

METHOD STATEMENT

Façade Cleaning



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:

Weathering and Graffiti/ Vandalism

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

3.1.6 Materials and workmanship samples

xii) Paint removal sample (external). Undertake paint removal trials to the paint (including but not limited to limestone, timber panelled walls and tilework) and graffiti (to limestone, granite and painted brick on external elevations) for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'. Paint removal trials are to be undertaken to an inconspicuous area.

xiv) Sample cleaning. Prior to commencing the contractor will undertake sample cleaning to establish the necessary pressure to be applied and at what distance from the surface is required to successfully remove soiling but not cause saturation. The sample cleaning will be undertaken to an inconspicuous area of masonry and begin using the least amount of pressure starting from a distance of 1m for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

xvii) External decorative metal panels. Undertake a sample cleaning of the decorative panels to the corner windows for inspection by the project architect and / or conservation consultant and / or conservation officer for confirmation that the proposed sample meets best practice and thus the requirements of the 'consented development'.

Sequence and Method of Work:

Cleaning Sample (Thermatech Superheated steam system)

Steam systems have been developed over the years to allow a more gentle approach to cleaning stonework and they allow a more effective cleaning using a minimal amount of water. The Thermatech system heats water to a temperature of 150 DegC but still allows a directional spray in a pressurised form. The surface of the stone is to be wetted initially for 5 minutes and then left for a further 5 to soften any dirt and soiling on the surface. The stone is then to be cleaned using the Thermatech system recording down the temperature and pressure that allows the desired result to be achieved.

Cleaning Sample (Nebulous 'masons' clean)

Portland Stone can be cleaned using a traditional technique known as a 'masons clean' using a nebulous spray system. This is very low pressure and therefore has the least impact on the surface, but still needs to be controlled to minimise the risk of over-saturation. The cleaning technician will constantly monitor the surface of the stone to ensure that the least amount of water is used for the minimum amount of time to soften the surface of the stone. At this point, the surface can then be rinsed off to remove the dirt and various build-ups on the stone. Timers and automated systems can be used but we prefer to stick to a manual approach and therefore reduce the risk of any failures in the system that can then result in over saturation and potential water damage/staining.

Cleaning Sample (Graffiti removal)

Graffiti is evident in some of the low-level areas along with some painted sections higher up the building. Paint softeners are to be applied to the graffiti and allowed to dwell so that they can effectively break down the paint. As the paint starts to loosen the stone can then be cleaned using the Thermatech system listed above to remove the paint, layer by layer.

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 procedure.

Plant and Equipment:

Automated hose setup.

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 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:

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

Before and After Photographs

Before:



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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:	

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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