Bloom Street – Core Drilling Methodology

Contents

1. Introduction and Project Background
2. Purpose of the Method Statement
3. Relevant Conditions
4. Project Team
5. Conservation Philosophy and General Principles
6. Recording Existing Fabric Prior to Works
7. Protection of Historic Fabric
8. Condition-Specific Method Statements and Sequence of Works
9. Materials to be used (if applicable)
10. Physical Samples (if applicable)
11. Structural Works (if applicable)
12. Unexpected Discoveries
13. Quality Control
14. Appendices

1. Introduction and Project Background

MCR are to deliver the approved residential development at 11 Bloom Street and Mindel House, Manchester. The approved development will convert the two Grade II listed former warehouse buildings to provide a total of 80 residential apartments. As part of the works a single storey extension is proposed to the roof of the 11 Bloom Street building.

The approved scheme is covered by the following decisions:

- Planning permission 140832/JO/2024 (relates to the whole development)
- Listed Building Consent 140357/JO/2024 (relates to Mindel House only)
- Listed Building Consent 140356/JO/2024 (relates to 11 Bloom Street only).

Approved drawings and information are listed by condition 2 of these approvals.

The approvals were granted subject to compliance with a series of conditions. A number of these conditions require for information / detail to be submitted to and approved by the Council (i.e. discharged) prior to works taking place.

This Method Statement explains how the works will be undertaken whilst protecting the buildings' special architectural and historic interest which is reflected by their Grade II listed status.

2. Purpose of the Method Statement

The purpose of this document is to provide sufficient detail to enable the Council to understand the scope of proposed works. It sets out the proposed methodology, workmanship standards, inspection procedures and quality assurance measures. The overall aim is to ensure that all works are completed in a manner that is compatible with the Grade II listed status of the buildings and sustains their significance during the construction stage and beyond.

3. Relevant Conditions

There are no specific conditions relevant to the specific works covered in this document.

4. Project Team

MCR are the client on the project and have assembled a project team with the experience and skills to deliver the approved development. The core project team includes:

- MCR Property Group (Lead Contractor)
- Horizon Fletcher Rae (Architect)
- Paul Butler Associates (Planning and Heritage Consultant)
- Tier (Structural Engineer)
- Thomasons (CARE Structural Engineer)
- Consolux (M & E Services Engineer)

For the specific works detailed within this document the following sub-contractors are also engaged:

- Drill Direct Ltd

All contractors undertaking work to historic fabric shall have demonstrable experience of conservation work and shall employ operatives familiar with traditional materials and repair techniques.

5. Conservation Philosophy and General Principles

Works will follow the principles of minimum intervention, repair before replacement, retention of historic fabric, reversibility where practicable, and use of compatible traditional materials. All works will be undertaken carefully and on the assumption that care should be taken to minimise all disturbance or damage to fabric during the work.

The project team will work closely with the Council throughout the course of the project with regular engagement including informal correspondence, site meetings and during the determination process of discharge applications.

All contractors on the project will be informed of the listed status of the buildings before starting work and made fully aware of the implications associated with this. As the buildings are listed it will be made clear that any deviation from approved methodologies requires approval from the Council. The works shall proceed under close supervision by the contractor supervisor, with review by the architect and heritage consultant if required. Should any concerns, issues or previously unknown factors arise during the work, operators will stop and seek further advice including input from the Council.

6. Recording Existing Fabric Prior to Works

Prior to the works specified within this document being undertaken a photographic record of the specific area will be prepared. This will be of sufficient detail to record the existing fabric prior to works and also show the area within context. If necessary, a photograph location plan will be prepared.

7. Protection of Historic Fabric

Existing features including staircases, steps, fireplaces, tiling and decorative joinery will be protected using breathable coverings, plywood guards and temporary barriers before construction commences and retained throughout the duration of works. It will be ensured that the installation of protection does not itself cause physical impact upon the buildings' fabric and no fixings shall be made into historic masonry or other fabric unless specifically approved. No materials, plant or waste shall be stored against historic walls / fabric or architectural features.

- Protective sheeting (Correx, plywood or rigid boards) will be used where appropriate to protect adjacent walls and floors from accidental impact
- Drill Guide/Frame – Used to prevent drill movement at the start of the cut/works Identify whether the drilling will affect original masonry, historic plaster, decorative finishes, timber, or other significant fabric.
- Confirm that the location has been selected to minimise impact and that alternatives have been considered.

8. Condition-Specific Method Statements and Sequence of Works

See separate Drill Direct Method Statement for details (Appendix 1)

1 – Survey the surrounding area

- Inspect both sides of the wall where the penetration will be made.
- Assess the condition of the substrate for cracks, loose masonry, unstable plaster, or previous repairs.
- Photograph and record the existing condition.

2 – Protect the historic fabric

- Install protective floor coverings.
- Protect adjacent walls and finishes with rigid sacrificial boards over a soft, non-abrasive layer.
- Protect decorative elements from accidental impact.
- Install dust extraction and slurry collection systems.

3 – Set out the drilling location

- Mark the centre of the hole accurately.
- Confirm the hole diameter, depth and angle.
- Verify that the position matches the approved drawings before drilling begins.
- Maintain a minimum of at least one and a half full bricks between adjacent cores.

4 – Secure the drilling equipment

- Fix the drill stand using a method that minimises additional damage to the historic fabric.
- Ensure the drill is level and stable.
- Use a sharp diamond core bit of the minimum practical diameter.

5 – Carry out the drilling

- Drill at an appropriate speed for the material.
- Apply only sufficient pressure to maintain steady cutting.
- Control vibration throughout the operation.
- Use water sparingly where appropriate, ensuring slurry is captured and does not stain surrounding fabric.
- Monitor the exit point to minimise spalling.

6 – Remove the core

- Carefully extract the core.
- Avoid levering against the edges of the hole.

9. Structural Works

If the methods and sequence of works outlined in section 8 are adhered to, then the risk of vibration / damage to surrounding fabric is minimal. No additional or temporary structural support will be required where penetrations are maximum 300mm in diameter and circular.

See Tier Drawings regarding structural matters;

- TM-26-1489 SK020726 – Proposed Drainage Pipe Passing Through Wall
- 1381 TCM-BS-B1-DR-C-0801 Drainage Layout Sheet 2 P2
- 1381-TCM-BS-B1-DR-C-0802 Drainage Construction Details

10. Unexpected Discoveries

If previously concealed historic fabric is discovered, work will cease in that area. The site manager will then engage with the architect, structural engineer, heritage consultant or other specialist as required. If necessary, the Conservation Officer will be informed to discuss the next steps and, where appropriate, agree on a revised methodology prior to recommencing work.

11. Quality Control

Regular inspections will be undertaken by the lead contractor. Regular site meetings with the Council will also include the opportunity to review completed works.

- Core Drilling samples can be retained for inspection
- Photographs taken before and after drilling

12. Appendices

1) Drill Direct Methodology and Method Statement
2) Drill Direct CHAS Certificate of Compliance
3) Drill Direct Ltd – Certificate of Insurance
4) TM-26-1489 SK020726 – Proposed Drainage Pipe Passing Through Wall
5) 1381 TCM-BS-B1-C-0800 Drainage layout Sheet 1 P2
6) 1381 TCM-BS-B1-DR-C-0801 Drainage Layout Sheet 2 P2
7) 1381-TCM-BS-B1-DR-C-0802 Drainage Construction Details