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Report Purpose - *Method statements from restoration of existing cranes*

Submission Date: 11th July 2023

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





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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 enabling works/refurbishment of existing cranes which include;
 - A: Analysis
 - B: Preparation
 - C: Enabling works
 - D: Micro Cleaning
 - E: protection and decoration
- 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.
- 1.4 This report should be read in conjunction with the following drawings & reports;
- Appendix A: Documentation and drawings
- Appendix B: Method statements for Micro clean
- Appendix C: Decoration/preservation



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Building Back ground

- 1.5 40-46 Princess Street is a Grade II listed building. The listing notice contains the following information;
- Includes: Nos.40 TO 46 Eastern House PRINCESS STREET. Shipping warehouse, now offices, club, etc. c.1870-80. Probably iron-framed, with cladding of red brick in Flemish bond, sandstone dressings, slate roof. Trapeziform plan on corner site, with loading at rear. Eclectic style.
- Five storeys with basement and attic, 3 bays, symmetrical, with stone-banded pilasters and bracketed cornice to ground floor; some stone bands to upper floors, moulded terracotta panels between 2nd and 3rd floors, plain frieze interrupted in the centre, steeply-pitched roof with hipped gable in the centre finished with a finial.
- Ground floor has square-headed doorway with moulded surround and plain frieze with attached lettering "PORTLAND HOUSE", flanked by pairs of segmental headed windows over basement openings; 1st, 2nd and 3rd floors have 3-light windows with stone mullions, those at 1st and 2nd floors of the centre in a segmental oriel with a carved panel between floors, segmental-headed lights to the upper floor, dentilled cornice and brick parapet, those at 1st floor of the outer bays with pilaster mullions and segmental pediments to the centre light, and those at 3rd floor segmental-headed with keystones; pairs of 1-light windows to 4th floor; flat-roofed dormers over the outer bays; gable chimneys.
- Left return (40 to 46 Princess Street), 7 bays in matching style, symmetrical, with hipped gables to the 2nd and 6th bays and square-headed loading bay entrance in the centre. Rear and interior not inspected. Forms group with No.101 (q.v.) on opposite corner of Princess Street; and with Nos 105 and 107, 109 and 111, and 113 to 119 to the right (q.v.), together comprising a complete block of former shipping warehouses.



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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.



Appendix C: Decoration/preservation

Communications and Coordination of Works

The method statement, risk assessment and associated health and safety documents will be communicated to all operatives working on the project, the health and safety file will be submitted to Cubic's site management team for approval prior to commencement of the works. The scope of work is to be managed at all times by the Structures Group site management (SSSTS/SMSTS qualified operative).

4. Plant Materials and Equipment

Tools & Equipment

All ancillary items relating to the SAT blast equipment.

Plant

SAT BLAST

5. Risk Assessments

The following risk have been identified as potential risk associated with the task.

1. Use of tools (tools left lying on site)
2. Use of tools (use of sharp tools)
3. Use of tools (misuse)
4. Noise
5. Manual handling
6. Materials
7. Housekeeping
8. Safety of the public and security of the site
9. Slips, trips, and falls
10. Working in a live area





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Appendix B: Method statements for Micro clean

- **CLEANING OF METALWORK CLEANING OF METALWORK**

Prior to commencement of the cleaning, adjacent surfaces not designated for cleaning should be protected to prevent damage.

- Ensure that all areas have been photographed prior to cleaning.
Carry out a trial of the microstrip cleaning methodology for agreement starting with the finest grade medium and lowest pressure.
- Photograph the cleaning at the stages of the process and keep records of the medium grades, pressure settings and dwell times etc.

Decoration protection

- Within 24hrs of the mic clean a zinc phosphate primer its applied by brush. This is to prevent oxidisation of the metal leading to rust and corrosion .
- A further primer is applied to ensure a smooth uniform finish is achieved, once dry 2 coats of metal shield paint is applied (RAL 7016) matching the windows decoration and comparable with the zinc finish to the cycle store.
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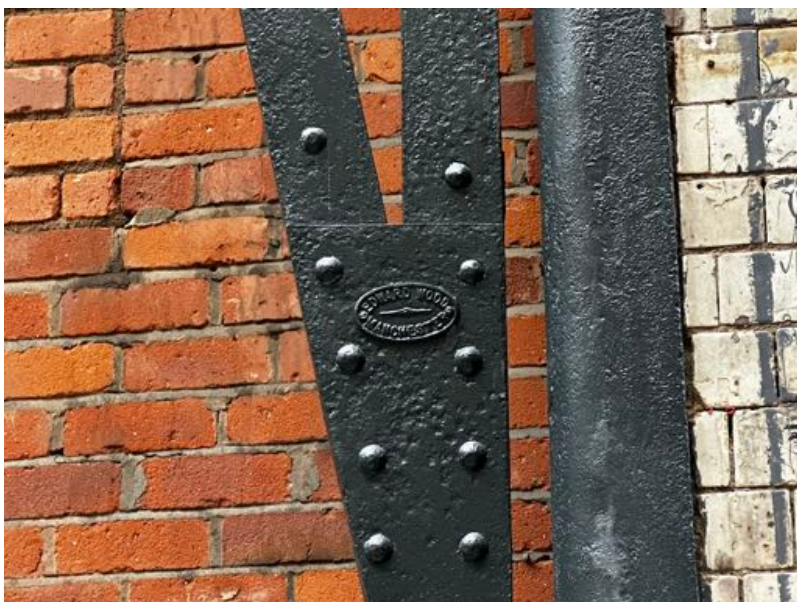
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Completed works





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