



Enabling Works / Strip Out - Specification & Schedule of Works

40-46 Princess Street

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1.0 Introduction

- 1.1 This Specification & Schedule of Works has been prepared by Bernadette Bone of BB Heritage Studio. It is for enabling works/ soft strip at 40-46 Princess Street which include;

A: Asbestos removal

B: Soft strip – removal of walls / partitions / linings etc

E: Sample areas of cleaning

I: Drainage repairs

J: Investigation works

K: M&E strip out (excluding the sprinkler system)

L: Making good to welfare area

- 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: Post Soft-strip Asbestos Re-inspection Report
- Appendix B: Mark ups drwg ref.'s P0215-al(01)010 – al(01)17
- Appendix C: Drainage repair drawings by Curtins

- 1.5 40-46 Princess Street is a Grade II listed building. The listing notice contains the following information;

Statutory Address: Eastern House, 40-46 Princess Street

Grade: II

List Entry Number: 1247058

Date first listed: 06-Jun-1994

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.

2.0 Methodology & Workmanship

C20 FABRIC REMOVAL

C20/100 INTRODUCTION

C20/110 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 by the contractor.
- The contractor should ensure that he/she is 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.
- The contractor should ensure that he is familiar with the location of the services.
- The contractor should review the form and location of any flammable, toxic or hazardous materials and provide statements on the proposed methods of removal and disposal where required.

The contractor should then report and provide method statements describing;

- Proposed programme of work, including sequence and methods of investigations and fabric removal.
- Arrangement for protection of personnel and the general public, including exclusion of unauthorized persons.
- Access arrangements for internal areas.
- Arrangement for control of site transport and traffic.
- Proposals for protecting the historic fabric.
- Methods for careful removal and disposal of fabric removed.

C20/120 ASBESTOS

Refer to the attached Post Soft-strip Asbestos Re-inspection Report.

For all areas of fabric removal ensure that any asbestos has been removed and disposed of in accordance with the required legislation and methodologies.

It is proposed that the remaining asbestos is removed in stages, some removal will be undertaken as part of the enabling works scope where it is associated with M&E fittings / fabric to be removed as part of the soft strip. Other areas will remain insitu until the main contract works are undertaken.

C20/130 FEATURES TO BE RETAINED & PROTECTED

All existing elements which are not specifically noted to be removed are to remain. Extreme care is required to ensure that no damage is caused to the existing fabric and this will require necessary protection works to the existing fabric. Specific areas known to require protection include (but are not limited to);

- Timber floors

- Timber staircases
- Moulded plasterwork
- Cast iron columns
- Ground level original sprinkler valves

C20/140 ARCHAEOLOGICAL BUILDING RECORDING

- None required prior to the commencement of these works.

C20/200 FLOORS

C20/210 FLOORS: REMOVAL OF FLOOR FINISHES TO CHARLIES BAR

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Remove and dispose of all carpet / vinyl floor finishes.
- Confirm any areas of overboarding, undertake a small area of opening up to any areas of overboarding to establish floor build up and finishes beneath.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris.
- Ensure that the necessary PPE is worn during the works

C20/300 WALLS

C20/310 WALLS: REMOVAL OF WALLS / PARTITIONS / WALL LININGS

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Carry out opening up works to sections of the wall/partition adjacent to junctions with floors, walls and ceilings to establish the connection to the adjacent materials and the overall construction of the partition. Fabric for removal which is located adjacent to historic fabric should be removed with care, loosening the existing fixings for removal rather than forcing which may cause damage to adjacent historic fabric. This is of particular importance to the staircase in the Langley Buildings where the plasterboard lining is to be removed to expose the historic timber screen behind.
- Ensure that adequate temporary support is provided at each stage to prevent the risk of uncontrolled materials falling which can also cause damage to adjacent historic fabric.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris.
- Ensure that the necessary PPE is worn during the works (note the possibility of horse hair within the historic plaster).

C20/400 CEILINGS / SOFFITS

C20/410 CEILING: REMOVAL OF PLY / HARDBOARD SOFFITS

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Carry out opening up works to sections of the ceilings to establish the connection to the adjacent materials and the overall construction of the ceiling build up. NOTE that the fabric above the soffits is likely to be in poor condition. As such the soffits should be removed with care, loosening the existing fixings for removal rather than forcing which may cause damage to adjacent historic fabric and lead to uncontrolled materials falling.

- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE to determine the requirement for a timber condition survey.
- Ensure that the necessary PPE is worn during the works.

C20/420 CEILING: REMOVAL OF SUSPENDED CEILINGS

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Carry out opening up works to sections of the ceilings to establish the connection of the suspended ceiling structure to the plaster soffit. The suspended ceiling structure fixed into the plaster ceilings should be removed with care, loosening the existing fixings for removal rather than forcing which will cause damage to the plaster ceiling and lead to uncontrolled materials falling.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE to determine the requirement for a timber condition survey.
- Ensure that the necessary PPE is worn during the works.

C20/500 ROOF

C20/510 ROOF

N/A – no fabric removal works proposed to the roof as part of the soft strip / enabling works
Refer to section C90 for repair works at roof level.

C20/600 STRUCTURAL WORKS

C20/610 STRUCTURAL ALTERATIONS

N/A – no structural alteration works proposed as part of the soft strip / enabling works

C20/700 OTHER WORKS

C20/710 REMOVAL OF EXISTING TANKING SYSTEM

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Carry out opening up works to sections of the tanking to establish the connection to the adjacent materials and the overall construction of the build up. NOTE that the fabric behind the tanking may be in very poor condition. As such the tanking & linings should be removed with care, loosening the existing fixings for removal rather than forcing which may cause damage to adjacent historic fabric and lead to uncontrolled materials falling.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE to determine the requirement for a timber condition survey.
- Ensure that the necessary PPE is worn during the works.

C20/720 INVESTIGATION TO UNDERSIDE OF LANGLEY BUILDINGS STAIR

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- The investigation is required to enable an inspection to be undertaken beneath the stair to establish the required waterproofing details. The side of the stair to be opened up is timber panelled and as such the

opening up works are required to be undertaken with extreme care to ensure that there is no damage caused to the timber panelling and that this can be reinstated following the inspection.

- Carry out investigation works establish the location of the construction joints to the panelling. Open up an area to enable access by working to the existing construction joints only, do not cut into the panelling.
- Keep a record of the observations to enable the reinstatement of the panelling at a future date.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE.

C20/740 REMOVAL OF OTHER REDUNDANT M&E

The soft strip / enabling works are also to include removal of the following items;

- All existing redundant Low Temperature hot Water (LTHW) pipework (isolated, drained down and removed)
- All existing ventilation systems
- All existing domestic water services pipework (isolated, drained down and removed)
- Inspect condition of rainwater pipes, remove and replace damaged / decayed rainwater pipes
- All existing above ground drainage stacks
- All gas pipework (isolated, purges and stripped out)
- All redundant local air conditioning systems

C20/750 REMOVAL OF STAIRCASE LEVEL -02 EASTERN BUILDINGS & ROOMS UNDER

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Carry out opening up works to sections of the staircase construction to establish the connection to the adjacent materials. Fabric for removal which is located adjacent to historic fabric should be removed with care, and where possible loosening the existing fixings for removal rather than forcing which may cause damage to adjacent historic fabric.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE to determine the requirement for a timber condition survey.
- Ensure that the necessary PPE is worn during the works.

C20/760 STRIP OUT OF CHARLIES BAR

- Prior to any fabric removal commencing ensure that all areas have been photographed.
- Strip out to include;
 - removal of suspended ceilings (as C20/420)
 - removal of internal partitions (as C20/310)
 - removal of remaining bar area and stage (as below)
 - removal of floor finishes (as C20/210)
 - removal of sanitaryware (as below)
- Carry out opening up works to areas of fabric to be removed to establish the connection to the adjacent materials. Fabric for removal which is located adjacent to historic fabric should be removed with care, and where possible loosening the existing fixings for removal rather than forcing which may cause damage to adjacent historic fabric.
- Follow the methodologies noted above.

- For removal of the bar area / stage / sanitaryware etc follow the same methodology of first undertaking opening up works and then removing with care to avoid damage to the adjacent fabric.
- On completion of the removal works ensure that the area is left in a stable condition, free of loose items and debris and allow for an inspection by the CA and SE to determine the requirement for a timber condition survey.
- Ensure that the necessary PPE is worn during the works.

C20/800

WORKMANSHIP

Standard: where specified for removal fabric should be dismantled and carefully removed with reference to BS 6187.

Operatives should be:

- Appropriately skilled and experienced for the type of work, including experience in relation to the specific requirements of work within listed buildings. In particular site staff responsible for supervision and control of work should be experienced in the assessment of risks involved and the methods of fabric removal to be used including specific requirements that the historical and archaeological importance of the site places on the methods of working. Should any damage occur to the historic fabric this is to be repaired using best conservation practice by the contractor at no cost to the Employer.

C20/810

GAS OR VAPOUR RISKS

Precautions: prevent fire and / or explosion caused by gas and / or vapour from tanks, pipes etc.

C20/820

SCAFFOLD

- Requirement for scaffold TBC

C20/830

DUST CONTROL

General: reduce dust by brushing down on a daily basis and disposing of any debris. Keep external areas within the park and moated site and footpaths outside the park clear of debris. When works are complete within a contained area allow dust to settle and return to clean. Carry out a final clean-up using an industrial vacuum on completion.

C20/840

HEALTH HAZARDS

Precautions: protect site operatives, site occupants and general public from hazards arising during the course of the works.

C20/870

PARTLY DISMANTLED FABRIC

General: leave in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.

Access: liaise with the site security providers to ensure that access is prevented by unauthorized persons.

C20/880

DANGEROUS OPENINGS

General: provide guarding at all times, including outside working hours. Illuminate during hours of darkness. Prevent access by unauthorized persons.

C20/890

ASBESTOS CONTAINING MATERIALS – KNOWN OCCURANCES

As detailed to clause 110.

C20/891

ASBESTOS CONTAINING MATERIALS – UNKNOWN OCCURANCES

Discovery: give notice immediately of suspected asbestos-containing materials if discovered during fabric removal works. Avoid disturbing such materials.

Removal: submit statutory risk assessments and details of proposed methods for safe removal.

- C20/895 UNFORSEEN HAZARDS
Discovery: give notice immediately when hazards such as unrecorded voids, tanks, chemicals are discovered during the fabric removal works.
Removal: submit statutory risk assessments and details of proposed methods for safe removal.
- C20/950 SITE CONDITION AT COMPLETION
Debris: clear away and leave the site in a tidy condition.
Ensure that all areas are free from dust and debris and that all external areas within the park and footpaths outside the park are clear of dirt and debris.
- C20/1050 DISPOSAL OF MATERIALS
Only material noted to be removed is to be disposed of. The contractor should ensure that any disturbance to historic fabric is avoided.
The contractor should confirm the site waste management strategy.

C40 CLEANING

C40/100 INTRODUCTION

C40/110 SCOPE OF WORK

Sample cleaning areas are to be undertaken to;

- Metalwork – columns and beams
- Timber – to the underside of the timber floor boards & joists
- Internal painted brick walls

It is proposed to undertake trial areas of cleaning to areas shown on drawing P0214-al(01)013 using the Microstrip cleaning technique with different mediums and pressures to determine the settings which remove the finishes but do not negatively affect the background material. Microstripping uses a variety of media in compressed air but at pressures as low as ½ bar or 12 psi. The low pressure combined with finely adjustable medium levels, used by experienced operatives, allows the cleaning of vulnerable surfaces without damage.

C40/150 PROTECTION PRIOR TO CLEANING

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

C40/200 CLEANING OF TIMBER

C40/210 CLEANING OF TIMBER

- 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. Adjust the medium and pressure as part of the test area to determine the optimum for removing the deteriorated finishes whilst not negatively affected the grain of the timber.
- Photograph the cleaning at the stages of the process and keep records of the medium grades, pressure settings and dwell times etc.
- Allow for attendance by the CA during the works.

C40/300 CLEANING OF METALWORK

C40/310 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.
- Allow for attendance by the CA during the works.

C40/500 CLEANING OF BRICKWORK

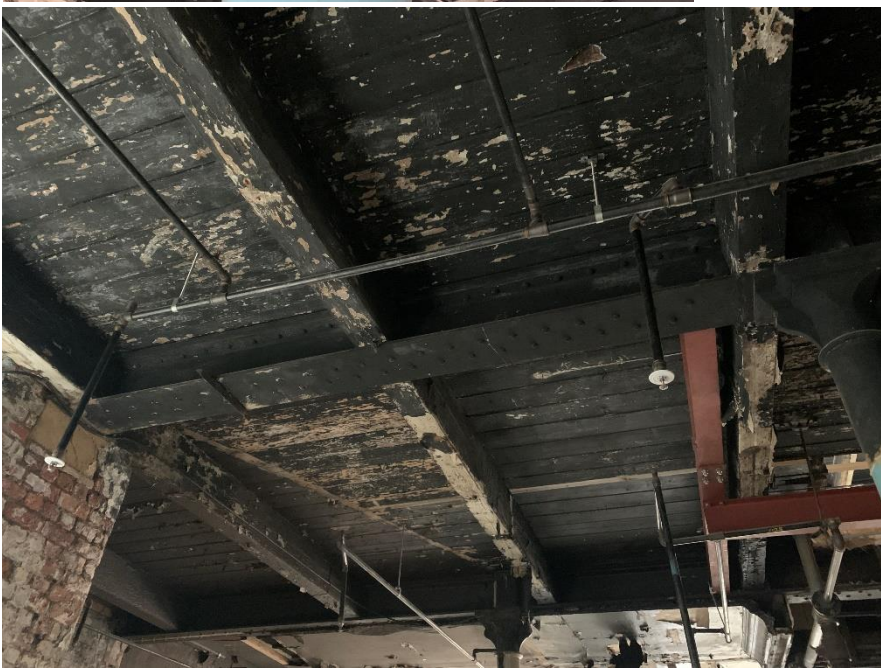
C40/510 CLEANING OF INTERNAL PAINTED BRICKWORK

- 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. Adjust the medium and pressure as part of the test area to determine the optimum for removing the deteriorated finishes whilst not negatively affected the surface of the masonry.
- Photograph the cleaning at the stages of the process and keep records of the medium grades, pressure settings and dwell times etc.
- Allow for attendance by the CA during the works.

3.0 Schedule of Works

ITEM REF	DESCRIPTION	SPEC REF
A	ASBESTOS REMOVAL	
	Refer to the attached Post Soft-strip Asbestos Re-inspection Report.	C20/120
B	SOFT STRIP	
B - 01	Level -05 (Eastern Building) refer to drwg P0214-al(01)010 Removal of later subdividing walls.	C20/310
B - 02	Level -05 (Eastern Building) refer to drwg P0214-al(01)010 Removal of existing tanking system	C20/710
B-03	Level -03 (Langley Buildings) Removal of remaining partitions adjacent to the timber stairwell, refer to drwg P0214-al(01)011	C20/310
B-04	Level -02 (Eastern Building) Removal of remaining partitions & later walls between gridlines A & B, refer to drwg P0214-al(01)011	C20/310
B-05	Level -02 (Eastern Building) Removal of plasterboard soffits along gridline 3, refer to drwg P0214-al(01)011	C20/410
B-06	Level -02 (Eastern Building) Removal of later staircase & rooms under, refer to drwg P0214-al(01)011	C20/750
B-07	Level -01 (Langley Building) Strip out of Charlies Bar (refer to drwg P0214-al(01)012) to include; - Suspended ceilings - Internal partitions - Remaining bar area / stage - Floor finishes - Sanitaryware	C20/760
B-08	Level -01 (Langley Building) Remove wall linings to piers, Harter Street elevation (refer to drwg P0214-al(01)012)	C20/310
B-09	Level -01 (Langley Building) Remove wall linings to entrance (refer to drwg P0214-al(01)012)	C20/310
B-10	Level 00 (Eastern Building) Remove plasterboard to stair enclosure to walls at low level, walls at upper level and soffit (refer to drwg P0214-al(01)012)	C20/310 & C20/410
B-11	Level 00 (Eastern Building) Remove plasterboard to entrance to walls and soffit (refer to drwg P0214-al(01)012)	C20/310 & C20/410
B-12	Level 00 (Eastern Building) Remove thin boarding to ceiling (refer to drwg P0214-al(01)012)	C20/410
B-13	Level -01 (Langley Building) Remove plasterboard lining to internal face of staircase (refer to drwg P0214-al(01)012)	C20/310
B-14	Level 01 (Langley Building)	C20/310

	Remove plasterboard lining to internal face of staircase (refer to drwg P0214-al(01)013)	
B-15	Level 02 (Eastern Building) Remove plasterboard lining to internal face of staircase & sections to external face (refer to drwg P0214-al(01)013)	C20/310
B-16	Level 03 (Langley Building) Remove plasterboard lining to internal face of staircase (refer to drwg P0214-al(01)014)	C20/310
B-17	Level 04 (Eastern Building) Remove plasterboard lining to internal face of staircase & sections to external face (refer to drwg P0214-al(01)014)	C20/310
B-18	Level 05 (Langley Building) Remove plasterboard lining to internal face of staircase (refer to drwg P0214-al(01)015)	C20/310
B-19	Level 06 (Eastern Building) Remove plasterboard lining to internal face of staircase & sections to external face (refer to drwg P0214-al(01)015)	C20/310
B-20	Level 08 (Eastern Building) Remove later plasterboard walls and enclosure to rear staircase (refer to drwg P0214-al(01)016)	C20/310
B-20	Level 08 (Eastern Building) Remove plasterboard linings to staircase (refer to drwg P0214-al(01)016)	C20/310

E	SAMPLE AREAS OF CLEANING	
E-01	Sample area of cleaning to the metalwork (columns and beams) to the location shown to drwg P0214-al(01)013 and as shown to the photo below Proposed methodology: Tests of the Microstrip cleaning technique using different mediums and pressures to determine the settings which remove the finishes but do not negatively affect the background material.  	C40/310

E-02	Sample area of cleaning to the underside of the timber floor – joists & floor boards to the location shown to drwg P0214-al(01)013 Proposed methodology: Tests of the Microstrip cleaning technique using different mediums and pressures to determine the settings which remove the finishes but do not negatively affect the background material.	C40/210
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E-03	Sample area of cleaning to the brick wall to the location shown to drwg P0214-al(01)013 Proposed methodology: Tests of the Microstrip cleaning technique using different mediums and pressures to determine the settings which remove the finishes but do not negatively affect the background material. 	C40/510
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I	DRAINAGE REPAIRS	
	Refer to attached dwgs by Curtins	As Curtins Methodology
J	INVESTIGATION WORKS	
J-01	Carefully remove a section of the timber panelling at the base of the Langley Building timber stair to allow for inspection. Refer to drwg ref: P0214-al(01)011 for location.	C20/720
K	M&E STRIP OUT WORKS	
K-01	M&E strip out works as follows; • All existing redundant Low Temperature hot Water (LTHW) pipework (isolated, drained down and removed) • All existing ventilation systems • All existing domestic water services pipework (isolated, drained down and removed) • Inspect condition of rainwater pipes, remove and replace damaged / decayed rainwater pipes • All existing above ground drainage stacks • All gas pipework (isolated, purges and stripped out) • All redundant local air conditioning systems	C20/740
L	OTHER REMEDIAL WORKS	
L-01	Making good of finishes to the existing welfare area for use during the construction works. To be stripped out at a later date. Refer to drwg ref: P0214-al(01)011 for location.	