

Demolition & Restoration of Stone Wall – Moss Lane East

Date: 30.08.2024

1. A joint site visit will be organised between Manchester Planners, GMI & a specialist restoration sub-contractor to undertake a joint dilapidation survey and collaboratively agree on the condition of the wall.
2. A scope of works and working methodology will then be presented to Manchester planners from GMI and agreed to before works can commence on site.
3. The specialist restoration team will begin by carefully removing the railings using hand tools. Each removed section will be stored on a pallet with a protective layer in between to avoid any damage to the railings. Once the pallet is full, it will be carefully transported to an off-site storage facility to ensure the items won't be damaged throughout the construction works.
4. The existing lampposts to the frontage of the building will be carefully removed. Each lamppost will be stored on a pallet with a protective layer in between to avoid any damage to the railings. Once the pallet is full, it will be carefully transported to an off-site storage facility to ensure the items won't be damaged throughout the construction works.
5. The specialist restoration team will then begin the removal of the stone using hand tools. They will use a hammer and bolster to precisely chip away at the mortar joints of the coping stones. Once suitably free the stone will be carefully lifted (using mechanical aid if required) on to a pallet. On the pallet the stone can have any additional mortar removed and cleaned down. This process will be then repeated for the remainder of the copings. Once complete the pallets will be packaged and sent to an offsite storage facility until they are required on the job.
6. The above process will then be repeated for each individual stone until we get down below ground level. They will also be cleaned, packaged and sent offsite to a storage facility.
7. Finally, we will temporarily support the stone gate posts and then begin hand digging around the base to expose the foundation. If the posts are cast in, we will use a breaker to carefully chip away at the foundation to release the post. Once free we will mechanically lift the posts on to pallets. They will then be carefully cleaned, packaged & transported to an offsite storage facility.
8. Upon completion of all stone removal, we will assess the suitability of the existing footings with the specialist contractor to see if they can be used in reconstruction. If they can, they will be adequately protected for formation of the new haul road. If not, we will have our structural engineer design new footings and send off to relevant authorities for approval.
9. Upon removal and cleaning of all stone we will ask a representative from yourselves to inspect the condition of the stone and identify any that aren't suitable for reconstruction. If any are found, we will use as a sample to find a match from the restoration specialist.
10. Upon completion of the new site works, we will remove the temporary haul road aiming to be careful around the existing footings for the stone wall, if they are to be reused. If not, we will cast new footings to previously agreed specifications.
11. The gate posts will then be brought back to site and cast into the original position & height as agreed at the dilap survey.

12. The stone will be then brought back to site and works commence on a small section as a sample. Upon completion of this we will ask yourselves to attend to assess the sample. If you're happy with this (e.g. colour of mortar, bond, etc) we will proceed to lay the stone using the agreed bond & mortar and reconstruct the wall to previous agreed location & height.
13. Upon completion of the stone, we will have the copings delivered to site and begin to lay these on a bed of mortar as per previous construction.
14. We will then use the agreed mortar to point up all stones & copings.
15. We will have the railings delivered to site and precisely fit into the agreed location. The specialist will use a combination of hand & power tools for this.
16. Finally, we will have the restoration specialist clean down the wall as per industry guidelines ensuring no harmful chemicals are used in the process.
17. We will then invite yourselves down to inspect the wall finally for sign off. If any snags are identified, we will have the specialist carry out the suitable repairs and then sign the wall off.

Google Maps Images Showing Wall, Railings and lampposts to be Removed and Reinstated

