

**Method
Statement**

**PRE-COMMENCEMENT
CONDITION**

Attention of Manchester City
Council

**Internal alterations -
removal/alteration of
modern partitions, new
lightweight partitions,
internal doors, and
associated making good
works**

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1 Introduction

This Method Statement has been prepared to satisfy the Council's requested pre-commencement condition, to safeguard the special architectural and historic interest of the listed building.

No demolition, alteration, or removal of existing partitions will take place until this Method Statement has been approved in writing by the Local Planning Authority.

Access to Site:

Parking for site can be found outside the mill within the public car park. All PPE to be worn before leaving the pedestrian area to gain access to site.

The nearest hospital is;

Manchester Royal Infirmary
Oxford Rd, Manchester
M13 9WL

2 Scope of Work

The works comprise **internal alterations only** and relate to **modern lightweight stud partitions** installed as part of the recent conversion/refurbishment of the building.

Works include:

- Careful removal of **modern stud partitions** (non-structural).

- Partial alteration/removal to another modern partition to suit the revised layout.
- New **lightweight stud partitions** installed internally (non-structural).
- Installation of **internal double doors** within new/modern partition openings.
- Making-good finishes where required.

No external works are proposed.

No changes are proposed to the building structure.

No cutting, drilling or fixing will take place into historic fabric (brickwork / cast iron columns / original beams).

3 Key Heritage Safeguarding Commitments

The works will be carried out using a **minimal intervention** approach with emphasis on:

- **Reversibility** (new works can be removed in the future without permanent harm).
- **Retention** of historic fabric.
- **Avoidance** of vibration and uncontrolled demolition methods.

The contractor will **not** use percussive demolition methods (e.g. breakers / Kango hammers) against walls, floors, or ceilings that could transmit vibration into historic fabric.

4.0 Method for Removing Modern Stud Partitions – Condition A:

4.1 Pre-Removal Checks

Prior to any removal works:

Confirm partition type:

The partitions to be removed are confirmed to be modern lightweight stud partitions, not original masonry.

Service checks:

Partition lines will be inspected for:
electrical sockets/switches
lighting runs
data cables
any mechanical ducting or fan supplies/returns

Isolation:

Any electrical circuits serving the affected partition lines will be safely isolated by a competent person prior to disturbance.
Follow all current UK government & HSE advice.

4.2 Removal Method

Partition removal will be undertaken using a “soft-strip” approach, as follows:

Step 1 - Remove trims carefully

- Remove skirtings/architraves carefully where present
- Preserve for re-use where possible

Step 2 - Controlled removal of plasterboard

- Plasterboard will be **scored and cut into small manageable panels**
- Boards will be removed progressively by hand
- Dust will be controlled using a vacuum extraction system

Step 3 - Studwork dismantling

- Timber studs will then be dismantled gradually from top down
- Fixings will be removed carefully rather than forcibly pulled out
- No violent levering that could damage adjacent finishes

Step 4 - Waste handling

- Waste will be bagged immediately
- Removed from the flat in a controlled manner

Step 5 - Making good

- Any minor damage to surrounding modern finishes will be made good using compatible modern materials
- No making good will require removal of historic fabric

5.0 Measures to Protect Historic Fabric During the Works

5.1 Protection Objectives

The primary objective is to ensure the works:
do not cause accidental damage to historic brickwork / cast iron columns / beams
do not introduce unnecessary vibration
do not create staining, scratching, or impact marks

5.2 Protection Measures (Physical)

The following protective measures will be implemented prior to works commencing:

a) Floors & routes

Hardboard / Correx protection sheets to circulation routes within the flat

Protection to any thresholds used for deliveries

No storage of materials within communal areas unless explicitly permitted

b) Historic structural elements (including cast iron columns)

Any exposed columns or heritage surfaces close to the working areas will be:

- wrapped with padded protection
- fitted with temporary corner/edge guards
- kept free of contact from ladders, tools, or materials

c) Dust and debris control

Plastic screening / zip-wall type dust barriers will be used where appropriate

HEPA vacuuming during removal work

Daily clean-down to prevent dust migration to sensitive surfaces

d) Vibration / impact control

- Hand tools used for dismantling wherever possible
- No percussive demolition methods
- All works carried out with controlled force and gradual dismantling

6.0 Tools and Equipment to be Used (Condition c)

The following tools/equipment may be used to complete the works carefully:

6.1 Hand tools (primary approach)

Hand saw / fine toothed saw

Utility knives (plasterboard scoring)

Pry bars (light-duty only, controlled)

Claw hammer

Screwdrivers

Tape measure / laser level

Snips (for any modern metal trims)

6.2 Power tools (limited use, low vibration)

Battery drill/driver (screw removal only)

Multi-tool / oscillating cutter (for controlled cuts)

Small circular saw (only if required for new timber, not historic fabric)

6.3 Dust control and protection equipment

HEPA vacuum / dust extraction unit

Dust sheets / polythene protection

Protection boards for floors

Temporary screens

6.4 Access equipment

Step ladder (rubber feet, positioned away from historic surfaces)

7.0 Alterations to Mechanical & Electrical (M&E) Installations (Condition d)

7.1 Electrical

Electrical alterations will be minimal and limited to:

- isolating and making safe any circuits impacted by removal of partitions
- relocating sockets/switches only if present on partitions being removed
- reconnecting/reinstating services within new modern partitions where required

All electrical work will be undertaken by a competent electrician and certified as required.

7.2 Mechanical

No changes are proposed to:

- communal ductwork systems
- ventilation risers or shared services
- main plant or building infrastructure

Where modern partitions currently conceal small local services (if present), these will be:

- temporarily supported
- protected during partition removal
- re-enclosed in the new partition arrangement (if required)

7.3 No chasing into historic fabric

No chasing, cutting, or drilling will be undertaken into:

- historic brickwork
- cast iron columns
- original structural members

Any required containment (e.g., cables) will be within modern stud partitions or surface-mounted on modern finishes only.

8.0 Proposals for the Careful Exposure of the Enclosed Structural Column (Condition e)

Retention of Exposed Historic Column/Beam

The existing historic structural column/beam within the apartment is currently exposed and contributes positively to the legibility and character of the listed building's historic structure. Whilst an earlier design iteration proposed to enclose this element, the final proposals have been amended to ensure that the column/beam remains fully

visible and is not boxed-in, lined over or otherwise concealed. No fixings will be made into the column/beam, and it will be protected throughout the works to avoid accidental damage, ensuring the historic element remains exposed and unaltered on completion.

9.0 Programme / Sequence of Works

Works will be completed in the following order:

1. Pre-start checks, protection installation, and dust controls
2. Services check / M&E isolation where required
3. Controlled soft-strip removal of modern stud partitions
4. Protection/retention of exposed historic column/beam throughout works (no boxing-in proposed).
5. Making good and preparation for new partitions
6. Installation of new lightweight partitions
7. Installation of internal double doors (if within modern partitions)
8. Final clean, waste removal, and inspection

10.0 Waste Removal & Housekeeping

- Waste removed in sealed bags/covered containers
- Daily housekeeping to prevent dust build-up
- No waste to be deposited in communal areas unless permitted
- No burning of waste

11.0 Compliance Statement

The works will be carried out strictly in accordance with this approved Method Statement once approved by Manchester City Council.

All works will be executed with a heritage-sensitive approach, ensuring:

- minimal intervention
- avoidance of vibration and impact
- protection of historic fabric
- no alterations to structural elements
- no unauthorised M&E alterations affecting shared building services

12.0 Equipment & PPE

PPE: Include high visibility Jacket/vest, high visibility trousers, safety boots, hard hat & gloves.

Engineers should ensure that all power drills and cords are visually checked prior to use, and any defects are reported and repaired before use.

HAVS vibration assessments will be carried out for all power tools prior to use.

All operatives will wear task-specific cut-resistant gloves in accordance with BS EN 388:2016+A1:2018

- *Note: Additional PPE such as goggles, face shields and hearing protection will also be worn.*

All respiratory protective equipment (RPE) will comply with the latest HSE guidance and relevant UK regulations, including the Control of Substances Hazardous to Health (COSHH). Dust masks will be selected based on the specific task and airborne particulate risk. As a minimum, **FFP2** masks will be used for general low-to-moderate dust work, with **FFP3** masks issued where higher-risk activities are identified (e.g., cutting, drilling, or working with fine particulates). All RPE will be **CE-marked**, **fit-tested**, and used in accordance with manufacturer instructions. Supervisors will review RPE suitability during daily briefings and update requirements if work conditions change.

13.0 Health & Safety General

Fundamentally, all concerned shall have duty to ensure that each of the following elements are given the closest possible attention at all times without any failure whatsoever

- Health & Safety
- Quality of Workmanship
- Housekeeping
- Planning, Organisation & Management
- Professional Conduct
- Programming & Expediency

supervision / responsibility

- works will be carried out by competent contractor
- supervised by site supervisor
- stop work if unexpected historic fabric uncovered

Site safety is of the utmost importance. All operatives are responsible for their own safety and that of others. All instances of known unsafe practices or events must be reported to the Site Supervisor.

Control Measures

- Identify risk include working at height, manual handling, hot works

No personnel shall operate on a site whilst under the influence of drugs or alcohol.

All accidents or incidents of any nature, however minor, must be reported

All incidences with health and safety consequences to be reported

All incidences with environmental implications (eg chemical/oil spillages) to be reported

Dust extraction tools will be fitted, when drilling into the underside of the slab.

I hereby confirm I have had read and fully understood the contents of the following method statement and all supporting documentation and fully understand the safe systems of work. I will not attempt to carry out any other works not detailed on this method statement and under no circumstance will take any risks whatsoever.

Name	Signature	Date

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