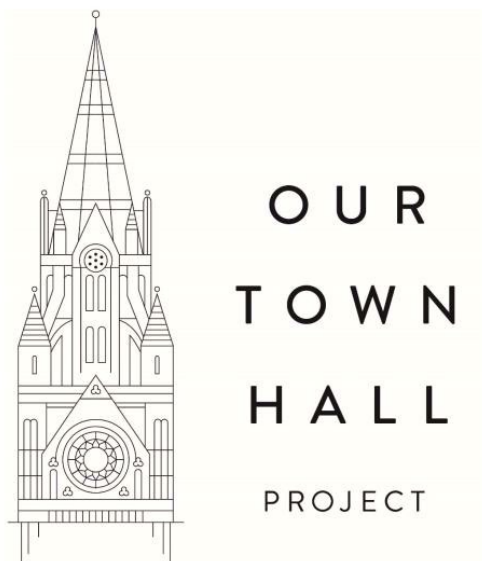




Removal and Relocation of Fireplaces

Doc number: OTH-MCB-TH-ZZ-TSB-X-0001

Status: S3

Rev: P03

Document Type: Technical Submittal

Date: 07/01/2021

Issue History:

Revision Nr	Details	Date	Created By	Check by
P01	Document created	07.12.2020	B Douglas	
P02	Changed image location	10.12.2020	B Douglas	
P03	Updates from project team review in yellow	07.01.2021	B Douglas	



Our Town Hall

Works Technical Submission

Works Package Name: Structural alterations

Task/Activity:
removal and
storage of fire
places

Works Package Number:

Location: Rooms 03010, 01c01e, 02ro4, 01co1f,
03 3028/03 01h, 01 co4e, 04 024

Date: 25.11.2020

Start Date of Activity: January 2020

Scope/Overview:

As part of the structural alterations work package we have been asked to 'remove and store' 8nr fireplaces, in preparations for major structural alterations in the area.

Locations of Existing Fire Places (taken from Scope of works issued by Lend Lease to McCrory)

- Removal of existing fireplace and set aside for reuse, approx. 1500 x 300mm; Room 03-010
- Removal of existing fireplace and set aside for reuse, approx. 1290 x 200mm; Room 01-C01e
- Removal of existing fireplace and set aside for reuse, approx. 1590 x 300mm; Room 02-R04
- Removal of existing fireplace and set aside for reuse, approx. 1830 x 460mm; Room 01-C01f
- Removal of existing fireplace and set aside for reuse, approx. 1700 x 300mm; Room 03-028 & 03-C01h
- Removal of existing fireplace and set aside for reuse, approx. 1780 x 300mm; Room 01-C04e
- Removal of existing fireplace and set aside for reuse, approx. 1500 x 300mm; Room 04-024

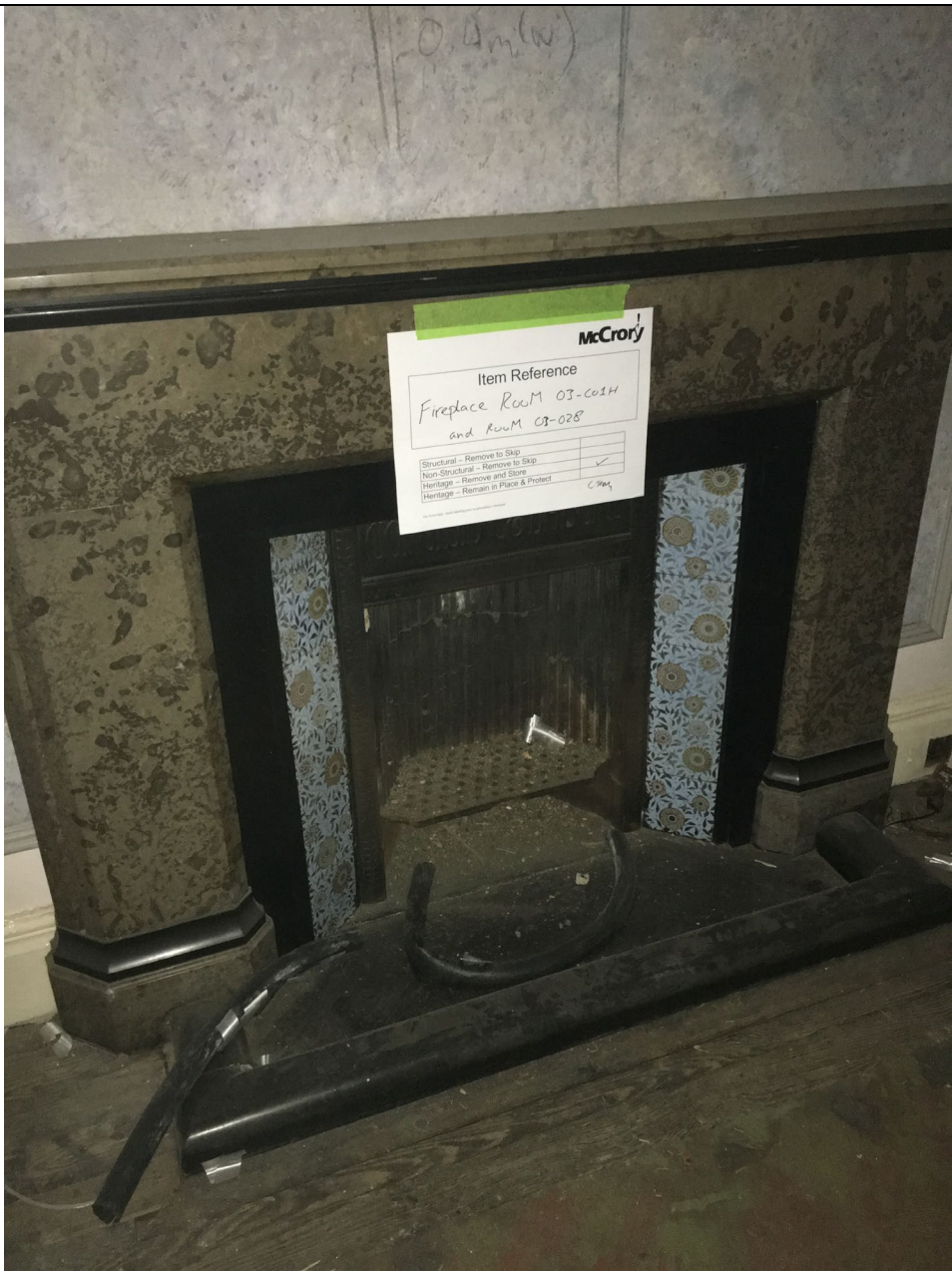
Images of Each Fire Place is located on the following pages and a location plan for each fire place is inserted at the end of this document

















Sequence (incl. hold/inspection points):

Heritage Fireplace Removal

1. Tag fire place as per the asset schedule using masking tape with asset number written on
2. Photograph current condition of fire place, send images to Lend Lease and **record any notable damage. McCrory to keep the HD copies of images on our server as back up.**
3. Label each piece of fire place while still insitu (include the room number its been removed from)
4. Photograph again so its clear where the sections of the fireplace have come from
5. **Offer to Lend Lease and Purcell to gain formal sign off prior to removal**
6. Remove fire place
7. Store on pallet, wrapped in bubble wrap at location issued by lend lease
8. Photograph again in storage and hand the asset over to Lendlease.

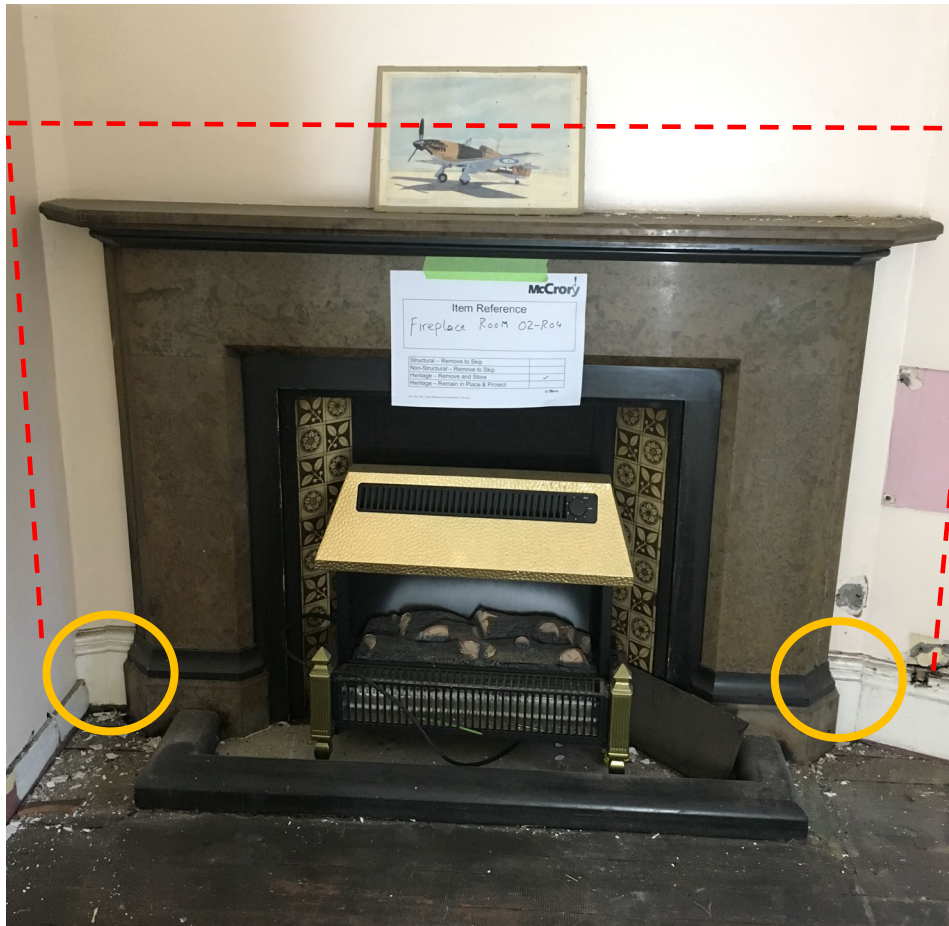
How to remove the Fireplace

1. Mark plaster 150mm around the perimeter of the fireplace (red cut line shown indicative below)
2. Protect the fire place using correx prior to removal incase of any small falling debris
3. Remove any loose or bolted sections of the fire place which do not require invasive works
4. Cut the plaster using multi-tool or 5 inch grinder **(set to lowest RPM setting as only the plaster needs to be cut)** with dust extractor. This should stop further damage to the plaster being caused when the fire place is removed
5. Remove the plaster to the surround of the fire place exposing the brickwork behind. **The plaster is to be removed using hammer and bolster, not power tools. Plaster is to be cleared up immediately before continuing**
6. **At this point we have a HOLD POINT where the McCrory site manger can attend and review how the fire place has been fixed into position (either mechanically, or built in with masonry)**
7. **If deemed required locally remove skirtings if necessary (suggest full length of skirt either side to next change of direction using hand tools and timber pattress against the wall to prevent damage, if the skirting is a long length, cut the skirting using multi tool 150mm off the fire place and remove ready for jointing back in by others at a later date, not part of McCrory works)**
8. The fireplace should have been built into a fire opening with bricks and mortar. The bricks and mortar between the opening and the fire place can be carefully removed using hand tools. Being careful not to drop any materials, and constantly vacuuming the dust up. **If the fire place has been mechanically fixed (such as brackets and screws) these will be removed using hand tools**
9. Once the infills bricks are removed the mantel, and surround should come away.
10. Once the mantel and surround are loose, the back panel / heat shield will need teasing off the wall using small pry bar, hammer and bolster, the hearth is likely to be bedded on mortar and will lift in a similar fashion.
11. **In the event that the heat shield / back panel is tiled directly to the wall, the tiles will be removed using hammer and bolster boxed up and kept with the other fire place components (clearly labelled)**

12. Once removed, the area is to be cleaned up ready for the next trade. Offered to lend lease as complete.

This is a two man job, and should be completed within the day

RED DASH – PLASTER CUT LINE WITH
SMALL GRINDER AND DUST
EXTRACTOR



ORANGE CIRCLES – SUGGESTED
SKIRT TO REMOVE IF REQUIRED

Benchmark/Samples:

Each step of the removal of the first fire place will be offered to lend lease as benchmarks – we will consult Lendlease before continuing onto the next fireplace. This should better inform us on how the fireplaces have been built in originally.

If the methodology needs to be change or adapt, we will stop the task and change the removal plan (HOLD POINT)

The works will be oversaw my McCrory's Darren Healy (Masonry Construction Manager) – who will liaise with Lend Lease Management throughout the removal process – ensure we STOP works if unforeseen are encountered and record the removal of all Fire places and submit supporting record documentation to Lend Lease

The technicians removing the fire places will be briefed they a slow and steady approach needs to be taken – a full working day per fire place for 2 men is plenty of time to ensure this is done in the right manner. We will not be pushing the tradesmen for faster output.

Heritage Considerations:	Controls:
Materials: (New, existing and waste streams)	Dust and debris will be disposed off in McCrory Skips located on the externals of the building. It will be transited using gorilla buckers and rubble bags Any whole bricks and halves will be stacked for re-use within the town hall by McCrory when carrying out other builders work operations
Protection: (Exceptions to project strategy)	The work areas are being subjected to heavy demolition and structural alterations after the fire place is removed. (walls and floors demolished, skirtings removed) The fire place will be bubble wrapped when transported around the building. And stacked on a pallet with skids if needed To protect the surrounding plaster we are going to cut the plaster full depth before starting to remove the masonry infills.
Building Impact: (Vibration, dust, noise etc.)	Removing the fireplace will cause localised falling dust and debris Vaccum cleaners will be utilised when grinding the plaster prior and to collect any debris up afterwards. Grinders will be 4inch in size, set to the lowest setting to score through the plaster only which is probably up to 40mm thick only the lowest setting the grinder will not cut the brickwork behind

Tools/Equipment: (Type, use and calibration)	Power Tools • 5inch grinder with dust extraction – plaster cut (small grinder, lowest setting)  Hand tools • hammer, bolster, plugging chisel to remove the fire place (do not use power tools) • Wheeled trolley to transport the fire place Protection equipment needed • Cut Resistant Gloves • Safety Glasses • Steel Toe Cap Boots • Viz Vest • Hard Hat • FFP3 Dust Mask (as and when needed when cutting into brickwork)
Storage: (During works for reinstatement, long term off site)	The assets will be moved to the albert square entrance and stacked neatly together on timber skids. Each component will be clearly labelled. Once located in this zone we will hand the asset over to lend lease.
Discovery: (Type to be expected and visual signs)	Unknown materials behind the fire place – if anything unexpected if found the bricklayers are to stop works and seek guidance from lend lease management. (HOLD POINT)

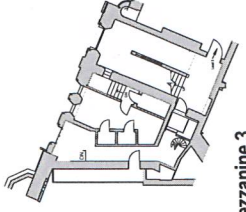
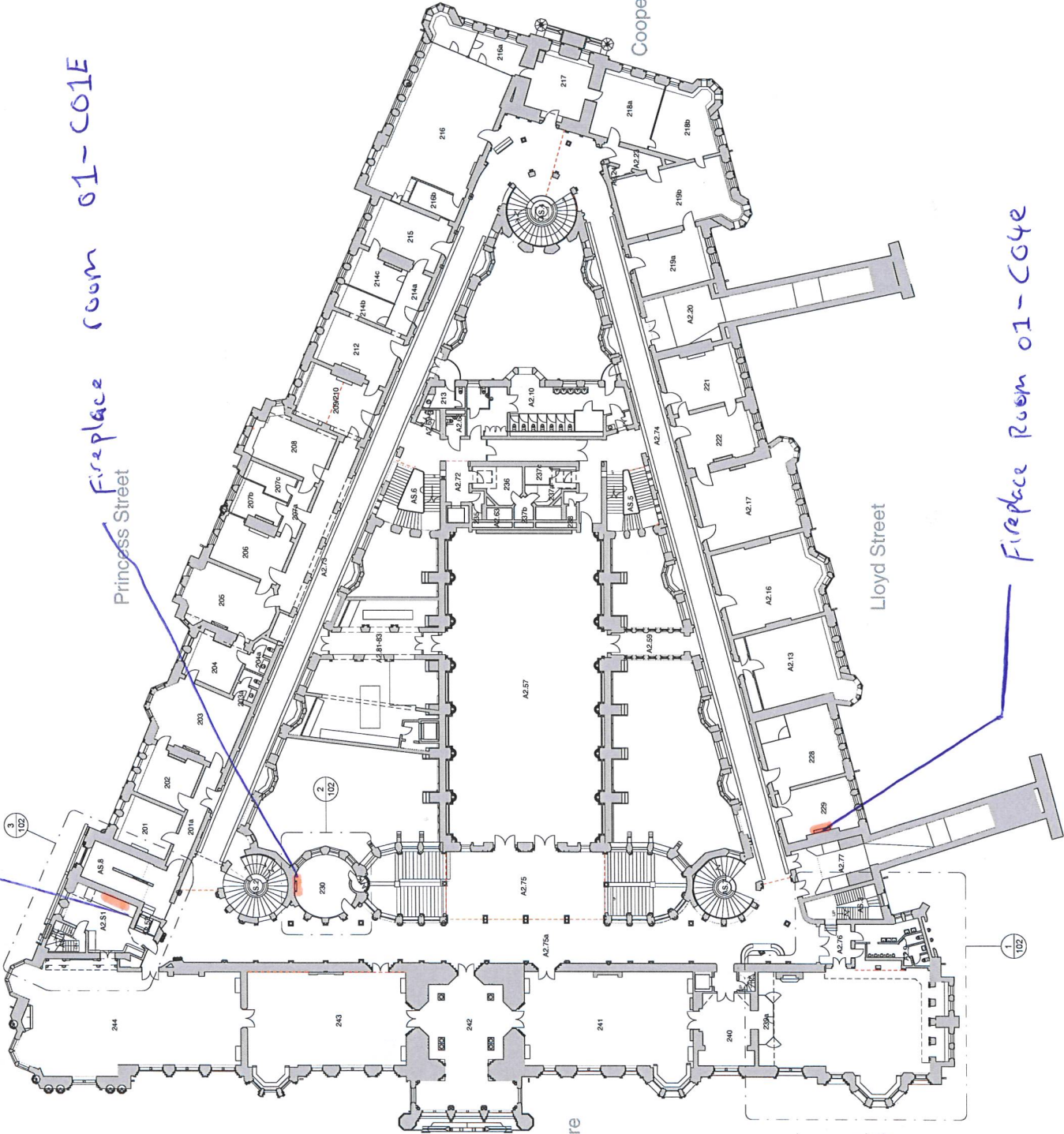
Workforce Awareness: (Tool box talks and briefing by design consultants prior to works)	This document will be briefed to the operatives before starting, a McCrory manager will be in attendance during fire place removals. The first fire place will be treated as a Benchmark. Once each fire place removal is complete – the McCrory manager will take the technicians to the next work area and assess any change in working environment
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Project Team Approval to Commence Works			
Organisation	Name	Signature	Date
MCC	Paul Mason		
Purcell			
ARUP			
Ramboll			
Planit			
Lendlease			
Works Contractor			

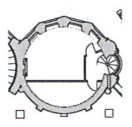
Fireplace room 01-C01F

Fireplace room 01-C01F

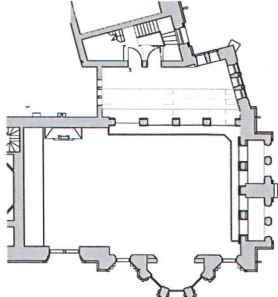
Fireplace Room 01-C04e



3 Mezzanine 3
1:200

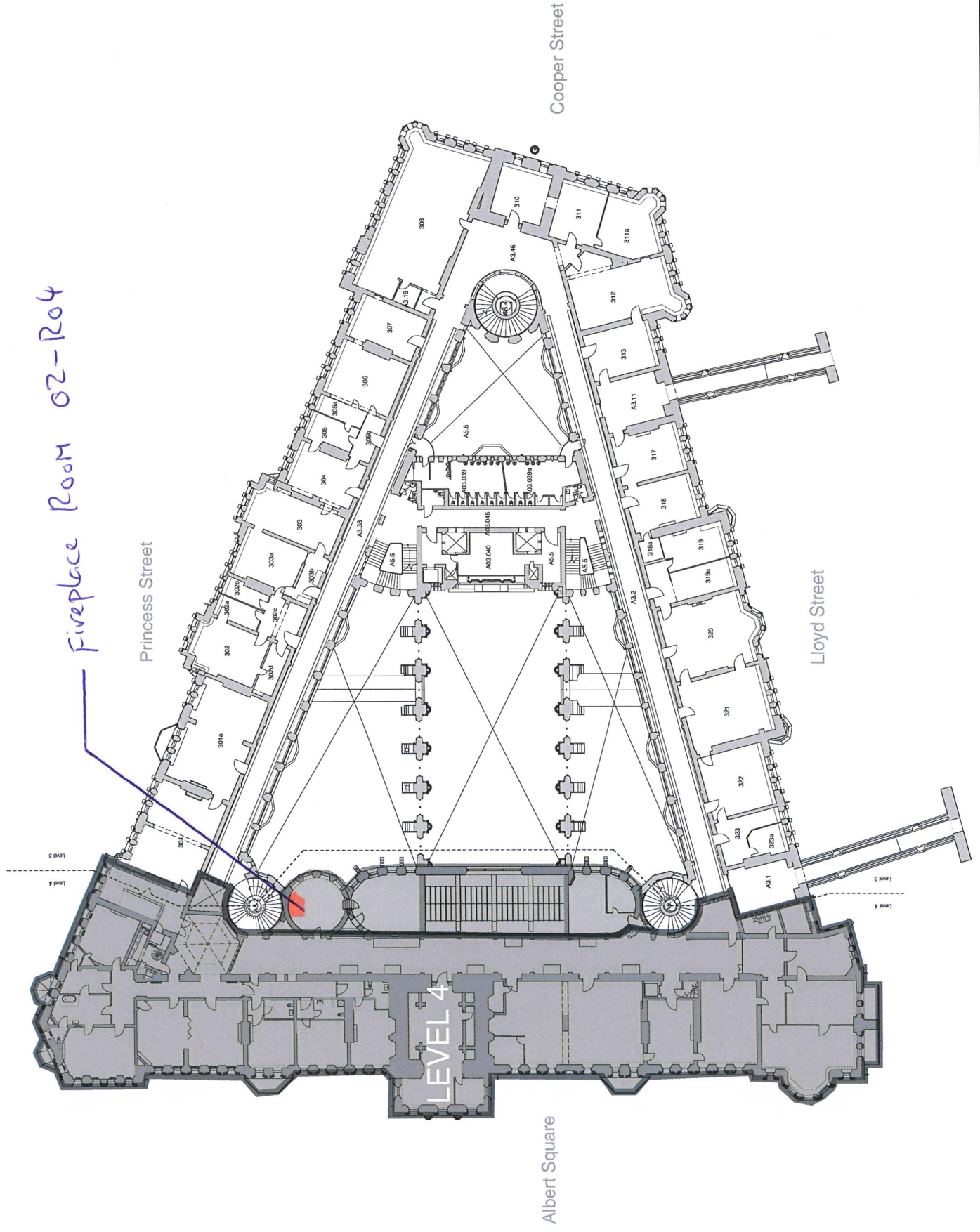


2 Mezzanine 2
1:200

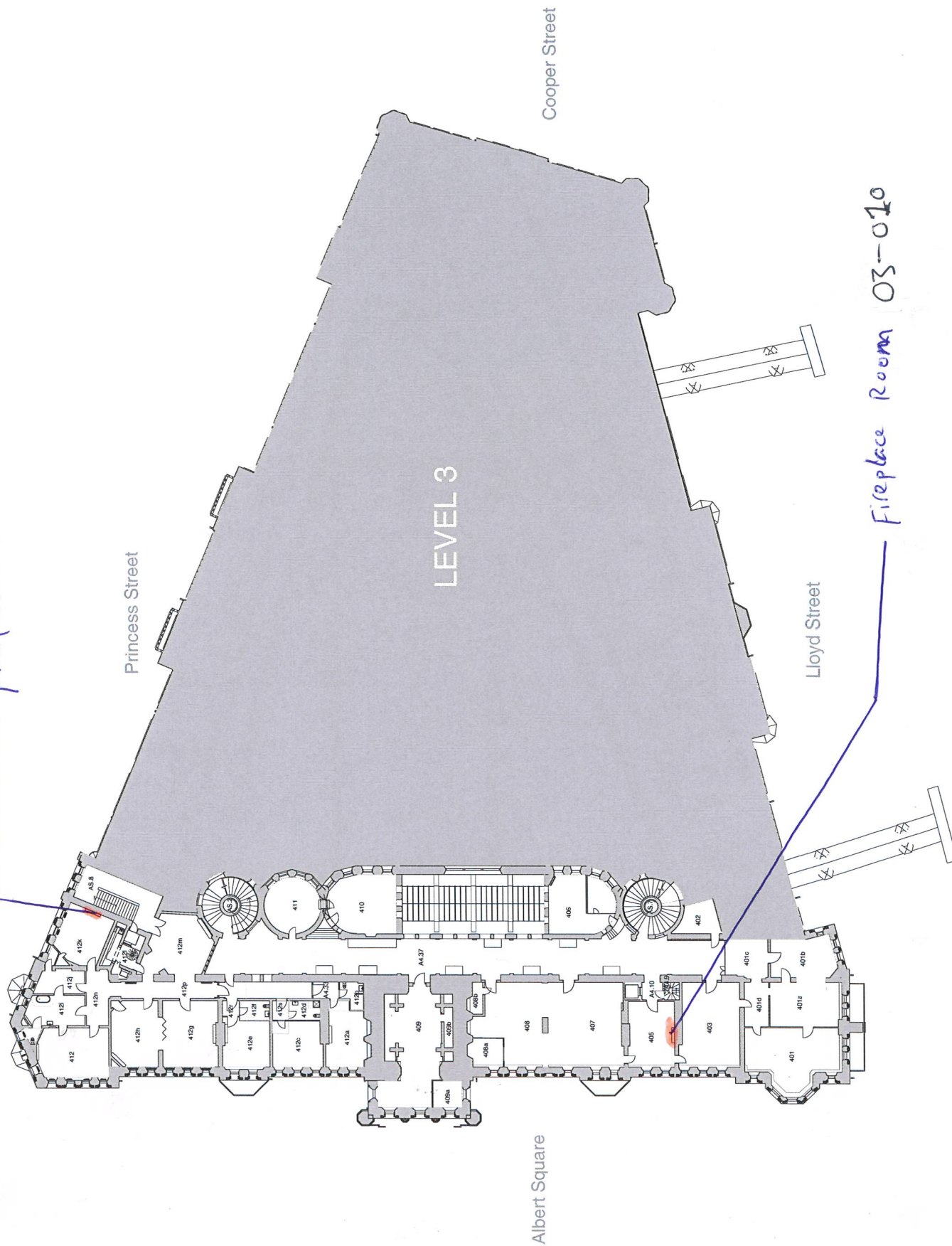


1 Mezzanine 1
1:200

Fireplace Room 02-R04



Fireplace rooms 03-C01H and 03-028



Fireplace Room 03-010

— Fireplaces to be
carefully removed
and stored

