

# Land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester

## Demolition Method Statement

Curtins Ref: 070298-CUR-00-ZZ-SP-S-00001

Revision: V01

Issue Date: 31 March 2021

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| Rev | Description    | Issued by | Checked | Date     |
|-----|----------------|-----------|---------|----------|
| V01 | PLANNING ISSUE | VC        | VC      | 31/03/21 |
|     |                |           |         |          |

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## 1.0 Introduction

### 1.1 Description of Development

The development comprises the demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works

### 1.2 Site location

The site extends to approximately 0.13 hectares and is located at the heart of Manchester City Centre. The site comprises a rectangular block of buildings bound by John Dalton Street to the south, South King Street to the north, Bow Street to the east and Ridgefield to the west. Three existing buildings are located within the site boundary comprising:

- Old Colony House (25,968 sq ft), a vacant 7 storey building comprising office accommodation with a vacant former restaurant at ground floor level. The building fronts onto South King Street;
- 5 Ridgefield (11,748 sq ft), a 3 storey building comprising a former restaurant use at basement and ground floor level and vacant offices at first and second floors. The site fronts onto Ridgefield and Bow Street; and,
- Grange House (17,309 sq ft), a 6 storey building comprising ground floor retail/restaurant/office use with vacant upper floors formerly in office use. The building fronts onto John Dalton Street.

The site is located within the St Ann's Square Conservation Area and adjacent to the Albert Square Conservation Area. None of the buildings within the site are listed.

### 1.3 Building Description.

There is limited archive information relating to the existing structures identified for demolition, a measured survey has been undertaken at basement and ground floor levels and the elevations have been surveyed.

#### 1.3.1 Old Colony House

Old Colony House is a seven-storey building with retail accommodation at ground and first floor level, and office accommodation on the upper floors, 1-6. The basement area contains kitchens for the two food retailers.

The property is of steel frame construction and we understand was constructed in the early 1900's. The facades to South King Street, Bow Street and Ridgefield appear to be finished in reconstituted stone or ashlar limestone whilst the rear elevation facing Grange House is finished in red facing brick,

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glazed brick or glazed brick slips. The roof comprises a mansard-type roof to a flat roof area with all surfaces covered with a rolled bitumen felt application.

The upper floor offices are accessed from a main entrance off South King Street, with passenger lift access to all floors.

Due to the height of the building we expect the columns to be supported on mass concrete foundations bearing directly onto the underlying sandstone, estimated depth 3m below basement level.

### **1.3.2 Five Ridgefield**

Five Ridgefield is a three - storey concrete framed building which we understand was constructed in the late 1970's or possibly early 1980's.

The accommodation extends over three storeys with retail use at ground floor level and office accommodation to the first and second floors. The building is located directly between Old Colony House to the north and Grange House to the south.

The roof is flat, enclosed by a low level parapet wall and has a painted asphalt covering. Windows comprise a mixture of timber and steel framed single glazed units.

Due to the height of the building we are expecting the columns to be supported on mass concrete foundations bearing directly onto the underlying sandstone, estimated depth 3m below basement level.

### **1.3.3 Grange House**

Grange House is a six-storey office building with retail accommodation at ground floor level and associated basement car parking for 9 no. vehicles. The property is a concrete framed building constructed in the early 1960's.

The elevations are finished with a combination of cladding systems including brickwork, pre-cast concrete panels and curtain walling.

The roof is flat, enclosed by a parapet wall and finished with a painted asphalt covering.

Due to the height of the building we are expecting the columns to be supported on mass concrete foundations bearing directly onto the underlying sandstone, estimated depth 3m below basement level.

## 2.0 Design Standards and Bye Laws

The demolition contractor shall comply in all respects with local bye-laws and statutory requirements within all current legislation (as noted below) and will seek appropriate approvals for demolition.

- Section 74 : Control of demolition in conservation areas.
- Planning and Compensation Act 1991. Extends to England, Wales and Scotland.
- Section 13: Demolition of buildings.
- Building Act 1984. Extends to England and Wales.
- Section 80 : Notice to local authority of intended demolition.
- Control of Pollution Act 1974. Extends to England, Wales and Scotland.
- Section 61: Prior consent for work on construction sites (Noise and Vibration).
- Highways Act 1980. Extends to England and Wales.
- Section 165: Dangerous land adjoining street.
- Section 167: Powers relating to retaining walls near streets.
- Section 169: Control of scaffolding on highways.
- Section 172: Hoardings to be set up during building etc

### **Codes of Practice**

British Standards Institution

BS 1722: 2006 - Fences

BS 6187:2011 - Code of practice for demolition

Health and Safety Executive Control of Asbestos Regulations 2012

Approved Code of Practice L143: The control of asbestos at work.

National Federation of Demolition Contractors (NFDC) good working practices and technical guides will be adhered to at all times

### 3.0 Outline Demolition Methodology

The Demolition contractor is yet to be appointed , but they will be required to submit the Section 80 at least six weeks in advance of the demolition works, accompanied with all the relevant information required including methodology.

Structural demolition works will not commence approval (Section 81) has been received.

The demolition contractor submission will address the following:

- Demolition concept.
- Health and Safety Executive (HSE) & Construction Notice.
- Welfare
- Services.
- Asbestos.
- Environmental.
- Bats and wildlife.
- Vibration.
- Noise.
- Dust.

The text below is how we would be expecting them to address the above points.

#### 3.1 Demolition Concept

Section 80 to be applied for at least six weeks in advance, accompanied with all the relevant information required including methodology. The authority's will then issue approval (Section 81). Structural demolition works will not commence until this is received.

Structural integrity of partially demolished and retained structures during demolition process will be maintained at all times.

#### 3.2 Health and Safety Executive (HSE) and Construction notice

The HSE will be informed by the Employers Principal Designer about the Project and an F10 obtained.

The Principal Contractor will produce a construction phase plan

The H&S file to be submitted to the employer on project completion.

### **3.3 Services**

Prior to commencement of works, all Statutory Services will be disconnected by the Employer, unless where services are to be retained on site. The Employer will issue the contractor with all isolation information prior to works commencing on site.

Where live services cannot be relocated/diverted investigation works will take place prior to demolition starting and a safe working method will be developed to ensure no service strikes happen.

### **3.4 Asbestos**

Prior to commencement of works, an asbestos demolition survey will be carried out prior to any intrusive works commencing. If there is notifiable asbestos present, a licenced asbestos sub-contractor will be employed to undertake the notification and removal of such materials.

### **3.5 Environmental - bats and other wildlife**

In advance of commencement of the project, a bat survey will have been conducted (commonly known as a roost assessment or walk around) by ecologists.

### **3.6 Vibration**

Vibration mitigation measures will be in accordance with the management plan.

Vibration assessment will be in accordance guidelines stated in code of practise BS: 7385 part 1 & BS: 5228-2:2009.

Hand arm vibration records will be kept. Operatives using vibration hand tools will not be allowed to extend their working 'trigger' times in accordance with HSE vibration tables and the manufacturer's metre/second (m/s) values given.

The assessment should provide a measurement of the employee's exposure to vibration.

Requirements regarding the control of vibration levels should be identified so that the appropriate control measures can be implemented. Where it has been identified that buildings and services may be affected by vibration, all necessary control measures are to be highlighted within safe systems of work. All operations should be sequenced, where appropriate, to minimise the vibration.

### **3.7 Noise**

The Contractor will develop a dust, noise and vibration management plan.

Noise assessment will be in accordance guidelines stated in code of BS 5228-1:2009+A1:2014.

Suitable plant will be selected to align with noise requirements.

Machinery will be well maintained

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The noise control measures follow the general principles of prevention and protection. The contractor will consider whether the exposure to occupational noise can be eliminated. Where this is not possible then the contractor will consider alternative processes/equipment and/or working methods which would make the task quieter or reduce the exposure times.

All operations should be sequenced, where appropriate, to minimise the generation of noise and vibration, and where practical, plant and material stockpiles should be located to absorb noise emissions.

### **3.8 Dust**

Dust monitoring will be ongoing by the Contractors Site Manager/Supervisor throughout all activities and further mitigation measures implemented if required.

During this project, dust will be the most significant environmental issue that will need to be contained a water supply will be provided on site for dust suppression.

The water supply will be directly applied to the structure at the work face, or to rubble in stockpiles when being moved, loaded or recycled.

Air quality will be monitored as the works proceed against initial base line levels established at the beginning of the project bearing in mind the current use of adjacent land.

### **3.9 Demolition**

Prior to the works a photographic defects survey of the surrounding properties undertaken.

Temporary Welfare area will be established.

Fencing will then be erected to form a site exclusion zone.

Prior to demolition commencing the contractor is investigate the existing structure during the soft stripping/asbestos clean-up operations to identify the loadbearing elements of the buildings and the direction of floor spans where applicable.

This information will be used to determine the direction and sequence in which the building will be demolished whilst maintaining the structural stability of the remaining structure and what Temporary Works may be required during the Demolition Phase.

Prior to commencing demolition and commencing any excavations we shall CAT scan high risk areas of the site to identify possible unidentified buried services, this survey will be supplemented by hand excavated trial holes if required.

### **3.10 Access, Egress, Traffic, Security and Liaison**

All existing way leaves, access rights and easements will be agreed and discussed with the relevant parties. This will determine the confirmation of site access and egress, welfare location and configuration, shared access arrangements and the final demolition sequence.

Access gates shall be incorporated into the fencing and these will be kept secured in a closed position and manned by an operative and they shall only be opened under their supervision.

A traffic management plan will be produced to ensure segregation of pedestrians from road vehicles and plant.

All vehicles shall be required to travel in a forward direction, reversing and manoeuvring vehicles shall be supervised and aided by a banksman, including visitors and third-party supplier's delivery vehicles.

To minimise the amount of dirt and debris deposited on the roads all wagons will be sheeted to contain materials. Prior to leaving the site HGV vehicles with twin wheels shall be inspected to ensure that no debris has lodged between the tyres and any materials found will be removed.

Banksmen will be deployed at all times during plant movement operations and demolition.

### **3.11 Substation Protection**

A ENLW Sub-Station is present within the basement to Grange House. Prior to any work commencing on site the contractor will meet with the Employer and ENLW to discuss protection proposals and receive acceptance by ENLW for a protection system to be put in place over the retained Sub-Station.

The agreed protection measures and other associated works would be undertaken during the Soft Strip phase of the works.

### **3.12 Asbestos Removal**

All surveyed asbestos will be removed by licenced asbestos removal sub-contractors.

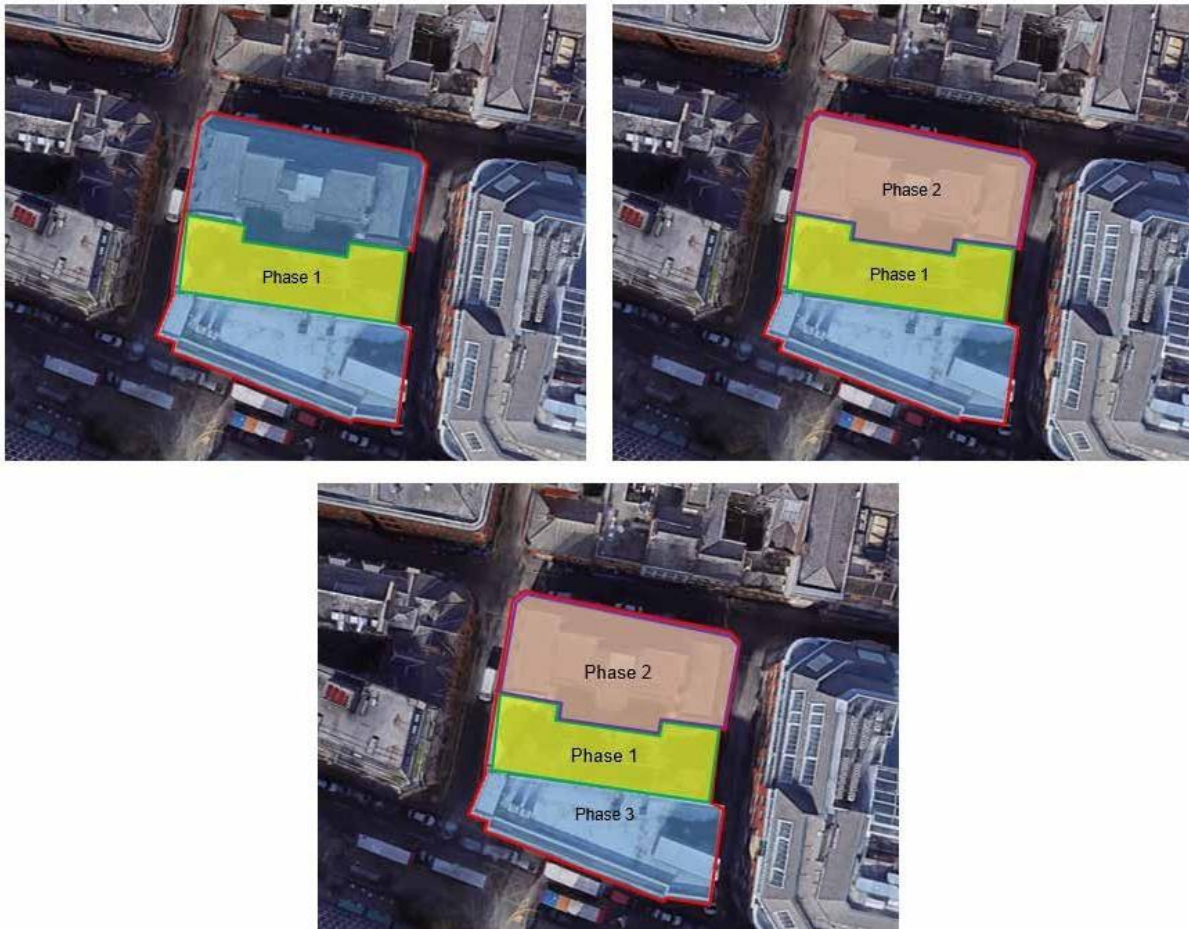
A full asbestos removal method will be developed.

### **3.13 Demolition Sequence**

It is expected that the buildings will be demolished as per the outline sequence below.

Soft Strip will be undertaken first, then the demolition of the superstructure as phased below and then the existing basement and foundations.

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