



**METHOD STATEMENT
FOR CONSTRUCTION OF 20 BLOCK OF BURGHLEY
MAISONNETTES**



**FORMER MARINA ROPEWORKS
HEYWOOD**

January 2024

Background

This report has been prepared in accordance with condition 5 of planning permission ref: 21/01796/FUL granted on 8th December 2023 with reference to materials to be used in the construction of a block of maisonettes in the corner of Wesley Street and Hill Street. The condition reads;

5) No development shall take place (including any site clearance, demolition or preparation works) until a method statement for the construction of the block of 20no. BUR flats to the northeast of the approved site plan has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the statement shall include:

- *Method of demolition;*
- *Details on the reclamation of materials including the cleaning of bricks and slates;*
- *Construction methodology for the building;*
- *The use of materials externally on the building, including the mix of mortar for any brickwork;*
- *The provision of a trial panel of any brickwork on site;*
- *Detailed drawings at scale 1:20 or 1:50 of window reveals; and,*
- *The placement of any pipework, meter boxes and flues.*

Contracts are at an advance stage with an RP that will necessitate a start on site in March 24, the resolution of this condition is therefore paramount to allowing the demolition of buildings to commence and the redevelopment of the site to take place.

Method of Demolition

Our specialist deconstruction / demolition contractor, IR demolition have prepared a detailed method statement to demonstrate how the building will be taken down. Storage of roof slate and external brickwork are intended to be salvaged subject to confirmation that the material properties enable a building that is capable of achieving a Building Regulations sign off and warranty that can be relied upon by future occupants. (See "Testing" Section later in this report).

A summary of the IR demolition document is noted below

1. All services to be disconnected , adequate PPE and welfare to be provided to operatives
2. Asbestos removal to be undertaken
3. Soft strip to dispose of internal fixtures and fittings
4. Utilisation of specialist equipment to separate brick and slate salvage from waste materials which will be kept in safe storage in materials storage area
5. Complete balance of below ground demolition, crushing and processing materials that can be re-used.

Reclamation and Cleaning of the Salvaged Materials

The process of salvaging the materials from the buildings are noted in the specific section of Appendix 1.

Specific mention of the process of cleaning the materials is noted as follows;

On Site Cleaning

- Depending on the amount of bricks required for salvaging and space on site for storage bricks can either be cleaned on site and palletised or cleaned off site and fetched back when required.
- Cleaning bricks on site would be carried out using brick cleaning hammers (scutch hammers) to remove old mortar and palletised on 10 rows with 40 bricks per row.
- The cleaning process will be carried out in a safe exclusion zone area away from the ongoing demolition process.
- Brick cleaning area to be scraped clear of debris using an excavator with ditching bucket to establish and maintain a safe clean working environment.
- Once palletised the bricks will be shrink wrapped and moved using a telehandler to a safe storage area on site for reuse in the construction.

Off Site Cleaning

- Cleaning bricks off site would require bricks being loaded into a roll on roll off skip.
- This would be carried out by hand picking salvageable bricks into a digger bucket located next to the brick pile and loaded into the skip.
- Once full the skip will be removed off site and tipped at a reclamation yard where the same brick cleaning and palletising process as above can be carried out.
- The palletised bricks can then be fetched back to site as and when required and off loaded with a hiab in a suitable location

Materials Testing

In order to have confidence that materials are fit for purpose, a regime of testing the materials needs to be undertaken in order that regulatory sign off and warranties can be provided for future occupants of the new dwellings.

Using guidance from Part A Building Regs, guidelines from BRE and feedback from various sources of good practice an acceptance criteria has been produced.

Type of Test / Material Property	Acceptance Level	Extent of sample
Compressive Strength to BS EN 771-1 (Part A Building Regs – Table 7)	> 5KN/m2	Min 6 bricks per 500m2
Durability to BS EN 771-1 Frost Resistance	F2	Min 6 bricks per 500m2
Durability to BS EN 772-5 Salt Content	S2 % Mass <0.06 K+ + Na+ % Mass <0.03 Mg2+	Min 6 bricks per 500m2
Water Absorption (%)	< 4.5 % (24 hours)	Min 6 bricks per 500m2
Appearance / Shape	>95% of brick face appears in tact (Corners not missing etc.) Colour consistent Edges level to ensure mortar does not provide obvious mortar infill when laid	Min 6 bricks per 500m2

A single test has so far been undertaken on a representative sample of brickwork. An image of the sample can be seen below. It should be noted that water absorption and appearance did not pass the acceptance criteria on this sample.



Fig 1: Representative brick sample taken from Brunswick Street – December 23 – Uneven appearance and failed Water absorption test

Construction Methodology of 20 block Burghleys

Westchurch Homes utilise a timber frame construction for all of it's developments. The use of this form of construction allows us to maximise the U-Values and the thermal characteristics of the new buildings and provides ease of tie in to the structure with non-standard / irregular brick sizes.

With the materials segregated in a materials store, ground floors and relic foundations of the existing ropeworks will be removed and will allow new foundations to be constructed to form the basis of the new building.



Fig 2 – Extract of approved site layout showing location of Bur 20 block in location of existing building adjacent to POS.



Fig 3 – Elevation of Burghley's as approved in planning application

The building works from slab level upwards shall be the same as a standard new build in terms of sequencing, achieving a watertight structure in advance of the brickwork and roof tiles being added and tied into the building. The detail below shows the timber frame / brickwork tie in detail. This can also be found in Appendix 2

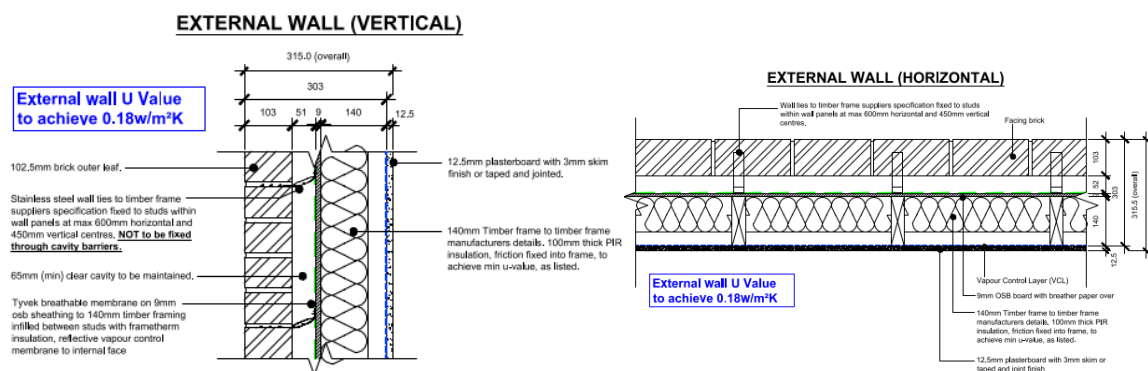


Fig 4 – Brickwork / Timber Frame tie in details

Trial Panel

In the event that sufficient materials are salvaged and pass the acceptance criteria previously stated, a sample panel (including options on mortar colours) will be provided on site and will be made available for the Council to view in advance of construction works commencing above ground level.

In the event that there is insufficient amount of quality of material to build the block from existing materials, a high quality alternative will be selected and a sample panel will be built for viewing and approval by the Local Authority in advance of above ground level construction works being commenced to the block.

Window Reveal Details

Appendix 3 provides 3No. details at 1:10 scale to show the plan and sectional arrangements for the windows on the 2 block of apartments. This indicates the stone cills and brick headers that are to be used in the locations shown on the approved elevations. See Section on Construction Methodology for 20 Block Burghley above.

Pipework, Meters and Flues

Rainwater pipes will be black and will be located in locations on the front and rear elevations that will allow compliance with the relevant parts of the building regulations (Part H)

Water meters will be situated within the properties, there will be nothing externally visible in relation to the water entry into the building.

There will be no flues visible on the building elevations as we do not utilise gas boilers within the buildings.

Electric meters will be located on the front elevation adjacent to the front doors as is required by the utility providers (as shown on the approved planning drawings)

APPENDIX 1

CONTRACTORS METHOD STATEMENT

Demolition Method Statement

Contract Name: Brunswick Street	Revision Number: 1	Date: 07/10/2023
Activity: Demolition of various buildings on site.	Location: Brunswick Street, Heywood.	Prepared by: Ryan Tomlinson (Site Manager)
Start Date: TBC	Contract Period: TBC	Hours of Work: 08:00 – 17:00

Method Statement:

Person/s responsible for supervising works	Ian/Ryan Tomlinson	Dated	07/10/2023
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Activity	Demolition of various buildings on site
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Sequence of works
Prior to works commencing: - Gas, electric + water incoming supplies to be disconnected prior to demolition commencement. - Site to be secure / fenced prior to commencement on site. - Site welfare established. - All site operatives to receive a site induction prior to work commencing. - Demolition file on site and up to date. - All operatives to wear suitable PPE/RPE including high visibility clothing, hard hat, safety boots, gloves (goggles , FFP3 mask and ear defenders when required). - All site operatives to have current CPC/CPORS cards. Method / sequence of works: - Asbestos removal by licensed contractor. - Removal of internal fixtures and fittings using hand tools as far as practically possible. - Salvage roof slates for reuse in the construction. - Demolition of buildings using demolition excavators fitted with selector grab / pulveriser attachment segregating materials into skips and removing off site as the works progress. - Salvage bricks for reuse in construction - Break out slab / foundations using excavator fitted with hydraulic breaker attachment. - Crush and leave all remaining hardcore materials on site. - Leave site clean + tidy.

Coordination of works

All works to be carried out in accordance to the risk assessments in place. Identification of any conflicts of other working groups or work activities operating within the same area and specify communication and liaison arrangements to control additional risks. Work area to be securely cordoned off to prevent unauthorised access. All workers to undertake site induction prior to commencing work. PPE to be worn at all times on site.

Plant equipment to be used

- Doosan DX 255LC (Demolition excavator)



- Doosan DX 225LC (Demolition excavator)



- Selector grab



- Hydraulic breaker



- Jaw crusher



- Cherry picker



- JCB Telehandler



- Scissor lift



PPE to be used	• High visibility clothing • Hard hat • Safety Boots • Gloves • Goggles • FFP3 Mask • Ear defenders
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Demolition method

Method

Slate removal

- An exclusion zone will be established around the base of the building to prevent any personnel from entering the area where the slates are being removed.
- A scissor lift will be used in conjunction with harnesses and inertia reels during the stripping phase, all operatives are experienced in this method of slate removal.
- The slates will be removed from the ridge line down to gutter level in the normal diagonal deconstruction method stacked so weight is distributed evenly across the roof and only where the scissor lift is directly in situ, as a moving edge protection on the outside elevations.
- This is a methodical deconstruction of the slate roof in effect we will be reversing the roofing process.
- Once the roof has been stripped and stacked the roof will then be checked to ensure no loose debris is a danger to other site users, once the roof has been cleared of any dangerous debris the next phase of the roof strip will commence.
- The slates will then be lowered to the ground using the matting system into a controlled zone /established method of communication to be used at all times.
- These controlled zones will be sectioned off, marked as dropping zones and a banksman in place.
- After matting phase all dangerous/loose materials left because of our work actions will be cleared from the roof areas to prevent any abnormal weather conditions disturbing and creating a fall hazard.
- Slates will then be crated on site and stored in a safe place ready for reuse in the construction.

Brick Salvaging

- The buildings on site will be demolished via demolition excavator fitted with selector grab attachment. The brick walls will be grabbed in the selector grab and lowered to the ground (not dropped) to minimise breakages and salvage as much as possible.
- As the walls are lowered down to the ground a second excavator fitted with a ditching bucketed will very carefully scrape the bricks to a safe area away from the demolition process.
- Depending on the amount of bricks required for salvaging and space on site for storage bricks can either be cleaned on site and palletised or cleaned off site and fetched back when required.
- Cleaning bricks on site would be carried out using brick cleaning hammers (scutch hammers) to remove old mortar and palletised on 10 rows with 40 bricks per row.
- The cleaning process will be carried out in a safe exclusion zone area away from the ongoing demolition process.
- Brick cleaning area to be scraped clear of debris using an excavator with ditching bucket to establish and maintain a safe clean working environment.
- Once palletised the bricks will be shrink wrapped and moved using a telehandler to a safe storage area on site for reuse in the construction.
- Cleaning bricks off site would require bricks being loaded into a roll on roll off skip.
- This would be carried out by hand picking salvageable bricks into a digger bucket located next to the brick pile and loaded into the skip.
- Once full the skip will be removed off site and tipped at a reclamation yard where the same brick cleaning and palletising process as above can be carried out.
- The palletised bricks can then be fetched back to site as and when required and off loaded with a hiab in a

suitable location.

Demolition

- The construction of the buildings on the Brunswick Street site consists of a brick construction with timber A frame roofs and a slate covering. Our method of demolition will be carried out with a demolition excavator fitted with selector grab and pulveriser attachment.

Phase 1



- The first phase will involve demolition of the smaller building across the road from the main site. This will be carried out with our demolition excavator fitted with its own onboard dust suppression system and selector grab attachment. Once cleared this area could be used for the site compound or storage of salvaged materials.

Phase 2



- Phase 2 of the demolition will involve the buildings on the main site. On both phases the street elevations will require road and footpath closure in place. As the buildings are demolished the waste materials generated will be segregated using a second excavator fitted with selector grab.
- All waste will be segregated into Roll on Roll off skips as the demolition progresses and exchanged as and when required to keep up with demand.
- Suitable areas will be established for skip drop locations on site in a safe zone away from the demolition process.
- All plant will be operated by experienced qualified NPORS operators. Dust suppression will be fitted to the excavators undertaking the demolition.
- Once the building is demolished the remaining ground floor slabs and foundations along with any old drains and hard standings will be broke up into a suitable size to fit through the crusher using a hydraulic breaker attachment.
- Old drainage outlets will sealed and capped after drain runs excavated.

- At this point only the hardcore generated from demolition will be on site. This is when the crushing stage will be carried out, material to be crushed to 6f2 spec.
- Site to be left clean and tidy with any voids backfilled with crushed hardcore from site won materials.

Welfare	Welfare facilities will be provided within close proximity to the work area. Personnel must not eat, drink or smoke in the work area. Welfare facilities, including rest areas and toilet facilities, will be left as they were found in a clean and tidy manner, and operatives are to ensure that they are reasonably clean and tidy before entering premises.
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Site traffic	All site vehicles will enter and exit site via the specified entrances which will be locked and secured after each working day. This will be used for site deliveries and collections with a banksman present at all times also ensuring no dirt is transferred onto the public highways. Wheel wash facilities will be present at the site gates to wash off any vehicles leaving site on the highway.
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Monitoring arrangements	
Monitoring of this activity will be carried out using a variety of different means such as: inspections, checklists, meetings, audits, reviews, and employee consultation. The supervisor will carry out regular inspections of the works and highlight any concerns.	

Emergency procedures	
Accident	Appointed person – R Tomlinson Nearest A&E Hospital: Fairfield General Hospital, Rochdale Old Road, Bury, Lancashire, BL9 7TD.
Fire:	In the event of a fire telephone 999.

Environmental controls	
All equipment and materials will be stored in the designated area on site where they will present no risk to employees, contractors or members of the public.	
All waste will be removed from site by a licensed waste carrier and disposed of at a licensed tipping facility.	

Acknowledgement

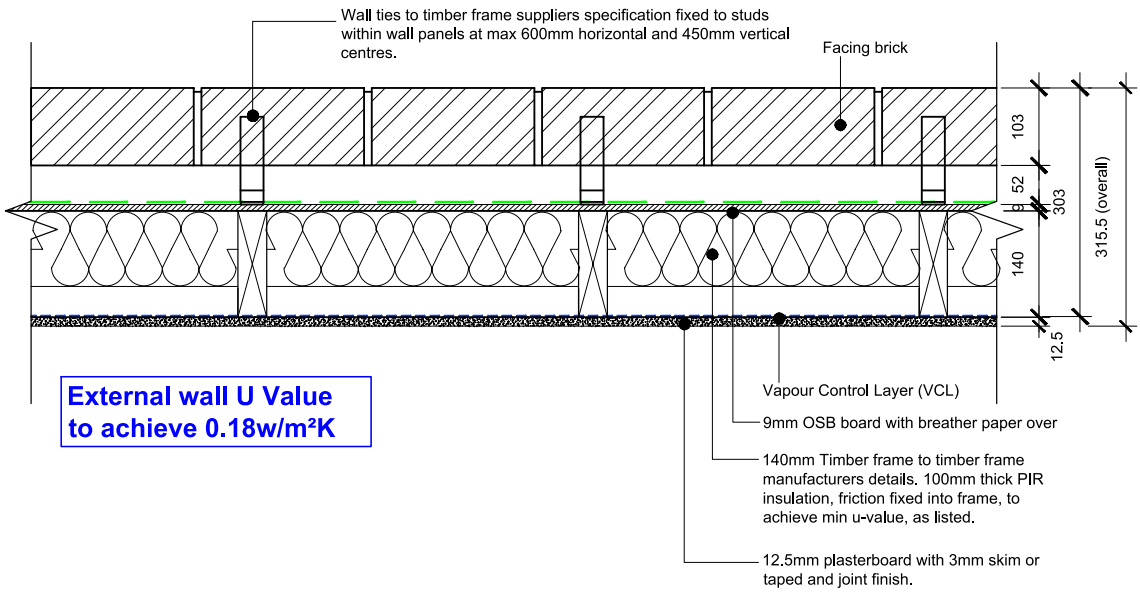
By signing this form you confirm that you have read and understood the activity outlined and associated safe methods of work, are competent to undertake the work, and that you agree to comply with the safe working procedures in place to minimise the hazards present for the activities undertaken.

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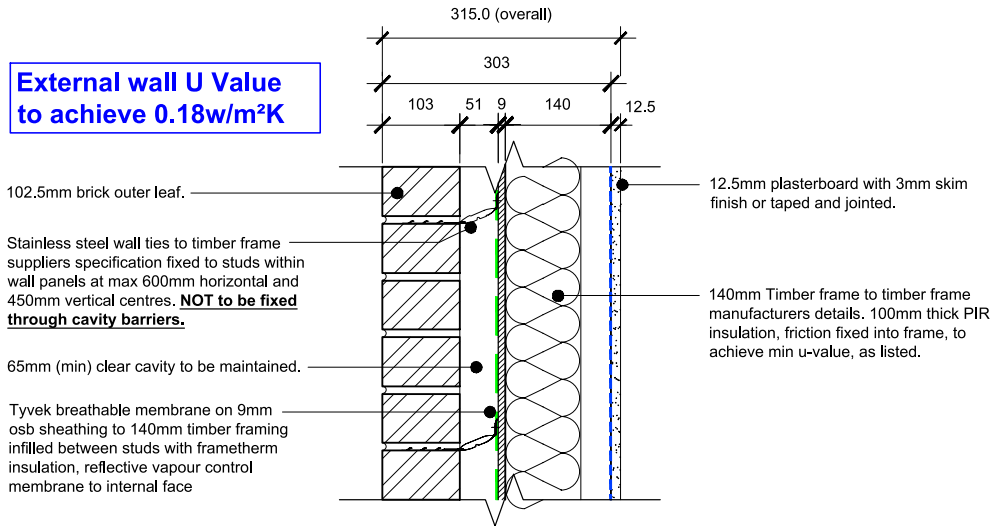
APPENDIX 2

BRICKWORK TIE IN DETAILS WITH TIMBER FRAME

EXTERNAL WALL (HORIZONTAL)



EXTERNAL WALL (VERTICAL)



	Drawing Title:		Standard External Wall Details			
			Sheet One			
	Project:		BRUNSWICK ST. EXTERNAL BRICK TIE IN DETAIL			
Rev.		Date	By	Description		
Drawn:		Checked:	Scale:	Date:		
MCK			1:10@A4	OCT 2022		
Job No:		Drawing No:		Rev:		
SD		B-7.3-01		-		

APPENDIX 3

WINDOW DETAILS AT 1:10 SCALE

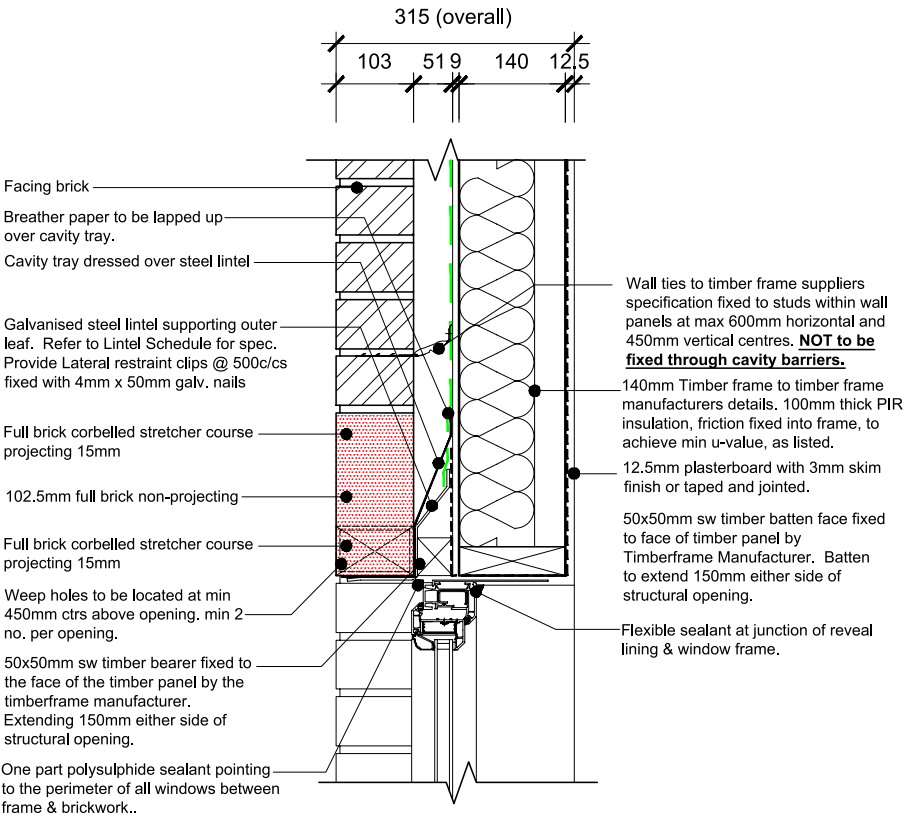
Note:
All windows to be fixed to align with brick course at head of window. Allowance for shrinkage of timber frame to be at cill of window.
Window to be fixed to timber frame only and not to bear on external brickwork finish.

Window sizes and styles to be as indicated on house type drawings. All windows to be double glazed. All glass to windows within zone of 800mm from finished floor level to be toughened or laminated safety glass. All glass to doors (and to windows within 300mm at either side of door) within zone of 1500mm from finished floor level to be toughened or laminated safety glass. All in accordance with Part K of the building regulations, approved documents, BS6262 and BS6206.

Differential movement gap at soffit level -
Refer to Timber Frame Manufacturers details and NHBC Standards, appendix 6.2 - C
Table below based on an I-Joists floor construction.

Single storey	5mm
Two storey	15mm
Three storey	25mm
EAVES : ADD 5mm TO GAP AT LEVEL BELOW	

NOTE:
NHBC Settlement gap dimensions allow for a 2mm compressed material. Gap must be filled with a suitable compressible material in line with NHBC standards 6.2 - D6 (c) & S2 (f), this material must be compressible to 2mm or less in line with appendix 6.2 - C



BRICK SOLDIER HEAD DETAIL-FACING BRICK

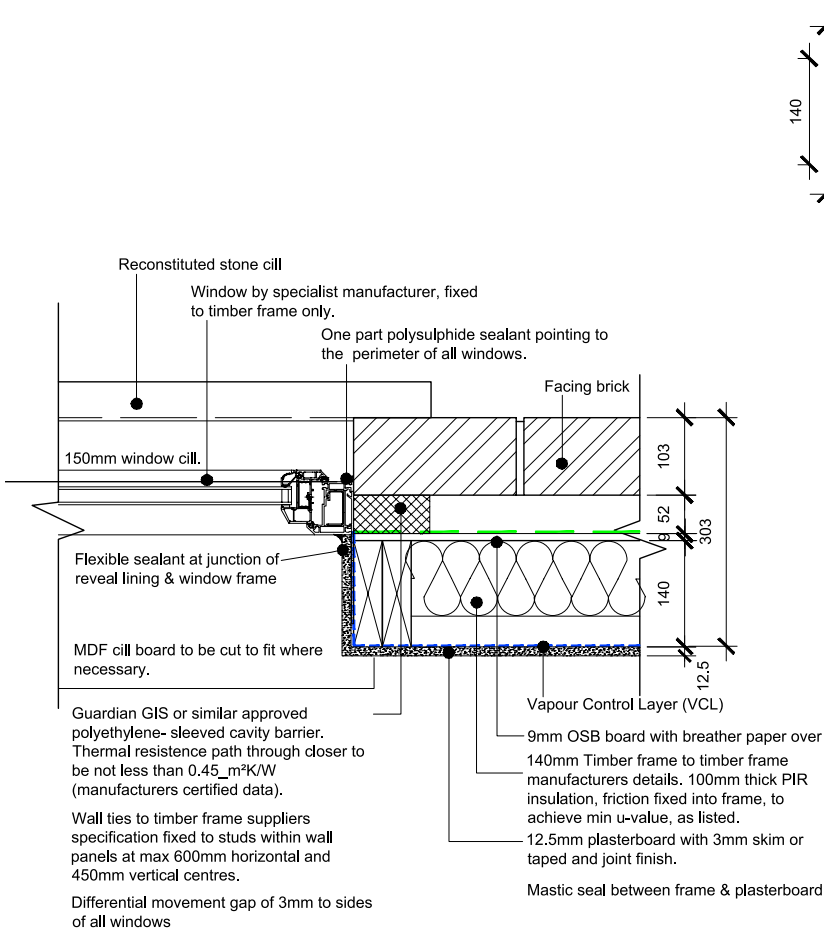
	Drawing Title: Window Opening Details Brick Soldier Course Header		Rev. Date By Description	
	Project: BRUNSWICK ST. WINDOW DETAIL - SHEET 1		Drawn: MCK	Checked: Scale: 1:10@A4 Date: OCT 2022
			Job No: SD	Drawing No: B-7.4-01 Rev: -

Note:
All windows to be fixed to align with brick course at head of window. Allowance for shrinkage of timber frame to be at cill of window.
Window to be fixed to timber frame only and not to bear on external brickwork finish.

Window sizes and styles to be as indicated on house type drawings. All windows to be double glazed. All glass to windows within zone of 800mm from finished floor level to be toughened or laminated safety glass. All glass to doors (and to windows within 300mm at either side of door) within zone of 1500mm from finished floor level to be toughened or laminated safety glass. All in accordance with Part K of the building regulations, approved documents, BS6262 and BS6206.

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BRICK / WINDOW JAMB JUNCTION DETAIL (STONE CILL)

	Drawing Title: Window Opening Details Brick / Window Jamb Detail - Stone Cill		A 14/09/23 BL Cavity closer amended from Isover to Guardian GIS	
	Project: BRUNSWICK ST. WINDOW DETAILS SHEET 3		Rev. Date By Description	Date:
			Drawn: MCK Checked: Scale: 1:10@A4	OCT 2022
			Job No: SD Drawing No: B-7.4-08	Rev: A

Note:
All windows to be fixed to align with brick course at head of window. Allowance for shrinkage of timber frame to be at cill of window.
Window to be fixed to timber frame only and not to bear on external brickwork finish.

Window sizes and styles to be as indicated on house type drawings. All windows to be double glazed. All glass to windows within zone of 800mm from finished floor level to be toughened or laminated safety glass. All glass to doors (and to windows within 300mm at either side of door) within zone of 1500mm from finished floor level to be toughened or laminated safety glass. All in accordance with Part K of the building regulations, approved documents, BS6262 and BS6206.

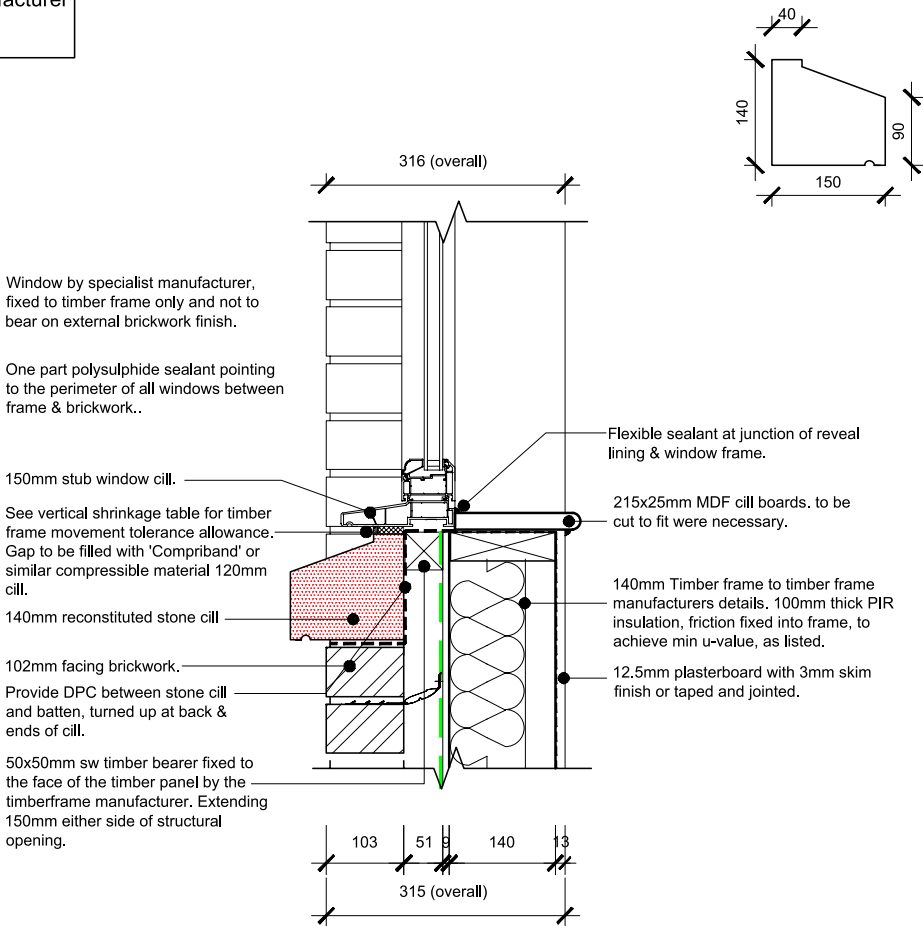
Note:
Where a window is situated above a 'lean to' roof, an additional DPC is required to be fitted behind the timber batten (at cill) level. This will form a link with the cavity tray for the 'lean to' roof. Due to build sequence this additional DPC will need to be fitted by the timber frame manufacturer prior to arriving on site.

Differential movement gap at soffit level -
Refer to Timber Frame Manufacturers details and NHBC Standards, appendix 6.2 - C
Table below based on an I-Joists floor construction.

Single storey	5mm
Two storey	15mm
Three storey	25mm

EAVES : ADD 5mm TO GAP AT LEVEL BELOW

NOTE:
NHBC Settlement gap dimensions allow for a 2mm compressed material. Gap must be filled with a suitable compressible material in line with NHBC standards 6.2 - D6 (c) & S2 (f), this material must be compressible to 2mm or less in line with appendix 6.2 - C



RECON STONE CILL DETAIL-FACING BRICK

	Drawing Title: Window Opening Details Reconstituted Stone Cill Detail - Brick					
	Project: BRUNSWICK ST. WINDOW DETAIL SHEET 2	Rev.:	Date	By	Description	
		Drawn: MCK	Checked:	Scale: 1:10@A4	Date: OCT 2022	
		Job No: SD	Drawing No: B-7.4-05		Rev: -	