METHOD STATEMENT – REMOVAL OF WALLS, MOSS LANE EAST

Project Name:	Moss Lane East
Project No.:	L047
Date:	29/06/2026 (Rev3 05/08/2026)
Project/Site Manager:	Joe Rawlinson
RAMS Title (description of activities covered):	Removal and reinstatement of internal walls
Supervisor:	Steve McStay/ Simon De Wet

Declaration by RAMS Author	Name	Signature
I have visited the site to assess the workplace hazards and risks and the site-specific requirements/controls needed	Tom Wright	[redacted]

Supervisor	Signature	Date
TBC (From Dale Structural Repairs)		

Methodology

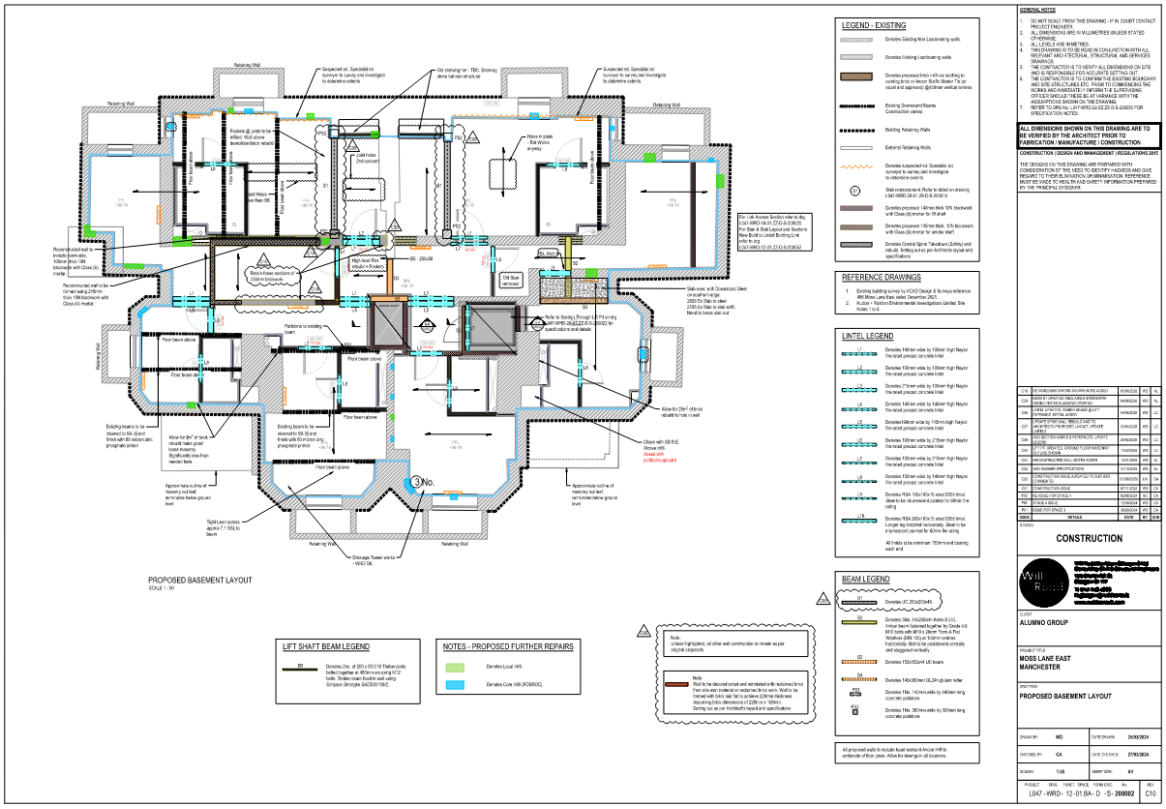
Summary
The GMI site team (along with a competent structural engineer) have identified a number of walls that need to be carefully taken down and rebuilt inside the listed building due to structural concerns. The demolition plans can be found in the most recent Section 19 plan. Due consideration has been given to the structural stability of the walls, their heritage value and their ability to meeting current building standards for stability and compartmentation. The structural stability of the walls has been questioned as without propping, they'd cause a major risk to the operatives on site and a loss to further historic fabric. Due to flaws in their original construction and as they are, their inability to meet current codes of practice and their overall stability it's deemed that the walls are to be rebuilt using modern construction methods and traditional methods where practicable with the overall finish still being the same as originally intended within the approved listed building consent.

Risks

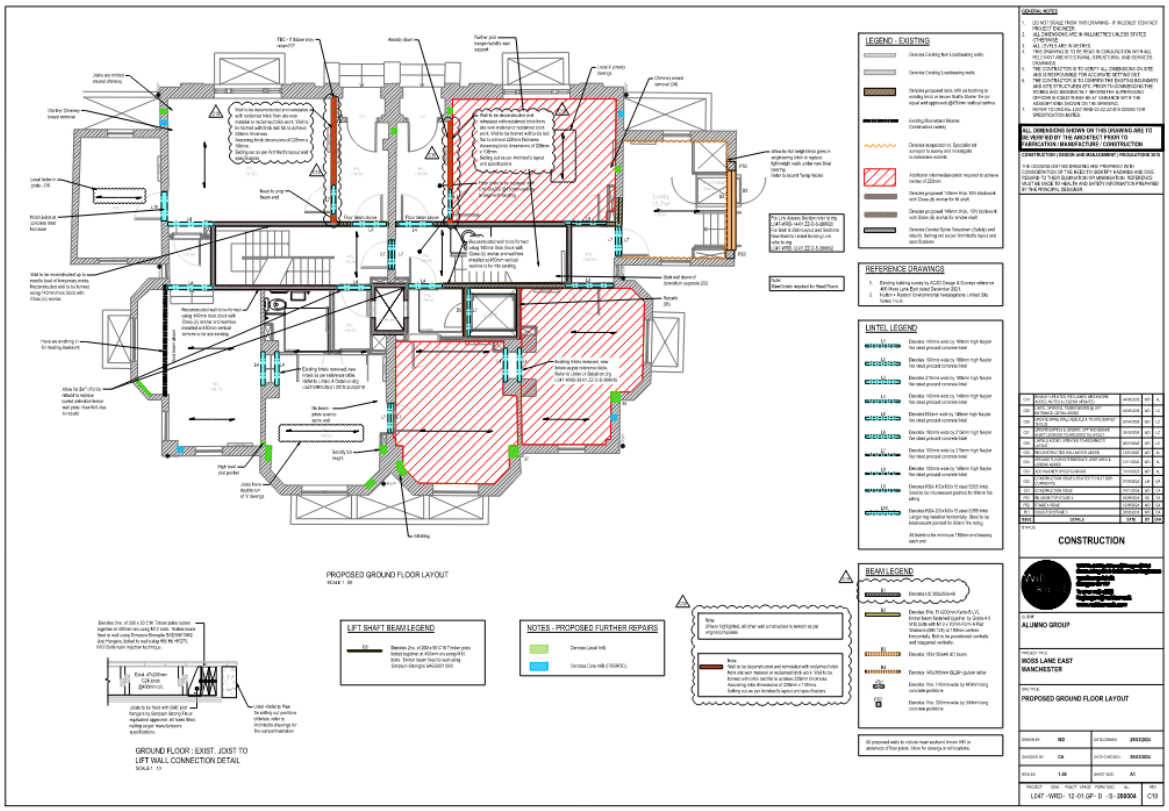
Ref	Risk	Potential Impact	Mitigation Measures	Residual Risk
H02	Damage to retained historic masonry during demolition	Loss of significant fabric; planning breach; costly repairs	Brick-by-brick dismantling; hand demolition techniques; exclusion zones; experienced heritage operatives	Low
H03	Structural instability following wall removal	Partial collapse; injury; damage to retained fabric	Structural engineer design; temporary works system; staged demolition sequence; hold point inspections	Low
H04	Excessive vibration affecting historic structure	Cracking to retained walls, ceilings and decorative features	Manual demolition methods; vibration monitoring; use of low-impact equipment	Low
H05	Damage to original finishes during adjacent works	Loss of heritage significance; costly reinstatement	Protective boarding; Correx sheeting; designated no-go zones; regular inspections	Low
H07	Failure of temporary weather protection	Water ingress and deterioration of historic materials	Temporary roof coverings; daily inspections; emergency weather response plan	Medium
H09	Discovery of unforeseen structural defects	Programme delays and additional temporary support requirements	Intrusive surveys; contingency planning; engineer attendance during critical works	Medium
H13	Unauthorised variation from Listed Building Consent	Enforcement action; project delays	Site management briefing; permit system for heritage works; approval process before changes	Low
H14	Inadequate heritage supervision	Loss of quality during conservation works	Specialist trade contractors; regular inspections	Low
H17	Mortar specification incompatible with existing fabric	Accelerated deterioration and visual mismatch	Laboratory analysis where required; conservation-approved mortar trials	Low

Location of the Works and Description of the Works

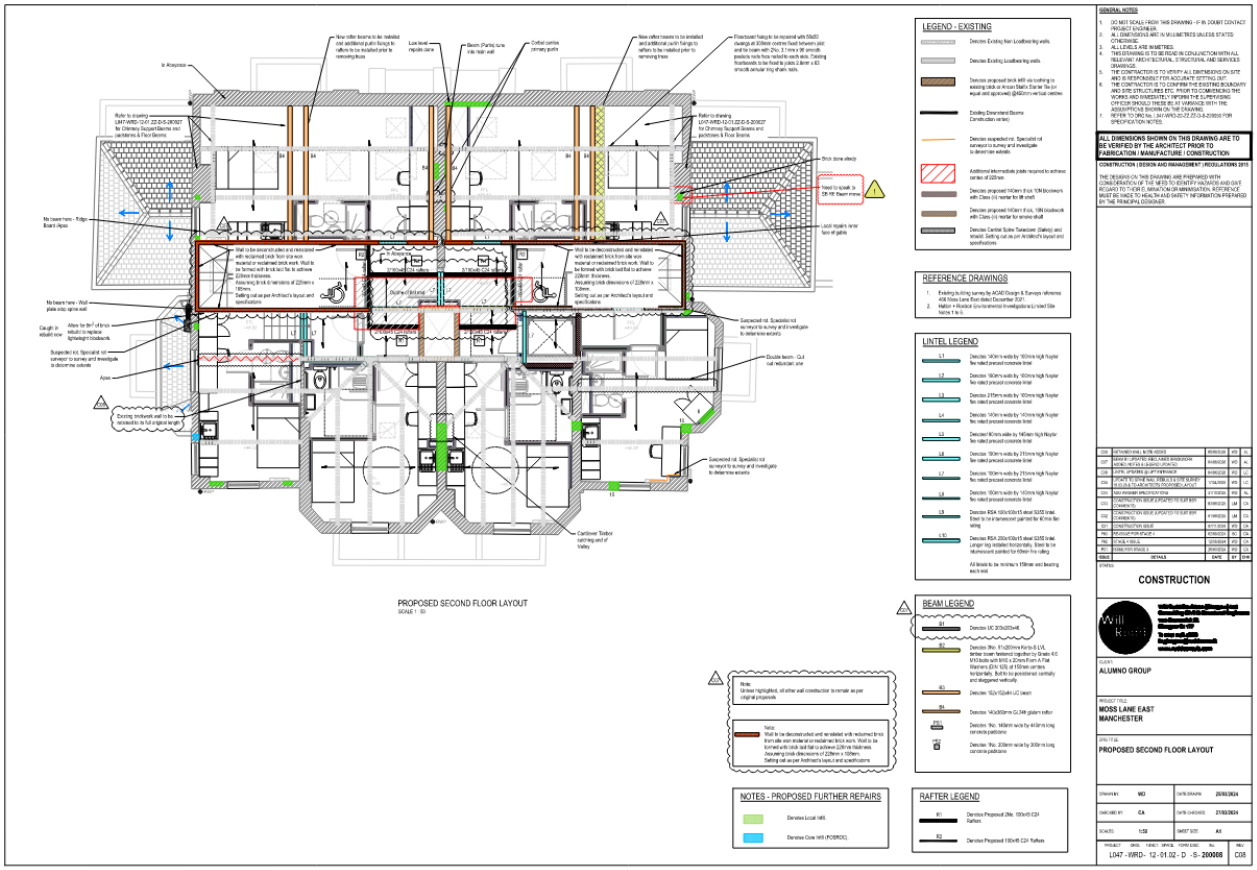
Basement Plan:



Ground Floor/ First Floor:



Second Floor:



The plans above show the extent of the Demolition works that will take within the building. The red indicates those walls that benefit from existing listed building consent for demolition with the blue showing the additional walls identified for demolition and rebuilding due to structural instability.

The drawings are also accompanied by a scheduled (Moss Lane East – Demolition Schedule – 001) that outlines the walls existing make-up, its reason for demolition, any supporting evidence and photos showing the wall in-situ.

As can be seen on some of the photos the walls are a miss match of brick/ block and have been previously repaired which the stripping out works have uncovered. This dividing partition is sub-standard and needs to be replaced to meet current building regulations, as it causes a significant risk to the safety of our site operatives as and the future occupants, this can be seen in the mortar test results. Temporary propping has been installed to mitigate the risk of collapse, this propping can't be left in perpetuity.

As guided by our structural engineer (See report dated, 06/08/2026), the walls must be removed and brought up to current standards because in their current state they can't be relied on as part of the new development despite the original design intent that there would be no additional loading, this is due to the current state of the walls and the structural instability.

The rebuilding of the wall will now consist of keeping the double skin brickwork basement walls, with 100mm block work being introduced from GF up to first floor for its load baring capacity and then we will use reclaimed brick from the demolition to build the wall in the loft space maintain the heritage value of this wall where appropriate. These rebuilt walls have been assessed, and they don't alter the load paths of the building. If we were to introduce the single skin of brick work to all floors we'd have to introduce supporting steel work and wind posts which would alter the load of the building. This approach would bring the internal walls up to current codes of practice and making the building safe post prop removal.

Sequence of Tasks Involved in the Activity

Sequence of works:

Firstly, all works will be carried out as per the construction issue drawings, these have been submitted with the s19 application for approval by MCC.

Once the s19 application is approved, the construction issue drawings will be issued to the demolition contractor, and TBT will be carried out with the operatives on site to make sure the scope of works is understood and only walls noted on the agreed drawings are removed.

Once the work force has been briefed, the works will commence starting with:

Enabling Works:

- Exclusion zone to be established.
- Appropriate signage to be placed to notify other operatives of the works being carried out and the exclusion zone that's been setup.
- Gain confirmation that all services have been isolated.
- Refer to schedule attached to S19 application and approved drawings to show which walls are being removed, their reference, their make-up and why their being removed.
- Once these enabling works have been carried out, the temporary works will be undertaken.

Temporary Works:

- Erect temporary works strictly in accordance with the approved drawings and design.
- Ensure all props are fully laced and braced as detailed in the temporary works design.
- All notes, details, and instructions shown on the approved temporary works drawings must be strictly followed.
- Temporary works are to be inspected and signed off by the Temporary Works Supervisor, in conjunction with the GMI Temporary Works Coordinator.
- A Permit to load must be issued by the GMI TWC, before any further works proceed.
- Upon completion of permanent works, the TWS and GMI TWC are to inspect and sign off.
- A permit to strike must be issued by the site TWC before props can be removed.
- Once the permit is issued, carefully strike and remove all temporary works and relocate them to a designated safe storage area.

Critical Construction Constraint:

Under no circumstances shall opposing walls within the same building be demolished simultaneously.

Removal Works:

- The removal works will progress top down.
- The bricks and blocks will be removed with hand tools.
- Once the bricks have been removed, they will be inspected and stored if they are seen to be in good working order and fit for repurpose.
- The walls to the South will be removed first, taken from second floor to basement level.
- Once this wall has been removed, it will be re-built back up before removing the North Wall.
- This process will be repeated to remove the North Wall, using hand tools.

Reinstatement works:

- Once the South wall has been removed and props are clear, the new South wall will be erected, incorporating the new lift shaft/ smoke shaft layout.
- As the wall progresses up, joist hangers will be installed to take the floor joists.
- This wall will be built full height working within laying parameters/ standards.
- Once the South wall has been fully erected works will start on removal of the North wall and its re-erection following the same methodology as the South Wall.

Materials:

Concrete Blocks:

Concrete blocks will be used from GF to 1st Floor.

- 100mm or 140mm dense concrete blocks (or as specified by Structural Engineer).
- Compressive strength in accordance with structural design requirements.
- Blocks to be stored off the ground and protected from moisture.

Reclaimed Brickwork:

Reclaimed brickwork will be used for non-loading baring partitions, Roof space partitions and walls adjacent to main entrance doors.

- Reclaimed bricks will be used, from the careful demolition of the walls within the building.
- Where bricks can be used from the demo we'll look to use these, however due to the current state of the brickwork we may need to supplement these with a sourced reclaimed brick. ("Old Reclamation Clam" brick – handmade – supplied by A1 Salford.

Mortar:

Designation (iii) General Purpose Mortar: (for use, internal block work areas)

- 1 : 1 : 5–6

Alternatively:

Factory Produced Mortar: (for use, internal block work areas)

- M4 Mortar.

Where the wall interfaces with historic masonry, we will look to use a heritage mix as below or specified by our heritage consultant and agreed with the structural engineer:

Lime-Based Mortar (for use, reclaimed brick areas):

- NHL 3.5 Hydraulic Lime
- Well graded sharp sand
- Typical mix 1:2.5 or 1.3

Preparation of Materials:

Concrete Blocks:

- Concrete blocks shall be delivered to site in their original packaging where applicable and stored on pallets clear of the ground.
- Blocks shall be protected from contamination, excessive moisture and physical damage.
- Prior to installation, blocks shall be visually inspected for damage, cracking, dimensional irregularities or contamination.
- Any damaged or defective blocks shall be removed from the work area and quarantined.

- Where blocks are particularly dry or construction is taking place during warm weather conditions, blocks may be lightly dampened in accordance with the manufacturer's recommendations to prevent excessive suction from the mortar.

Mortar Materials:

- Mortar shall be prepared using materials approved within the project specification.
- For standard internal concrete blockwork, mortar shall typically comprise:
  - 5–6 parts clean sharp sand
  - 1 part cement
- or a proprietary pre-blended M4 factory-produced mortar.

Lime Based Mortar:

- Where the wall interfaces with historic masonry, a lime-based mortar may be utilised subject to conservation and design requirements.
- For interfaces with exiting brickwork, lime-based mortar shall typically comprise of:
  - 1 part NHL 3.5 Lime.
  - 3 parts sharp sand.
- All mortar constituents shall be stored to prevent contamination and deterioration prior to use.

Reclaimed Brick:

- During the careful demolition of the walls, the brickwork will be cleaned and assessed for any defects.
- If deemed appropriate the bricks that are deemed acceptable will be palletised and put to one side.
- These bricks will then be used to reform the non-loading bearing walls within the building, these can be seen be seen on the updated drawings submitted with S19.

Heritage Statement:

The replacement wall has been designed to provide the required structural and functional performance but will result in some loss of historic fabric. Construction activities will be carefully controlled to protect adjacent historic fabric, and all interfaces between the new blockwork and retained heritage elements will be undertaken in a sensitive and reversible manner wherever practicable.

Anticipated Waste Control and Disposal Arrangements (GMI must be notified of waste leaving site)

Materials will be taken to the loading area within the building and removed either at the end of each shift or when enough material has been removed to constitute it being removed mid shift.

All waste materials will be removed by an accredited waste carrier and all recyclable materials will be sorted out and recycled appropriately.

Waste carriers will have the appropriate waste carrier license and waste transfer notes will be produced for each waste stream.

Waste stats will be recorded on the site wide Site Waste Management Plan (SWMP).

If any materials are to be re-used they will be set aside and will be used as and when they are required.

Supervisory and monitoring arrangements		
State the name with relevant health and safety experience.		
Name	**Position and Experience**	**Contact No**
David Ashworth	GMI Snr Project Manager, 15+ Years managing complex construction activities.	07483347338
Simon De Wet	GMI Snr Site Manager, 15+ Years managing complex construction activities.	07483409082

Additional Supervision & duties

David Duncan – SHE Manager (GMI, North West Region) – HSE assistance with works on site.
Tom Wright – Operations Manager (GMI, North West Region) – Operational support with works on site.
Kerrie Melrose – Director, Heritage and Townscape (Turley) – Consultant to GMI advising on heritage works as and when required.

This method statement is to be read in-conjunction with the Dale Structural Repair task specific RAMS.