



## GENERAL METHOD STATEMENT

### Façade Repairs

Contract Name:	Vale House
Job Number:	TBA
MS Title:	Heritage Façade Repairs
Issue Date:	17 July 2024
Method Statement Written by: (Construction Development Manager)	Mr Fawaad Shaikh
MS Reference Number:	MS-9121
Revision Number:	N/A

<b>1.0</b>	<b>Introduction</b>
<p>This Method Statement describes the specific safe working methods which will be used to carry out the works. It gives details of how the work will be carried out and what health and safety issues and controls are involved.</p>	

2.0	Location		
Vale House, Vale of Health, London NW1 1AX			
Start Date:	TBA	Duration:	TBA

<b>3.0</b>	<b>Scope of Works &amp; Methodology</b>
<b>Scope</b>	
<p>Seven Six Capital Ltd will be carrying out external façade conservation and repairs to rainwater system at Vale House. The purpose of this method statement is for the fabric repairs of both the front and side façade. These repairs will be undertaken following completion of the façade clean starting with exemplar samples carried out and inspected for approval with the relevant authority to reach agreement of the final repair scope.</p> <p>Prior to commencement, we require confirmation that the existing paint finish has been analysed by others, for the presence, of Lead.</p>	
<b>Methodology</b>	
<p>The Building is Grade II listed and will require careful inspection/examination/consideration before any repair works commence.</p> <p>Each of the different façade fabrics: Portland limestone (assumed), stucco, will require samples to be carried out. Each exemplar will be agreed with the Conservation Officer as required. These will be referenced before works commence.</p> <p>Seven Six Capital will carry out a repair survey to provide a full scope of works to be agreed with the client. This scope will consist of a list of the repairs required to be carried out, numbered and photographed together with locations marked on each elevation drawing (Drawing to be provided by others). All operatives will have access to the agreed scope on each elevation. No repairs are to be undertaken outside of this scope unless instructed. If a repair is discovered that is not listed, Seven Six Capital will notify the client. Only when the client approves and instructs the repair can the additional work be carried out.</p> <p>Materials will be delivered to the Vale of Health elevation and taken up via the scaffolding.</p> <p><b>Stone Repairs</b></p> <p>Any repairs required, would start at the top level working down the scaffolding levels. There could be various repair types to undertake these will be listed in our surveyed schedule once the cleaning is completed. Each item would be photographed, and each repair fully depicted before and after, this will be done for O &amp; M recording purposes. Each picture will relate to a repair and a corresponding reference number on the elevation drawing which will identify the locations.</p>	

**Typical repairs to expect:**

**Cracks** - Dowelling across cracks running through stonework (structural repair), 6mm stainless dowels be fixed into cross stitched drilled holes by way of resin application 'Gun' and then the joint would be repaired using matching Lime mortar. Length of dowels to be determined by the scope.

**Mortar repairs to stonework** - Portland Limestone repairs will match exactly in colour using a repair mix of graded Portland dust, hydrated lime and sand. The purpose is to repair any damaged stone back to its original state. The repair will be carried out to be unnoticeable and long lasting. Where necessary (large) Stainless steel wire (armatures) or dowels will be inserted by drill to tie in.

**Stone indents** - Where noted our Masons we will cut out defective stone from the facade marking out the cut line first and carefully cutting the perimeter and cross sections within the indent body - using a 5" micro bladed grinder, to rough out. Then take masons chisels and other hand tools to work back aperture in a square way. Where appropriate the Mason will use a dowel/pin to secure but the cut out will form a natural key for the new piece of stone. Using a matching Portland stone piece prepared by cutting to size from scant (original salvaged or new) Then glue into place using Masons adhesive. Once cured the Mason will dress the face to match existing profile. Finally point face joints and clean.

**Ties/Ferrous fixings** - There are numerous redundant fixing holes, signage brackets, switches and pipe work that will require careful removal. Following the removal of fixings, the brick and stonework will require matching mortar repairs or indents. Salvaged or matched reclaimed bricks could be used for brick indents or approved bricks will be supplied. Stone to be made good with specialist repai

### **Stucco repairs**

All stucco will be surveyed prior works. Hammer test will be carried out to determine loose and defective render areas. The scope will denote the location and size of each repair for our restorers to follow.

The lines of repairs are to be straightened up and angles of 45 degrees cut into the perimeter. This will ensure that the new repairs will key and sufficiently bond to the original render. The cutting is to be done with a 110v 5" grinders with suitable dust suppression attached where possible. All operatives are to wear full face fit masks when grinding out.

Following the successful preparation where previously agreed Stainless Steel armatures will be fixed over cracks within these flat repairs. They will be secured with Stainless washers and screws with the sufficient number of fixings. Using the scope as a guide where a cement repair is needed, we will use the agreed repair mix.

Flat repairs are built up over a scratch coat and a topcoat. The areas are to be ruled off and floated with a wooden float. A steel trowel is then passed over to help create a seal over the render. Perimeters are to be sponged in and kept as seamless as practically possible to help the decoration process. Samples provided and signed off are used as benchmarks. Note there are different finishes to the stucco which the client has been notified of. Check that your finishes are approved before continuing down the façade.

Moulded repairs around architraves and elsewhere require stainless steel armatures and pins which help build up a series of coats of mortar and add strength and longevity. These are drilled in using a 110v SDS 8mm drill bit. A small amount of resin helps hold the rods.

Once again where required the appropriate mixes need to be used. For all backing coats, a good washed coarse sharp sand is needed to help build the repair, followed by a finer aggregate for the subsequent topcoats.

The repairs are formed by hand using purpose-built floats on site. Jointing rules, small tools and levels are used to follow original contours and lines of the architraves. Where restoration work is required on more decorative panels a freer hand approach is adopted using small hand tools to create the more ornate features.

#### **4.0 Supervision & Responsibilities**

All works will be overseen by Seven Six Capital Supervisor (TBA), who's duties are as follows:

- Communicate daily to Operatives of any potential or real hazards on site
- Record potential for BWIC issues
- Posting of notices advising of all hazards present during the works
- Liaise with other trades to ensure safe operation and interfacing of trades where activities cross

Management & Supervision			Competency	Yes	No
Contracts Director	Fawaad Shaikh	-	SMSTS	<input type="checkbox"/>	
Contracts Supervisor	TBA	TBA	SSSTS	<input type="checkbox"/>	
Foreman	TBA	TBA	SSSTS	<input type="checkbox"/>	
HSE Manager	TBC	TBA	Fully Qualified	<input type="checkbox"/>	

Resources			Max Number of Operatives		TBA
Competency	Yes	No	Competency	Yes	No
CSCS	<input type="checkbox"/>		PASMA		<input type="checkbox"/>
CPCS		<input type="checkbox"/>	IPAF		<input type="checkbox"/>
CISRS		<input type="checkbox"/>	Other:		<input type="checkbox"/>

## 5.0 First Aid & Emergency Arrangements

First Aiders: 1<sup>st</sup> Aider by TBC

First Aid Office & Kit location: on Site

Location of Nearest Hospital: **Royal Free Hospital, Pond St, London NW3 2QG**

## 6.0 Task Specific PPE

PPE will be provided as a last form of protection against a hazard. Staff will use gloves and safety glasses eye protection. PPE for the task is as identified in the risk assessment. All site workers will wear safety boots, hi-visibility vests, hard hats, protective gloves and safety glasses at all times.

PPE Summary	Yes	No		Yes	No
Safety Helmet – EN397	<input type="checkbox"/>		Gloves – EN388 3131 min or CE	<input type="checkbox"/>	
High Visibility Vest – EN 471 Cl 2min	<input type="checkbox"/>		Hearing Protection EN352-3 SNR 28	<input type="checkbox"/>	
Safety Boots – EN345 S1P min	<input type="checkbox"/>		Overalls – CE Min		<input type="checkbox"/>
Eye Protection – EN166B	<input type="checkbox"/>		Specialist Clothing – As required	<input type="checkbox"/>	
Eye Protection – EN166F		<input type="checkbox"/>	Fall Restraint Harness - EN361		<input type="checkbox"/>
Disposable Dust Mask – EN149:2001		<input type="checkbox"/>	Fall Arrest Harness EN361/EN355		<input type="checkbox"/>
Half Face Mask EN149:2001		<input type="checkbox"/>	Other:		<input type="checkbox"/>
Disposable Respiratory FFP3 NR	<input type="checkbox"/>				

## 7.0 Welfare

Facilities to be provided by Seven Six Capital

<b>8.0</b>	<b>Sub-Contractors</b>
N/A	

<b>9.0</b>	<b>Materials, Plant &amp; Equipment</b>
Water to be sourced from a mains feed within suitable distance. 110V 32amp power to be made available from nearest transformer. Power to be within 20m of work area.	

<b>Material to be used – see COSHH Assessments</b>	
1.	Lime mortar, Portland Stone Dust

<b>Equipment to be used – list all to be used</b>	
Hand tools	Masons tools
Power tools	5" Grinder, Arbotec saw, 110v drills

<b>10.0</b>	<b>Environmental Aspects &amp; Impacts</b>
Environmental Hazards: None Accidental Release Measures Spills / Leaks: N/A Spill Kit Requirements: N/A Waste Removal: in skips provided by PC	

<b>11.0</b>	<b>Briefing Arrangements</b>
This and any following briefings will be given by the Restore London Supervisor. This includes Toolbox talks on a regular basis.	

<b>Enclosures</b>	<b>Yes</b>	<b>No</b>
		<input type="checkbox"/>
		<input type="checkbox"/>

<b>Contractor Information Control</b>	
Method Statement produced by:	Seven Six Capital
Method Statement checked by:	
Method Statement review date:	N/A
Who is authorised to update this Method Statement?	Mr Fawaad Shaikh

<b>Contractor monitoring &amp; compliance</b>		
Who is accountable for monitoring compliance with this Method Statement?		
Signed:	Name:	Date:
Mr Fawaad Shaikh	Mr Fawaad Shaikh	

Method Statement Title: Façade Repairs  
Project: Vale House

The Site Manager/Supervisor is to brief each operative on the contents of the Method Statement and this is to be recorded and documented below. If you are unsure or do not understand this method statement or the risks involved, you must ask your manager to explain and only when you are satisfied must you sign this document to say so. Your safety is very important.

[illegible]