

METHOD STATEMENT

Intrusive Structural Opening Up



Site:	The Rylands Building 052
Document submitted by:	Deloitte
Document produced by:	Megan Dinsley, Steve Gerrard
Date / reference:	17/09/24 /001

Organisation

Stone Central

Supervisor:	Telephone/ email:	No. of Operatives:
Steve Gerrard	01744 820 511 steve@stonecentral.co.uk	2-3 Training Requirements/Standards: CSCS Card

Task, Process or Activity to be undertaken:

LBC Tracker:

Condition 6 LPA Ref: 127882/LO/2020 (as amended by ref: 136966/JO/2023 and 138881/JO/2023)

Notwithstanding the details within condition 2 (d) and the Rylands Building, Manchester, Conservation Strategy by SLHA dated October 2020 (parts 3,4 and 5), no works outlined within sections 3 and 4 of the Conservation Strategy shall commence unless and until final details or repair methodology, technique and specifications (including where appropriate specification and method statement) have been reviewed on site, submitted to and approved in writing by the City Council as Local Planning Authority. All the above shall be implemented in accordance with the approved details before the development is first occupied.

Justification:

The works covered by this method statement include the opening up of the stonework in various locations to allow a visual inspection of the steel framed backing structure by the Structural Engineer.

The intrusive investigation complies with the SLHA Rylands Building Conservation Strategy considering factors:

3 – Fabric Conservation

3.1 – Introduction to the fabric of the Rylands Building

3.1.3 – Intrusive investigation / opening up/ strip out works generally

3.2 External Fabric

3.2.2 – Structural Steelwork, concrete and repairs generally.

Sequence and method of Work:

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Preparation

- 1) All workers engaged with this system of work are to attend a site induction where the company rules and requirements are to be made known.
- 2) The contents of the above assessments and the details of this method statement are to be explained to all workers engaged with the task.
- 3) They are to sign the declaration confirming their acceptance and understanding of this safe system of work.
- 4) Close liaison with other parties will be required to ensure co-ordination of activities on a daily basis.

Task

- 1) Using the marked-up drawing identify locations of the opening up works required. Locations have been chosen to limit any temporary works which can also have an impact on the surrounding masonry.
- 2) Mark up the defective area of stone to be removed. The minimal amount of stone will be cut out to allow inspection, but in areas where the full height of the stone unit is to be removed then consideration will be given to where joints are above and below to avoid a straight joint. This will be a hold point for our works to be signed off by a supervisor. The units have been chosen where there is an existing defect to limit unnecessary damage to the stonework.
- 3) Check the work area and inform a supervisor of any potential hazards.
- 4) Carefully cut out the surrounding mortar joints to ease the pressure on the arises of the adjacent masonry. Hand tools will be used but any areas of cement mortar may require removal using a grinder and a part worn thin stone cutting blade.
- 5) The initial cut within the stone is to be carried out using a 5inch grinder and part worn stone cutting blade.
- 6) With a void to all sides of the section to be removed, the stone is to be carefully and methodically removed using a combination of hand tools, drills and small breakers.
- 7) Care will be taken to ensure no damage to the adjacent masonry and once the required depth of stone has been removed all dust and debris will be removed from the void and the area left for inspection by the relevant parties. This will be a hold point for our works to be signed off by a supervisor.
- 8) The removed stone will be exacted and placed on the scaffold and stay localised to its elevation.
- 9) All debris is to be bagged and taken through the building to the site hoist where it can be lowered to ground level and placed in the site skips.
- 10) Any repair work to the backing structure is then to be assessed and determined at this point by others.

Programme Time and Duration:

Anticipated that the works will last 3-4 days.

Supervisory Arrangements including Deputy:

The Stone Central (NW) Ltd foreman is to continually monitor the work area to ensure there are no new hazards. The Stone Central (NW) Ltd foreman is to complete their Site diary on a daily basis and ensure the Site Attendance records are kept up to date.

Training Requirements/Standards: SSSTS

Monitoring Arrangements:

Quality monitoring to be conducted by Stone Central throughout procedure.

Plant and Equipment:

Mallet, Chisels, 5-inch grinder, drill, small breaker, leads, Hoover.

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Lifting / Handling:



Movement of bags of debris.

Health Hazards / Controls / CoSHH :

CoSHH – N/A

Written risk assessments for associated tasks are enclosed. Working on a tube and fitting scaffold, abrasive wheels, use of power tools, use of hand tools, working on a scaffold, working in close proximity to rats.

PPE Requirements:



Access / Egress & Workplace:

Our workers and the equipment they are to use will gain access to the work area via the main site entrance located on High Street and then the access routes to the main external scaffold via the designated pedestrian walkways within the confines of the site.

Scaffold adapted to suit works by closing up to the façade and the reposition of handrail.

Specific Control Measures:

Operatives to have CSCS cards and supervisor to have SMSTS.

All operatives to wear full PPE – hard hat, high vis vest, steel toe capped boots and gloves. If asked to cease works, make sure the work area is safe and then do so before contacting a supervisor. No eating permitted on site apart from within the welfare area. Sign in and out each time when entering or leaving site using the biometric system. Scaffold to be certified for use and deemed safe for conducting work by the Site Agent. The listed status of the building is to be explained to any operative from Stone Central starting work on the project so that they follow standard guidelines when working on such a project. Goggles, ear defenders and dust mask to be used when conducting the cutting works along with use of a hoover.

First Aid:

All Stone Central (NW) Ltd injuries must be reported to the foreman who will then inform the Principal Contractor without delay.

Emergency Procedures:

Site Evacuation: As stated by the Principal Contractor in the site induction given at the start of the project and can be found in the Principal Contractors Construction Phase Health & Safety Plan.

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Waste:

Materials are to be stored with work planned and undertaken to minimize waste. Skips will be provided by the Principal Contractor for Stone Central (NW) Ltd workers to use. When segregation of waste is required, this will be done prior to depositing waste in skips.

Appendices:



Figure 1- Example of Stone Cut out.

Elevation Mark ups displaying Intrusive Structural Opening Up:

- RYL-170924-001- High Street
- RYL-170924-002-Market Street
- RYL-211024-2-Intrusive Structural Opening up

SLHA Rylands Building Conservation Strategy

Amendments:

Any change in the operation or deviation from the above method and system of work found by personnel on site is to be discussed with Steve Gerrard prior to the change being made and at the earliest opportunity. Amendments are to be confirmed by them and distributed as below.

Record of Communication

By signing this register, you confirm that the contents of this Method Statement revision No.: One has been made known to you, that you understand the contents and that you will report any deviation from the safe system of work in a timely manner.

Please ensure that if this document is amended or reviewed the document must be re-circulated to the people listed below.

Register:

Signed:	Name:	Date:
	Andrew Mercer	
SGerrard	Steve Gerrard	
	Bill Hodgkiss	
	Dave Parry	

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Method Statement Prepared by: Megan Dinsley / Steve Gerrard					
Signed:	MDinsley	Name:	Megan Dinsley	Date:	
	SGerrard		Steve Gerrard		14/10/24
Evaluation outcome and sign off SLHA:					
The Method Statement has been accepted:					
Signed:	LHutchings	Name:	Lee Hutchings	Date:	16/10/24
Evaluation outcome and sign off Deloitte:					
The Method Statement has been accepted:					
Signed:		Name:		Date:	