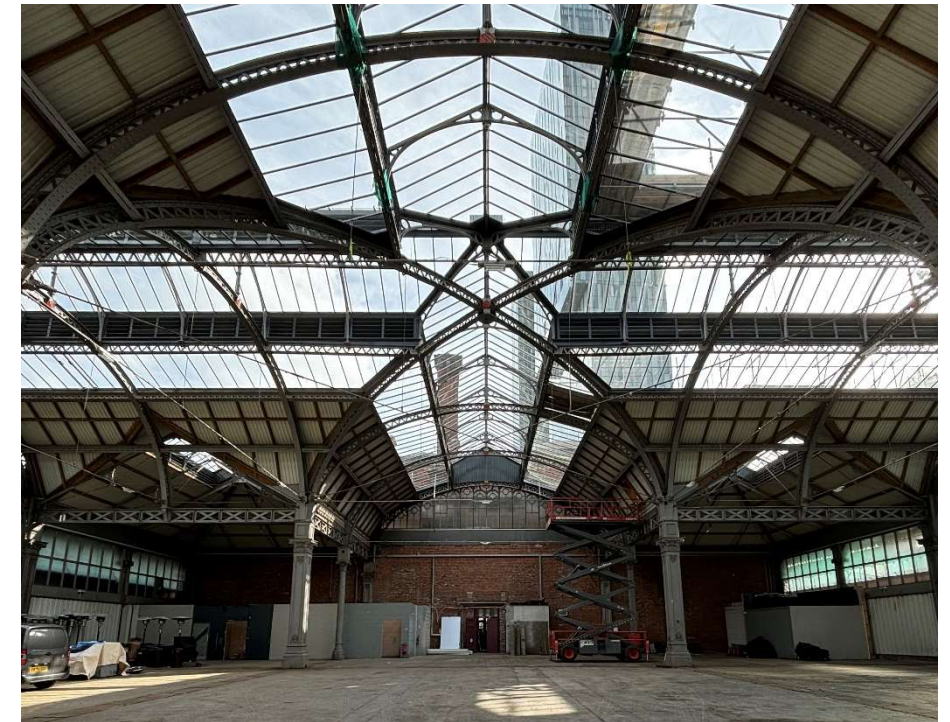




Upper Campfield

Liverpool Road, Manchester, M3 4NN

Listed Building Consent ref: 138346/LO/2023

Condition 03

Issue 01 – 14/02/2025

PROJECT3 architects

Listed Building Consent

Condition 03

Prior to the commencement of repair, cleaning and painting works to the exterior masonry, a detailed method statement and specification (including material specification) for the repair, re-pointing, cleaning and painting works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Information provided:

01 TJM Method statement – point and clean existing wall

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Method Statement - Point and Clean Existing Wall

A specialist contractor is instructed to carry out the brick cleaning and repointing works to the exposed brickwork wall on the Deansgate elevation located at the back of the building. The contractor will be cleaning the bricks using DOF cleaning, DOFF cleaning is a steam cleaning method that uses high-heat, low-pressure water to clean stone, concrete, and other surfaces. It's a gentle process that's effective at removing paint, staining, and discoloration.

How it works

- A DOFF machine heats water to high temperatures, up to 150°C at the nozzle
- The machine releases heated water and steam through a hose nozzle
- The low water pressure and high temperature work together to clean surfaces without damaging them

DOF cleaning the bricks removes any snots or dirt which has collected over the years. Using a scissor lift the brick layers can reach all areas high and low to then commence the repointing process where they will carefully use new mortar to repoint the wall covering any imperfections and cracks within the joints.

Following the removal of the restaurant bin store, we will be removing the remaining plasterboard, and reinstating the brickwork to original condition, ie remove door, lintel and grilles and infill with brick to match existing. Please see image below of the current condition.



Doff Cleaning Method of work is as follows.

- All operatives will read and sign onto the method statement and the associated risk assessments and a copy of the register will be filed with TJM Projects
- The system is not to be used if the temperature is below 30C
- Thoroughly review and understand information provided with the Doff system and operator's manual with particular attention given to descriptions of safety procedures.
- The Doff system is to be set up according to the manufacturer's instructions in a position where it does not create a hazard to pedestrians or traffic.
- Before using, always inspect the machine for damage or disrepair and assure all hoses are intact and connected properly. Notify your supervisor of any fault/damage and remove the blaster from service

- Make sure the unit is on a stable surface and the cleaning area has adequate slopes and drainage to prevent puddles.
- Do not run the Doff before connecting and turning on the water supply.
- Secure the hose to the appropriate lift level, routing so as to avoid it being a trip hazard.
- Make sure you have on all the appropriate PPE and protective clothing, this will be; a water proof suit, wellington type boots with steel toe caps, a full-face shield.
- Assume a solid stance and firmly grasp the spray gun with both hands keeping the nozzle approximately 200mm away from the surface to be cleaned, do not put your hand or other body part in the steam spray and do not point the spray at other operatives.
- Do short tests sprays to check the spray pattern, do not adjust the spray pattern or change a spray tip while spraying.
- Make sure other operatives stand well clear during the spraying operation and release the trigger before moving the nozzle away from the cleaned surface to avoid spraying other operatives. Do not secure the spray gun in the open position.
- All operative in the vicinity must wear eye protection during the cleaning, the operator is to wear a full-face shield. The high-pressure spray can cause paint chips or other particles to become airborne.
- Where mist drift is likely to affect other operatives or members of the public temporary sheeting should be installed to reduce the risk of drift, the temporary sheeting should be affixed using break away fixing such as mona flex bungee toggles and should be removed at the end of each working day. The sheeting should not be used in high wind.
- Do not leave the Doff system unattended while it is pressurised.
- Always squeeze the gun trigger after use to relieve the pressure in the gun, hose, and pump.
- Never refuel a hot or running engine. Wait two minutes before refuelling.
- Never repair a damaged high-pressure hose. Always replace it.

Grinding out prior to pointing method

- The area to be re-pointed will be identified from the scope of works, the area will be cordoned off to prevent third party access, if third parties enter the area work will stop until the area is clear.
- The area of the scaffold where raking out is to be carried out will be sheeted to the outside face to prevent flying particles but will be left open at either end to allow natural ventilation.
- The generator will be set up away from tenanted properties as far as possible and third parties will be protected by installing an exclusion zone around the generator using pedestrian barriers.
- Cables and hose pipes will be routed so as not to cause a trip hazard and standpipes or other obstructions on public footpaths will be protected by barriers or cones.
- The extraction system will be set close to the point of work and checked to ensure correct operation
- The angle grinder will be fitted with a mortar raking disk installed by a trained operative, proprietary dust collection housing and the hose from the extractor will be attached to the dust extraction attachment on the grinder and will be used at all times.
- The work equipment will be checked by the operative prior to use each shift and any damaged equipment will be removed from service.

- An operative wearing safety goggles, hearing protection, gloves and an FFP3/P3 dust mask will use the grinder to remove the old mortar to a depth of 15mm.
- Work with the grinders should be rotated to avoid any individual operative having a trigger time more than 1hr. if it is likely to exceed 1hr then a vibration time sheet must be completed by each individual. Individual operatives must not exceed 3½ hrs trigger time in one day
- The operative is to take regular breaks.
- Once the required area has been raked out power tools will be removed before the wall is washed down to remove dust from the mortar joints.

Pointing procedure

- The scaffold will as far as possible be cleaned with the extraction system.
- Mortar will be mixed to a conservation mix of 1/1/6 in a mixer which will be set up in an area agreed with the site manager; it will have a suitable exclusion zone set up to prevent unauthorised access. The mixer will not be left running when not in use and it will not be left unattended whilst it is running.
- Operatives loading the mixer with powdered cement will wear FFP3/P3 dust masks and safety eye protection.
- The mortar will be loaded onto the scaffold in buckets and the operative will re-point the area following best practice and to a finish according to the scope of works.
- When the pointing is finished the area will be cleared of all tools and materials and all exclusion zone barriers and signage will be removed.