



38 Moseley Street, Manchester

Method Statement

Heritage Restoration and Reinstatement Works

**Reference number:
MS01**

Revision	Prepared by:	Date Prepared	Approved By:	Date Approved:
Tender	Jonathan Henry	17.02.2022		

Client: Bruntwood

Principal Contractor: Cubic Works

Principle Designer: TBC

Project: Heritage Restoration and Reinstatement Works

Site address: 38 Moseley Street
Manchester
M2 3AZ

Author: Jonathan Henry

Company: Gazelle Art Plaster

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1. Introduction

The works programme will see the original building, formerly the Royal Bank of Scotland competently restored to its former glory. The restoration will not only ensure that the original architectural features are retained in line with the property's grade 2* status, but through modernisation will create spacious state of the art commercial office space. Due to the listed status of the property, all works are to be undertaken in full cooperation with Historic England.

1.1 Task

Gazelle Art Plaster have tendered to sympathetically restore and reinstate areas and sections of ornate plasterwork within the iconic grade 2* building. These works will include the repair and reinstatement of Plaster cornices, arches and beam cases to match the existing. A large amount of enabling works, mainly solid plastering to remedy damage caused by previous fit outs will also be required.

1.2 Client Details:

Bruntwood
Union
2-10 Albert square
Manchester
M2 6LW

1.3 Subcontractor Details:

GAZELLE PLASTERING SERVICES Ltd
64a Beech Road
Chorlton-Cum-Hardy
Manchester
M21 9EG

Company No. 13916003

1.4 Supplier Details:

N.A

2. Scope of works

2.1 Description of works and what is covered by the method statement:

- Strip out and removal of pattresses and defective/damaged areas of existing plaster from previous fit-out, all waste materials to be removed from site and responsibly disposed of.
- Repair wall and ceiling areas where services are to be removed by others or damage has been caused historically, areas of repair to be left in readiness to receive final finish coat plaster.
- Ceiling and wall areas as highlighted within WS3 Drawing Pack to be re-skimmed in readiness to be painted by others.
- The re-instatement and repair of several different cornices as specified within WS3 Drawing Pack to be left ready for decoration.
- The repair and reinstatement of 4 x no. plaster Arches within the circulation areas as specified within WS3 Drawing Pack to be left ready for decoration.
- The repair and reinstatement of 2 x no. plaster beam cases with sunken panel moulds within the circulation areas as specified within WS3 Drawing Pack to be left ready for decoration.
- The repair of damaged plaster mouldings at high level within the dome area.
- General repairs to wall and ceiling areas where service penetrations have been removed.

2.2 Specific Location

Refer to listed drawings below contained within 220117 WS3 Drawing Pack

20-059 AXI 040 Proposed Ground Floor Heritage Restoration Plan Rev 3.00.pdf
20-059 AXI 041 Proposed First Floor Heritage Restoration Plan Rev 3.00.pdf
20-059 AXI 042 Proposed Second Floor Heritage Restoration Plan Rev 3.00.pdf
20-059 AXI 043 Proposed Third Floor Heritage Restoration Plan Rev 3.00.pdf
20-059 AXI 060 Proposed Ground Floor Heritage Photographic Plan Rev 3.00.pdf
20-059 AXI 061 Proposed First Floor Heritage Photographic Plan Rev 3.00.pdf
20-059 AXI 062 Proposed Second Floor Heritage Photographic Plan Rev 3.00.pdf
20-059 AXI 063 Proposed Third Floor Heritage Photographic Plan Rev 3.00.pdf

2.3 Reference List

N/A

3. Sequence and method of works.

3.1 Pre- tasks

- All operatives will attend health and safety briefing and site induction prior to commencement of work on site.
- Before commencement of work a full task and site-specific risk assessment will be produced and any potential hazards documented.
- Method statement and risk assessment to be presented for review by Bruntwood and Historic England and subsequently read and understood by Gazelle Art Plaster operatives.

3.2 Sequence and method of works.

3.2.1 On-site recovery of profiles and sections of original moulding.

3.2.2 New solid and silicon moulds to be produced at Gazelle Art Plaster workshop.

3.2.3 Lengths of plaster cornice and additional plaster mouldings to be cast in preparation for re-instatement.

3.2.4 Existing pattresses and damaged areas of plaster to be stripped out and disposed of.

3.2.5 Installation of Metal frame down stands and partitions to be completed in accordance with AXI specification and associated regulatory compliance.

3.2.6 Preparation of solid plaster substrates to be undertaken in readiness for final finish coat.

3.2.7 Cornice sections and mouldings in turn to be reinstated and made good in readiness for decoration.

3.2.8 Works area to be cleared in readiness for client/AXI approval.

3.3 Casting Processes

Our plaster mouldings are cast using traditional methods and techniques which have changed very little over the centuries, allowing us to undertake heritage work in keeping with the buildings we work in. We use a brush and splash technique to produce our fibrous cornices and other fibrous items using the best quality materials. This technique allows us to build up the plaster casts in layers, adding hessian or glass strand mesh and timber laths at different stages to provide additional strength and reinforcement dependant on client specification. The several advantages of using fibrous mouldings over the traditional run cast method include high strength to weight ratio, fire and water resistance and generally lower material and labour costs. In addition, casting from a high-definition mould and within a workshop setting enables us to consistently produce casts for greater quality assurance, whilst reducing onsite working time and in turn lower associated risks of project overrun.

3.4 Repair and reinstatement methodology

On completion of site-setup we will assess any areas of the existing fabric which may need protecting before we begin the strip out. Where we need to strip areas of plaster in close proximity to any ornate plasterwork or fabric of historical importance, we will erect protective sheeting and remove the damaged plaster/pattresses in such a manner that they will not cause further damage as they are removed. During the strip out we will use hand tools such as pad saws, small, gauge chisels and 110V reciprocating blades to make incisions where required. This will ensure minimal disturbance is caused by heavy vibration to any adjacent areas of fabric.

The repair of the ornate plaster cornices will be undertaken by either in-situ repairs, whereby we will build up areas of the missing cornice with a mixture of lime and plaster of Paris before sculpting to shape, or by reinstating areas by installing sections of fibrous casts to match the existing. The method we shall use will be dependant on the size and length of the damaged section, as a rule, any areas over approximately 400mm in length will be repaired using the latter. Where new sections are installed the interface between the new and old will be filled and sculpted with a mixture of hydrated lime and plaster of Paris and wadded with hessian mesh to prevent cracking. These intersections shall provide a seamless joint between the new and the old and be left in readiness for decoration.

The new sections of fibrous cornice/mouldings shall be mechanically fixed using both adhesives and adequately specified screws which will be fixed into the substrate or studwork/metal frame of the ceiling and walls beneath/above.

An early sample area of cornice repair will be undertaken to allow inspection and sign off by AXI.

Should any issues be encountered during the works which require any deviation from the above details/drawings referenced above then works to that element will not progress until an alternative approach has been agreed with MCC.

3.4 Public interface

N/A

3.5 Permits: Specialist permits to work must be in place and obtained, if and when needed, prior to any work being carried out.

3.6 Communication: Clear communication will be maintained between Gazelle Art Plaster, Bruntwood, Cubic Works and Historic England throughout the duration of works.

3.7 Restrictions:

- Under no circumstances will operatives of Gazelle Art Plaster enter restricted areas without prior agreement of Bruntwood management.
- No operatives will work alone on site.
- Floor load bearing restrictions will be observed at all times.
- City centre parking restrictions are in place on west Moseley Street requiring that no skips are to be placed adjacent to the site. Any waste removal will be undertaken on a wait and load basis with our waste removal contractor.
- All loading bay restrictions are to be adhered to with the delivery of plant and materials, Gazelle Art Plaster vehicles are to be parked elsewhere when not loading or offloading.

4. Programme

- Recovery of Profiles on site, 2 days.
- Production of moulds and plaster mouldings ready for re-instatement, 3 weeks.
- Site Set up 1 day
- Delivery of materials and plant 2 days
- On-site works 10 weeks
- Site clearance for approval 1 day

Works may be sequenced zone by zone to allow for sectional completion if so required.

4.1 Interfaces

Meetings to be set up between Gazelle Art Plaster, Bruntwood Cubic Works and Historic England, regarding the proposed method of works, outlining any means of protection of the existing fabric and any potential hazards and risks which require mitigation. Where necessary, further on-site meetings are to be arranged throughout the duration of the works.

4.2 Working hours: 7am – 6pm Monday to Friday - TBC

4.3 Access:

All contractors/delivery personnel are to access the site via the West Moseley St Entrance and are to sign in and out each and every time they enter or leave the building. Any vehicular access is to be gained via West Moseley Street shown on the logistics plan included within this method statement. Where possible materials and plant are to be delivered to site outside of busy traffic periods to minimise disruption to other road users. Any vehicles reversing will be facilitated by a second person.

5. Competency of those involved:

5.1 Induction:

All operatives are to attend a site-specific induction highlighting site rules, site hazards, safety protocol and emergency procedures.

5.2 Training and certificates

Lionel Henry

Former craft instructor and assessor, Fibrous Plasterwork - Construction Industry Training Board.

Manual Handling – Laing O'Rourke
Asbestos Awareness – Laing O'Rourke

Valid C.S.C.S Gold card (pending)
Full U.K Driving license

Jonathan Henry

Conservation of Ancient Buildings – Society for the Protection of Ancient Buildings (SPAB)
IOSH – Management of Site Health and Safety – Bruntwood (External)
Manual Handling – Laing O'Rourke
Management of asbestos - AHR

Valid C.S.C.S card - Skilled worker (pending)
PASMA (pending)
Valid IPAF 3A
Valid IPAF 3B
Valid IPAF 1B

Full U.K Driving licence

5.3 Qualifications:

Lionel Henry M.P.C.G

Employer led apprenticeship (5 year)
City and Guilds Basic Crafts- Fibrous Plastering
City and Guilds London Institute Advanced Crafts- Fibrous plastering
P.I.T.A.C North West region member

Jonathan Henry

BSC Hons Building Surveying Degree
HNC Construction

Diploma solid plastering
N.V.Q levels 1&2 full route solid plastering

Jay Williams

National apprenticeship (2 year)
Diploma solid plastering
N.V.Q levels 1&2 full route
C.S.C.S card (Pending)

Callen Henderson

National apprenticeship (2 year)
Diploma solid plastering
N.V.Q levels 1&2 full route
C.S.C.S card (Pending)

5.4 Membership

Construction Industry training board (CITB)
National Apprenticeship Service

5.5

Competence certificates required		
	Yes	No
First Aid	Y	x
Mobile elevating working platform		x
Forklift		x
Scaffold		x
Mobile access tower	Y	
Harness training		x
Fire marshal		x

6. Technical compliance

6.1 Specification requirements:

All plaster products to be supplied in accordance with BS 8481, BS EN 13279, BS 5270-1 & BS EN 13658-1/2

6.2 Method to achieve compliance

All Solid plastering and drylining works to be undertaken in accordance with BS EN 13914-2, BS 8481 & BS 8212

6.3 Inspection and test plan requirements:

Internal quality assurance inspections to be undertaken by Gazelle Art Plaster both during casting procedures and at regular intervals throughout the duration of on-site works.

7. Resources

7.1 Tools and Plant:

Tools/plant required		
	Yes	No
Hoist		x
Mechanical hoist		x
Ladder	X	
Mobile scaffold	X	
Mobile elevating work platform		x
Lighting	X	
Hand tools	X	
Scaffolding		x

7.2 Personnel Protective Equipment:

Protective equipment required (operatives)		
	Yes	No
Protective footwear	X	
Eye protection	X	
Face respirator		x
Safety helmets	X	
Gloves	X	
Hearing protection	x	
Body harness		x
Dust mask	X	
Overalls	X	

7.3 Materials

Refer to Schedule of Works

8. Emergency procedures

8.1 Relevant project emergency procedures & fire plan:

Emergency procedures are to be explained in full during site specific induction.

8.2 Detail of emergency procedures & evacuation for tasks described in M.S:

As above. Emergency routes and muster points are to be familiarised for each specific area of work. The location of all emergency access routes, emergency exits and muster points will be clearly displayed throughout site on the designated notice boards.

8.3 First aid personnel & emergency contacts

A List of first aid personnel and emergency contacts will be available from the welfare area and specified information boards around site.

First aid boxes and eye wash kits will be easily accessible from the welfare area, an eye wash kit will also be always present at the area of work.

8.4 Accidents/incidents, near misses

Any accidents or incidents will be reported to Gazelle Art Plaster supervisors immediately. Emergency services will only be called directly by Gazelle Art Plaster operatives in the event that they are certain of their location and the quickest, safest route to the said location. It is understood that the Cubic Works Project Manager will be contacted as soon as possible in the event of accidents, near misses or other incidents.

8.5 Nearest A & E Department

Manchester Royal Infirmary
Oxford Road
Manchester
M13 9WL
(Access via Upper Brook Street)

Refer to appendix

9. Supervision

Name:	Position	Contact number:
TBC	Bruntwood	
TBC	Bruntwood	
TBC	Cubic Works	
TBC	Cubic Works	
Lionel Henry	Gazelle Art Plaster	07760 461 259
Jonathan Henry	Gazelle Art Plaster - Director	07488 227 852

9.1 Key Personnel

N/A

9.2 Security arrangements:

All tools and are to be removed from site at the end of each and every shift.

10. Monitoring of work

N/A

10.1 Health and safety inspections:

N/A

10.2 Temporary works inspections:

Tower Scaffolds to be inspected at the beginning of each and every day before commencement of works.

10.3 Inspection and tests:

N/A

11. Environmental Factors

11.1 Storage of fuels and chemicals:

N/A

11.2 Noise, dust and vibration:

Throughout the duration of works, levels of noise and vibration will be kept to a minimal. In the case that levels of vibration or noise would increase to complete works, ear defenders will be provided, and safe rest periods shall be followed to minimise hand arm vibration. At no point should recommended safe noise or vibration limits be exceeded. Adequate dust masks will be provided and will be worn when necessary.

11.3 Protection of water courses and drains:

All wastewater and sludge to be disposed of in the appropriate skips provided only.

11.4 Protection of wildlife:

N/A

11.5 Waste including COSHH materials:

At the end of each and every day all rubble and waste is to be removed segregated and stored in designated areas to be confirmed during site induction, all waste to be disposed of using the appropriate skips provided using a wait and load system times and dates off which to be confirmed.

11.6 Asbestos

A full R&D survey will need to be available for review for all areas of proposed works prior to Gazelle Art Plaster commencing works on site. The is to be read and familiarised by all Gazelle Art Plaster Operatives and the asbestos register signed to confirm this. In the instance any ACMs or suspected ACMs are discovered during on-site works that are not on the survey or which could possibly be further damaged during the works, works must cease immediately until further notice.

12 Approval review and briefing

12.1 Review by appropriate staff:

This method statement is to be submitted to Bruntwood management for review and before any work is to commence.

12.2 Approver:

Bruntwood and Historic England.

12.3 Toolbox talks, task sheet briefings:

Toolbox talks and task sheet briefings will be carried out on a weekly basis by Gazelle Art Plaster.

12.4 Daily activity briefings:

Daily activity briefings shall be carried out each and every morning before any work is to commence. During which any questions, opinions or problems surrounding the task in hand will be noted and resolved.

13 Appendices

13.1 Site risk assessment:

This risk assessment is based upon an on-site walk around carried out by Gazelle art Plaster and the procedures within this method statement being adhered to. If at any point a situation is to change, work is to stop and both the risk assessment and method statement is to be considered and if needs be amended before work is to re commence.

Hazard	Yes	No	Level of Risk				
			Very High	High	Medium	Low	Very Low
Working at height	Y					√	
Fall of Material/debris	Y					√	
Electrocution		N				√	
Fire	Y					√	
Dust/Fumes	Y				√		
Excavations		N					√
Confined Space		N					√
Hand Tools	Y					√	
C.O.S.H.H	Y				√		
Machinery		N					√
Vehicles	Y					√	
Third party contractors	Y					√	
Vibration	Y				√		

Site address: 38 Moseley Street

Date of Risk Assessment: 21.02.2022

Carried out By: Jonathan henry

Signed:

Hazard/Operation	Yes/No	Describe the risk posed	Who may the risk affect	Level of Risk L/M/H	Control measures in place	Level of Risk L/M/H	Secondary Control measures	Residual Risk L/M/H	Notes
Will step ladders be safely erected for use?	Yes	Risk of falling	Gazelle Operatives	M	Training on use provided, Ladders to be inspected before every use	L		L	
Will Mobile tower scaffolds be used?	yes	Risk of falling	Gazelle operatives	H	Hand and Knee guard rails installed	M	Tower to be inspected and Scaff tag signed and dated by PASMA trained personnel	L	Tower to be inspected pre task daily before use.
Is there a risk of Falling objects/debris?	Yes	Falling debris	Gazelle operatives/ site personnel	H	Toe boards and clips to be installed, tools to be clipped and wired	M	Access to works area to be restricted to others, barriers and tape to be used around scaffold.	L	
Is there a heightened risk of fire?	yes	Risk of ignition from hot works	Gazelle Operatives/ Site personnel/ Public	H	Fire Extinguishers to be present close to working area	M	No hot works to be undertaken a min of 40 mins before leaving site to allow for secondary inspection	L	Hot works permits to be acquired, Fire safety protocol to be explained during site induction

Is there a heightened risk of injury from lifting?	yes	Risk of injury	Gazelle operatives	M	Manual handling training provided by Gazelle	M		M	
Is there a heightened risk of electrocution?	No	Electrocution	Gazelle operatives	L	110v Transformers in use. Cordless tools to be used where possible. Existing services have been isolated	L	All power tools to have valid inspection dates	L	
Is there a heightened risk of injury from vibration?	Yes	Vibration injury from power tools	Gazelle operatives	H	Rest periods stated to be adhered to.	M	Vibrational work tasks to be rotated between personnel	M	
Is there a risk of exposure to asbestos contamination?	Yes	Exposure to Asbestos fibres	Gazelle operatives/ site personnel/ building users/ Public	H	A full R&D survey will need to be undertaken by Bruntwood prior to works commencing	M	Asbestos Management survey to be read and understood by Gazelle operatives prior to commencing works	M	Asbestos Register to be signed and by Gazelle operatives
Is there a risk posed by exposure to substances hazardous to health?	Yes	Skin burns/irritation/ Dust/fumes inhalation	Gazelle operatives	H	Coshh assessment undertaken, suitable PPE to be provided	M	Internal training and protocol to be adhered to	M	Eye wash station to be located within area of works

Appendix A-General

Scaffold:

N/A

Mobile Tower Scaffold:

Mobile tower scaffolds are to be erected, altered and dismantled by PASMA certified operatives only. Guard rails and a full set of toe boards and clips must be fitted and scaff- tags must be signed (within last 7 days) and clearly displayed before/during use. Whilst working on the scaffold all wheels and stabiliser arms must be locked and height/weight limits adhered to. At no point should the scaffold be moved whilst any person/persons are on the working platforms.

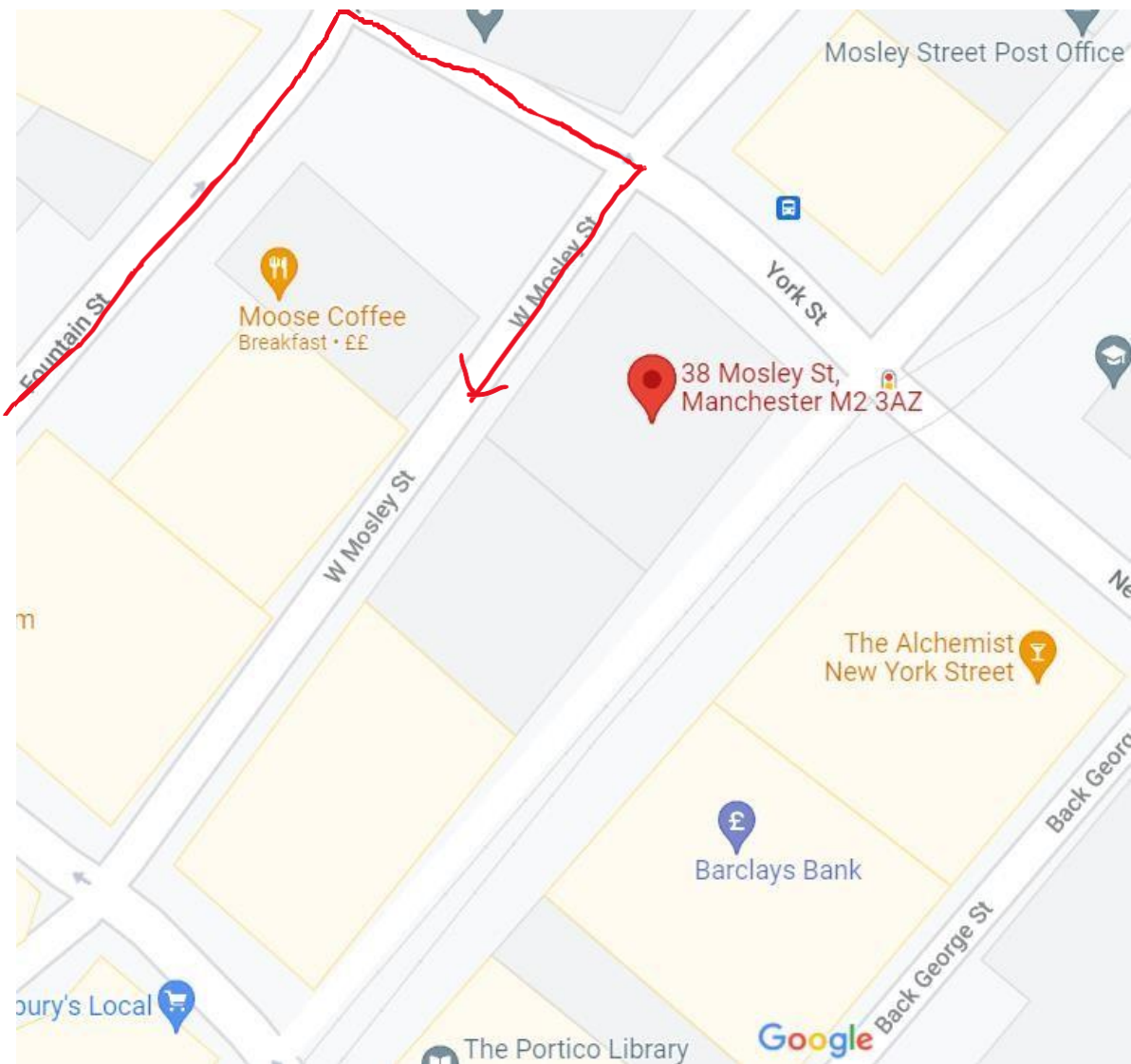
Fall of Material/Debris:

Safety barriers, barrier tape and clear signage will be used to restrict access below all areas of work. At any point if these exclusion zones are entered by third party contractors, work must stop immediately and a supervisor should be informed. When returning to task areas after breaks/lunch etc. it is vital barriers, tape and signs are checked before work is to resume.

Electrical equipment:

Any electrical equipment used by Gazelle Art Plaster will either be cordless or will not exceed 110 volts. All electrical equipment and leads will have a valid PAT test certificate and will be checked regularly for any faults or damage. In the event that equipment is found to be faulty or damaged it should not be used and removed from site.

Site Logistics Plan



Nearest A&E Department

