Paul Astill
&Associates

Jacmar
Astill Associates LTD
Quays Marina
C/O 187 Islington Wharf
153 Great Ancoats St
Manchester
M4 6DT

PROJECT
B.eat St
Great Northern Warehouse
235 Deansgate
Manchester
M3 4EN

Method statement

DESCRIPTION OF WORKS

Temporary Internal fit out of Mews Units D,E,F,G,H,L,M,N,O and temporary external trading space with structures forming canopies and mezzanine area.

SITE ACCESS/EGRESS

For the duration of the works all workmen and materials will enter the site via the loading bay located via the access road from Watson St. the Mews is then accessed via a goods lift which terminates across the external area at mews level. The only exception to this is the scaffold, which will enter the site via the staircase on Deansgate. Please refer to the separate scaffold method statement

SPECIAL CONSIDERATIONS

Special consideration must be applied when working from heights. No contractor, sub-contractor or employee shall act in such a way as to put risk to any other employee or persons by way of his acts or omissions. All safety barriers, toe boards and other applicable
safety measures must be in place; all appropriate PPE must be worn.

Special consideration must be applied whilst the project is carried out, not to obstruct access/egress to the public entrances, also to ensure safe unobstructed passage to all fire escape routes. All appropriate Health and Safety signage, demarcation, and other applicable practise must be implemented and adhered to, so as to create a safe and unobstructed working environment.

Special consideration must be applied when taking deliveries, and also with removal of waste. A management system must be incorporated, with deliveries and waste removal set at quieter times throughout the working day. All waste is to be removed via the loading bay using vehicles to ensure skips are not required. No waste removal will take place after 18.00 to ensure disturbance to nearby residential uses is minimised.

Special consideration must be applied in relation to site security. At the end of each shift the site manager is to inspect the premises. Ladders are to be removed from scaffolding and scaffolding to be cleared of debris. All doors and windows are to be secure.

WELFARE

Adequate in site welfare facilities will be provided as will a designated first aid point

PERSONAL PROTECTION EQUIPMENT

PPE will be provided to all people on site in the form of
Safety helmets
Eye protection
Ear defenders
Gloves
High visibility vest

Any other PPE relevant to each particular task will be provided.
SAFETY FOOTWEAR MUST BE WORN AT ALL TIMES, whether by staff or visitors to site.

PLANT & EQUIPMENT INVOLVED

Step Ladders [Class A]
110 portable power tools
Hand held tools

PLANT INSPECTION & OPERATOR TRAINING.

Portable power tools are to have periodic inspections. Any faulty equipment is to be taken out of service and reported to the site foreman, who will make provisions for either replacement or immediate repairing.
Ladders must be periodically inspected and secured at all times.

A competent trained person will only change abrasive wheels.

Power tools should only be used and inspected by competent trained persons.

EC Declarations of conformity, and operator manuals available on request.

THROUGH OUT THE PROJECT ALL MATERIALS AND TOOLS SHOULD BE NEATLY STORED SO AS TO REDUCE TRIPPING HAZARDS AND RESTRICTING SAFE EGRESS.

SITE RULES

All contractors, sub-contractors and employees will comply with the requirements of Health & Safety Legislation, our own safety policy, risk assessment and method statement, together with any specific site rules set out in induction training sessions.

ALL GENERAL SITE RULES WILL BE ENFORCED ON SITE

No alcohol consumption on site
No non-prescribed drugs on site

No loud radios
Only use 110V equipment
If 240V has to be used for any particular task it is to be via a residual current circuit device
No excessive swearing
NO HORSE PLAY

REGULATIONS/LEGISLATION

Health and Safety at work act1974
Construction [~Design & Management] regulations 1994
Management of Health & Safety at work regulations 1992
RIDDOR regulations 1995
Manual handing operations regulations 1992
Construction [Health & Safety & Welfare] regulations 1996
Environmental protection act 1990
Personal protective equipment at work regulations 1992
Provision and use of work equipment regulations 1998
Electricity at work regulations 1998

WORKS TO BE CARRIED OUT

Exterior

All structure of the exterior is to remain as existing with no brickwork, listed elements of the façade being affected by the works. Existing temporary hoardings over the brickwork openings are to be carefully removed with fixing screws taken out hoarding taken out in one section before being broken down away from the façade and removed from site and disposed of.

New timber framed facades matching the existing facades are to be fabricated off site and arrive pre primed painted. The frames are to be installed with all screw fixings into the mortar ensuring no damage is caused to the original listed brickwork. Frames will then be glazed and painted with 2 coats of external grade gloss paint ensuring no paint marks brickwork.

Interior

Partition wall removal

Walls that are to be removed between units are studwork and non-original being created at the time of the most recent refurbishment. The ceiling is also non-original to these areas. The only original elements are where the walls meet the external brickwork. The central section of studwork will be removed and any timber meeting the external wall retained. This will then have any screw fixings carefully removed and timber taken away ensuring no damage to the external brick. Brick will then be brushed clean with a coarse brush to remove any plaster.

Door openings

Original door openings to brickwork walls between units with arched tops are to be used for both access and to allow extract to run between units without penetrating the original brickwork. These will have the block work carefully removed ensuring no damage to brick and any remaining mortar will be wire brushed from the brickwork.

Floor opening infills.
Where non-original staircases have either not been installed leaving open voids or staircases are to be removed the historic fabric of the building will not be affected. The openings have previously approved steelwork to carry timber beams and these will be used meaning no original elements of the building will be fixed to. Floors will be boarded in 24mm ply screw fixed to timber and any boarding to the underside will retain a 10mm shadow gap meeting any original walls.

Studwork.
Any new studwork introduced to the scheme, which joins any original structure, will have a 76x50mm S/W carcass with layer of 6mm ply and 12mm plasterboard. At any points meeting original external walls or ceilings a 10mm shadow gap will be introduced denoting the historic and new elements. Any fixings to brickwork will be directly into the mortar with no fixings to the original brickwork allowed. Walls will be taped, have plaster skim and paint finish in emulsion.

Bars and counters.
By the nature of the project being a pop up all bars will be movable to provide flexibility. Bar construction will be plywood and no fixings will be made into the original structure of the building.

Toilets.
Toilet locations have been carefully chosen so they are within areas where no original structure i.e. ceilings or external walls will be affected. Existing soil pipes and water supplies will be re-used.

Ceilings
All original ceilings are to be retained and remain in their existing condition and un painted. Any lighting will be festoon type, which will require hanging from the ceiling in nominal positions on plastic cable clips screw fixed through to plasterboard. No cables will be ran through ceiling voids.

Floors.
The floors throughout where over boarded in plywood will remain as existing. Any other exposed areas of floorboard will be over boarded in 12mm plywood to protect the original floor below. This will be pin fixed to the floorboards to provide minimal damage to the original boards.

Electrics
Whilst new electrics will be required to the units for general power, emergency lighting and fire alarm where possible items will be fixed to non-historic parts of the structure. All items will be surface mounted to prevent cables being ran through ceilings and walls in conduit with any fixings to brickwork being into the mortar rather than the actual brick.

Ventilation
Please refer to the separate ventilation Method Statement

Scaffold

Please refer to the separate scaffold Method Statement