The Place Aparthotel
Ducie Street, Manchester, M1 2TP

ENABLING WORKS DOCUMENT:

AHA_PLC_Enabling Works Document
Date: 16/02/17



Archer Humphryes Architects

Revision – 16/02/17
a) Discharge of conditions

1) INTRODUCTION

This Enabling Works Document is to be read in conjunction with Consultants drawings and Documents, Including:-

- TAP M&E Engineers, Building Engineering Services Review and Strategy. TAP Mechanical and Electrical Strip out drawings and Scope of Works.
- Buro Happold Structural Engineers, Structural Design Document; Buro Happold C20 Structural Demolition Specification, and relevant drawings.
- Operation and Maintenance Manuals and Health and Safety Files
- Archer Humphreys Architects, Approved Planning Permission Drawings - (Existing / Demolition / Proposed / Details)
- Archer Humphryes Architects, Design and Access Statement
- Paragon, building & project consultants, Survey Report.
- Archer Humphryes Architects, Schedule of Works and Methodology document.
- Turley Heritage – Heritage Statement – The Place, Manchester document, dated April 2016.

2) NOTES

- The Place, Manchester; is a Grade II listed building, The original historic building fabric must be protected and not damaged in any way during the Enabling Works. The Enabling Works must be carried out in compliance with Archer Humphryes Architects Methodology, of protecting the Historic fabric.

- All Enabling Works must be in compliance with UK Laws, UK Planning Laws and UK Building Regulations. The Enabling Works must be carried out in compliance with UK Health and Safety legislation and CDM Regulations. The Enabling Works must comply with The Place, Manchester - Granted planning permission / Listed Building Consent, Approved Drawings and Conditions. The Enabling Works must comply with Turley Heritage – Heritage Statement, The Place, Manchester document, dated April 2016.

- General Note:- Any M&E Services with fixings to historic fabric that are to be removed - must be carefully removed, with care taken not to damage the historic fabric.

3) THE BUILDING

SCOPE OF WORKS

Ground Floor

Internal Walls – Remove all indicated Internal Walls (glass partitions, stud partitions and blockwork) on the Ground Floor Demolition Plan, AHA/PLC/DM/101. Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams, to prevent damaging the historic fabric.

Floors - Remove all existing floor finishes throughout.
Retain the resilient floor layer where located. Its condition must be assessed and recorded.

Plywood to floors to be retained except in the bathroom areas where tiling and plywood are both to be removed.

Floor joists are to be retained, check the joist condition to assess if they are rotten or damaged; if so the site manager must be informed. The condition of the joists are to be recorded and are to be protected if necessary.

Ground Floor floor screed to be removed from concrete slab (this is for installation of brick pavior flooring as part of main contract).

Doors - Remove all indicated doors, door frames and architraves. All doors are to be marked with size and fire rating and all handles removed, other ironmongery to remain, doors to be stored carefully within the car park. Care must be taken not to damage historic fabric in removal of the door frames.

Ceilings – Remove the suspended ceilings (plasterboard and ceiling tile) indicated On the Ground Floor RCP Demolition drawing, AHA/PLC/DM/141, Care is needed where the ceilings are suspended from the brick vaulted ceilings and steel beams to prevent damaging historic fabric. All screw fixings are to be unscrewed. The glazed ceiling to the first floor atrium is to be retained and to be protected during the enabling works.

Furniture - Soft strip of furniture and fittings throughout. Care is needed when any fittings are removed from the original fabric.

M & E Services - Consult with M&E Engineer to ensure all works comply with Health and Safety in regards to working with existing Services.
Refer to TAP Mechanical and Electrical Strip out drawings and Scope of Works.

Lifts – Remove all Lifts indicated on the Ground Floor demolition plan (*LOCATION -) Care must be taken not to damage historic fabric in removal of Lifts and associated works.

a) Removal of platform lift by secondary entrance and extend ground floor level to existing lift shafts. (*LOCATION 1)
b) Removal of internal platform lift by south Service entrance. (*LOCATION 2)
c) Retain 2 No. existing lift cars by secondary entrance lifts. (*LOCATION 4)
d) Remove Disability Lift by Gridline J2. (* LOCATION 5)

Staircases - Removal of open lobby staircase to first floor atrium.
Removal of stairs and air handling unit in Penine Suite.
Removal of staircases as indicated on drawing AHA/PLC/DM/101, Ground Floor Demolition Plan

Structure – Consult Buro Happold Structural design drawings and documents.

Mezzanine Level

Internal Walls – Remove all indicated Internal Walls (glass partitions, stud partitions and blockwork) on the Mezzanine Floor Demolition Plan, AHA/PLC/DM/102. Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams, to prevent damaging the historic fabric. See Section 4

Floors -
Removal of floor slab where indicated on the Mezzanine Floor Demolition plan.
Refer to Approved Listed building consent drawing by Buro Happold (SK)S0001
Refer to Buro Happold, Structural Design document.
Remove floor finishes to south west offices and for north west side areas for new studios, G05-G08.
Retain the resilient floor layer where located. Its condition must be assessed and recorded.

Plywood to floors to be retained except in the bathroom areas where tiling and plywood are both to be removed.

Floor joists are to be retained, check the joist condition to assess if they are rotten or damaged; if so the site manager must be informed. The conditions of the joists are to be recorded and are to be protected if necessary.

Doors - Remove all indicated doors, door frames and architraves, All doors are to be marked with size and fire rating and all handles removed, other ironmongery to remain, doors to be carefully stored within the car park. Care must be taken not to damage historic fabric in removal of the door frames.

Ceilings – Remove the suspended ceilings (plasterboard and ceiling tile) indicated On the Mezzanine Floor RCP Demolition drawing, AHA/PLC/DM/142, Care is needed where the ceilings are suspended from the brick vaulted ceilings and steel beams to prevent damaging historic fabric.

Staircases – Removal of open lobby staircase to first floor atrium

M & E Services - Consult with M&E Engineer to ensure all works comply with Health and Safety in regards to working with existing Services.
Refer to TAP Mechanical and Electrical Strip out drawings and Scope of Works

Structure – Consult Buro Happold Structural Design Drawings and Documents.

Floors 1-5

First Floor - Soft strip of finishes, furnishings, sundry fittings and decorative items at atrium level.

Internal Walls – Remove all indicated Internal Walls (glass partitions, stud partitions and blockwork) as indicated on the First Floor to Fifth Floor Demolition Plans, AHA/PLC/DM/103 – 107. Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams, to prevent damaging the historic fabric.

Floors – Removal of all existing floor surfaces. Removal of walls around existing Risers

Where indicate on the demolition plan. NB Construction of new Risers will be by the Main Works Contractor.

Retain the resilient floor layer where located. Its condition must be assessed and recorded. The existing battens are to be retained in their current location

Plywood to floors to be retained except in the bathroom areas where tiling and plywood are both to be removed.

Floor joists are to be retained, check the joist condition to assess if they are rotten or damaged; if so the site manager must be informed. The condition of the joists are to be recorded and are to be protected if necessary.

Raised Floors – The structural engineer has noted deflection in these floors and they propose adding intermediate timber battens and replacing the plywood topping. The battens would be sized to suit the existing floor depth and fixed directly to the existing fabric with a small diameter proprietary fixing. See Buro Happold Structural Design Document.

Doors - Remove all indicated doors, door frames and architraves, on First Floor to Fifth Floor Demolition plans. (Drawing Numbers - AHA/PLC/DM/103-107)set aside all and store carefully. Care must be taken not to damage historic fabric in removal of the door frames. See Section 4 below.

All doors are to be marked with size and fire rating and all handles removed, other ironmongery to remain, doors to be stored carefully within the car park.

Ceilings – Removal of suspended ceilings (plasterboard) within apartments only. Care must be taken when abutting the underside of the brick vaulted ceiling to prevent damaging historic fabric. See Section 4 below.
Remove tiled ceilings to balcony areas and expose existing concrete slab.

Bathrooms and Kitchens – Removal of existing bathrooms, kitchens, associated services and ancillary storage.

Handrails - Removal of existing handrail detail to existing balustrades. Balustrade is to be retained and protected – the contractor is to put forward proposals for agreement with professional team.

Glazing – Retain glazing to apartments facing atrium, where indicated on proposed floor plans.

Lighting – Removal of existing lighting.

M & E Services - Consult with M&E Engineer to ensure all works comply with Health and Safety in regards to working with existing Services.
Refer to TAP Mechanical and Electrical Strip out drawings and Scope of Works.

Structure – Consult Buro Happold Structural Design Drawings and Document

Floor 6

Internal Walls – Remove all indicated Internal Walls (glass partitions, stud partitions and blockwork) as indicated on the Sixth Floor Demolition Plans, AHA/PLC/DM/108. Care is needed where the partitions meet the inside of the external elevations, brick vaulted ceiling and steel beams, to prevent damaging the historic fabric. See Section 4 below.

Floors – Removal of all existing floor surfaces. Removal of walls around existing risers where indicated on the demolition plan. NB Construction of new Risers will be by the Main Works Contractor.

Retain the resilient floor layer where located. Its condition must be assessed and recorded. Plywood to floors to be retained except in the bathroom areas where tiling and plywood are both to be removed.

Floor joists are to be retained, check the joist condition to assess if they are rotten or damaged; if so the site manager must be informed. The conditions of the joists are to be recorded and are to be protected if necessary.

Doors - Remove all indicated doors, door frames and architraves, all doors are to be marked with size and fire rating and all handles removed, other ironmongery to

remain, doors to be stored carefully within the car park. Care must be taken not to damage historic fabric in removal of the door frames. See Section 4 below.
Carefully remove, retain and carefully store indicated doors, on Sixth Floor Demolition plan. (Drawing Number - AHA/PLC/DM/108)

Ceilings – Removal of plasterboard ceilings as indicated on sixth Floor RCP Demolition drawing, AHA/PLC/DM/148

Bathrooms and Kitchens – Removal of existing bathrooms, kitchens, associated services and ancillary storage.

Glazing – Retain glazing to apartments facing atrium, where indicated on proposed floor plans.

M & E Services - Consult with M&E Engineer to ensure all works comply with Health and Safety in regards to working with existing Services.
Refer to TAP Mechanical and Electrical Strip out drawings and Scope of Works.

Structure – Consult Buro Happold Structural Design Drawings and Documents.

Floor 7 & 8

Refer to Drawings – 7th Floor Demolition Plan_AHA-PLC-DM-109
8th Floor Demolition Plan_AHA-PLC-DM-110

Floors – Removal of all existing floor surfaces.

Retain the resilient floor layer where located. Its condition must be assessed and recorded. Plywood to floors to be retained except in the bathroom areas where tiling and plywood are both to be removed.

Doors - Remove all indicated doors, door frames and architraves. All doors are to be marked with size and fire rating and all handles removed, other ironmongery to remain, doors to be stored carefully within the car park. Care must be taken not to damage historic fabric in removal of the door frames. See Section 4 below.
Carefully remove, retain and carefully store indicated doors, on Seventh Floor Demolition plan. (Drawing Number - AHA/PLC/DM/109)

Bathrooms and Kitchens – Removal of existing bathrooms, kitchens, associated services and ancillary storage.

Lighting – Removal of existing lighting.

M & E Services - Consult with M&E Engineer to ensure all works comply with Health and Safety in regards to working with existing Services.
Refer to TAP Mechanical and Electrical Strip out drawings and Scope of Works

Structure – Consult Buro Happold Structural Design Drawings and Documents.

North Elevation / Ducie Street

Refer to Drawing - Demolition North Elevation _AHA-PLC-DM-161

Signage – Removal of 2 No. vertical signage fins at northeast and northwest corners Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Windows – Removal of non-original rails from window cills at ground floor level. Carefully remove the rails. Care must be taken not to damage the stone cills.

Window Canopies – Removal of canopies over ground floor windows. Carefully remove the canopies. Care must be taken not to damage or remove existing historic fabric. These canopies date back to the 2000's redevelopment and are not original.

Door Canopies – Removal of canopy over ground floor main entrance.
Care must be taken not to damage or remove existing historic fabric.
This canopy dates back to the 2000's redevelopment and are not original.
3No. Flagpoles to be removed.

Main entrance doors – Remove main entrance door assembly and store in car park. Install new hoarding across door opening between the brick piers, ensure top edge to brickwork is weathertight. Hoarding to be flat and finished black. **Proposals for the hoarding are to submitted to the professional team for approval. Obtain any Local Authority licenses necessary for the hoarding and for the canopies/lights/signage, as it abuts the public highway.**

Light Fittings - Removal of existing external light fittings.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.
These light fittings date back to the 2000's redevelopment and are not original.

South Elevation

Refer to Drawing - Demolition South Elevation _AHA-PLC-DM-162

Signage – Removal of signage panel at south west corner.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Removal of signage panel at ground floor level.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Light fittings – Removal of existing external light fittings.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.
These light fittings date back to the 2000's redevelopment and are not original.

East Elevation

Refer to Drawing – Demolition East Elevation _AHA-PLC-DM-164

Signage – Removal of signage panel at ground floor level.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Light Fittings - Removal of existing external light fittings.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.
These light fittings date back to the 2000's redevelopment and are not original.

West Elevation

Refer to Drawing – Demolition West Elevation _AHA-PLC-DM-163

Signage – Removal of 3 No. signage panels at north west corner.
Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Removal of signage at ground floor level. Carefully remove the fixings. Care must be taken not to damage or remove historic fabric.

Windows – Removal of non-original rail from window cill at ground floor level. Carefully remove the rail. Care must be taken not to damage the stone cill.

Light Fittings - Removal of existing external light fittings. Carefully remove the fixings. Care must be taken not to damage or remove historic fabric. These light fittings date back to the 2000's redevelopment and are not original.

4) SPECIFICATION OF WORKS/METHOD STATEMENT

WORKMANSHIP:

Standard: Demolish structures in accordance with BS 6187.

Operatives:
- Appropriately skilled and experienced for the type of work.
- Holding, or in training to obtain, relevant CITB Certificates of Competence.

Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

The contractor is to submit a method statements for these procedures or alternative processes he wishes to put forward, for approval before any works are carried out.

PARTITION REMOVAL

Protection to adjoining surfaces and cast/wrought iron details to be as set out below.

Cut the silicone sealant bead at the junction between the partition and the adjoining historic finish (brick, cast/wrought iron. This will allow the removal of the plasterboard. Do not remove the sealant from the adjoining finish; this will be dealt with by the main contract.

Remove the plasterboard. Break a hole in the plasterboard and pull it away from the wooden/metal studs. Take care at the ends of the wall to minimize damage to the existing adjoining walls as possible.

Remove the noggins and upright studs. These will probably be nailed or screwed into the wall, so will need to be removed carefully. Where screwed they are to be unscrewed.

The contractor is to submit a method statement for this procedure or an alternative process for approval before any works are carried out.

FLOOR SLAB REMOVAL

Where structural floor slabs/decks are to be removed and there is historic fabric adjacent, such as cast iron columns and/or brickwork the contractor is to submit a method statement for the demolition of the structure together with its removal from site (as this may impact on other parts of the fabric) for approval before any works are carried out.

FIXTURES AND FITTINGS

These are to be carefully removed and any local historic fabric protected before work starts with tape or plastic sheathing as necessary. All making good to be carried out by others.

This will include service runs and equipment. Brackets and other supports are to be unscrewed from the substrates.

The contractor is to submit a method statement for these procedures for approval before any works are carried out.

CAST IRON COLUMN PROTECTION

The cast iron columns in the building will need to be protected during the enabling works and it is suggested that a plywood casing (made in two halves) is fabricated so it can be utilised in several locations. The contractor is to submit a method statement for the protection of the cast iron structure for approval before any works are carried out.

EXTERNAL ELEMENTS

All the external lights and external signage around the perimeter of the building are to be carefully removed and the contractor is to ensure the existing brickwork is not damaged. All fittings are to be unscrewed where possible. If any element cannot be removed without further force this is to be reported and instructions sought from the professional team before works are carried out.

PROTECTION OF EXISTING/LISTED STRUCTURES:

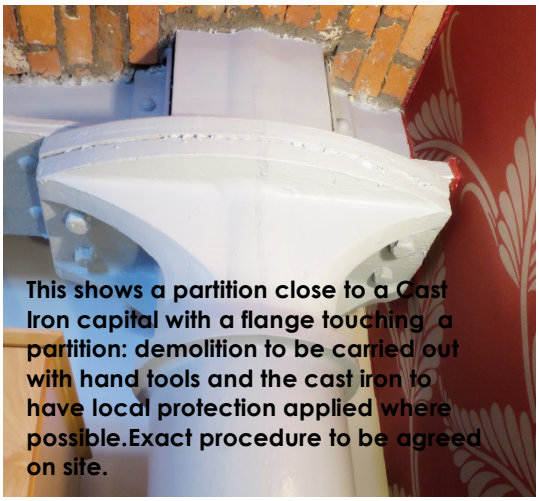
CAST IRON/WROUGHT IRON STRUCTURE



This shows a cast iron column in close proximity to a partition to be removed. It will be necessary to protect the CI column with a ply enclosure – this could be made in two halves so that it could be fabricated and moved from column to column as work progresses.

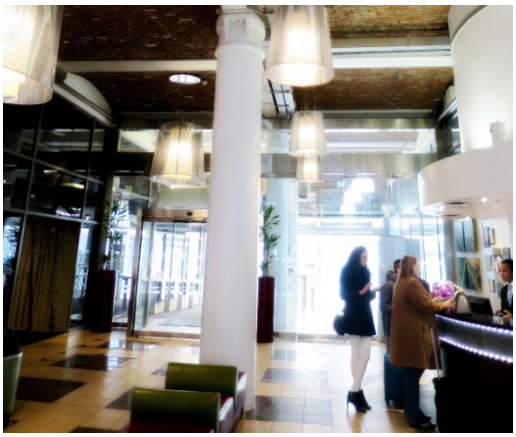


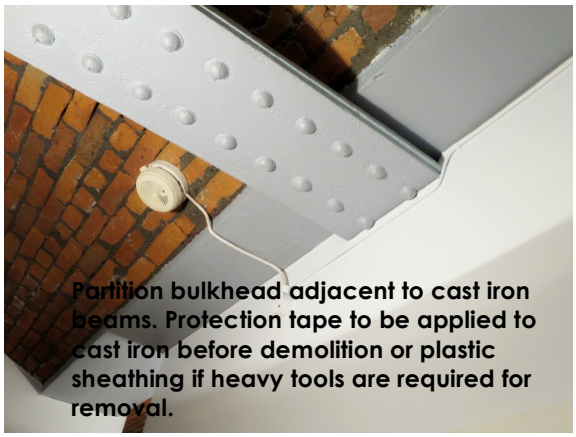
This shows a partition close to a cast iron capital: demolition to be carried out with hand tools and the cast iron to have local protection applied.



This shows a partition close to a Cast Iron capital with a flange touching a partition: demolition to be carried out with hand tools and the cast iron to have local protection applied where possible.Exact procedure to be agreed on site.

Where cast iron capitals are in trafficked areas then a ply protective enclosure is to be erected to a height of at least 2m. This is to apply to all areas where demolitions are to be carried out





Partition bulkhead adjacent to cast iron beams. Protection tape to be applied to cast iron before demolition or plastic sheathing if heavy tools are required for removal.

BRICKWORK



Partition adjacent to brickwork – to be carefully removed with hand tools and temporary protection to brickwork could be plastic sheathing with tape, to be agreed on site.



Cast iron and brickwork to be protected (protective sheets and tape to be agreed) to prevent scratches and other damage. Ensure sealant is cut before partition removed.



Partition glass frame adjacent to brickwork – to be carefully removed with hand tools and temporary protection to brickwork could be plastic sheathing with tape, to be agreed on site.



Skirtings to brick walls to be removed with hand tools and protective sheets to the brickwork to prevent scratches and other damage.

OTHER



Glazed roofing to atrium to be protected with plywood sheathing fixed to steel supports with intermediate lateral supports capable of supporting any possible super-imposed loads. The contractor is to submit a method statement for these procedures for approval before any works are carried out.



External lights, fixings, cabling and signage to be removed. All making good by others.
The contractor is to submit a method statement for these procedures for approval before any works are carried

