

Method Statement – Retention of existing chimney breast and creation of new Party Wall at 21 Whalley Road, Barrow, BB7 9AZ

Pre-Commencement Japanese Knotweed Removal

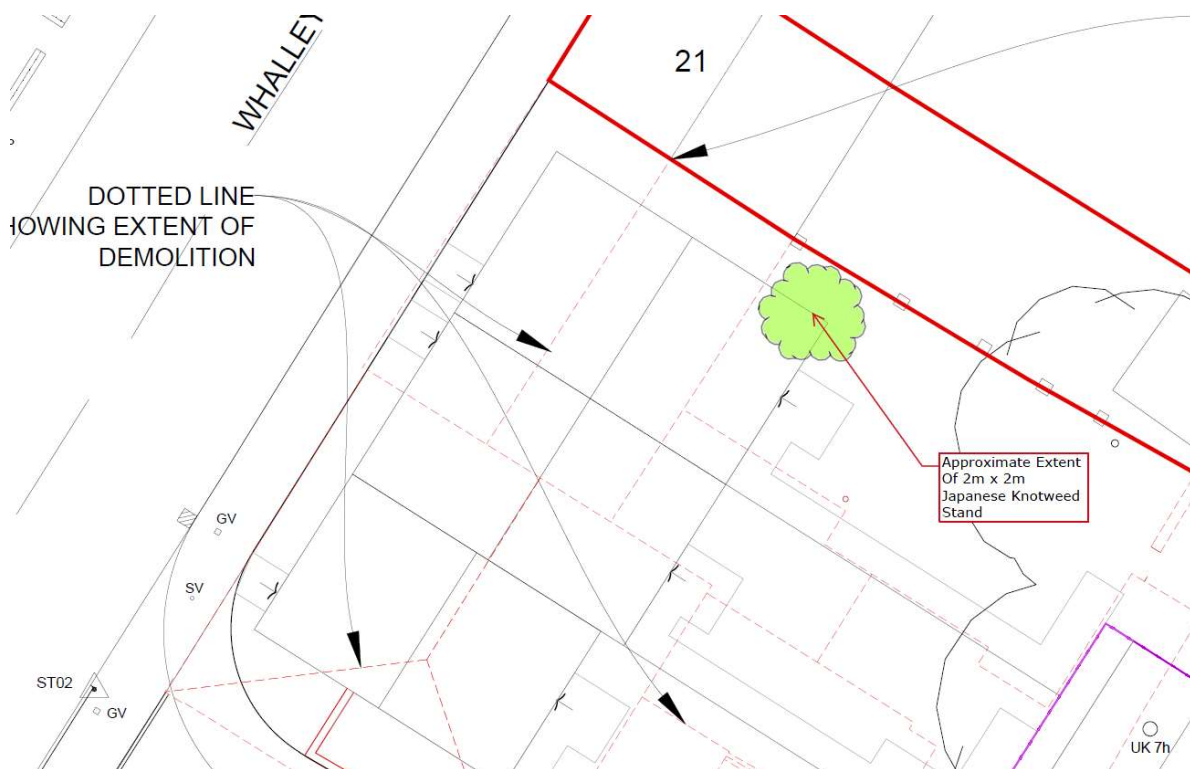


Figure 1 - Approx. Location of JK Stand

1. Full extent of area to be surveyed by qualified Japanese Knotweed removal contractor.
2. Extent of Japanese knotweed to be demarcated with steel pins, orange fencing and signs 3m beyond extent of visible growth at surface.
3. Existing vegetation to be cleared and disposed of to allow access for small 360° excavator & road wagon.
4. Under the supervision of a qualified Japanese Knotweed removal contractor, the stand and soils are to be excavated and placed directly within the road wagon for disposal at a suitably licenced facility. The excavation is to be inspected to ensure no rhizomes are left present, along with inspection of the road wagon, the 360° excavator and the haul route used.

5. Disposal tickets for impacted soils along with written confirmation of removal by Japanese Knotweed removal contractor is to be provided on completion.



Figure 2- Photograph of JK Stand

Main Site Works

1. Level site adjacent to the chimney breast to be retained and install access tower. Install staging platform at a safe working level to provide access to the top of the breast as construction progresses. Ensure all guarding, integral access ladders and outriggers are correctly installed and all wheels fully locked.
2. Allow to protect existing chimney breast during new party wall construction.
3. Allow to construct new party wall in materials specified by Architectural and

Structural Engineers drawings and details (Dwg ref827.PW.01 Rev-A). Allow to increase scaffold at each lift in accordance with safe scaffold working measures. Ensure all guarding, integral access ladders and outriggers are correctly installed and all wheels fullylocked. Inspect scaffold at each lift for stability prior to commencement of any further work. On installation of party wall allow to tank existing wall in Vandex Super or equal and approved. Tanking system to be installed in strict accordance with Vandex Basement Tanking data sheet BB75.

4. On completion of the party wall construction allow to render the gable wall in 15-20mm single coat breathable waterproof render strictly in accordance with the manufacturer's recommendations.
5. Allow to collect any debris at each scaffold lift and bag up to remove from site at the end of the day.
6. Install access towers working platform at first level. Ensure all guarding, integral access ladders and outriggers are correctly installed and all wheels fullylocked.

7. Allow to carefully using hand tools strip back first row of roof tiles and set aside for re-use. Inspect current roof timbers for suitability to be re-used. New lead flashings to be Code 5 and laid in accordance with the Lead Development Association guidance notes. On completion of flashings, re-bed tiles on existing battens and re-point verge. In order to adequately protect the existing roof timbers from the elements, roof works should only by undertaken if they can be completed in a timely manner and protected from the elements.
8. Repeat items 5 and 6 until masonry coping level is reached. Allow to remove first row of tiles, inspect existing roof battens for re-use and re-tile to new party wall. Bed new verge in colour to match render.
9. Carefully dismantle access tower and remove from site
10. Carefully collect any outstanding debris and remove to tip off site.
11. On completion of party wall construction all new hard standings will be laid so as to ensure the fall drains away from the new gable elevation.
12. 23 Whalley Road, to be demolished in accordance with Demolition Contractors method statement. All demolition to be undertaken using hand tools. Allow to adequately protect exposed party wall at 91 Whalley Road.
13. Hours of working. All work to be undertaken between the hours of 08:30-17:00 Monday to Friday and 09:00-13:00 on Saturdays as the need arises. No work shall be undertaken on Sunday's or on Bank Holiday's.

Party Wall at 21 Whalley Road.

Chimney to be retained.

