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Report Purpose - *Method statements from making good after scaffolding.*

Submission Date: 11th July 2023

Property Address: 40-46 Princess Street, Manchester, M1 6DE

Rev #a





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- **1.0 Introduction**
- 1.1 This Specification & Schedule of Works has been prepared by CubicWorks, along with specialist contractors
- . It is for making good fixings after the scaffolding removal which include;
 - A: Assessment
 - B Repair or replace
 - C finish and clean
- 1.2 Site Address
Langley Buildings & Eastern Buildings 40-46 Princess Street
Manchester
- 1.3 This report consist of three parts, following this introduction the second part contains methodologies for the works and the third parts contains a schedule of the works.



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Methodology & Workmanship

INTRODUCTION DESK STUDY / SURVEY

Before starting any works, the contractor should examine all available information and carry out;

- - A review of the scope of works as detailed to this method statement and the drawing package.
- - Ensure that the necessary agreements / consents are in place regarding works to listed buildings.
- - A review of the access requirements / limitations of the site and surrounding area.
- - A review of the access arrangements for the works and restrictions due to the existing fabric and maintaining access for occupants.
- - A review of the fabric condition and areas which may be unsafe due to the deterioration of the fabric.
- - Ensure a photographic survey of all areas subject to the investigation works is undertaken
- - Thoroughly familiar with the historical and archaeological importance of the site and its structures and the specific requirements that this places on the methods of working.
- - Familiar with the location of the services.



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Scaffolding , scope and details

40-46 Princess Street – Scaffolding Methodology

Phase 2 - Scaffolding requirements

As detailed above, we will require a full scaffold around the entire perimeter at some point, however we are conscious that phasing the scaffolding system will reduce the impact on the building's security and also limit disruption from a member of the public perspective. On this basis, we are looking to phase the works into six key phases:



40-46 Princess Street – Scaffolding Methodology

Methodology for installation of New ties into listed brick facade:

Where the building has bricks and the joints are narrower we would propose drilling a 10mm hole in the mortar joint and use the CS stud detailed below, with the eye nut and hook coupler. Ties to be drilled using a masonry drill to 80mm depth with a 10mm drill bit

With this type of tie there is no nylon plug and all of the tie is removed from the building on completion of dismantlement of the scaffold. All tie positions are to be made good by our specialist contractor Quadriga. Again all abutting tubes to be fitted with protective caps.

CS Stud – Eye Nut – Hook Coupler



CS Stud – Adaptor – M16 Ringbolt



Avoid any architectural features/detailing

We will ensure that no ties are installed local to any decorative stonework, we will ensure that we fix no closer than 300mm from any architectural and historic feature such as ornate stonework detailing.

Quadriga - Scaffold fixing and repair method Fixings to

masonry:

Where fixings are made to stone or brickwork it is necessary to check that the masonry is adequate beforehand. Such a fixing to a facade could dislodge a stone or an area of brick thus endangering the safety of the scaffold and damaging the historic fabric. All fixings made to the wall of an historic structure must be of stainless steel or plastic sleeve. Fixing holes to be in mortar joints where possible.

Fixings



Methodology

- Enter morning briefing to discuss areas in which works will commence.
- WJS Site Supervisor to ensure all work areas are clearly segregated from other operatives. This can be done so using barrier tape or chapter 8 barriers, if no other trades on site, ensure site is secure and barriers will not be required
- To begin the build, mix mortar as per specification on drawing, using a belle mixer.
- Mixer to be positioned on a drip trip always, mixing area to be protected with ply board or visqueen sheeting to protect floor beneath.
- If Mixer requires refuelling, always try to refuel of site. Where this is not possible ensure a spill, kit is available and that the on-site refilling rules are followed. If unsure about these rules, please contact the site manager who will locate the refuelling area.
- When mortar is being mixed ensure operative is wearing a fp3 face fit mask.
- Once mortar is mixed it can be taken to the work area. To get it onto the scaffold a genie wheel which will be provided and fitted by principal contractor unless works are at low level, a wheelbarrow will be used to get materials to work area.
- When mortar is at work area, the brickwork can start to be rebuilt.
- Existing lines and bound shall be followed when rebuild commences.
- Once rebuild is completed a pointing mix shall be made to match existing colour.
- Pointing shall be completed to match existing.
- All areas highlighted on drawing to be repointed will be completed.
- Once desired finish is achieved then
- Once completed area shall be signed off by principal contractor.
- When cleaning is completed, any debris shall be bagged and put into correct wastes skips
- Work area to be left tidy ready for next trade



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Brick Replacements:

- Identify together with Main Contractor all bricks to be removed and replaced
- Bricks are to be removed by mechanical means using a small angle grinder fitted with a diamond tipped disc to cut around the perimeter of the defective brick.
- Using small Hilti type breaker with a flat chisel attachment, remove any mortar from around the defective brick and the damaged brick itself. The brick is to be fully removed and no surrounding brickwork or adjacent materials are to be damaged.
- Should any existing ties be damaged due to works, replace with new wavy tail ties.
- The exposed areas shall then be cleaned of all mortar and loose material in such a way as to facilitate the installation of replacement bricks.
- All replacement bricks are to be bedded on proprietary mortar and worked to existing lines and profiles of surrounding brickwork.

Brickwork 100mm thick > 400mm thick: (Brick Patching)

- Identify together with Main Contractor all brickwork to be removed
- All propping is to be carried out where required prior to works commencing
- Bricks are to be carefully removed using small breakers and 9” grinders and the debris is to be put in skips nearby.
- All reveals are to be made good by laying bricks on proprietary mortar and worked to existing lines and profiles of surrounding brickwork / or to the latest drawings issued by the client.

Courtyard repairs



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Holes left after scaffolding



Making good and replacements



Princess st Repairs



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Holes left after scaffolding

Making good and replacements



Harter St Repairs



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Holes left after scaffolding



Making good & Replacements





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