

Date: 5th September 2023

Tower Method Statement for St. James Church, Wardle, Rochdale, OL12 9NX

This statement has been produced as an addendum to both the Planning Statement and Listed Building Consent Statement to inform of works which have taken place and proposed works to be carried out to the tower at St. James Church, Wardle.

Existing works which have been carried out to the tower are:

- New first floor structure, and first floor ceiling structure. Both these floors are in ruinous condition and require replacement.
- New structural opening as described from page 17 of the attached report Feb 2023. Drawing 129042-015 provides further details including dimensions.
- New concrete floor slab (consistent with floor slab throughout the building)
- Removal of external door, and replacement with temporary metal security door.

Proposed works to the tower (in addition to the existing structural opening, and the ground floor slab, which will be retained), the following work is required.

- Stone repairs as described in attached report.
- New window fittings to all openings. As detailed in the limitation section paragraph 1.5, the exact specification for the new windows in the tower cannot be confirmed yet. This is due to lack of safe access to inspect, despite efforts, working with a scaffolder and MEWP operator to try and overcome this challenge. This will need confirming following commencement of the construction works. Similarly, the exact work required to the existing spiral staircase from ground floor to first floor of the tower requires confirming, following provision of safe access.
- New softwood first floor structure, consistent to other areas.
- New softwood ceiling structure to first floor, consistent with other areas.
- New wall linings, ceilings, decoration and flooring, and services, etc., consistent to the requirement in other areas.
- Replacement stairs into first floor.

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