

METHOD STATEMENT

Raking out Sample



Site:	The Rylands Building 052
Document submitted by:	Deloitte
Document produced by:	Megan Dinsley, Steve Gerrard
Date / reference:	14/10/24 /001

Organisation

Stone Central

Supervisor:	Telephone/ email:	No. of Operatives:
Steve Gerrard	01744 820 511 steve@stonecentral.co.uk	xxxxx 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:

Damage within the mortar joints.

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

3 – Fabric Conservation

3.1 – Introduction to the fabric of the Rylands Building

iii) Mortar analysis. Mortar analysis to be undertaken to in line with section 3.8 Raking out and mortars generally. Allow for 8no. mortar samples from the joints of the limestone cladding.

iv) Limestone masonry mortar / plastic repair samples. The appointed contractor will prepare 5no. cured mortar sample biscuits utilising Portland stone dust and lime putty with different ratios of stone dust for inspection by the project architect and/or conservation consultant. Once a mortar has been selected and/or refined from the samples, the contractor will undertake an in-situ mortar repair for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

vi) Masonry indent repair samples. The appointed contractor will provide a sample of new / replacement stone where required for any indents, and undertake an in-situ sample of fixing an indent for inspection by the Project Architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

vii) Masonry replacement stone samples. The appointed contractor will provide samples of replacement masonry blocks prior to placing any orders for purchasing replacement stone for inspection by the project architect and / or conservation consultant for confirmation that the proposed sample meets the requirements of the 'consented development'.

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Sequence and Method of Work:

Raking out sample (Hand tools)

Using a mixture of hand tools remove the existing mortar from the joint to a depth of approx. 15mm. Where the joint can be scarped back this will be the preference over using a mallet and chisel to reduce the risk of any spalling to the arises of the surrounding stone.

Raking out sample (Mechanical)

Where the mortar mix is defective but too hard for effective removal by hand tools, it may be more appropriate to use mechanical equipment to remove the mortar. The Arbortech Saw with heritage blades will be used initially to see how effective it is. In some instances we find the mortar to be too hard for the Arbortech causing it to bounce in the joints. To cover all bases we will also provide a sample of cutting out a number of joints using a small hand-held grinder with a part worn stone cutting blade.

The approach for the cutting out will always be hand tools where possible, with the next approach being an Arbortech saw and then finally the use of a grinder if the first 2 methods are not suitable for the strength of the mortar. There are a lot of areas where a cement-based mortar has been used to repoint the stonework along with concrete repair mortars that have been filled within joints to try and stop movement cracks from occurring.

Programme Time and Duration:

Anticipated that the works will be agreed with Stone Central and Domis to align with the building programme.

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 the procedure.

Plant and Equipment:

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

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.

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 minimise 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:

**SLHA Rylands Building Conservation Strategy
RYL-211024-1-Stone Central Sample Locations**

Before and After Photographs:

Before:



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:

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Method Statement Prepared by: Megan Dinsley / Steve Gerrard

Signed:	MDinsley	Name:	Megan Dinsley	Date:	14/10/24

Evaluation outcome and sign-off SLHA:

The Method Statement has been accepted:

Signed:	LHutchings		Lee Hutchings	Date:	21/10/24
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Evaluation outcome and sign-off Deloitte:

The Method Statement has been accepted:

Signed:		Name:		Date:	
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