

38 Mosley Street – Risk Assessment / Method Statement / Lift Plan

Re: 38 Mosley Street, Manchester – Heritage door removal, adjustments and reinstallation

Further to the request from Manchester City Council and in line with the conditions schedule which has been prepared to set out the work and actions necessary to comply with the conditions attached to the decision notice for Application No. 132737/FO/2022 and 132738/LO/2022. The below methodology highlights the proposed schedule of works involved in making the front door of 38-42 Mosley Street back to a fully functioning and openable front door.

Background

The current set of existing doors are currently unopenable and have during the past have had a metal sheet bolted to the back of the doors in order for the doors to be kept permanently shut. At some stage during previous ownership a sliding door mechanism has been retrofitted onto the doors to create an opening from the Mosley Street elevation into the building. Our objective is to best conserve this element of the buildings significance whilst making necessary alterations in order for this door to be made functionable once again and into a usable main entrance. For this to be achievable the following process has been proposed: 1). Remove the existing doors via a crane and transported back to a bespoke joinery workshop for assessment. 2). Adjustments to be made to the doors to create an openable double door with a fixed head panel. 3.) Reinstallation of the new doors ready for painting and decoration.

Door Removal

The following methodology is our proposed sequencing of works to remove the door and to transport back to a joinery workshop for full assessment and for the alterations to be made, the equipment required for these alterations are to large to be done on site. Applications have been approved by Manchester City Council to erect a temporary hoarding on Mosley Street to secure the site following the door removal, a pavement closure to carry out the works.

Methodology

Equipment required

- Scaffold Tower
- Plunge rail saw with fine tooth blade

Method / Sequence of Operations for the removal of the existing front door of Mosley Street

1.	All Personnel to arrive on site at specified time to receive site induction or will have been inducted. During the site induction all operatives will be made aware of
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	the heritage nature of the doors and that care must be taken to ensure no damage is made when removing the doors.
2.	Site foreman (toolbox talk) all personnel on lifting plan and carry out walk through all documentation will be presented to the site management (or will have already been presented) All personnel to wear the relevant PPE as per the risk assessment.
3.	The steel plate that is on the inside of the door will be carefully removed using hand tools to limit the risk of damaging the door by using power tools. The doors will be fully assessed once the steel is removed and a full heritage restoration will be completed by the specialist joinery firm as part of their works back at their workshop.
4.	Erect a hording on Mosley Street to protect the work area paying particular attention to ensure that the heritage elements of the external facade of the building are covered to protect them from damage. Install Chapter 8 barriers to close off the pavement around the entrance work area. Utilising the existing sliding door mechanism the door will be half opened to facilitate the cutting of the door in situ. The central joint will be cut to create the two sections of the new door layout.
5.	Using a fine tooth blade in a plunge rail saw cut the top "Fixed" section of the door. Which remains in position until the lower sections are removed to reduce the risk of damage. We will be retaining the existing external stainless steel to remove the risk of any damage to any of the external heritage elements by removing it.
6.	The removed sections of the door are to be carefully rapped in a protective material ready for transportation.
7.	The removed smaller sections of the doors will be carried through the building carefully using correct manual handling methods and loaded onto the vehicle on West Mosley Street

1.	After the removal of the doors a wooden hording will be erected internally to secure site and ensure the building is weather protected . This will be fixed to the internal brickwork and will not have any impact to the external heritage elements of the building.
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Door Adjustments

Following the removal of the cut down door, the final adjustments to the door to create the required new frame and door sections are planned to be made back at a workshop where the cutting down and adjustments can be made in a controlled environment. The door adjustments will be made in line with AXI drawing AXI – 500- Ground Floor Internal Entrance Details. The following methodology is anticipated to be used in order achieve the finish of the associated architectural drawing and to create a central opening door with a fixed overhead panel.

1.	Doors to be delivered to our manufacturing facility in Bredbury Stockport. The protection of these doors have been previously highlighted within the door removal section of the methodology.
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2.	Doors will be cut down in width on a flat bed Altendorf saw. This machine will be used to control the cut on the doors, creating one clean cut line without jagged or poor finishes. This cut can then be sanded down and repainted to leave a seamless finish. The creation of an overhead panel as per AXI drawing 500 will make the doors usable as a main entrance door.
3.	Doors / new over panels then can be transferred to the dispatch bays ready for collection and return to site for installation and painting in line with the approved painting samples

Conclusion

We are issuing this methodology to provide Manchester City Council with a clear run through of how repair works to the main entrance door will help restore the door and make the door usable once again as a main entrance off Mosley Street. The considered approach takes into account the heritage nature of the doors and provides an understanding that treatment and care must be taken whilst repair works are taking place to protect the doors from any further lasting damage whilst making the necessary alteration to enable a functioning heritage considered entrance way for the refurbished 38 Mosley Street.

The reinstallation of the doors once the alterations have been made will entail fixing a frame to the internal elevation of the building, this is to mitigate any potential damage to any of the heritage elements of the building.