

Method Statement for Works

Project:	Peelers Yard
Site Address:	Goulden Street, Manchester, M4 5FR

1. BASIC DETAILS

Company Name	Big Red PC Limited
Author	Ellie Morrice
Task	Chimney Restoration Works
Revision & Date	Rev D – 07/01/2025

2. DESCRIPTION OF WORKS.

In this section, please detail:

What is to be done?

- Super heat steam cleaning to all identified stone & brickwork
- Replace all spalled brickwork at identified Chimney areas (sourcing replacements from the original bricks removed during demolition works)
- Repair, restore, indent stonework at identified areas across site (sourcing replacements from original Stone removed during demolition works)
- Repointing to all identified areas of stone & brickwork

Timing, when will it start & finish?

- Approx 12 weeks
- Day works, some Saturday working.
- Works commence after council approval of RAMS.

Location, where will it happen?

- Works commence on the Chimney after the fourth scaffold elevation, above the structural steel this area will be cladded.

Method & Work sequence *(Explain step by step how the work will be carried out, including details such as method of access to high level working, any isolations or permits required. Please delete/amend the below as appropriate.)*

General

1. All works will be fully segregated and will be completed as scheduled in works programme.
2. Upon completion of each shift the area of works and surrounding areas will be left in a clean and safe condition.
3. Access to the working area will a fixed scaffold.
4. The operatives will ensure that access routes are clear of equipment and debris adopting a good housekeeping policy
5. All associated services are to be identified by a competent person, referencing existing service drawings; where electrical services have been identified isolation procedures are to be followed in accordance with Big Red Construction procedures.
6. An exclusion zone is required to ensure unauthorised persons do not enter the construction area.
7. Ensure correct PPE is being utilised.
8. A good housekeeping standard must be used to ensure the working area is free from slips, trips & falls.
9. Any working at height to be completed from an erected and certified scaffold or site supplied and certified MEWP to be operated only by IPAF certified persons after completion of the required checks and ensuring that a harness and fall restraint are being used at all times whilst in the MEWP basket.

Sequence of Works

HOLDPOINT: Use of restoration mortar should be minimised throughout the works.

HOLDPOINT: Any repairs will be pinned and resin fixed, as a secret bond, so not visible.

Cleaning

1. Using appropriate brush (non-wire) brush off surface dust & contaminants to prevent them being pushed into the masonry prior to cleaning with the super heat steam system.
2. Isolate areas of works per elevation and cordon to prevent access from other trades, ensure the area of work being cordoned and worked upon is briefed to the site team at the morning meeting to ensure all aware
3. Set up Thermatech super heat cleaning system using extended hoses were required ensuring they are run in a manner so as not to create a tripping hazard.
4. Water to be mains supply, clean and free of contaminants
5. Works at height to be completed from the site supplied scaffold or MEWP as required with all required checks completed.
6. Samples to be completed to stone and brickwork to ensure a survey/assessment can take place to ensure appropriate method utilising experience and expertise to determine the best course of action.
7. Once best practice is identified for cleaning masonry elements then progress with the super heat clean which will be running at 150c at low pressure to give the best results, using the lance from a distance of 400/500mm to prevent surface deterioration. Working from the top down.
8. Check areas of completed works and carry out a second pass to any areas that require a deeper clean.
9. Site Supervisor to be monitoring the brickwork and stonework throughout the cleaning process

10. Abrasive attachment with dolomite abrasive material will be required to remove carbo sulphation to areas of stonework, controlled samples using different grades of dolomite material to determine the most effective combination of grade.
11. Document findings and ensure photographic evidence is obtained before and after as a record of works completed and to assist in the survey.
12. All data sheets to be held in site folder for reference by all site personnel.
13. Removal of deposits, rubbish and surplus materials will be by Big Red operatives to the skips provided
14. Once completed clean down worked in areas and obtain a works completion sign off.

Brick survey, indents, and replacements

1. Once all brick & stonework has been cleaned on the chimney stack a survey will be completed to identify all areas requiring brick indents/replacements.
2. Only upon Manchester City Council approval, works will commence utilising bricks retrieved from demolition.
3. Any protruding brickwork to be cut as identified to meet the profile of the chimney stack for the addition of new cladding (Installed by others)
4. Protruding bricks to be removed with the use of mechanical cutting equipment, this will have the installed dust extraction system which will minimise the amount of dust created. Operatives are to ensure they are wearing the correct face masks whilst making cuts to the bricks.
5. Only upon Manchester City Council approval with survey completed on the brickwork, works will commence replacing the damaged/spalled brickwork throughout the entire chimney stack all replacements to be sourced from bricks left from the demolition works
6. A full repoint to the chimney structure utilising 3.5NHL and locally sourced sands with a ration of 3:1 mix. Samples to be provided before commencing the full repoint of the stack

HOLDPOINT: Use of restoration mortar should be minimised throughout the works.

Stonework – Coping re-bed and tied

1. Lift off copings and take to ground level with the use of the site supplied crane and driver.
2. Once at ground level remove old bedding material, clean and restore as required
3. Take back to top level, prepare bed to the structure. Install with the use of Stainless L-brackets, resin and dowels to ensure a good fix to the structure.

HOLDPOINT: Use of restoration mortar should be minimised throughout the works.

Internal and External Retained Masonry

1. Using appropriate brush (non-wire) brush off surface dust & contaminates to prevent them being pushed into the masonry prior to cleaning with the Super heat steam system
2. Isolate areas of works per elevation and cordon to prevent access from other trades, ensure the area of work being cordoned and worked upon is briefed to the site team at the morning meeting to ensure all aware
3. Set up Thermatech super heat cleaning system using extended hoses were required ensuring they are ran in a manner so as not to create a tripping hazard.
4. Water to be mains supply, clean and free of contaminants
5. Abrasive attachment with dolomite abrasive material will be required to remove carbo sulphation to areas of stonework, controlled samples using different grades of dolomite material to determine the most effective combination of grade.
6. Document findings and ensure photographic evidence is obtained before and after as a record of works completed and to assist in the survey.

Brick Indents/Replacements

1. Once clean completed identify spalled brickwork and create report for site management for confirmation of bricks that require replacement, indent or leaving.
2. All bricks to be sourced from the demolition bricks
3. Cut out defective bricks with the use of mechanical equipment ensuring that the dust extraction system is in operation to minimise dust creation, operatives to ensure they are utilising face masks whilst completing cutting operations.
4. Replace bricks as required and reinstate using the 3.5NHL and local sand mix as the heritage approved mix.

HOLDPOINT: Use of restoration mortar should be minimised throughout the works.

Stone Repairs, Indents/Replacements

1. Full block or indent repair should be carried out.
2. Once clean survey to be completed to identify areas of stone to be repaired/replaced. Once survey approved by MCC, works can commence.
3. Isolated stone repairs to be completed using heritage approved repair mix, colour match sample to be completed prior to completing full scope of repairs.
4. Square the area to be repaired
5. Apply bond resin and pins to ensure adhesion to face of stonework being repaired.
6. Full block or indent repair should be carried out.
7. Clean down surrounding stone with sponges to ensure no smearing to existing stone from repairs

Indents

1. Larger identified areas of stone restoration will be carried out using reclaimed stone from the demolition works and used as an indent or replacement.
2. Stonework will be identified for a matching profile
3. Area to be indented to be squared using a masonry chisel.
4. Source, measure & cut a section with a matching profile to be used as indent
5. Drill the indent and fix 2x6mm stainless dowels with resin. Offer up to area of indent and drill oversized holes to accept the 6mm pins in the indent, fill holes with resin and affix the new piece of stone, allow resin to cure and make good profile if required.

Stone Pointing

1. Remove the defective pointing with hand chisels
2. Using the pre-bagged lime green mix and clean water make up pointing mix. Note, agree pointing mix with MCC before use.
3. Pointing to be applied to a depth of 20mm or as a standard a minimum of double the joint width and applied with a trowel
4. Sponge down area surrounding new pointing to ensure no smearing on to the stonework

Brick Pointing

1. Using 3.5NHL & locally sourced sands as per sample
2. Remove with mechanical router fitted with dust extraction system remove previous pointing
3. Mix pointing material with clean water and document ratio's to ensure any further mixes are the same colour.
4. Ensure a flush beaten back finish with a churn brush to show fine/aggregates in the face

Stone Quoins and Ashlar Restoration

1. Survey to be completed after clean to identify areas for repair, and areas to be repaired confirmed.
2. Using pre-bagged lime green repair mix and clean water make up repair mix. Note, agree pointing mix with MCC before use.
3. Defrazz the stone surface.
4. Apply scratch coat of 10mm at time allowing time to cure with each layer 66. Finish with a wooden float to achieve texture & profile
5. Clean down surrounding area to ensure no smearing to existing stonework.

Completion of Works

1. All waste to be removed from the works area and disposed of in accordance with the waste management plan.
2. Works area to be left clean and tidy, and segregation barriers removed.
3. QA for all works to be recorded.

Means of Access and Egress

Pedestrian entry to site is permitted by the electronic turnstile on Goulden Street. Prior to accessing site, an online induction must be completed.

Vehicle Access is via Gate 2 on the corner of Cross Keys and Goulden.

Escape Routes and Muster Points

All emergency exits will be detailed during the induction.

It is Operatives responsibility to keep their works area tidy, and not to block emergency exits, or create slip, trip or fall hazards.

Emergency signage is displayed throughout site.

The fire assembly point is located on the corner of Cross Keys and Goulden.

Works Area

The works area is located centrally to site.

Pedestrian walkways will be segregated using chapter 8 barriers.

Working at Height

The chimney is accessed by a scaffold with Haki staircase.

The scaffold will receive a statutory 7-day inspection with the record of this detailed on the ScaffTag and retained in the office.

The scaffold tower will be netted for the duration of the works.

Please notify the Big Red Site Team should you identify any issues with the scaffolding or netting.

Welfare Facilities

Welfare facilities will be provided by Big Red in accordance with Schedule 2.

Staggered breaks will be maintained throughout the works.

No eating or drinking is permitted within the works area.

Lighting

Site lighting will be provided to the works area in the form of:

- Lighting throughout the Haki staircase.
- 2 lights per scaffold lift

- Flood lights located on the scaffold exterior, to illuminate the central site area including pedestrian access.

If additional task lighting is required, then battery powered temporary lighting will be provided.

Manual Handling

Materials will be lifted onto scaffold elevations via an electronic winch to minimise manual handling.

Hand Tools

All hand tools to be checked for condition prior to use, any equipment not deemed fit for work will be replaced.

Power Tools

Cutting tools to be 110v and PAT tested for used on site.

Manual chariot will be used to reduce mortar beds.

Tools will be used in accordance with PUWER, and modifications, such as the removal of guards, is not permitted on site.

Hazardous Materials and Substances

COSHH

- Hydraulic Lime
- Lime Green Repair Mix

COSHH Safety Data Sheets and Assessments provided.

COSHH to be suitably stored in the COSHH Storage area with suitable signage, firefighting equipment and spill kits.

Housekeeping

All working areas to be kept clean and tidy.

All waste materials to be disposed of correctly in the correctly designated skips.

3. RESOURCES REQUIRED

Personnel and their training

The works on site will be carried out by:

Once approval has been received, Operatives will be allocated, and their training certs detailed below, and stored in Redsky by the Site Manager for the duration of the project.

Name	CSCS	CPCS	IPAF	PASMA	Other

Supervision, by whom (Name)

Big Red will provide a Project Manager, Senior Site Manager, and Site Manager to monitor the works.

A foreman will be allocated to manage the restoration works, and report directly to the Senior Site Manager.

6. PERSONAL PROTECTIVE EQUIPMENT TO BE USED

- Clearly set out all of the PPE that must be used – Specify type.

The following PPE must be worn as a minimum:

- hi vis vest
- hard hat
- safety boots
- Safety goggles – task specific
- FFP3 Face Masks – task specific
- Hearing protection - mandatory at the 'action level' of 85 db.
- Gloves

7. EMERGENCY ARRANGEMENTS & INCIDENT RESPONSE

- Rescue plan in place for MEWPS?

If MEWPS are required, please see individual RA, MS, Rescue Plan and TBT's to be completed prior to use.

- Are any special first aid measures required?

Fully stocked first aid kit, and eye wash station available in the site office. An AED is also available, and Big Red management team are trained in site use.

- Special fire prevention measures required?

For any hot works, a permit is required, and a 1-hour fire watch must be completed prior to leaving site.

Fire stations, which include an alarm button, fire extinguishers, and emergency map, are placed throughout site, the nearest located at the bottom of the scaffold.

8. TEMPORARY AMENDED SYSTEMS

Are there any changes to traffic routes, fire arrangements, temporary services, etc? if so, attach drawing if possible.

No systems require amendment.

This MS will be reviewed prior to the commencement of works, and this section amended should this change.

9. WHO THE INFORMATION HAS/WILL BE SUBMITTED TO

- Who checks & reviews the method statement?

MCC to provide Listed Building Consent sign off, subject to RAMS acceptability.

- Who would be responsible for updating if anything changes?

The HSEQC Team are responsible for any changes.

10. MONITORING & COMPLIANCE

- Monitoring/ inspections by whom & when (Site Manager/ HSEQC)

Monthly SHE inspections are completed by the HSEQC Team.

Site Manager also complete monthly H&S inspections.

The following Risk/COSHH/Noise/Manual Handling assessments are attached:

COSHH Assessments: See attached

Risk Assessments: See attached sheets

Manual Handling Assessments: Manual Handling assessments will be carried out where the need is identified.

Noise Assessments: Where equipment used in this task generates a noise level above the first action level of 80d(B)A, a noise assessment will be carried out.

Confirmation of Operatives Briefing

Anything I did not understand has been explained to my satisfaction. I agree to follow this method statement and understand that any instructions are provided for my safety and the safety of others.

Name	Signature	Date