

Junction Works 40 Ducie Street Manchester M1 2DF

Scaffolding methodology

Listed Building Consent ref. 139090/LO/2024

1.0 Introduction

This document has been prepared in relation to the Conditions included within the Listed Building Consent ref. 139090/LO/2024 which requires for the following information to be submitted prior to the commencement of works on site.

3) a) Prior to the erection of any scaffolding, a detailed methodology and specification for scaffolding and associated support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding. The approved details shall be implemented in full as part of the development. No scaffolding should be erected until the above details have been agreed.

b) Details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. This shall include a survey of any damage created by the erection of the scaffolding, a schedule of works, details of repair techniques to be used, product specifications and repair samples

2.0 Scaffolding Methodology

2.1 Scaffolding is proposed to be installed to the full perimeter of the property outlined in red on the image below.



Extent of scaffolding installation to the perimeter of Junction Works

2.2 The scaffolding will be installed on private land to two elevations. For the main elevation fronting onto Ducie Street the scaffolding will be erected off the highway oversailing the public footpath. An application is to be submitted for the required highway permits prior to the installation of the scaffolding.

- 2.3 The scaffolding will oversail the public footpath meaning that the footpath will remain in use during the works. All scaffolding support poles at ground level will be clad in protective foam which will be yellow in colour so the supports are visible to the general public.
- 2.4 The scaffolding is required to provide edge protection around the perimeter of the roof with no works scheduled to be completed to the lower levels of the property. There will therefore be no scaffolding lifts installed to the general floor levels with a crash deck installed around the head of the scaffolding at roof level with suitable kick boards to prevent debris falling from the scaffolding during the works to the roof of the building.
- 2.5 All scaffold loadings will be transferred down to ground level including the section of scaffolding installed on the Highway to the Ducie Street elevation.
- 2.6 It is proposed to install a tubular tied independent scaffolding to the perimeter of the building which will be 'TG20 compliant'. The scaffolding will consist of a double row of standards parallel to the building with the inner row is set as close to the building as possible.

3.0 Scaffolding Design

- 3.1 The extent of the scaffolding installation is shown on the images below:-



Full height scaffolding to be installed to all elevations

- 3.2 The scaffolding will be erected, dismantled and altered in a safe manner and will follow the National Access and Scaffolding Confederation (NASC) Safety Guidance SG4; Preventing falls in Scaffolding Operations
- 3.3 An assembly, use and dismantling plan is to be prepared which will be retained on site throughout the duration of the works.
- 3.4 The scaffold has been designed to be appropriate for the nature of the work to be undertaken and takes into account the loads to be carried and is to be installed in accordance with TG20:08 Guide to Good Practice for Scaffolding with Tubes and Fittings

- 3.5 Where the Scaffold encroaches over the highway including the pavement to Ducie Street pavements requires a license under Section 169 of the Highways Act 1980, which is to be applied for.
- 3.6 During the erection of the scaffolding over the highway the pavement will be cordoned off with temporary re-directional signage installed to direct members of the public away from the work area. The erection and dismantling will be completed inside a segregated area.
- 3.7 **Prior to the erection of the scaffolding the facades are to be surveyed to record any pre-existing damage to the brickwork which will be recorded and retained on file.**
- 3.8 In accordance with HSE guidelines and TG4:17; Anchorage Systems for Scaffolding the scaffolding will be braced and tied into the masonry façade. Consideration has been given to avoiding the need to drill into the façade however on the basis the building will remain occupied during the works, abuts the local highway and taking into account the lengths of the scaffold to be installed return ties, through ties, lip ties or reveal ties cannot be adopted in this instance. The use of “Drop-in” expansion anchors in brickwork will also not be used.
- 3.9 All fixings made to the wall of the historic structure are to be of stainless steel to avoid any corrosion staining to the façade.
- 3.10 The design of the scaffold is to minimise the number of anchor ties which need to be fixed into the façade and to locate them in areas of less significant material. Where possible the anchors will be installed through the mortar joints.
- 3.11 The scaffolding will incorporate standard duty ties (6.1Kn) as defined within The NASC TG20 Guide to Good Practice for Scaffolding. Test anchors will be installed ensuring these achieve 1.25 x working load
- 3.12 All anchors that have been proof loaded will be identified with a tag showing the date of test and the test load. A minimum of 3 anchors shall be tested and at least 5% (1 in 20) chosen at random and spread evenly throughout the installation.
- 3.14 All points of contact or near contact between the scaffolding and the façade will be protected to avoid the risk of the tubes rubbing on the brickwork. All tube ends that either touch a wall or are within 25mm will have plastic end caps installed. All standards will sit on sole plates to spread the load and protect the highway.
- 3.15 It is not proposed to install sheeting to the full height of the scaffolding owing to the fact no works are proposed to the facades themselves which will reduce wind loads and also retain natural light into the apartments.
- 3.16 Guard rails, toe boards and mesh sheeting will be installed to the working platform around the perimeter of the roof to prevent a person or any material from falling from the work zone at roof level.

4.0 Scaffolding Removal

- 4.1 On completion of the works the ties will be removed and the brickwork and mortar will be made good. Lime mortar will be utilised to re-point any fixing locations; colour to match existing. Any brickwork which has had a tie inserted will be repaired utilising a restoration mortar; the colour of which will match the brickwork which is being prepared.
- 4.2 **A survey of the facades will be undertaken by the Contract Administrator BWP as the scaffolding is removed to verify all fixings have been made good ensuring the repair mortar matches the colour of the original brickwork and mortar. Photographs will be taken which can be forwarded to the Local Authority as a record of the works completed.**



Elevation facing due Southeast



Elevation facing due Southwest



Elevation facing due North