

METHOD STATEMENT - Detailing how the staircase shall be repaired and reinstated to ensure no damage to the historic fabric of the building.

Location: 65 Princess Street, Manchester, M2 4EG
Project: Repair and reinstatement of original staircase
Reference: 126004/LO/2020
Date: 4th August 2020

NOTE: This method statement is for the purpose of discharge of Listed Building Consent Reference: 126004/LO/2020 Condition 17.

1.0 Introduction

It is proposed that the later addition partition wall, between the staircase leading to the second floor and the landing on the first floor, is removed to reinstate the original staircase and create an open first floor landing. Part of the original staircase was removed to construct the partition wall, this included sections of the handrail, balustrade, stringer and newel post to be lost. It is proposed that the staircase is repaired and reinstated to match its original design with details to be taken from the remaining staircase and the neighbouring property, 67 Princess Street, which was built at the same time and in the same style as 65 Princess Street.

2.0 Scope of Works

- Removal of metal and rubber stair nosing, carpet, additional padding and tack strips. Utilising best 'hand held equipment techniques' and other such small power tools which are deemed absolutely necessary to avoid damage to original material.
- Removal of modern partition walls in accordance with LBC 126004/LO/2020 and approved demolition plan, drawing no. 19-0017-201-000 Rev P1. Utilising best 'hand held equipment techniques' i.e. bars, pick hammers and other such small power tools which are deemed absolutely necessary.
- Existing paintwork and varnish to be removed from staircase and surrounding skirting using wet abrasive blasting to reduce dust and allow greater control over paint and varnish removal.
- Repair staircase and surrounding skirting in accordance with approved drawings to match the original staircase design. Joiner with relevant experience to assess staircase and advise on the most appropriate repairs to reduce damage to historic fabric. Joinery details to be provided by joiner and approved by architect before repairs commence.
- Reinstall areas of staircase which were removed due to modern partition wall in accordance with approved drawings to match the original staircase design. Drawing numbers:
 - 19-0017-300-009 Rev P1: Internal Staircase Detail
 - Joinery details to be provided by joiner and approved by architect before works commence.
- All junctions with existing fabric to be made good to match exactly the retained existing fabric.
- Works to be carried out in accordance with the following preambles:
 - C51a
 - C51b
 - M60
 - Z10
- Staircase and skirting to be painted/varnished in accordance with decoration schedule.

3.0 Method of Work

- Soft strip of partitions, fixtures and fittings will be manually carried out of the structure.
- The work is to commence at the top of the staircase and work down to the bottom of the staircase
- Access to the work areas must be secured to prevent unauthorised access.
- Materials are to be sorted where possible and prevented from becoming wet from recycling where possible.
- Operatives are to ensure that they have a clear area free for transiting prior to commencing removal of general rubbish from the area.
- Miscellaneous and other easily removable items are to be picked up and removed from the building.
- Heavy objects are to be moved in a controlled manner by a suitable number of operatives.
- Additional personal protective equipment:
 - Goggles
 - Dust Masks
 - Gloves
 - Hard hats
 - Steel toe-capped boots
- A tower scaffold may be positioned on the floor below to reduce any drop less than 2 metres.
- If deemed necessary the operative will wear harness and restraint lanyards fixed to a suitable anchor point.
- Debris is cleared up as soon as possible after it is produced; at no time is a vast amount to be stockpiled awaiting removal.
- Debris should always be kept in a damp state and any materials that will carry easily in the wind is to be bagged or loaded into skips for removal from the site before it becomes a nuisance.
- Skips and wagons will be sheeted when they are loaded with materials that could be windblown.
- Noise is to be kept to a minimum at all times.
- Operative using harnesses are to be trained and fully conversant with their use.
- Care must be taken to ensure the safety of the remaining site users and other workers, the area is to be cordoned off preventing others from entering the work areas.

4.0 Recording of Original Staircase

The following photographs were taken on a site visit to 65 Princess Street on the 24th July 2020.



Fig. 1 Original staircase and later partition wall



Fig. 2 Area removed due to partition wall



Fig. 3 Handrail, balustrade and stringer



Fig. 4 Handrail detailing



Fig. 5 Skirting detailing



Fig. 6 Stringer detailing



Fig. 7 Balustrade detailing



Fig. 8 Second floor landing



Fig. 9 180 degrees handrail design