ARROWSMITH GROUP

Brunswick Mill – Dry lining



Method Statement & Specification for LBC - 25 -Internal Partitions, Circulation Cores and Internal Wall Insulation

Project: Brunswick Mill
Client: Arrowsmith Group
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Date: 29/09/25

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development."*

This document provides the required detailed method statement and specification, including descriptions of wall build-ups, fixing principles, materials, sequencing, and heritage protection measures associated with the installation of internal partitions, circulation cores, and internal wall insulation at Brunswick Mill.

All works will be undertaken strictly in accordance with this approved method statement and shall be completed prior to first occupation of the development.

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2. SCOPE OF WORKS

The scope includes:

- Installation of drylining systems to internal perimeter and partition walls

- Limited localised extraction/removal of modern or non-original wall linings (where approved)
- Protection of retained historic fabric (brickwork, stone, timber, features)
- Coordination with M&E services, fire strategy, acoustic and thermal upgrades
- Recording and reporting of heritage elements encountered

Excluded unless separately instructed:

- Structural alterations
- Removal of original historic fabric without written approval

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3. HERITAGE CONTEXT & CONSTRAINTS

3A. REFERENCE DRAWINGS & PLANS

All works described within this method statement shall be read in conjunction with the following approved drawings and plans (or latest revisions):

- **GA Plans:** Brunswick Mill – Proposed General Arrangement Plans (Drylining Zones highlighted)
- **Heritage Plans:** Existing & Proposed Heritage Fabric Plans identifying retained historic walls
- **Drylining Layouts:** Wall Type Plans indicating drylining extents, build-ups, and interfaces
- **Sections & Details:** Typical Drylining Section Details through historic masonry walls
- **Fire Strategy Drawings:** Fire-rated wall requirements coordinated with drylining systems

No deviation from the referenced drawings is permitted without written approval from the Architect and Heritage Consultant.

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3. HERITAGE CONTEXT & CONSTRAINTS

Brunswick Mill is a heritage / listed building containing original masonry walls, historic brickwork, and retained industrial features.

Key principles governing the works:

- **Minimum intervention** – retain and expose original fabric wherever possible
- **Reversibility** – drylining systems to be capable of future removal without permanent damage
- **Breathability** – avoid trapping moisture within historic masonry
- **No chasing or cutting** into original brickwork or stone
- **Fixings limited to mortar joints only**, where permitted

All works are to comply with:

- Approved Listed Building Consent conditions

- Conservation Officer guidance
- BS 7913: Guide to the Conservation of Historic Buildings

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4. PRE-START REQUIREMENTS

Prior to commencement:

- Review approved drawings, LBC conditions, and heritage reports
- Agree wall build-ups with Architect, Heritage Consultant, and Building Control
- Toolbox talks covering heritage sensitivity and restrictions

No works to commence until written approval is confirmed.

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5. WALL ASSESSMENT & SURVEY

Each wall zone will be assessed prior to installation:

- Identify original vs modern fabric
- Confirm wall condition, moisture levels, and irregularities
- Flag any unexpected historic features immediately

Any findings outside the approved scope will be stopped and reported for instruction.

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6. DRYLINING SYSTEM – HERITAGE APPROACH

6.1 System Selection

Drylining systems will be selected to ensure:

- Vapour permeability
- No reliance on adhesive dot-and-dab directly to historic masonry
- Independent framing where required

Typical systems:

- Metal stud or timber battens set off the wall
- Insulated plasterboard or heritage-appropriate boards
- Service voids incorporated to avoid wall chasing

6.2 Fixing Strategy

- **No adhesive bonding** directly to historic masonry
- Mechanical fixings only where permitted

- Fixings located into mortar joints (not bricks)
- Minimal fixing frequency

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7. INSTALLATION METHOD STATEMENT

Step 1 – Protection

- Install temporary protection to floors, retained walls, features, and openings

Step 2 – Setting Out

- Set out independent framing line, maintaining an air gap to masonry
- Confirm levels, plumb, and service coordination

Step 3 – Framing Installation

- Install metal stud or timber framework independent of the wall where possible
- Avoid direct load transfer onto historic fabric

Step 4 – Services Coordination

- Install M&E services within service voids
- No chasing or cutting to original walls

Step 5 – Board Installation

- Fix boards to framework in accordance with manufacturer guidance
- Use screw fixings only
- Maintain clearances at junctions to allow building movement

Step 6 – Finishing

- Jointing and finishing using breathable materials where specified
- No cement-based finishes to historic interfaces unless approved

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8. EXTRACT / REMOVAL PLAN (WHERE REQUIRED)

Where removal of existing linings is approved:

- Works to be **hand tools only**
- Progressive removal in small areas
- No mechanical breakers or impact tools
- Immediate cessation if historic fabric is revealed

Salvage & Storage

- Any original materials uncovered to be retained in situ
- Loose historic materials to be carefully stored, labelled, and recorded

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9. MOISTURE & BREATHABILITY CONSIDERATIONS

- Maintain ventilation voids behind drylining
- Avoid impervious membranes unless specifically approved
- Coordinate with damp strategy and heritage consultant

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10. QUALITY CONTROL & RECORD KEEPING

- Photographic records before, during, and after works
- Record of fixing locations and methods
- Heritage sign-off at key stages

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11. HEALTH, SAFETY & RISK MANAGEMENT

Key risks:

- Damage to historic fabric
- Dust and debris
- Manual handling

Controls:

- Trained operatives only
- Heritage-specific toolbox talks
- Dust suppression and clean working practices

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12. STOP & REPORT PROCEDURE

Works will immediately stop if:

- Unrecorded historic features are discovered
- Wall condition differs from approved assumptions
- Moisture ingress or structural concerns are identified

No works will recommence without written instruction.

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13. CONCLUSION

This method statement ensures drylining works at Brunswick Mill are undertaken with full respect for the building's heritage significance, while achieving compliance with modern performance, fire, acoustic, and thermal requirements.

All works will follow the principles of **conservation-led development**, ensuring the historic fabric is protected, recorded, and preserved.



Blockwork:

- Type B1 — Block 100mm
- Type B2 — Block 140mm
- Type B3 — Lift Shaft, 215mm block
- Type R1 — Reclaimed brickwork, from the existing Brunswick Mill

Dryline partitions:

- Type P1 — Double stud, compartment
- Type P2 — Double stud, compartment (through column)
- Type P3 — Standard single stud partition
- Type P4 — Single stud double board fire rated
- Type P5 —
- Type P6 — Party wall at junction with blockwork
- Type P7 — FR Stair Core infill wall
- Type P8 — Misc /Cleaners St

Dryline linings:

- Type L1 — Single stud partition, SVP boxing
- Type L2 — Single stud partition narrowboxing (bathrooms)
- Type L3 — Single stud partition narrow/ boxing (habitable spaces)
- Type L4 — Knauf liner system OEA
- Type L5 — Dot and dab
- Type L6 — Thermal lining to external walls

Dryline shaftwall:

- Type S1 — 90 min shaft wall
- Type S2 — 120 min shaft wall