

**This addendum is to be read in conjunction with Dynamic Method
Statement 01 (OMS01)**

Frank O’Gara & Sons Ltd
Addendum A Method Statement
(DMS01) – 8th July 2024

Contract Number: TBC

**Client/Employer & Principal Contractor:
DOMIS CONSTRUCTION LTD**



Project:
Rylands Building

Scope of Works:
Dismantle of Existing Stair



Rylands Building Manchester
109-127 Market Street
M60 1TA



Prepared By: Mr. Dean Payne, Demolition Manager & Mr, David
Hickey

Telephone: 0161 775 4587

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Amendment No	Details	Date	Signature
Addendum A	Issued to Domis Construction Ltd	06/08/24	<i>Dean Payne</i>

Circulation / Distribution	Copy No
Frank O’Gara & Sons Ltd, Demolition Director – Mr. David Hickey	01
Frank O’Gara & Sons Ltd, Demolition Manager – Mr. Dean Payne	02
Domis Construction, Senior Project Manager – Mr. Gary Lewis	03
Domis Construction, Snr Site Manager – Mr. Nigel Dickens	04
Domis Construction, Snr Site Manager –	05
Domis Construction, H&S Manager / Advisor	06
Frank O’Gara & Sons Ltd Appointed Contractors	07
Site workers, during the RAMS briefing / site induction	08
Note: This document and the supporting risk assessments form part of our documented SSoW and will be briefed to our workforce and members of our supply chain as part of the consultation process. This will be reciprocated where our supply chain SSoW is concerned.	

The below sequence will continue until the works are complete to all areas, after which time the Client will be invited to inspect the works for completeness.

Sequence of Works

Introduction and Scope of Work

The project involves:

- Careful removal and dismantling of a metal heritage staircase.
- Safe storage of the staircase to prevent damage during removal and transportation.
- Ensuring compliance with heritage and listed building regulations.
- Ensuring minimal disruption to the integrity of the Grade II listed structure

Reference Documents:

Historic Considerations

The staircase is part of a Grade II listed building, and any works must comply with the relevant regulations governing listed structures, including:

- Listed Building Consent from the local planning authority.

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- Following the principles of SLHA Conversation Strategy for the listed building.

All personnel involved must be made aware of these regulations and trained accordingly.

Hazards and Associated Risks

Hazard Identification

- Working at Height: Personnel will be working at height when dismantling the staircase.
- Manual Handling: The staircase and components could be heavy and difficult to manoeuvre.
- Slips, Trips, and Falls: Due to the age of the building, the floors and staircases may be uneven or slippery.
- Structural Instability: There is a risk of damage to the staircase or the building structure if not carefully managed.
- Heritage Material Damage: The staircase may be a delicate heritage asset, requiring extra care to prevent damage.
- Dust and Debris: The dismantling process may create dust and debris, which can be hazardous to health if inhaled.
- Noise and Vibration: Use of power tools and equipment during the removal process could generate noise and vibrations.
- Sharp Edges: The metal staircase may have sharp edges that could cause cuts or injury.

Risk Control Measures

- PPE: All personnel will wear appropriate personal protective equipment (PPE), including:
 - o Hard hats
 - o Safety gloves
 - o Steel-toe boots
 - o High-visibility vests
 - o Fall protection equipment (harnesses, lanyards, etc.)
 - o Eye and ear protection as needed
 - Scaffolding and Access: Scaffolding or a safe access platform will be used for workers to safely reach and remove the staircase. Access to the building will be restricted to authorised personnel only.
 - Manual Handling: The staircase will be dismantled in sections to ensure manageable loads. Mechanical lifting aids (e.g., hoists, cranes, or forklifts) will be used for heavier components.
 - Dust Suppression: The area will be cleared of unnecessary materials, and dust suppression methods (e.g., water sprays, dust extractors) will be used to minimise dust hazards.
 - Heritage Preservation: Specialist heritage conservation contractors will be consulted, and the staircase will be carefully documented and labelled to ensure accurate reassembly and preservation during storage.
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- First Aid: First aid kits will be on-site, and personnel will be trained in basic first aid procedures. Emergency procedures will be clearly outlined, including evacuation routes.
- Building Protection: Protective barriers will be placed around the building's internal features to avoid accidental damage to the surrounding structure and décor.

Method Statement

Pre-Removal Preparations

Site Setup and Isolation:

- Set up safety barriers and warning signs around the work area.
- Isolate the area from non-authorised persons and other trades.
- Conduct a site survey and confirm structural integrity.
- Obtain all necessary permissions, including Listed Building Consent.

Documentation and Survey:

- A thorough photographic survey of the staircase and its surroundings will be carried out before work begins.
- Each section of the staircase will be labelled and documented for reassembly or future restoration.
- Any specific historical features (e.g., unique design elements) will be identified for careful handling.

Dismantling the Staircase

Sectioning:

- The staircase will be dismantled in manageable sections, starting from the top and working downward.
- Workers will remove any screws, bolts, or rivets securing the staircase to the building's structure.
- Where necessary, cutting tools (saw or torch) will be used to carefully remove sections, ensuring minimal damage.

Use of Mechanical Aids:

- Mechanical lifting equipment (hoists,) will be used to remove and transport larger sections of the staircase.
- Suitable rigging will be used to safely lift and lower parts of the staircase, ensuring it is not subjected to undue stress or bending.

Storage and Protection:

- Each section of the staircase will be carefully transported to a designated storage area within the site or offsite if necessary.
- The staircase will be stored on protective padding or crates to prevent damage from impacts, moisture, or temperature variations.
- The sections will be kept in a dry, clean, and secure environment to preserve their condition.

Waste Management:

- All waste materials (such as nails, screws, and small debris) will be collected and disposed of according to the waste management plan.
- All tools and equipment will be cleaned and stored after use to prevent contamination of the work area.

Post-Removal Activities

Final Inspection:

- A final inspection will be carried out to ensure no structural damage has occurred to the listed building.
- All temporary scaffolding, barriers, and safety equipment will be removed from the site.

Documentation:

- Detailed records will be maintained for all removed sections, including photos and notes on the condition of the staircase.
- A final report, including a condition assessment and the dismantling procedure, will be submitted to the relevant authorities if required.

Emergency Procedures

First Aid: In case of injury, the nearest first aider will be contacted, and emergency services will be alerted if necessary.

Fire: Fire extinguishers will be present on-site. In case of fire, personnel will evacuate immediately, following the building's fire evacuation plan.

Structural Failures: In the event of an unforeseen structural failure during removal, work will cease immediately, and the project manager will assess the situation before proceeding.

Conclusion

This RAMS provides a comprehensive plan for the safe removal, careful dismantling, and storage of a metal heritage staircase from a Grade II listed building. All potential risks have been identified, and appropriate control measures have been put in place to ensure safety, preservation of heritage, and compliance with legal and regulatory requirements.

By following this method statement, we aim to successfully carry out the project while safeguarding both the workers and the historic asset.

Exclusion Zone Signage



Machinery Imagery

Existing Stair State



Resources

Up to 4 Frank O’Gara & Sons Ltd personnel (demolition operatives and plant operators), including Supervision will be involved in the work.

- Site Supervisor
- Demolition operatives
- Brokk Operator

Note: All employees who operate demolition plant hold the correct CPCS Category.

All employees of Frank O’Gara & Sons Ltd are fully trained and competent to undertake any task required of them, they may at times be assisted by trainees who, where this is the case, will be adequately supervised at all times.

Sub-contractors used are mostly known to Frank O’Gara & Sons Ltd, as are their relevant skills. Where this is not the case their progress is initially monitored by the Contract Manager and Supervisor, to ensure that they are competent to carry out the work for which they have been taken on, this includes working safely.

Principal Contractors Responsible Persons – Domis Construction Ltd

Domis Project Manager- Project Manager: Mr, Gary Lewis.

Telephone:
 Mobile: 07745840555
 Email: garylewis@domisconstruction.co.uk

Domis – Senior Site Manager: Mr, Nigel Dickens
 Telephone:
 Mobile: 07540187004
 Email: nigeldickens@domisconstruction.co.uk

Contractors Responsible Persons / Supervision – Frank O’Gara & Sons Ltd

Frank O’Gara & Sons Ltd Managing Director: Mr. John O’Gara
 Mobile: 0161 775 4587

Frank O’Gara & Sons Ltd – Demolition Director: Mr. David Hickey
 Mobile: 07736 272 404

Frank O’Gara & Sons Ltd – Demolition Manager: Mr. Dean Payne
 Mobile: 07887994823

Frank O’Gara & Sons Ltd - Health & Safety Advisor: Mr. John Thorley
 Mobile: 07834 553 019

Plant & Equipment		Labour
(Please note that this is not an exhaustive list, and that plant and equipment will be provided at a frequency to deliver the works in a safe manner and in accordance with the agreed programme of works)		
Barriers Safety signs Power Tools & attachments Brokk 140	skips	1no Supervisor 3no operatives

Control Measures

Permits to Work

A Permit to work will be required to be issued to put in place further risk control measures to control the residual risk associated with our activities. This will be issued by Domis Project or Site Manager.

The area will be surveyed using existing knowledge of the site, i.e., drawings, information from utility companies etc., local knowledge when available & by means of CAT scanning / radar scanning & visual ground investigation. All services identified will be marked.