

38 Mosley Street Method Statement – Timber Repairs

Overview of Task

Timber Skirting Patch repair + Timber panelling making good. Manchester, M2 3AZ; to include all internal areas of the building.

Design Team Information

Patch repair of timber skirting to replicate the existing heritage skirting throughout 38 Mosley Street and repair/making good works to existing timber panelling as per the following AXI drawing releases and heritage repair schedule:

- AXI Heritage Restoration Schedule 38 Mosley Street
- 20-059 AXI 042 Proposed Second Floor Heritage Restoration Plan
- 20-059 AXI 062 Proposed Second Floor Heritage Photographic Plan

It is to be made absolutely clear that there is no intention to damage or disturb the following items of heritage significance as part of this package of the repair works:

- Existing timber panelling already in situ
- Existing timber skirting

All patch repairs and making good works will not further damage either the timber skirting/panelling however will provide a matching replicate to all current missing heritage elements.

If there is a need to deviate in any way from achieving a matching replicate then contact will be made with MCC and no works in relation to that element will take place until an approach has been agreed.

Implementation Methodology

All site operatives will be made aware of the Heritage significance of the building and specifically those elements affected by their planned works. This aspect will also be covered during the pre-start induction meeting and relevant activity briefings.

Timber Skirting Methodology:

- Onsite Profile recovery
- New timber skirting sections to be produced to match the existing skirting profile in a joinery workshop
- Run raw timber through spindle moulder to create new profile to match existing
- Skirting to be produced in three separate sections and notched together onsite to match the original detail and glued onto walls to patch in missing sections of the skirting
- Sections of the original skirting to be retained and reinstalled as part of the patch repair process
- Existing skirting to be protected and cleaned following the patch repairs

Any cutting of materials will be conducted in a designated cutting area away from any heritage element to further reduce the risk of damage. Installation will be conducted using a wood glue to further minimise any impact on installation of the existing timber finishes adjacent. No adaptation will be made to the existing skirtings during this installation.

Timber Panelling Methodology:

-Existing surface penetration in timber panelling to be measured. Example of existing penetrations shown within 'AXI Heritage Restoration Schedule 38 Mosley Street'

-Timber noggings to be pre-cut, away from heritage panelling elements

-Noggings to be then installed into existing service penetrations, sanded back and stained a finish to match the existing panelling

Existing timber panelling to be protected with Corex for the duration of the patch repair works.

-initial samples of the repairs/ finishes will be prepared by the contractor and will be subject to a review by AXI to ensure appropriate finishes are achieved. Any issues will be raised with CubicWorks/Bruntwood and actioned accordingly.

If during the implementation of the works a more extensive level of work is required than is set out above, MCC will be duly contacted and no additional works on that element will take place until an approach has been agreed.

Recording

Building makeup and existing condition of timber panelling and timber skirting have been recorded in 'AXI Heritage Restoration Schedule 38 Mosley Street'

Protection

The heritage significance of the building is associated, predominantly, with the original plaster finishes, coving joinery and timber panelling. Localised protection in the form of corex sheeting will be required to timber skirtings and timber panelling. Protection is to be provided in the form of temporarily fixed (no mechanical fixings permitted) corex sheeting or similar. Care should be taken during the installation and patch repair Under no circumstances can items of heritage significance within the building be damaged/altered/fixed into as part of these temporary protection measures.

The Site Manager of CubicWorks will be responsible for ensuring that appropriate protection is in place at all times and will conduct daily inspections to ensure that protection remains in place throughout the implementation.

Reinstatement

It is not anticipated that any damage or disturbance will be caused to items of heritage significance within the building as part of these patch repair works. In the unlikely event that this does occur and the panelling or skirtings are damaged as a result of these works, the following reinstatement methodology is to be as per the patch repair methodology within the implementation methodology above.

Sign Off

Once repair/restoration works have been completed the Site Manager will inspect the subject area to confirm that an appropriate quality of repair has been completed. AXI will also undertake a periodic review of all works during the implementation stage (at least every 2 weeks, or more depending on the stage of the project) 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

Technical Compliance

Site specific risk assessments and method statements are to be issued to Bruntwood for approval prior to commencement. Bruntwood utilises a list of approved suppliers, all of which are checked and deemed to hold the necessary skills, qualifications, experience and insurances to undertake the required task. As a minimum, the site specific RAMS for the soft strip works to 38 Mosley Street will consider the following:

- Falls from height
- Injury from falling materials
- Risks from connected services
- Traffic management
- Hazardous materials
- Noise and vibration
- Fire
- Worker involvement

Management of Heritage Risks

Please refer to the “Protection” and “Reinstatement” sections of this document.

Supervision and Monitoring of Work

The Principal Contractor, in compliance with their duties under The Construction (Design and Management) Regulations 2015, shall be responsible for supervising and monitoring the soft strip works as follows:

- plan, manage, monitor and coordinate the entire construction phase

- take account of the health and safety risks to everyone affected by the work (including members of the public), in planning and managing the measures needed to control them
- liaise with the client and principal designer for the duration of the project to ensure that all risks are effectively managed
- prepare a written construction phase plan (PDF) before the construction phase begins, implement, and then regularly review and revise it to make sure it remains fit for purpose
- have ongoing arrangements in place for managing health and safety throughout the construction phase
- consult and engage with workers about their health, safety and welfare
- ensure suitable welfare facilities are provided from the start and maintained throughout the construction phase
- check that anyone they appoint has the skills, knowledge, experience and, where relevant, the organisational capability to carry out their work safely and without risk to health
- ensure all workers have site-specific inductions, and any further information and training they need
- take steps to prevent unauthorised access to the site
- liaise with the principal designer to share any information relevant to the planning, management, monitoring and coordination of the pre-construction phase.

Environmental

PPE will be used at all times dependent on associated risks. As a minimum, this will include a hard hat, high viz, gloves, safety boots and glasses.

Dust

General dust may be created when removing partitions. All areas are to be surveyed (please refer to the 38 Mosley Street asbestos survey) to identify the presence of hazardous materials. If hazardous materials are found, these are to be removed under controlled conditions prior to the soft strip package of works commencing.

Localised dust extraction filters are to be fitted to any power tools. Wetting of materials is not considered to be necessary given the types and volume of materials being removed. Consideration has also been given to the potential adverse effect that this could have given the importance of protecting items of heritage significance within the building.

RPE (respiratory protective equipment) is to be worn when required (dictated by the site and task specific risk assessment and method statement) and natural ventilation is to be provided to the work area via the opening of doors and windows. This is deemed sufficient due to the type and volume of materials being removed and also considering the relatively small size of each floor plate in relation to the number of available openable windows and doors.