

Methodology: External DDA Lift Removal

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Section 1: Introduction

This methodology document outlines the proposed approach for the careful removal of the existing external DDA lift, located at the former King Street entrance of Pall Mall. In recognition of the building's Grade II listed status, all works will be carried out with due regard to its historic and architectural significance. The methodology complies with all relevant heritage and planning requirements set out by Manchester City Council.

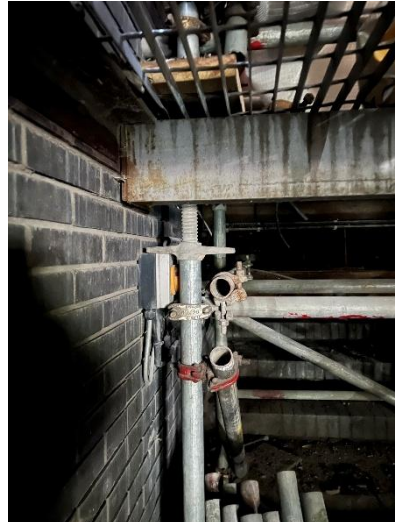
Section 2: Preliminary Investigations

Prior to commencement of any physical removal works, an investigative survey has been completed to assess the existing structure, fixing methods, and points of interface between the DDA lift and the host building. The findings from this survey will be used to develop an informed and controlled dismantling strategy, with a primary focus on minimising disruption and avoiding damage to the original building fabric and heritage finishes.

As evidenced in the accompanying images, all visible fixings are currently set into engineering brick and mortar joints. In accordance with physical repair samples previously reviewed by Manchester City Council on 23rd January 2025, any damaged engineering bricks will be replaced with suitable reclaimed materials, and all affected mortar joints will be repointed using a compatible and colour matched mortar.

It is acknowledged that the full extent of remedial works may not be evident until the DDA lift has been completely removed. A post-removal remedial condition survey will therefore be undertaken to identify any additional or unforeseen repairs that may be required.





Section 3: General Protection Methodology

All adjacent areas of heritage mosaic tiling will be carefully isolated prior to the commencement of works to mitigate any risk of damage.

Isolation will utilise various methods with the primary 2nr being use of mobile screen made from timber or temporary protection with corex or similar. Where there are areas of high risk to existing finishes these will be protected with more heavy duty temporary protective materials which achieve LPCB's LPS 1207.

Temporary protection will be used using self-adhesive pins. Low tack tape is to be installed onto the heritage finishes, with pins adhered to this and temporary protection placed over these to be held in place. The tape will aid removal of the protection and minimise disruption to the existing finish, images below:



As per the images below, the surrounding areas of mosaic tiles have been identified and will be protected using the methods disclosed. Works cannot progress until protection has been inspected as fit for purpose by the Dragonfly supervisor. Protection will be monitored throughout the duration of works and repairs will be undertaken as required.



Section 4: Methodology

Works will be carried out by Yes Waste Ltd.

All trade contractors associated with the works have proven competency, hold the relevant CSCS competency card and have completed a Site Induction. The operatives assigned to these works have previously undertaken window removal on this site and are therefore familiar with the heritage materials, site-specific constraints, and approved conservation procedures.

This methodology outlines the proposed approach for the safe, controlled, and non-intrusive removal of the DDA lift. The lift comprises a freestanding steel framework, glazing, metal grating, and associated fixings that interface with the host building through mechanical bolts fixed into engineering brick.

All works will be carried out using a reverse installation process. The method aims to protect adjacent heritage finishes, prevent unnecessary disturbance to the building fabric, and facilitate effective post-removal remedial work.

Heritage mosaic tiles, brickwork, and surrounding finishes will be physically isolated using non-invasive protection methods as detailed in **Section 3: General Protection Methodology**.

Tools potentially required for the removal works include:

- Chisel
- Pry bar
- Socket set
- Impact driver

- Impact wrench
- Adjustable spanner
- Glazing suckers

Removal Sequence

Works will be carried out manually and sequentially, following a reverse install technique:

1. **Removal of Beading & External Trims:** All glazing beads and surface trims will be carefully removed using a chisel/small pry bar to release glazed panels.
2. **Removal of Glazing Panels:** Glazing elements will be removed one by one with the use of glazing suckers. Glass suction cups will be fitted in place to help lift each pane out of position. Glass will be loaded onto stillages for transportation to designated skips or to temporary storage areas temporary storage areas, depending on availability at the time of removal.
3. **Dismantling of Doors and Screens:** Entry doors and internal screen panels will be detached at hinge/fixing points.
4. **Grating and Intermediate Platform Removal:** Metal grating forming intermediate lift platforms and floors will be lifted out in manageable sections. Fixings into steel or baseplates will be released using appropriate tooling.
5. **Structural Steel Framework Dismantling:** The steel framework will be disassembled from the top down. Fixings into the engineering brick will be undone and removed with care to minimise spalling or disturbance to the brickwork.

Post-Removal Remedial Works

Once the structure has been fully removed, the exposed fixing points in the engineering brickwork will be cleaned and assessed. Damaged bricks will be replaced with matching reclaimed engineering bricks, and all affected mortar joints will be repointed using a compatible mortar mix. A remedial survey will be carried out post-removal to confirm any additional works required, and a record will be kept of all interventions. If any mosaic tiles are inadvertently damaged during the works, the repair methodologies outlined in LBC C5 – Internal & External Mosaic Repairs will be adhered to.