification and accreditation (for example - NICEIC , gas safe, (WIAPS), APHC, CIPHE and SNIPEF) to undertake required works
- No works to proceed without prior listed building consent and other statutory approval as necessary.
- No works proceed without prior written Head Landlord consent.
- Form of contract to be confirmed and agreed between contractor and client.
- Principal contractor to ensure public and professional indemnity insurances are current and lodged with client.
- Client is to ensure all relevant building insurances are current and in place.

Date: 26.11.2025

Signed:

Principal Designer

Head Landlord



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Carl Priestley
Associate Designer
MGI
Email: carlpriestley@mgip.co.uk
Tel: 07393015508

For and on behalf of:
Punch Pubs Ltd, Jubilee House, Second Avenue,
Burton-on-Trent DE14 2WF

[MGI is a trading style of Millson Group Ltd]

