

MILNROW LIBRARY – REPAIR WORKS

Methodology Statements Requested as Part of the Listed Building Application Approval

For the discharge of conditions 3 & 6 of the Listed Building Approval Ref 23/01379/LBC- 19 JULY 2024

Listed Building - condition 3

Methodology Statement 1, for the works to repair the entrance gable

- A structural scaffold is to be installed, of sufficient depth to allow all dismantled materials to be stored on the scaffold (avoiding the need to remove materials from the site).
- The scaffold will be netted and 3m high hoarding installed to discourage uninvited access and theft. The scaffold will also be fanned and sheeted to protect the public entrance below.
- Once the scaffold is in place, the Architect will attend with the Stone mason/Contractor, to corroborate the proposed repairs, as detailed, and to identify if there are any further repairs required or if there has been further deterioration since the survey was carried out.
- Any additional stone repairs to be confirmed to the Conservation Officer as required.
- The existing roof structure will be propped internally down through the building to ensure its continued stability throughout the works.
- A temporary roof is to be installed over this area to protect the building during the works. Adjacent roof areas will be sheeted to direct rainwater away from the affected area.
- The existing slate from the area directly adjacent to the gable stonework, will be lifted as required and slates will be stacked vertically on the scaffold, adjacent to the area, ready for later re-installation.
- The roof membrane will be retained in situ other than where essential for it to be lifted for the purpose of the works.
- Temporary support will be provided as required to allow the dismantling of the gable stonework as indicated on the drawings and to prevent displaced sections below from moving when off loaded.
- Each stone will be marked on its rear with a reference and this will be transcribed onto the architect's drawings to provide a pattern for re-assembly. Wherever possible, the stonework will also be laid out on the scaffold logically to allow logical re-assembly.
- Stonework that requires replacement or indent repairs will be clearly identified for the repairs to be carried out ready for re-assembly.
- Stonework stored on the scaffold will be protected, as required, to prevent damage.
- Stonework will be stored so that carved details such as text etc is not overlaid with stone. Such details will be protected as required to prevent damage/ mortar splashing etc. Adjacent stone sections will be separated with timber supports and held off the face of the scaffold boards.
- Photographs will be taken at each stage of the dismantling to record the existing detail and fixings and to further inform the re-assembly.
- The Architect and Structural Engineer will be afforded full access to inspect the dismantling at each stage and specifically when any existing iron ties or cramps or failed stone bonding are uncovered. This will allow the agreement of repair details and co-ordination with building control and the Conservation Officer as required.
- An assessment will be made of the potential need for the stair landing window to be dismantled, as part of the works to establish the integrity of the gable and adjacent stone piers. It is likely that this is required to allow the full repair of the damaged stone mullions/cill etc as already identified on the drawings. Prior to any dismantling of this the Specialist Leaded glass Sub-Contractor will be consulted regarding the safe and appropriate removal of the leaded glass lights, their protection, storage and any associated works that

may not be covered in the current scope of works. Removal, repair and protection will all be carried out, if required, in strict accordance with their method statement for the works generally. Records of the glass and tracings of the leading will be taken prior to removal, as required, to ensure that a record and pattern for re-installation or re-leading, is maintained. Leaded units will then be supported, wrapped and removed from site, as required, for repair works at the studio. These too will be referenced onto the architects drawing for later re-installation.

- Once the integrity of the structure is fully re-instated, any with the approval of the Structural Engineer, the temporary support structure is to be removed.
- Once the extent of the displaced/unstable masonry has been dismantled, the gable will be re-assembled, fully bedded in lime mortar, tied to the Structural Engineer's recommendations and in accordance with the Specification and drawings. New flashings are to be installed as the specification and details and the roof is to be re-laid and flashed to fully weather the construction prior to the removal of the over-roofing.

Works will be carried out in accordance with the Method Statement for stonework repair and re-pointing works (Method Statement 3)

Listed Building Condition 6

Methodology Statement 2, for the works to repair the oriel window

- A structural scaffold is to be installed, of sufficient depth to allow all dismantled materials to be stored on the scaffold (avoiding the need to remove materials from the site).
- The scaffold will be netted and 3m high hoarding installed to discourage uninvited access and theft.
- Once the scaffold is in place, the Architect will attend with the Stone mason/Contractor, to corroborate the proposed repairs, as detailed, and to identify if there are any further repairs required or if there has been further deterioration since the survey was carried out.
- Any additional stone repairs to be confirmed to the Conservation Officer as required.
- The existing roof structure will be propped internally down through the building to ensure its continued stability throughout the works. This will be in line with the Structural Engineer's indicative design and as further assessed by the Contractor, to ensure the integrity of the roof and of the cantilevered oriel structure during dismantling.
- A temporary roof is to be installed over this area to protect the building during the works. Adjacent roof areas will be sheeted to direct rainwater away from the affected area.
- The existing slate from the area directly adjacent to the gable stonework, will be lifted as required and slates will be stacked vertically on the scaffold, adjacent to the area, ready for later re-installation.
- Prior to any dismantling of this the Specialist Leaded glass Sub-Contractor will be consulted regarding the safe and appropriate removal of the leaded glass lights, their protection, storage and any associated works that may not be covered in the current scope of works. Removal, repair and protection will all be carried out, if required, in strict accordance with their method statement for the works generally. Records of the glass and tracings of the leading will be taken prior to removal, as required, to ensure that a record and pattern for re-installation or re-leading, is maintained. Leaded units will then be supported, wrapped and removed from site, as required, for repair works at the studio. These too will be referenced onto the architects drawing for later re-installation.
- This work is also to be fully co-ordinated with the repairs to the Diocletian window below.
- The roof membrane will be retained in situ other than where essential for it to be lifted for the purpose of the works.

- Internal screening and sheeting will be installed to prevent the spread of dust etc around the building.
- Temporary support will be provided as required to allow the dismantling of the Oriel window stonework, as indicated on the drawings and to prevent displaced sections below from moving when off loaded.
- The support and removal of the existing steel restraint framework is to be co-ordinated with the dismantling to ensure the stability of the fabric at all times.
- Temporary support will be provided to restrain the window head and cantilevered elements during dismantling
- Each stone will be marked on its rear with a reference and this will be transcribed onto the architect's drawings to provide a pattern for re-assembly. Wherever possible, the stonework will also be laid out on the scaffold logically to allow logical re-assembly.
- Stonework that requires replacement or indent repairs will be clearly identified for the repairs to be carried out ready for re-assembly.
- Stonework stored on the scaffold will be protected, as required, to prevent damage.
- Stonework will be stored so that carved details such as cornice detailing etc is not overlaid with stone. Such details will be protected as required to prevent damage/ mortar splashing etc. Adjacent stone sections will be separated with timber spacers and held off the face of the scaffold boards.
- Photographs will be taken at each stage of the dismantling to record the existing detail and fixings and to further inform the re-assembly.
- The Architect and Structural Engineer will be afforded full access to inspect the dismantling at each stage and specifically when any existing iron ties or cramps or failed stone bonding are uncovered. This will allow the agreement of repair details and co-ordination with building control and the Conservation Officer as required.
- An assessment will be made of the potential need for the further dismantling of the cantilever/corbel structure below the oriel window.
- Once the extent of the displaced/unstable masonry has been dismantled, the Structural Engineer will be allowed time to assess and amend the proposed steelwork/support structure as required.
- Once agreed with the Conservation Officer, the structure will be re-assembled using the original stonework and in accordance with the Structural Engineer's and Architect's recommendations, Specification and drawings to fully match the original construction.
- The works will include the stone indent to the gutter line and the re-forming of the lead lining to the stone gutter as the approved drawings.

Works will be carried out in accordance with the Method Statement for stonework repair and re-pointing works (Method Statement 3)

Conditions 3,4,5,6,8,11,12

Methodology Statement 3, for general repairs to masonry

(see separate Document).

Condition 14 – Discharged – works to proceed on this basis.

Methodology in case of encountering bats during the works

(See separate document)