

Method Statement to remove prior concrete cappings to two chimneys.

19/0686/LBC: Condition 3: *“Prior to the commencement of works to remove concrete infill from existing chimney stacks, a method statement shall be submitted to and approved in writing by the Local Planning Authority. The work shall be implemented in accordance with the approved method statement”.*

METHOD STATEMENT MS13:



Plates 1-2: Close up pictures of PREVIOUSLY capped existing chimney, shows narrow cementitious flaunching on top of large slate (presumed).



Plate 3: Top of chimney capping with crack to cementitious flaunching. Appx mortar bed depth 55mm at centre, levelling to appx 22mm at edges (finishes flush with outer edge of pylonic top stones).

See over for method statement.....

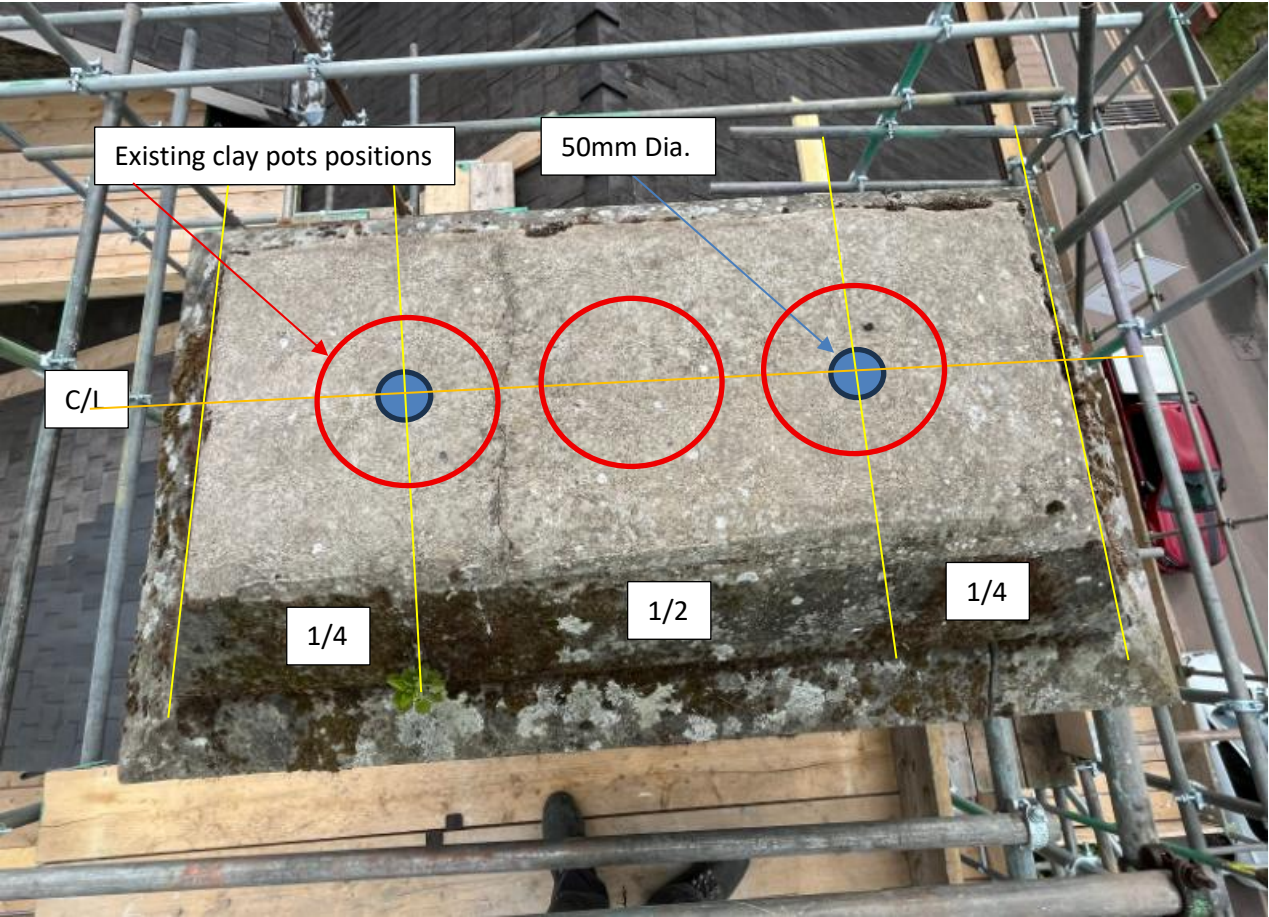


Plate 4: Location of core holes to be drilled through concrete capping to avoid existing pots.



Plate 5: Uncapped stacks viewed from drone footage, estimated border stone toppers of 50mm from pylonic sloped side.

Method Statement to remove chimney concrete Cappings – MS13:

1. Install temporary scaffolding and ground protection barriers / fencing for pedestrian safety to CDM2015 or use a high reach MEWP to allow safe access to chimneys appx 26mtr high to base (scaffolding now utilised and in situ in readiness).
2. **Photographically record the work at regular intervals as per the below methods.**
3. Core drill (diamond coated (stone) 50mm bit) 2 No. 50mm diameter holes at $\frac{1}{4}$: $\frac{1}{2}$: $\frac{1}{4}$ spacing to centre line of flaunching / capping CAREFULLY to expose inner stack, taking care not to damage existing clay pots. Utilise endoscope camera to check within stack for any restrictions, protrusions, or meshes utilised during the original capping. The stacks inspected were hollow to touch, and 'bounced' slightly when tapped – likely mortar is held above pots on a slate or similar board.
4. Once the camera footage has been reviewed, and the fixing method of the capping determined, proceed to initially attempt to lift out the capping by hand, or using a mechanical lifting aid, with keeping the slate below intact (feed rope through core holes by hand).
5. Should the pad not 'lift out' easily, break out by hand small sections of the flaunchings starting at each core hole and carefully working outwards. If another method of embedded mesh is used to hold the mortar (other than presumed slate bed), then to eliminate damage to pylonic bath stone chimney tops or internal clay pots, cut the concrete out CAREFULLY using a concrete saw (by hand) or small disc cutter leaving a border of 70mm attached all around the perimeter to the top stones. DO NOT CUT NEAR TO THE STONE CHIMNEY STACK EDGES – LEAVE 70MM CAPPING ATTACHED EXPOSING ONLY THE CENTRE WITH POTS.
6. Once the capping is lifted off the chimney stack, the stones forming the stack should be DOFF steam cleaned, and repointed using lime mix as per other approved specifications within LBC. Following safe removal of concrete cappings, proceed with the approved method for fitting new limestone capping stones to chimneys with comb ventilation as per the approved drawings.
7. Complete one chimney stack at a time. Following completion of capping removal, repeat the method to the other stack requiring capping removal prior to fitting permanent limestone pylonic capping stones as per the approved drawings. See below footage marked for the two capping removals.



NOTES: 01: It is a criminal offence to conduct non-authorised works to a Listed Building.

02: Permission in writing is required for any difference to the method statement prior to implementing.