PROCEDURE 05 RAMS – APPENDIX
PROJECT METHOD STATEMENT

Contract	**Hotel Gotham, Manchester**	**Contract No.**	**CHE241072**	**Date**	**30/01/2025**
Client	**Marshalls**	**Address**	**Gotham Hotel, 100 King St, Manchester**		

Prepared by	Wayne Nellis
Reviewed by	John Bullen
Project Manager	Wayne Nellis
Emergency Contacts	Wayne Nellis, 07586107891 & Alan Gill, 07771373094

This Method Statement should be reviewed when there is any deviation from the methods or procedures detailed herein, at specific review points detailed here, or at 3 monthly intervals – whichever is sooner:

Click or tap here to enter text.

Rev	Date	Prepared by	Reviewed by Client's Rep	Date of Review	Signed as Approved	Description of Modification

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• Brief Description of Project

The project involves raking out of mortar on external façade and installing ribbon anode and the wiring of the cathodic protection system to the steel frame and internal cabling back to power source and all associated works.

This RAMS focuses on the installation of the C.P system.

• Prestart

a)	**Construction Programme:** key dates, sequencing, coordination and cooperation	Commencement: 06/01/2025 Completion Date: 30/01/2026 Spring Gardens Scaffold Commencement: 13/01/2025 To minimise disruption to the hotel and the 'Lucky Cat' restaurant within the building, the works will be sequenced accordingly. The management of the hotel and restaurant has requested that no scaffolding be placed over their entrances during the Christmas period. In response, CRL has planned the work to progress in an anticlockwise direction around the building, starting at the hotel entrance in early January. This approach ensures that the entrances to both the restaurant and hotel will remain clear during Christmas.

b)	**Arrangements for: Induction, RAMs briefings, daily briefings, toolbox talks**	Site manager to induct all operatives on commencement date. Briefings on RAMS to be carried out at induction stage and any further changes in works. Daily briefings to be carried out with toolbox talks carried out weekly.

c)	**Permit Requirements** *tick as appropriate*	Enter	Electric	Load/ unload	Work	Dig	Hot Work	Other
		☐	☐	☒	☐	☐	☒	Click or tap here to enter text. ☐

Confined space entry only for Gallery works- other permits covered by D & B

d)	**Training** *tick as appropriate*						
	SMSTS	☒	**IPAF 3a/3b**	☐	**Appointed Person Lifting**	☐
	SSSTS	☒	**Forklift**	☐	**Working over water**	☐
	TWC	☒	**PASMA**	☐	**Scaff Inspection**	☒
	TWS	☒	**Fire Warden**	☒	**Confined Space**	☐

1st Aider	☒	**Water Hygiene**	☐	**Other** Click or tap here to enter text.	☐
ICORR	☒	**Street Works**	☐	**Other** Click or tap here to enter text.	☐

e)	**Minimum Standard PPE to be worn on contract**	
	1 Helmet	Hardhats to EN397
	2 Gloves	General work gloves to EN 388 – Minimum cut level 3, for CP install works cut level 4 gloves.
	3 Boots	Safety boots to EN20345 Standard
	4 Hi-Vis	Hi Vis Vests to be worn to BS6629
	5 Eye Protection	Safety glasses (To BS EN-166); Safety Goggles (To EN 271)
	6 Face Mask	Face fitted P3 mask is mandatory for dust generating activities and working with hazardous materials that specify the use of a face mask.

f)	**Personnel involved on Contract and contact details**	
	Contracts Manager	John Bullen, 07432596724
	Project Manager	Wayne Nellis - 07586107891
	Foreman	Alan Gill, 07771373094

- **Key H&S Hazards and Controls** (identified in the risk assessments section of the CPP)

THIS IS THE KEY INFORMATION THAT NEEDS TO BE COMMUNICATED VIA THE RAMS BRIEFING

Hazard	Task Analysis
Manual Handling	Lifting of stone repair, mortar material and cp ribbon. Maximum of 25kg load to be lifted manually by one operative, use of lift aids to be utilised where possible in order to reduce manual handling of heavy items, correct lifting positions to be adopted.
Pigeon Guano	Presence of pigeon guano possible on various elevations of the building. Any presence of guano within works areas to be raised as early as possible and must not be removed by operatives, specialist removal contractors to be utilised.
Asbestos	Refer to asbestos survey for location of identified areas containing asbestos. If possible asbestos containing material has been identified within works area, works must be stopped and raised with the client who will be responsible for the surveying and removal of the material.
Traffic & segregation of the public	Works are being carried out adjacent to live roads All works will be segregated from the public using hoarding, heras fencing and appropriate signage. Working areas arrangement to be agreed in advance. Road closure to be utilised so diversion routes created from both roads and pavements
Site Security	Site welfare, plant storage area to be padlocked, door locked etc when not in use. Operatives to follow security arrangements highlighted at point of induction. Works location to be secured from public access with heras fencing/hoarding fixed in place and accessible for staff with combination padlock.
Noise	Undertake noise assessments. Statutory nuisance issues and Stop Work notices. Suitable ear defender PPE to be utilised by operatives. Use silenced plant and noise attenuation sheets where possible. Record the exposure on the noise assessment.
Materials Storage	Materials & plant are to be stored safely in an enclosed & secured area to prevent unauthorised access. COSHH assessments for the necessary materials must be present along with signage to highlight the hazard.

- **Access Arrangements**

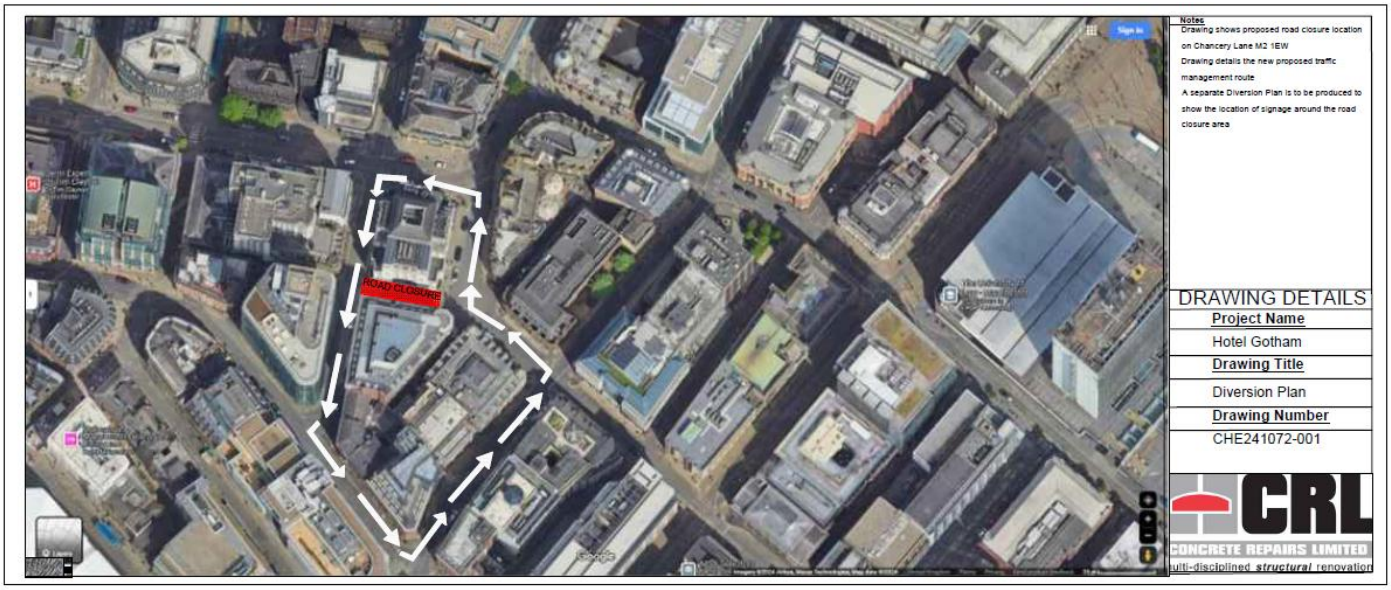
Vehicular and pedestrian routes and segregation **Access to the works**	CRL will comply with all client requirements, including site access and security arrangements, fire and evacuation procedures, access to sensitive areas and welfare arrangements. CRL's site manager will liaise with the management and staff daily to coordinate any operations that require interfacing. All CRL operatives will comply with Leonardo procedures, regulations, and policies. Construction works will be always segregated from the public with the use of hoarding and scaffolding accessible only from Chancery Ln compound, the works areas & access routes will be highly covered with warning signage and a traffic management route will be in operation. There will be no vehicle access to Chancery Lane. Operatives will be briefed on the location of the site and the complex nature of working safely in a populous city centre location. Access to the compound will be via a security gate and no unauthorised people are to be granted access without prior permission.

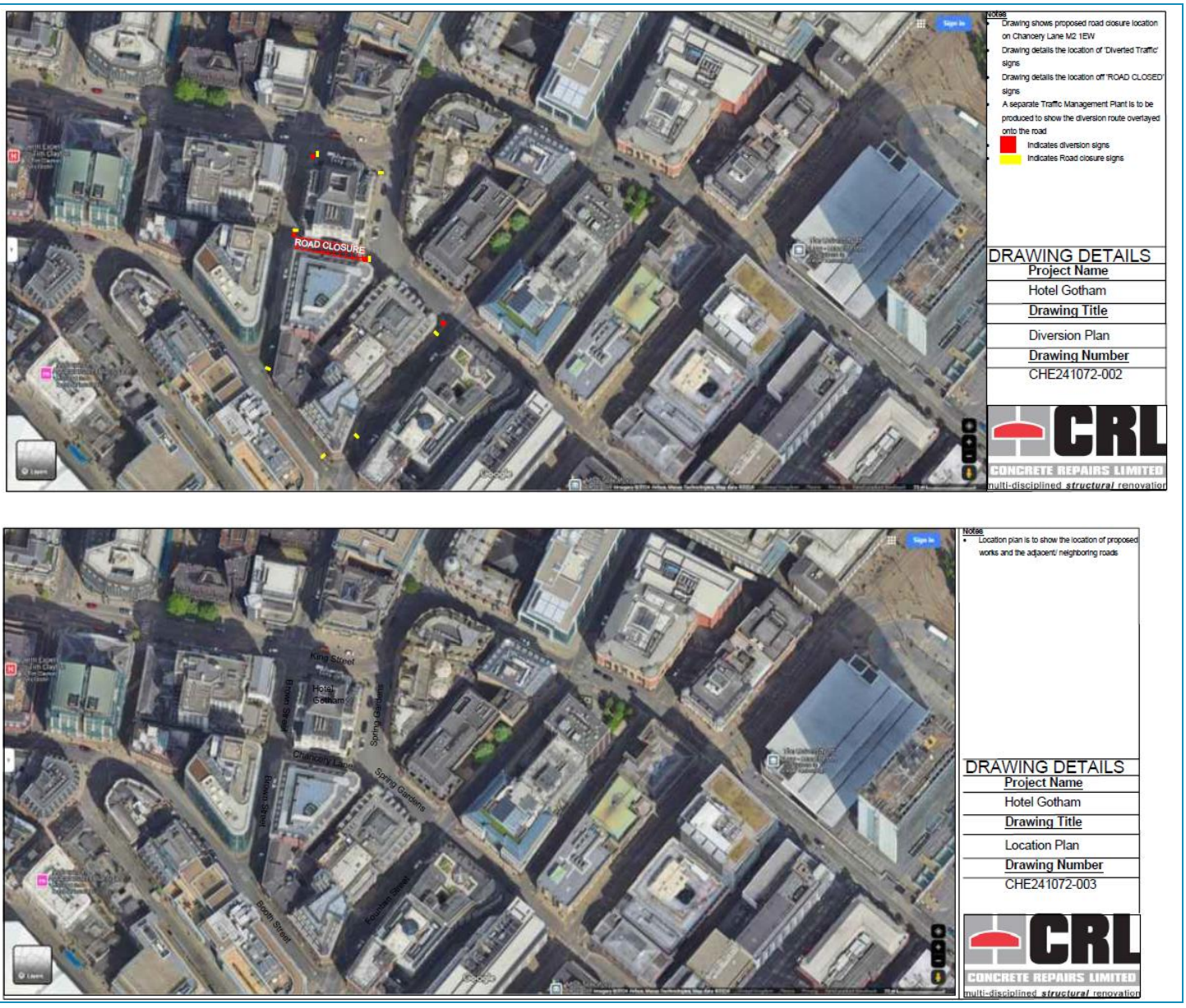
- **Site Logistics** (Ideally should include a site logistics plan/sketch)

Site plan, materials & waste storage, welfare, housekeeping, deliveries, client interface, services, coordination with client and contractors	As per dedicated access & egress routes that will be discussed in the site-specific induction. The work compound on Chancery Lane is highlighted below. The compound will be isolated from hotel staff and users and any other persons not associated with the works. Hoarding and pedestrian barriers will be in place to enforce this. Materials & general plant will be stored in a designated storage container and safely secured. Deliveries of materials will be scheduled in advance to ensure no vehicles are waiting and causing obstructions. Materials and plant are not to be transported in areas visible & open to the public. Segregated waste skips will be provided at necessary stages of the works, and these will be identified with the appropriate storage.

Logistics plan






ROAD CLOSURE
Notes
Drawing shows proposed road closure location on Chancery Lane M2 1EW
Drawing details the location of 'Diverted Traffic' signs
Drawing details the location off 'ROAD CLOSED' signs
A separate Traffic Management Plant is to be produced to show the diversion route overlayed onto the road
Indicates diversion signs
Indicates Road closure signs
DRAWING DETAILS
Project Name
Hotel Gotham
Drawing Title
Diversion Plan
Drawing Number
CHE241072-002
CRL
CONCRETE REPAIRS LIMITED
multi-disciplined structural renovation

King Street
Hotel Gotham
Bower St Mary
Spring Gardens
Chancery Lane
Spring Gardens
Booth Street
Booth Street
Notes
Location plan is to show the location of proposed works and the adjacent/ neighboring roads
DRAWING DETAILS
Project Name
Hotel Gotham
Drawing Title
Location Plan
Drawing Number
CHE241072-003
CRL
CONCRETE REPAIRS LIMITED
multi-disciplined structural renovation

- **Stability of Structures and Temporary Works**

All construction works must be undertaken in accordance with the specification of works to ensure the stability of the structure being repaired is not compromised. If any further cracking, delamination, or defects arise as a result of the repair works these must be structurally assessed with works stopping to allow surveys to be undertaken. Temporary works will be recorded in a register and reviewed regularly for safe installation and validity. Refer to Procedure 30.

- **The Works Methodology & Sequence** (for larger projects consider separate task method statements)

- **The following hold points must be approved and signed off before any other works proceed:**
- **Items – 1,2 and 3 from page 1.**

1	Pre-Construction	**Equipment Calibration** All of the contractor's test equipment to be used on the project is to hold valid calibration certificates, or documented verification testing.	Contractor's site agent / supervisor	As required by equipment manufacturer		A valid calibration certificate or record of verification test [depending on equipment requirement] submitted to CP specialist.	Photocopies or PDFs of calibration / verification records	R	Hold Point - Approval required prior to proceeding.	
2		**Anode Type and Accelerated Life Test Data** Anode type and manufacturer approval. Proposed anodes to be tested to demonstrate service life as described in NACE TM0294/ISO 19097.	Contractor's site agent / supervisor	Once, prior to order/selection.	NACE Test Method 0294/ISO 19097 - Part A	Test certificate for NACE 0294 testing to be provided in advance of works. CP Specialist to approve proposed anode [type and manufacturer] prior to order.	Test certificate issued by manufacturer/or independent test house	R	Hold Point - Approval required prior to proceeding.	
3		**MMO/Ti Anode Coating Batch Testing** Each batch to be tested under accelerated conditions to demonstrate effectiveness over required service life.	Contractor's site agent / supervisor	Each batch/delivery prior to dispatch	NACE Test Method 0294/ISO 19097 testing - Part B	Anodes to be tested as per test method and no change in drive voltage [as required to generate test current] greater than 2 volts is deemed acceptable. CP specialist to see batch test certificate for first batch and approve prior to proceeding.	Test certificate issued by manufacturer/or independent test house	R	Hold Point - Approval required prior to proceeding.	W
4		**Initial setting out CP system** The intended position of each CP component is to be marked on the structure to ensure that the designed system can be installed as intended and by the proposed method. Sufficient notice to CP specialist to be given to ensure availability to resolve issues.	Contractor's site agent / supervisor	All items at early stage of project.	CES Installation Drawings	System to be set-out and design reviewed against as-found conditions, positions and dimensions. Any clashes, areas for improvement, redundancies to be recorded and reported to the CP specialist for consideration.	Completed list with associated sketches showing any clashes or errors.	R	Hold Point - Approval required prior to proceeding.	

- **Items – 9,10,11 and 12 from page 2.**

9	Installation	**Items Detrimental to Cathodic Protection** Locating items detrimental to CP system performance. Visual survey, cover-meter to surface to confirm that no such items are present.	Contractor's CP Level 2 Technician [BSEN15257:2017]	All areas receiving CP as shown on the CES produce zoning drawings.	BSENISO 12696:2022 Clause 7.1	If items are present, these are to be identified and electrically bonded as per specification/approved method.	Survey drawings showing all identified items. One pack of drawing for whole system.	R	Hold Point - Approval required prior to proceeding.	
10		**Stone Chasing Trial** Contractor to demonstrate quality of joint preparation [widening etc] in sample area to set standard for the works. Sample to include a reasonable representation of cases [ashlar, profiled, corners etc]	Principal Contractor / Contractor's Masonry Foreman	Once	CES Installation Drawings	Trial should incorporate representative CP installation to ensure that the finish provided is achievable with embedded cables/anodes present and that components can adequately encapsulated. Cutting to be neat, with minimal over-cuts and width to be limited to only that needed & previously approved by heritage authority.	Photographs and notes suitable for comparison and review.	R	Hold Point - Approval required prior to proceeding.	Hold Point - Approval required prior to proceeding.
11		**Local Heritage Trial** Contractor to demonstrate quality and finish of external installation [joint widening, re-pointing etc] in sample area to set standard for the works.	Principal Contractor / Contractor's CP Level 2 Technician [BSEN15257:2017]	Once	CES Installation Drawings	Contractor is demonstrate quality and finish will match existing pointing colour, texture, type. Trial should incorporate representative CP installation to ensure that the finish provided is achievable with embedded cables/anodes present and that components can adequately encapsulated.	Photographs and notes suitable for comparison and review.	R	Hold Point - Approval required prior to proceeding.	Hold Point - Approval required prior to proceeding.
12		**Half-cell Survey** Areas local to sensor positions are to be subject to a half-cell survey prior to anode installation, but after masonry repair. The results are to be shared with the designer to agree exact positioning of monitoring sensors.	Contractor's CP Level 3 Technician [ISO15257:2017]	Once, prior to installation of main anode system.	In accordance with ASTM/CSTR and BRE standards for 1/2 cell surveys.	AgAgcl 0.5M KCl portable reference electrode and high impedance voltmeter to be used to take steel in masonry potential readings on a grid at 500mm centres, reference to the centre line of the elevation. Survey data to be reported in csv. format on a grid that matches the survey grid, with clear and identifiable start and finish positions.	survey data, with referenced positions in CSV format on a grid	R	Hold Point - Approval required prior to proceeding.	

- **Items – 19 from page 3.**

19		**On/Off Testing** Instant-off versus Off potential using portable reference electrode, of each member and section of member, to demonstrate effective protection throughout façade. System to be energised to 6V.	Contractor's Engineer - Level 3 [BSEN15257:2017]	Once, when all components are installed but scaffold access remains in place	BSENISO 12696:2022 Clause 8	Demonstrable negative potential shift, consistent with applied voltage/current at circa 1m intervals along protected areas.	To be determined by contractor. Marked up drawings to be submitted to CP Specialist for review.	R	Hold Point - Approval required prior to proceeding.	W

- **Items – 20 and 25 from page 4.**

20	ing	**Initial Energisation** Recording of natural potentials and initial powering and assessment of the CP zones.	Contractor's Engineer - Level 3 [BSEN15257:2017] In the presence of the Client's CP Engineer - Level 4 [BSEN15257:2017]	Once, after all site work is complete.	BSENISO 12696:2022 Clause 8	Native [natural] potentials to be recorded on both control system & manually. Output to be set and recorded. Outputs to be checked against manual measurements. Output settings to be stable and controllable within sensible ranges. Reference electrode potentials to shift according to variations in output. Current to be measured once drive voltage is applied. Manual testing to be undertaken to compare and confirm the values recorded by the control equipment.	CP specialist's standard format	R	Hold Point - Approval required prior to proceeding.	W

25	Post-	**End of Period Inspection** Site visit to inspect protected structure, equipment and test values against recorded data.		Once - 12 months from commissioning	BSENISO 12696:2022 Clause 10	Values measured on site to match those recorded by system. Protected structure to be free from corrosion related damage or anode staining. Reference electrodes to be tested for accuracy and stability. All DC commissioning tests to be repeated and compared.	End of period monitoring report.	W	Hold Point - Approval required prior to proceeding.	Hold Point - Approval required prior to proceeding.

liaising with the hotel.

The Project Manager will attend a weekly meeting to liaise with the hotel management on site activities for the following week.

Installing D.C Negatives, Monitoring Connections and Reference Electrodes

D.C. Negatives to Steel

- The approximate locations of the D.C. negative locations, as depicted on the Contract drawings, will be marked out onto the structure using chalk or other approved identifying system. A 'Ferroscan' or similar cover meter will be used to scan the surface of the concrete column to determine the location of the steel in that area.
- Using a Hilti TE 80 (or similar) light breaker with chisel, the concrete shall be removed as concrete breakout, to expose a length of steel column rib to both sides 50-100mm long.
- D.C. negative connections shall be formed using the D.C. negative connection detail TBC by CPTS. Girder Clamps will be fastened on to the exposed steel web of the column with cable compression lugs on the D.C. negative cable rings. The connection is to be tested for continuity using a multimeter.
- Once tested to be continuous, the entire connection shall be encapsulated before concrete reinstatement using the approved cementitious repair mortar.
- D.C. negative cables will be black/black XLPE/XLPE 4mm² copper cored cable. The cables running directly to the junction box within the roof plant room**.**

Reference Electrodes Installation

- Reference electrodes will be supplied with single core, blue/blue, XLPE/XLPE 2.5mm² Cu cables.
- Locations of the Reference electrodes will be determined by the ICCP Designer on site
- A local cover meter survey will be used to locate the reinforcement before installation commences. Each reference electrode will be installed by drilling a suitably sized hole that the reference electrode can be placed into with a depth such that the reading interface of

the electrode shall be facing outwards of the hole next to the Steel Beams/Columns to be monitored.

- The reference electrodes will undergo a pre-installation function and calibration check in accordance with the manufacturer's procedures. The reference electrode will be immersed in 3% salt solution for a minimum of 2 hours and then installed within 24 hours.
- Where the electrode is to be installed into a breakout the red cap is to be removed and retained, the cable tail is to be positioned in the direction of the cable runs with in the stone mortar joints. The cell will be grouted into position using the designed lime mortar, compatible with ICCP monitoring systems. The reference electrode will be held in place whilst the repair mortar cures ensuring no movement takes place to dislodge the measuring tip.
- The reference electrode stability is to be check tested 24 hours after encapsulation.
- Care will be taken to prevent damage to the reference electrode and the cable both of which shall be supported at all times.
- After the grout has cured, the reference electrode cables shall be pushed into the bed & perp Joints of the Stone wall and ran back to the 12mm drilled hole leading to the internal riser junction box, ensuring the cable is correctly identified and marked.
- Records of all testing carried out the reference electrodes, pre and post installation up to and including the commissioning of the system shall be kept by CRL including any failures and their rectification, replacement details and re-testing.

Installation of the Anode Ribbon

- The anode Ribbon will be installed Zone by Zone as depicted on the contract drawings. The anode ribbon strings will have two positive feeder cables connected to one side pre-installed from the manufacturer they are for the upper and the lower connections to the next anode ribbons.
- The substrate will be fully soaked with water but left till all standing water has soaked in but still damp,
- Lime based grout will be pumped into the anode chase by means of a hand held skeleton gun, maximum of 30% fill the chase. Install the anode ribbon into the prefilled chase making shore the anode is fully encapsulated but still set back by 15mm, leaving the two titanium feeder cables free to be pushed in to the feeder cable chases below and above.
- After all the anode ribbons have been installed then the feeder cables can be joined together with crimps and heat shrink over the joints, joining all the anodes into one continues zone. All feeder cables will be pushed into the feeder cable chases ready for embedment.
- Following the design drawing the titanium feeder cable will be chased back the awaiting 12mm hole where the feeder cable will be connected to the DC positive cable with in the internal risers.
- There will be a minimum 100mm separation gap between the anode ribbons of the different zones.

Installation of the Positive Connections

- Manufacture the D.C. positive cable connectors in compliance with the specification drawings.
- Connect (Crimp sleeve) the D.C. positive titanium feeder cables to the D.C. positive cables will be red/red XLPE/XLPE 4mm² copper cored cable. The connection will then have heat shrink applied. The circuit cables will be taken up the internal risers within trunking. (See separate RAMS.)
- Testing is to be carried out to confirm the electrical continuity between all the positive connections of the same zone, the electrical separation between the different zones and the electrical separation of the anode and the steel (d.c. negatives).

Encapsulating Power Cables

- Following the connection works by CPS (See separate RAMS) all zones will be repointed.

Working Hours and Noise Restrictions

Working hours for the project are set from Monday to Friday, 7:30 AM to 4:30 PM. Noise restrictions will be in place to minimise disruption, with **no noisy works allowed before 9:30 AM or after 4:00 PM**. Safe access for both the public and hotel staff will be maintained throughout the works, ensuring there is minimal disruption to hotel operations and guest access.

- **Protection of Assets,** surrounding area, building, etc

The CRL compound area is to be full hoarded to protect the compound from unwanted visitors and the gates are to be locked after every use.

All services to be protected and isolated when in conflict with works activities. Internal cabling & services are to be considered when determining cable routing for junction boxes and TR unit connections. Any conflicting services will be isolated and if necessary arranged to be removed. No works will be undertaken before receiving approval from relevant parties.

Windows in the vicinity of construction works will be protected using correx board. Where light construction works are being undertaken I.e. installation of cabling, the windows will be protected with a decorator's film. This is to be removed upon completion of works in that area and before works finish each week.

- **Work Equipment (PUWER, LOLER)**

All wired electric tools shall be 110 volts with current PAT test certification. Spill kits will be available at all times.

The provision and use of work equipment regulations 1998 (PUWER) applies. The operator shall carry out a visual check of the equipment prior to use. Any defects should be reported immediately to the person in charge and the equipment decommissioned if it deemed unsafe to use. A thorough inspection shall be carried out weekly by a competent person and recorded in the plant register to comply with PUWER.

- **Materials and CoSHH** including presence of lead and asbestos

Technical and Safety data sheets will be available on site for all products being used on site. Adequate PPE will be provided in accordance with requirements under CoSHH assessments.

There is no pre-established locations of Lead or Asbestos, any suspected asbestos is to be reported and works are to be stopped until safely removed by an approved contractor.

- DC Positive cable
- DC Negative Cable
- Titanium Feeder cable
- Anode Ribbon
- Lime based grout mortar

- **Emergency Arrangements**

Coordination and cooperation with client's arrangements, fire plan, first aid, rescue from height, man-overboard, confined space, etc (see reference in CPP)

Wayne Nellis & Alan Gill are the site first aiders with first aid facilities within canteen/site office.
Wayne Nellis & Alan Gill are the site fire wardens. Fire evacuation procedure within H&S plan and highlighted in induction stage.

Nearest Hospital:
Manchester Royal Infirmary
Oxford Road, Manchester, Greater Manchester, M13 9WL
(Hospital Route will be highlighted on the site notice board)

• Covid / Other Special Health Arrangements

Although Covid-19 poses a lesser danger at present it is still considered relevant for operatives to be briefed upon. The following PPE has been identified and must be issued to and worn by the operatives before work commences

- Long sleeved high visibility jacket and trousers to comply with HE requirements.
- Safety Boots (not riggers)
- Hard hat.
- Light eye protection to EN 166 and protective impact goggles for any activity based functions
- General purpose (Gripper) gloves and light eye protection is mandatory at all times on site.
- Surgical gloves where general working is envisaged and general-purpose gloves are not worn for protection against hand contact – Covid 19
- P3 dust masks where close proximity working or dust generation is envisaged (also for protection against Covid 19)
- Anti-bacterial fluid and antiseptic wipes will be made available for site use – for protection against Covid 19
- Additional safety equipment as described by the subcontract RAMS or in accordance with the activity being undertaken, will be worn.

The 2-metre social distancing rule is to be enforced between operatives as the most effective form of protection against Covid 19

• Environmental Protection and Nuisance

- CRL operate an Environmental Management system. Environmental risks are identified in the overarching suite of Risk Assessments.
- Following CRL Environmental procedures spill kits will be available; drip trays or plant nappies will be used under compressors and generators. Large generators will be bunded.
- Diesel bowsers will be fully bunded.
- CRL personnel will be fully briefed on environmental issues.
- Dust suppression measures will be utilised.
- Noise reduction measures will be used wherever possible including limiting the duration of noisy producing activities and utilising lower decibel equipment.
- Drainage will be protected with bags/visqueen.
- A dedicated refuelling station would be located within the works compound. No refuelling outside of this location.
- CRLs canteen waste will be transported from site every few days due to rats
- A Wash out area will be established in the compound.

- ## Waste

Control of waste

Waste will be cleared at intervals to suit the works and at the end of the shift. Waste materials will be bagged and transported to a specific area specified where a waste skip unit will be located. Reconomy are the designated waste contractor. Hazardous waste will be disposed of in accordance with manufactures recommendations.

Reconomy's registered waste carriers license: BUS/722000/CB

- ## Records and Documentation

IMPORTANT – READ BEFORE YOU SIGN:

In signing below, you agree that you have been briefed in and understand the contents of this method statement; if you are in doubt about anything this method statement contains ask before you sign and always remember, if you think there is a better, safer, or easier way to do this job we will be happy to give this serious consideration.

Date	Method Statement briefing carried out by CRL	Date of Briefing	Personnel Briefed *Name*	Employer	Signed as Aware & Understood

PROCEDURE 05 RAMS – APPENDIX
PROJECT METHOD STATEMENT

Date	Method Statement briefing carried out by CRL	Date of Briefing	Personnel Briefed *Name*	Employer	Signed as Aware & Understood