

Project: 8 King Street (Roof Remediation)

Site Address: 8 King Street, Manchester City Centre, M2 6AQ

Date: 9th July 2025

Method Statement for how the building fabric is to be protected on erection of scaffolding & making good of masonry façade on the dismantling sequence of scaffolding

1. Purpose of the Statement

This method statement has been prepared to outline the procedures for the protection of the building fabric from potential damage arising from the erection, use, and dismantling of scaffolding. It also provides details of how the building will be made good following removal of the scaffold, in accordance with the requirements set out by Manchester City Council.

2. Scope of Works

The scope covers:

- Temporary scaffold installation for access to Roof remediation works to 8 King Street.
- Recom Management to fully identify scope of works to the external façade once the scaffold erection is completed. (schedule of works to be stored within Field view records to ensure works are documented accordingly).
- Protective measures during scaffold erection, use, and removal.
- Remedial works to reinstate the building fabric upon scaffold removal.

3. Protection of Building Fabric During Scaffolding Works

To ensure no permanent harm occurs to the building fabric, the following steps will be taken:

a. Scaffold Design and Fixing Method

- The scaffold will be free-standing or tied into mortar joints only, avoiding any contact or penetration of stone, brick, or decorative elements.
- Where anchor fixings are essential, they will be installed into existing mortar beds using non-percussive hand tools and removed under supervision.

b. Protective Measures

- All contact points between the scaffold and the building will be cushioned with foam padding or rubber sheaths to prevent mechanical abrasion.
- Sensitive features (e.g., carved stone, windows, timber surrounds) will be protected with breathable materials such as hessian or Tyvek sheeting.
- Scaffold decks will be double-boarded with sealed joints and dust-suppressing membranes to prevent debris infiltration.

c. Supervision and Monitoring

- A qualified site manager will oversee scaffold erection and ensure all protection measures are implemented.
- Regular inspections will be conducted throughout the works to monitor for signs of stress or damage to the structure.

4. Making Good Following Scaffold Removal

Once scaffolding is removed, the building will be carefully inspected and any necessary remedial work carried out as follows:

a. Inspection and Documentation

- A visual inspection will be carried out by a conservation-accredited professional to identify any areas requiring repair.
- Photographs and notes will be taken before and after works for record-keeping and reporting to the Council, if required.

b. Repointing and Repairs

- Any holes or disturbed mortar joints from scaffold ties will be repointed using a lime-based mortar compatible in strength, colour, and texture with the existing masonry (e.g., NHL 3.5 with matching aggregate).
- Any minor surface damage will be addressed using materials and techniques appropriate to the historic nature of the building fabric.

c. Cleaning

- Surfaces affected by dust or residue will be cleaned using non-abrasive, water-based techniques such as soft brushing or low-pressure steam, avoiding harsh chemicals or jet washing.

5. Ongoing Maintenance

- All repair works will be completed to a high standard and monitored to ensure performance over time.
- Any unexpected deterioration observed following scaffold removal will be reported and addressed promptly.

6. Conclusion

This method statement confirms that all necessary precautions will be taken to prevent damage to the historic or sensitive building fabric during scaffolding works, and that appropriate reinstatement will be carried out upon completion. These measures will be fully implemented and maintained in situ in line with the planning condition requirements of Manchester City Council.

7. Scaffolding Design

