

Method Statement for Works

at

**Former HSBC Building
Well Street
Cefn Mawr
Wrexham
LL14 3AE**

Prepared by:
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October 2023

1.0 INTRODUCTION

1.01 Property

This statement relates to the former HSBC building in Well Street, Cefn Mawr. The property is currently the subject of a planning application for its conversion into two town houses. This is to be achieved via vertical separation near to the historical party wall line.

1.02 The Method Statement

This Method Statement relates to proposed works to the main roof void area that will be required as part of the conversion works. The statement has been requested by the planning officer (Amy Brittain) as follows:

“The ecologist has stated if you can provide details of your proposed method of meeting building regulations without the need to enter the roof space (relating to preventing fire spread) and details of how you will secure the space from accidental disturbance by occupants she will be able to proceed forward.”

A copy of this email request is attached.

1.03 Ecology Report

This request follows the submission of an ecology “Bat survey” on the premises by Switch ecology and dated 29th August 2023.

Switch ecology bat survey report made the following recommendation.

“It is recommended that the works are carried out in a manner that will retain the existing roof and maintain the roof void in an unaltered manner. If the works can be carried out in this manner it is recommended that the works commence without the requirement for a Natural Resources Wales Licence, although it is recommended that the works are carried out under a strict reasonable avoidance Method Statement, outlining the measures to ensure that the roosts present in the building remain undisturbed.”

1.04 Building Regulation Requirements relating to the Roof

The existing and proposed accommodation at second floor level is already partially set in the roof void. This will not change. Accordingly the area of concern here is the small loft area above this accommodation. This is illustrated in the attached sectional drawing of the space.

Works required to comply with building regulations for the property conversion and relating to this loft space are summarized as follows:

- a) Roof surface to be waterproof.
- b) Roof to be insulated.
- c) Roof to be ventilated to prevent condensation/alternative measures introduced to prevent condensation.
- d) Fire barrier to be created/maintained between each property's roof space.

In Section 2.00 below we discuss and illustrate how the above requirements can be achieved here without disturbing the bat roosts.

2.00 PROVIDE METHODS OF WORK

2.01 Waterproof Roof Surface

The roof surface is in good order. It comprises slates on battens on sarking felt. Only minor works of repair are required to the roof comprising pointing in of slates at gables, and the re-fixing of a few slipped or missing slates. These works will not disturb the bat roosts and can be undertaken entirely from the outside. When pointing in the slates at the gable, gaps will be left so bats can continue to access the loft from this position.

2.02 Insulating the Roof Space

It is not proposed to insulate the roof from within the roof space. Instead existing ceilings are to be left in place and new insulation is to be fixed to the underside of these ceilings. This will comprise 140mm thick Xtratherm rigid polystyrene insulation. New ceilings will then be formed beneath this insulation. The insulation arrangement is shown in the attached sectional drawing.

2.03 Preventing Condensation in the Loft Space

As it will not be possible to disturb the roof space it will not be possible to add ventilation to the roof. This is normally done with dry ridge and over fascia vent systems. These need to be avoided here.

Accordingly it is proposed to avoid condensation issues in the roof by preventing moisture vapour from passing through the ceiling insulation into the roof void. This can be achieved by applying a vapour barrier to the underside of the loft insulation before the ceiling plasterboards are added. For good measure it is proposed that aluminium faced plasterboard be used when forming the second floor ceilings. Again this detailing is shown in the attached sectional drawing.

2.04 Fire Barrier

Document B Volume 1 requires that party walls between dwellings are extended to the underside of the roof surfaces as “compartment walls”.

Within this proposed development new party walls are proposed that are slightly offset from the existing party wall line. This is necessary to fit the required staircases into position (see application drawings).

A situation arises therefore that although a compartment wall separates these loft spaces it will be slightly offset from the new party wall line. This loft level compartment wall could therefore be left unsupported. This is to be avoided by installing a steel truss beneath the retained loft compartment wall. Calculations justifying this steel truss are attached.

This steel truss will itself be fire proofed with two layers of fire line plasterboard.

In order to fireproof the offset between the differing party wall positions the ceilings to the second floor accommodation will be lined with two layers of 12.5mm plasterboard plus skim.

3.00 PREVENTING FUTURE DISTURBANCE TO THE LOFTS

3.01 Water tanks/ TV Aerials etc

No water tanks nor TV aerials will be located in the lofts. As such there will be no need to access the lofts.

TV's will operate via cable.

All appliances will be fed from mains water this thus negating the need for water tanks.

3.02 Loft Access Hatches

No loft access hatched will be provided to these loft areas.

Signed Michael Shattock Dated 30th October 2023

M. J. SHEPHERD B.Sc., M.R.I.C.S.
for Shattock Associates

P/2023/0233 Former HSBC, Cefn Mawr

From: Amy Brittain (amy.brittain@wrexham.gov.uk)
To: michael@datasiem.co.uk
Cc: shattockassociates@yahoo.co.uk; cynthia@datasiem.co.uk
Date: Thursday, 12 October 2023 at 14:43 BST

Afternoon,

The Ecologist has stated if you can provide details of your proposed method of meeting building regulations without the need to enter the roof space (relating to preventing fire spread), and details of how you will secure the space from accidental disturbance by occupants she will be able to proceed forward.

Kind Regards,

Amy Brittain

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer
Economi a Chynllunio/Economy and Planning



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From: Amy Brittain
Sent: 12 October 2023 09:27
To: Michael Nathan <michael@datasiem.co.uk>; Gwyn Humphreys <Gwyn.Humphreys@wrexham.gov.uk>; planning <planning@wrexham.gov.uk>
Cc: M Shepherd <shattockassociates@yahoo.co.uk>; Cynthia <cynthia@datasiem.co.uk>
Subject: RE: Former HSBC, Cefn Mawr

Dear Michael,

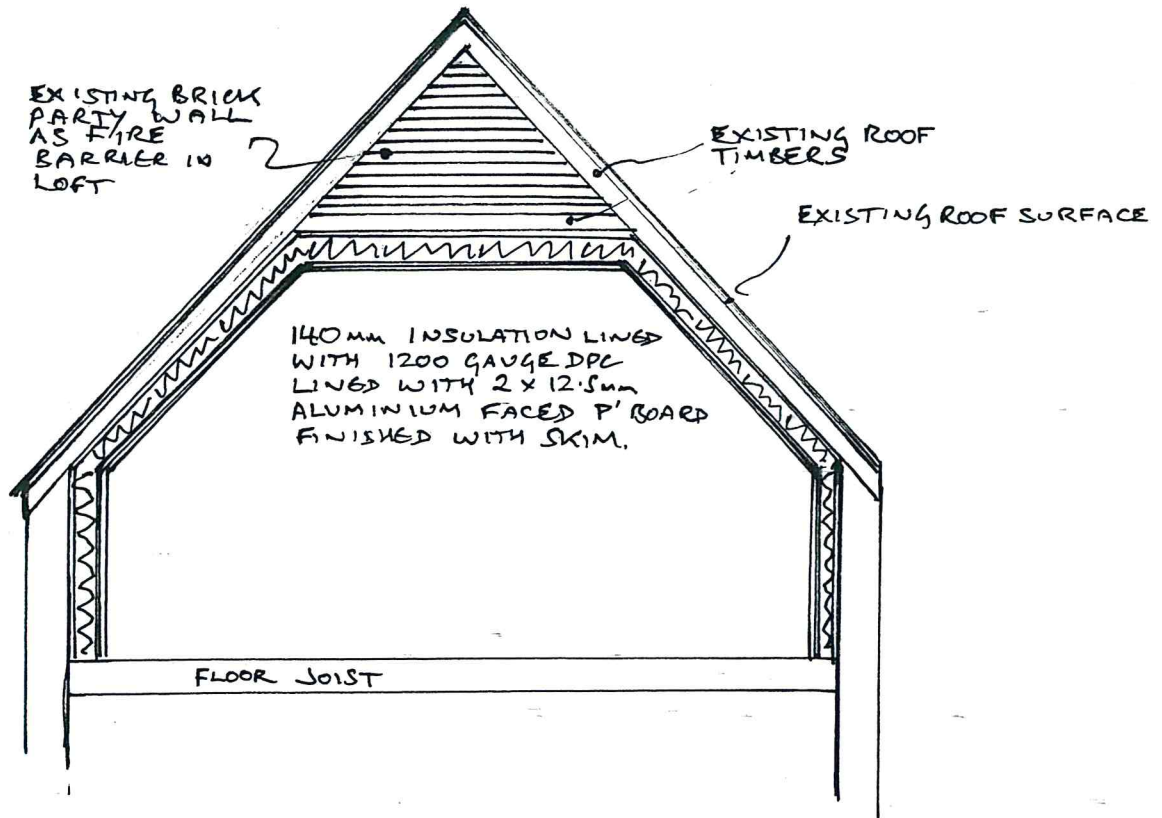
I have not yet received further comments from NRW or the Ecologist, I have emailed to confirm that these are still outstanding. As stated previously I cannot proceed without these comments.

I note that we have passed the statutory determination date however, we would always encourage applicants to provide all of the necessary information at the submission stage to avoid delays.

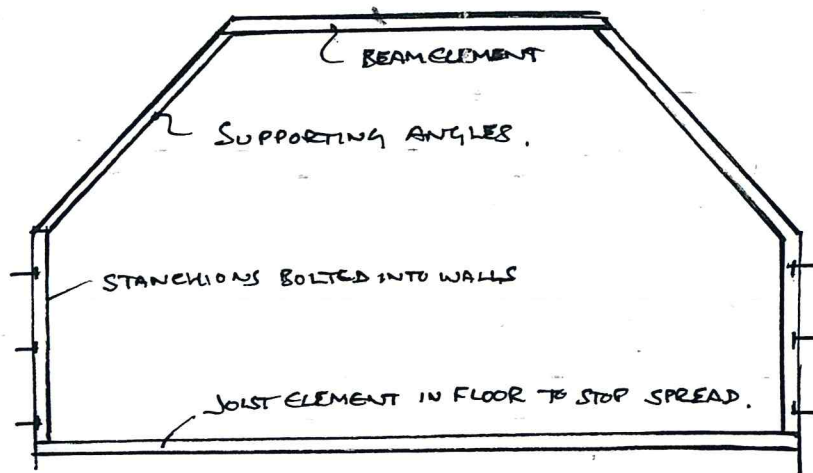
Kind Regards,

Amy Brittain

Swyddog Cynllunio Rheoli Datblygu / Development Management Planning Officer
Economi a Chynllunio/Economy and Planning



INSULATION & CEILING DETAIL FOR LOFT.



CALCULATIONS FOR STEEL TRUSS TO SUPPORT PARTY WALL IN LOFT. SPAN 2.5m. LOAD 2.5kN/m²
 $UDL = 2.5 \text{ kN/m}^2 \times 1.5 \text{ m} = 3.75 \text{ kN/m}$
 $B_m = \frac{WL^2}{8} = \frac{3.75 \times 2.5^2}{8} = 3$
 $2\phi = \frac{B_m}{P_{cl}} = \frac{3}{140 \times 1000} = 21.$
 i.e. MINIMAL.

USE 152 x 76 CHANNEL SECTION STEELS WITH EACH ELEMENT WELDED TOGETHER & WITH SIDE STANCHIONS BOLTED INTO WALLS.

STEEL TRUSS DETAIL TO SUPPORT EXISTING PARTY WALL IN LOFT. 1:50 SCALE