



BRUNSWICK MILL Bradford Rd Manchester M40 7EZ

METHOD STATEMENT FOR discharge of condition 10

Repair/alteration works to the internal columns (including ceiling details and fire protection works)

Contractor

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Brunswick Mill Bradford Rd Manchester M40 7EZ – Method statement for the discharge of condition 10 – Repair/alteration works to the internal columns (including ceiling details and fire protection works)

This note seeks the discharge of condition 10 regarding the – Repair/alteration works to the internal columns (including ceiling details and fire protection works - Condition 10 stipulates

Prior to the commencement of works to the internal columns (including ceiling details), a detailed method statement and specification (including material specification) for the exposure of the columns, alteration, repair, cleaning, and fire protection works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

The following method statement applies to the repair/Alteration works to the internal columns – ceilings- fire protection works

Fine Glass Shotblasting Method Statement for a Grade II listed Building to remove original paint from all cast iron columns, beams and tie rods prior to painting with fire retardant paint.

1. Introduction

This method statement outlines the procedures and precautions for conducting fine glass shotblasting on a Grade II listed building. The aim is to clean and restore surfaces without causing damage to the historical fabric of the structure.

2. Scope of Work

The process involves using fine glass media to remove surface contaminants, paint, or other unwanted materials from the metal surfaces within the Grade II listed building.

All work will be performed with the utmost care to preserve the integrity and character of the historic elements.

3. Preparation

Site Survey: Conduct a detailed survey of the building to identify areas requiring shotblasting and assess the condition of surfaces.

Consultation: Liaise with the heritage officer to confirm the appropriateness of the shotblasting method for the specified areas.

Protection: Cover and protect all adjacent surfaces, features, and fittings that are not to be blasted, including windows, doors, and delicate architectural details.

Test Area: Carry out a test on a small, inconspicuous area to confirm that the method will not cause damage and is effective in achieving the desired finish. Suggested location for the test would be to a column on the first floor of the building.

4. Equipment and Materials

Shotblasting Equipment: Use a low-pressure shotblasting machine fitted with fine glass media.

Fine Glass Media: Use fine glass beads or crushed glass, specifically chosen for their gentle abrasiveness to ensure minimal impact on the heritage surfaces.

Personal Protective Equipment (PPE): Operators must wear appropriate PPE, including masks, goggles, gloves, and protective clothing.

5. Methodology

Setting Up: Position the shotblasting equipment at the correct distance from the surface to ensure even coverage and avoid concentrated pressure points. Standing at 1.5M away

Cleaning operatives will proceed with connecting the hoses from the machine to the lance and nozzle ready to commence with the works. Additional feeder hose required to be inserted into the bags of aggregate for paint removal

Blasting Process:

Start with the lowest pressure setting and gradually increase, if necessary, while monitoring the surface condition continuously. Move the nozzle in a consistent, sweeping motion to avoid over-blasting any one area. The lance is then offered to the substrate starting at the top of the area to be cleaned working downwards. Stubborn areas may need to be agitated with the nozzle and subsequently closer. The feeder pipe draws in the aggregate and feeds the aggregate down the lance nozzle, and this is then applied to the cast iron face as a swirling vortex motion which abrades the paint from the cast iron surface, without damaging the surface.

Frequently inspect the surface during the process to ensure no damage occurs and adjust the technique as required. Ventilation: Ensure adequate ventilation in the work area to manage dust and debris generated by the process.

6. Post-Blasting Procedures

Surface Inspection: Immediately after blasting, inspect the surfaces to ensure no damage has occurred and that the cleaning has been successful.

Cleaning: Remove all dust and debris from the site, using appropriate methods such as vacuuming or gentle sweeping. Cleaning operatives work methodically through the area until complete. Operating temperature, nozzle pressure and distances to the substrate will be controlled and monitored by the cleaning operator. Minor alterations may need to be made at the cleaner's discretion to ensure no damage or abrasion is carried out to the substrate.

Final Protection: Apply a coat of Zinc Phosphate primer to the blasted surfaces within 24 hours of cleaning to prevent rusting. Then once the area has been fully cleaned of used fine glass media and old paint apply all necessary coats of intumescent paint to achieve the required fire protection to the metalwork as specified in the fire strategy document. The exact specification of the intumescent paint to be used will be determined by the specialist contractor.

7. Waste Management

Collect and properly dispose of all spent media and contaminants in accordance with environmental regulations.

Ensure that no hazardous materials are left on-site that could harm the heritage building or the environment.

8. Health and Safety

Conduct a risk assessment prior to starting work, identifying potential hazards and implementing control measures.



Ensure that all operatives are trained and competent in the use of shotblasting equipment and understand the specific requirements of working on heritage buildings.

9. Communication

Maintain open communication with the heritage officer, project manager, Building control and any other relevant stakeholders throughout the process.

Document all stages of the work, including photographs before, during, and after the shotblasting process.

10. Completion and Sign-Off

Upon completion, a final inspection will be conducted in conjunction with Building Control to confirm that the work has met the required standards to ensure the structural integrity of the building in the event of a fire.

Obtain a sign-off from all relevant parties before demobilizing from the site