

# CONSTRUCTION METHOD STATEMENT AND CONVERSION METHODOLOGY

CREATION OF INO RESIDENTIAL DWELLING AND INO RESIDENTIAL APARTMENT

AT

FORMER PRESBYTERY TO ST MARYS CHURCH

49 WHALLEY ROAD

SABDEN

LANCASHIRE

BB7 9DZ



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## **INTRODUCTION**

Sunderland Peacock and Associates Ltd have been instructed to prepare this Construction Method Statement in support of a planning application for the proposed conversion of the former presbytery at St Marys Church, Sabden, to create a residential dwelling house and a residential first floor apartment.

This Construction Method Statement will provide information of the following aspects of the works;

### **Part 1**

- Construction and site working hours
- Noise pollution control measures
- Parking for vehicles and contractors / site operatives
- Loading and unloading of plant and materials
- On site storage of plant and materials
- Erection and maintenance of security hoardings
- Provision of wheel wash facilities
- Measures to control the emission of dust and dirt during the works
- Recycling / removal of waste resulting from demolition and construction works
- Health, Safety and Welfare

### **Part 2**

- Existing Live Services
- Asbestos
- Demolition and Alterations
- Underground Drainage
- Ground Floor Construction
- External Walls
- External Windows and Doors
- Internal Walls and Finishes
- Internal Ceilings and Finishes
- Rainwater Goods
- First Floor Structures
- Structural Support
- Internal Fit Out
- External Works

## **PART I**

### **I.1 CONSTRUCTION AND SITE WORKING HOURS**

I.1 Standard construction and site working hours will be as follows:

- Monday to Friday - 8am – 6pm. Saturday 9am – 2pm.
- No working is to be undertaken on Sundays or Public / Bank Holidays.

## **I.2 NOISE POLLUTION CONTROL MEASURES**

- I.2.1 Noise pollution is a major consideration when constructing new projects. Due to the minimal excavations and use of heavy plant and machinery which is expected on this project noise emissions are expected to be minimal, however should any heavy plant and machinery be required, the use of such plant and machinery will not take place between the hours of 6pm – 8am.
- I.2.2 Stationary noise sources (e.g. generators) will be located away from adjacent properties and be of a silenced type.
- I.2.3 Also, alternative methods will be in place to ensure noise is kept to a minimum throughout the project;
- Plant and machinery will be well maintained and properly serviced, which helps to reduce noise by up to 50% in comparison to old, unmaintained equipment.
  - For any jobs requiring additional noise protection, plywood-clad frameworks will be erected that will surround the areas of works, which will significantly reduce noise emissions off-site.
- I.2.4 Specific tasks which will generate noise above threshold levels will be assessed in advance and noise suppression / PPE / exclusion zones developed

## **I.3 PARKING FOR VEHICLES AND CONTRACTORS / SITE OPERATIVES**

- I.3.1 Vehicle parking will be available throughout the project in designated areas, which will be laid-out based on requirements established at the detailed design stage.
- I.3.2 Parking areas will be cordoned-off and clearly marked.

## **I.4 LOADING AND UNLOADING OF PLANT AND MATERIALS**

- I.4.1 Loading and unloading of plant and materials to be carried out on site. All plant and materials to be unloaded / loaded into the designated fenced site area.
- I.4.2 No deliveries are to be made before 9.00am and after 3.00pm to avoid conflict with traffic (vehicular or pedestrian) during busier times. Contractor to organize all deliveries when sufficient labour is on site to efficiently off load materials directly onto hardstanding area on site.
- I.4.3 The Principal Contractor is to ensure delivery vehicles do not impede on neighbouring properties or present a hazard to road users and members of the public.
- I.4.4 Delivery drivers will be instructed to call site a minimum of 10 minutes before their arrival to allow for preparations. Upon arrival the site manager/banksman will aid them in entering into site, where they will be safely offloaded away from traffic. Following delivery, the site manager/banksman will also watch them out and ensure a safe delivery is undertaken.

## **I.5 ON SITE STORAGE OF PLANT AND MATERIALS**

- I.5.1 All deliveries to be planned 'Just in time' to alleviate long term storage on site where possible.
- I.5.2 All plant materials are to have designated storage areas. Materials are to be securely stored within the building or within the site compound in a clearly designated and marked area. Any materials and fittings of high value are to be stored securely within the building or in a separate lockable container.
- I.5.3 The storage of hazardous and flammable materials or fuel should not be on site but if required then must be kept to a minimum. Any hazardous and flammable materials and fuels that are required to be stored on site are to have individual storage areas i.e. lockable proprietary vessels designed for this specific purpose, and must be protected from accidental ignition – this is to be regularly monitored and reviewed throughout the works.
- I.5.4 Site fuel tanks and oil storage areas will include purpose made bunding arrangements. Operatives will be briefed on the correct procedures for use of tanks, spill kits and actions required should a more significant spills occur.
- I.5.5 Materials to be stored as close to their place of work where possible in a clearly marked and designated area.
- I.5.6 All pedestrian routes are to be kept clear of all stored materials, plant and machinery.

## **I.6 ERECTION AND MAINTENANCE OF SECURITY HOARDINGS**

- I.6.1 Site security is essential to prevent access to site by unauthorised persons, thereby keeping them safe from harm and also preventing theft and/or damage to the site.
- I.6.2 From commencement, the site will be encircled in a robust, proprietary, anti-climb fencing system min 1.8m high, which is suitably clipped and braced to resist wind loading and vandalism. Warning signage and emergency contact numbers will be displayed on the site perimeter. The proposed fencing is to incorporate a lockable access gate.
- I.6.3 The hoarding will be examined at the end of every day to ensure its integrity.

## **I.7 PROVISION OF WHEEL WASH FACILITIES**

- I.7.1 From the onset, site access roads and vehicle parking and delivery areas will be formed and maintained in clean, free draining stone. These will ensure that contractors and delivery vehicle wheels remain clean whilst on site.
- I.7.2 Excavated material requiring cart away will be loaded directly into tipping wagons.
- I.7.3 The site will be equipped with a jet wash and will inspect all vehicles leaving site for contamination, cleaning if necessary. In addition, a road brush will be provided on the adjacent highway in the event of minor deposition of material arising from wet tyres.

## **I.8 MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING THE WORKS**

- I.8.1 To reduce emissions from site a wet sweeping method will be used, which will prevent dust becoming airborne during cleaning up / sweeping activities.
- I.8.2 To prevent dust during works, means of water suppression will be introduced to relevant processes where dust will be generated, i.e. when using a Stihl saw, a hose will be connected to the saw and run over the blade during cutting to prevent dust becoming airborne.
- I.8.3 During extreme weather conditions such as high winds, dust generating site operations should cease and all exposed areas covered or treated with water spray to ensure dust does not become airborne and affect adjacent dwellings. Any potential dusty materials to be covered and securely stored on site where necessary.
- I.8.4 Appropriate and correct respiratory protection to be used during dust generating activities and operative training provided and followed.

## **I.9 RECYCLING / REMOVAL OF WASTE RESULTING FROM DEMOLITION AND CONSTRUCTION WORKS**

- I.9.1 A Site Waste Management Plan will be developed pre-commencement and shared with contractors so that waste generation can be mitigated at source, and residual waste properly segregated at site.
- I.9.2 There will be no burning of waste on site.
- I.9.3 Waste disposal units will be provided on site and all materials / waste will be split and separated between various skips which will be removed from site by a competent company once full. Waste disposal units will be kept within the site compound.
- I.9.4 Rubble chutes are to be safely utilised where required.
- I.9.5 Any potential flammable waste i.e. packaging and timber off-cuts are to be cleared away regularly to reduce fire risks.

## **I.10 HEALTH, SAFTY AND WELFARE**

- I.10.1 All contractors will be required to have a site-specific induction given by the site team, which will include all information about the development at that point of time, site rules and regulations, site-specific hazards, briefing on the traffic management plan, site fire safety plan and a review of the Construction Management Plan to fully inform them of what they need to comply with to carry out their work on site – as part of this process an induction form will be completed and signed off by contractor and site staff to confirm that they have been inducted.
- I.10.2 Arrangements for Welfare Provision - The Principal Contractor will arrange for on-site welfare facilities to comply with the CDM Regulations 2015 Schedule 2.
- I.10.3 Contractor to provide and regularly monitor and update all risk assessments and method statements for all construction work and activities and be responsible for all on site health and safety. All risk assessments and health and safety files are to be stored on site throughout the duration of the works.

- I.10.4 No eating or drinking is permitted in the storage or construction areas of the project.
- I.10.5 No smoking of cigarettes, cigars or vapes is permitted on site at all times.
- I.10.6 A good standard of general tidiness and housekeeping is to be maintained on site at all times.
- I.10.7 All necessary personal protective equipment (PPE) to be worn at all times whilst on site.

## **PART 2**

### **2.1 EXISTING LIVE SERVICES**

2.1.1 The Principal Contractor will be responsible for undertaking the following;

- Obtaining all necessary under / above ground service information from statutory authorities and the client (if not already provided) to ascertain the existence and location of any live services and drainage routes prior to commencement of the works.
- Carefully CAT scanning all necessary areas of the site and for hand excavating to safely determine any existing underground services prior to commencement of the works.
- Carefully redirect / protect any existing underground services during the course of the works ensuring that their locations are clearly marked at all times and any safety signage provided to denote locations and any potential dangers. Sunderland Peacock and Associates Ltd are to be immediately informed of any unknown live services which are found during the course of the works.

### **2.2 ASBESTOS**

2.2.1 If not already undertaken, prior to commencement of the works a full demolition and refurbishment asbestos survey should be commissioned and undertaken by a competent, qualified and licensed asbestos contractor to identify all potential asbestos containing materials. In the event that any asbestos containing materials are found, the Client, Architect and Principal Contractor are to be informed immediately. Any recommendations regarding the removal of asbestos containing materials should be undertaken in full by a competent, qualified and licenced asbestos removal contractor and be as per the recommendations of the asbestos survey report.

### **2.3 DEMOLITION AND ALTERATIONS**

2.3.1 The existing garages are to be fully demolished and the existing floor slabs and foundations grubbed up. All spoil is to be removed from site and disposed of at an approved and licenced waste facility.

2.3.2 All to be removed as / where required, all disturbed surfaces to be made good. All spoil to be removed from site and disposed of at a licensed waste facility;

- Existing floor finishes.
- Existing sanitaryware.
- Existing internal joinery and ironmongery.
- Existing redundant electrical fixtures and fittings (i.e., light fittings, extract fans, etc.), wiring, switches, and conduit trunking.

- Existing boiler, flue (including boiler cupboard) and all existing redundant heating pipework, radiators, thermostats, controllers, etc., to be stripped out, with live water supplies terminated / capped off as required.
- Existing gas fire appliance and surround / mantle to be removed from the existing first floor front bedroom [FF-01]. Gas supply to be terminated as required.
- The existing floor boards to the first-floor bedrooms [FF-01] and [FF-02] over the ground floor sacristy [GF-01] are to be lifted and removed, including all nail fixings.
- Existing landing steps.
- Existing rainwater goods, fascia boards and soil pipes as required.
- Existing windows and doors as required.
- Existing timber handrails to the front south elevation.

2.3.3 Internal walls to be removed or altered as a required to suit proposed internal layout.

2.3.4 Existing window openings to be altered to form new doorways as required to suit proposed internal layout.

## **2.4 UNDERGROUND DRAINAGE**

2.4.1 Any existing redundant surface / foul water drains / soil pipes to be blocked off, grubbed up and removed where required.

2.4.2 Foul water from all sanitaryware to be discharged via waste / soil pipes into existing foul water drainage system.

2.4.3 New manholes on concrete bases to be installed at connections where required.

2.4.4 New pipes and fittings to be laid in strict accordance with manufacturer's instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer.

## **2.5 EXTERNAL WALLS**

2.5.1 The existing paint finish to the rear north west elevation of the apartment side of the building is to be removed using DOFF Integra high-temperature steam cleaning. Paint to be removed from all stonework, render wall finishes, stone window heads, jambs, and cills.

2.5.2 The existing paint finish to the window cills and door surround to the front south east elevation of the apartment side of the building is to be removed using DOFF Integra high-temperature steam cleaning all as before.

2.5.3 Small window opening located above ceiling level to the ground floor WC is to be infilled with masonry and render externally to match existing.

2.5.4 Masons mortar repair to be undertaken to decayed areas of external window stone work to the following areas as required;

- Ground Floor Sacristy [GF-01]

- First Floor Bedroom [FF-01]
- First Floor Landing [FF-03]

2.5.5 Stone head, jambs and cills are to be brushed down to remove all loose / delaminated / friable material. Decayed stone surfaces are to be repaired using surface repair mortar.

## **2.6 EXTERNAL WINDOWS AND DOORS**

2.6.1 New external casement windows to be installed as required. All new windows and doors are to be in painted timber complete with neoprene seals and locking ironmongery. Frames are to be glazed internally with double glazed units.

2.6.2 Existing fixed / sliding sash windows to be replaced as a required. 2no fixed 'four light' windows and 1 no '6 over 6' timber sliding sash window to be installed to the bay window of the proposed first floor living / kitchen in timber with paint finish and thin profile double glazing.

2.6.3 Existing sash windows to be repaired and refurbished where required.

2.6.4 New timber boarded door and frames to proposed new rear door to the proposed apartment with paint finish.

## **2.7 INTERNAL WALLS AND FINISHES**

2.7.1 New internal studwork walls to be formed as nom. 75 x 50mm timber studs lined with 12.5mm plasterboard lining with taped and scrimmed joints and plaster skim finish to both sides. Wire reinforced mineral wool 50mm thick and min 10kg/m<sup>3</sup> suspended between all studs between rooms. Size of studs to be increased to suit wall thickness where openings are to be infilled.

2.7.2 Wedi Tilebacker® Board to partitions to bathrooms / shower rooms / WC / tiled areas.

2.7.3 Existing internal doors to be blocked up as required.

2.7.4 Gypliner Single (by British Gypsum) stud wall system to be installed as required to increase fire resistance and sound insulation between the properties.

2.7.5 Internal waste / soil pipes to be boxed in internally as required.

2.7.6 BBA damp-proofing slurry to be installed where required in accordance with manufacturers guidance and instructions.

2.7.7 Internal plaster finishes to be removed and walls replastered as required.

## **2.8 INTERNAL CEILINGS AND FINISHES**

2.8.1 Internal ceiling plaster to be reskimmed / renewed as required.

## **2.9 RAINWATER GOODS**

- 2.9.1 All new gutters to be Heritage Half Round Cast Aluminium to be fixed as required to new painted timber fascia boards in accordance with manufacturers guidance.

## **2.10 FIRST FLOOR STRUCTURES**

- 2.10.1 The first floor structures to first floor bedrooms [FF-01] and [FF-02] (over the Sacristy [GF-01]) are to be upgraded to increase their fire resistance and sound insulation using the REDUC® FireFloor system. All to be installed in accordance with manufacturers guidance and instructions.
- 2.10.2 The first-floor structure to the existing first floor bathroom [FF-04] is to be altered to form new staircase opening. New opening to be trimmed out as required in accordance with Structural Engineers design, details and specification.

## **2.11. STRUCTURAL SUPPORT**

- 2.11.1 The Principal Contractor is to ensure that all steel is delivered to site factory finished with red oxide protective paint (if the steel is not galvanised).
- 2.11.2 New steel beams to be built in over concrete pad stones all to Structural Engineers design and specification. Principal Contractor to confirm load-bearing nature of all affected walls prior to commencement to confirm need for new structural support.
- 2.11.3 All internal new structural steelwork to be fire protected with British Gypsum FireCase steel protection system comprising of 1 no layer of 15mm thick Glasroc F FireCase which is to be fixed to Gypframe FEAI Steel Angles fixed to steelwork, using Glasroc F FireCase 40mm screws. To provide min 30mins fire protection to steelwork.
- 2.11.4 Precast lintels to be by Naylor and to Structural Engineers Specification. Principal Contractor to confirm load-bearing nature of all affected walls prior to commencement to confirm need for new structural support.

## **2.12 INTERNAL FIT OUT**

### Heating and Plumbing:

- 2.12.1 Any alterations to the existing heating / plumbing system and all new elements of the proposed heating, are to be undertaken by a Gas Safe Registered contractor.
- 2.12.2 The design of the plumbing installation is to comply with all requirements of The Building Regulations 2000 Part G 2010 Edition G1 – Cold Water Supply, G2 – Water Efficiency (125ltrs/person/day), G3 – Hot Water Supply and Systems, (max 100°C storage, max 48°C supply at baths, max 60°C supply at wash basins), G4 - Sanitary Conveniences and Washing Facilities, G5 – Bathrooms and G6 – Kitchens and Food Preparation Areas. to be designed and installed in accordance with BS EN 806-2:2005, BS EN 806-1:2000, BS EN 806-3:2006, BS EN 806-5:2012, BS EN 806-4:2010, BS 8558:2011 or BS EN 12897:2016. Provided to Kitchens, Utility Rooms and to all sanitary fittings in WCs and Bathrooms.

- 2.12.3 New gas fired combination boiler (to client's specification, located in proposed cupboard to first floor landing of the proposed apartment – position to be agreed) complete with insulated pipework balanced flues, roof outlet terminal and digital controls.
- 2.12.5 New panel radiators, to be installed, complete with thermostatic and lockshield valves. Radiator sizes to be determined to suit room sizes and radiator position to be agreed with the Clients (taking account of furniture layouts).
- 2.12.6 New gas meters / inlets to be installed within new external meter cabinets to the front of the building. Supply to be diverted from existing.
- 2.12.7 New water meters to be installed to the property. Water supply to be diverted from existing.

Electrical Installation:

- 2.12.8 All electrical work including lighting, power, mechanical extract and smoke / fire detection to meet current IEE / Building Regulations requirements (18<sup>th</sup> Edition). The design, installation, and inspection of the installation to be carried out by "Prescribed Competent Contractor" registered with an authorised electrical self-certification scheme / NICEIC registered contractor.
- 2.12.9 Principal Contractor to wire and supply and fix all circuits, switches and fixings throughout the proposed dwelling as required;
  - Internal power spurs / sockets and lighting points and switches
  - Proposed internal heating system and controls
  - Power supplies to extract fans as required (refer to section 16.0)
  - TV points
  - Telephone points
  - Extract fans
  - Smoke / heat / carbon monoxide detectors
- 2.12.10 Run new earths / bonding to all new appliances, sanitaryware, pipework and sinks as required to meet the current IEE wiring regulations.
- 2.12.11 The electrical contractor is to supply and install consumer units on split mains circuits with all equipment, isolating switches, RCD's MCBs and flame proof boards fixed with spacers as required. Supply to be diverted from existing.
- 2.12.12 New electricity meters to be installed to proposed dwellings as / where required and connected within an external three phase meter cabinet to the front of the building. Supply to be diverted from existing.

Internal Joinery:

- 2.12.13 New skirtings to be installed as required, nom. 125mm x 19mm Torus profile skirtings.
- 2.12.14 New architraves to be installed as required, nom. 75mm x 19mm Torus profile architraves.
- 2.12.15 Supply and fix 1981 x 762 / 838mm doors with softwood rebated frames. Internal doors to be fitted with all ironmongery. Door, frames and ironmongery to be FD30 fire rated as required and be complete with intumescent strips / smoke seals as required. Ventilation grilles to be added to cupboard doors where required.

2.12.16 New timber fabricated staircase to proposed apartment.

Sanitaryware and Above Ground Drainage

2.12.17 New baths, WC's WHB's, sinks, showers, shower trays, shower screen to be installed where required.

2.12.18 SINK –\_deep seal anti-vac trap and 50mm uPVC waste pipe with 40mm anti-syphon trap to sink.

2.12.19 WC – standard pan connector and 100mm uPVC waste connected into 100mm dia. rest bend.

2.12.20 WASH HAND BASIN –\_deep seal anti-vac trap and 32mm uPVC waste pipe

2.12.21 BATH - deep seal anti-vac trap and 38mm uPVC waste pipe

2.12.22 WASHING MACHINE - deep seal anti-vac trap and 38mm uPVC waste pipe

Mechanical Ventilation:

2.12.23 New extract fans to be installed to all kitchens, bath/shower rooms, WC's and utility rooms to achieve the required rate of ventilation.

Fire Detection and Installation:

2.12.24 New smoke / heat / carbon monoxide detectors to be installed with integral alarms wired back to the mains electric supply, be interlinked and have an 8-hour re-chargeable battery back-up

**2.13 EXTERNAL WORKS**

2.13.1 1.1m wide opening to be formed to existing stone retaining wall to the south edge of the site to form opening to proposed external steps. Excavate ground to formation levels. Break out concrete to existing bottom landing.

2.13.2 New stone-faced retaining walls, with stone cappings defining edge of the new and existing external stepped access, in accordance with Structural Engineer's design and details.

2.13.3 New steps between walls, as natural reclaimed 'Yorkstone' paving flags, bedded in mortar, on cast concrete former, to Structural Engineer's design and details.

2.13.4 Min. 150mm layers of compacted hardcore, sand-blinded, to receive natural reclaimed 'Yorkstone' paving flags to bottom landing of existing and proposed external access steps.

2.13.5 New stone paving to rear oaths and patios.

2.13.5 New powder coated wrought iron external handrails to be fixed to top treads to existing and proposed external access steps.

2.13.6 Nom. 1.8m high, 25mm thick 'hit and miss' treated Yorkshire boards, either side of treated s.w. posts and rails. Posts to be set into ground with concrete. To include gates, complete with galvanised hinges, latches and locking bolts. To be installed to rear garden and parking areas as shown.

2.13.7 New gravel surface treatment to proposed car parking spaces.