

Alberton House

Demolition Ground Investigation and Geo-Environmental Watching Brief Strategy

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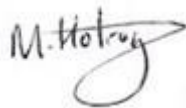
Client Address: Union, Albert Square, Manchester, M2 6LW

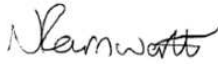
Site Address: Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ

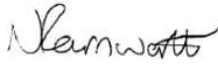
Control Sheet

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1.0 Introduction

Curtins were instructed by Bruntwood RB Limited to prepare a Demolition Ground Investigation and Geo-Environmental Watching Brief Strategy, for a site known as Alberton House. The site is located on St Mary's Parsonage, Manchester city centre. The existing building, Alberton House, is part 12 storey and part 4 storey. There is a basement level car park at the rear of the building which is located adjacent to the River Irwell. A site location plan is presented in Figure 1.

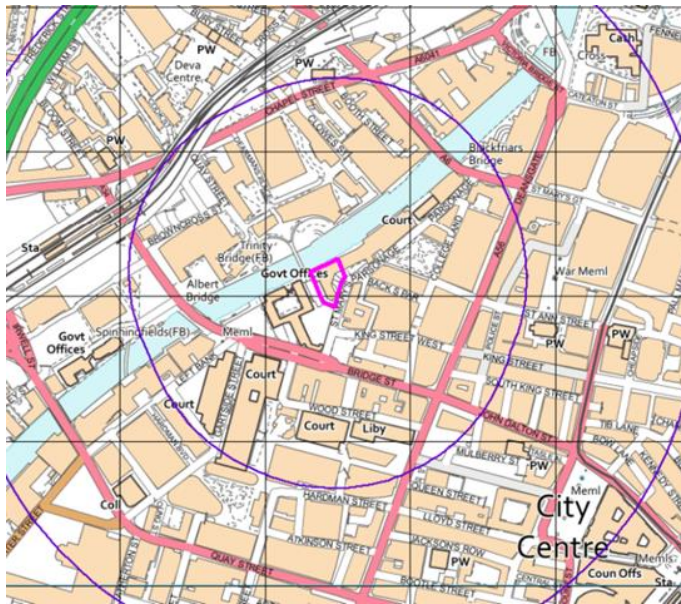


Figure 1 - Site Location Plan (pink line is the site boundary).

There are various constraints associated with the plot, including:

- Rear elevation is vertically aligned with the retaining wall which forms the river wall.
- Access to the rear of the site is via a vehicle ramp to the western side.
- Limited head room at the rear due to a cantilever deck above the basement carpark.
- Proximity of Trinity Bridge abutments.
- Limited access to building free space on the plot.
- Immediately adjacent building.

The above site constraints have limited access for further pre-demolition detailed investigations. Ground investigation has been undertaken at the site within external areas and locally within limited access areas (basement of the northern building). The findings of these investigations are summarised in Section 2.2. Further investigations during demolition are proposed within this Strategy, targeting previously inaccessible areas within the southern building footprint.

It is understood that development proposals for the site include, with reference to Figure 2:

- Demolition of existing 4-storey building to foundation level, and removal of buried obstructions to approximately 2.5m bgl (Area 1).
- Demolition of existing 12 storey building to basement level (Area 2). The basement slab, foundations and river wall connection are to be retained as the existing foundation arrangement is not fully understood at this stage, and the works to form the new basement need further consideration. It is likely that a sequence of temporary works is necessary to enable the removal of the basement slab and associated building foundations.
- Regrading of site following demolition and removal of obstructions (Area 1), tying in with retained basement slab (Area 2).
- Installation of temporary landscaping in the southern part of the site (Area 1).

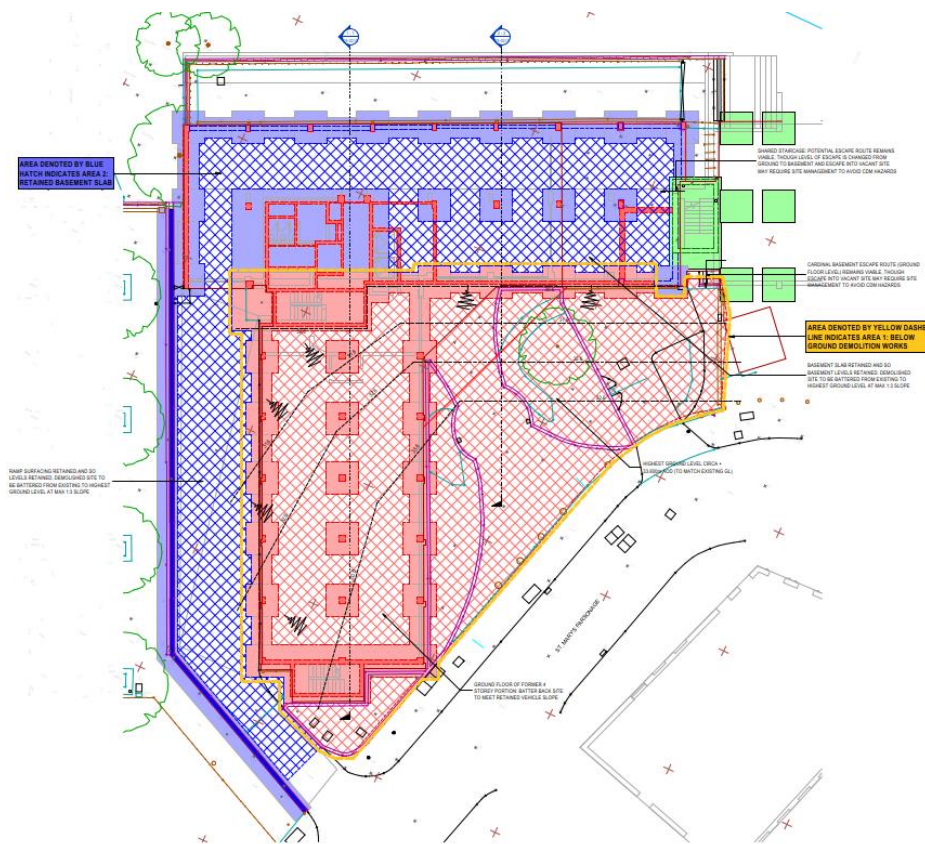


Figure 2 - Early Works and Main Works Phasing Plan. Red Area is "Area 1". Blue Area is "Area 2". Green Area is to be Retained.

This document details a strategy for supplementary ground investigation and watching brief by a geoenvironmental engineer during the below ground level demolition phase, within Area 1 (Figure 2), to inform human health risk assessment and, if required, Remediation Strategy, and inform contractor risk assessments and method statements.

The below ground level demolition watching brief will ensure that unexpected contamination, not recorded during the pre-demolition or demolition ground investigation, is suitably assessed and appropriate action is taken.

On completion of the demolition works and temporary landscaping, a ground condition (verification) report will be prepared summarising the works undertaken and ground conditions at the site in advance of future development.

As previously identified, it is not currently possible to investigate Area 2 effectively. Additional geotechnical and geo-environmental investigation works will need to be undertaken prior to construction of the new build development, once the temporary works sequence has been determined and installed by the main contractor and will include further shallow soil sampling (where required) and further deep boreholes for groundwater sampling and analysis. Given the limited depth of demolition / grubbing out, and depth of the water table (within the sandstone bedrock) we do not anticipate that the aquifer beneath the site, nor the adjacent River Irwell (at lower elevations and beyond a large retaining wall) will be impacted by the demolition works. Removal of foundations will include the removal of pile caps / footings, and any piles will be cut at nominal 2.5m bgl. Residual structures which remain below this level will be surveyed.

This Strategy will detail measures for dealing with unexpected contamination, or unsuitable materials, including temporary storage procedures for materials which need to be assessed further.

2.0 Previous Investigations

The following reports have been prepared and submitted to Manchester City Council:

- Curtins Desk Top Study - Phase 1 Preliminary Risk Assessment ref 077764-CUR-00-XX-DR-GE-001 rev V01 dated 28/09/21
- Curtins Pre-Demolition Phase 2 Ground Investigation ref 077764-CUR-00-XX-RP-GE-002 rev P01 dated 05/05/22

A summary of these reports is presented in the following sections.

2.1 Curtins (2021) Phase 1 Preliminary Risk Assessment

2.1.1 Site History

Earliest mapping (1840's) records indicate that the site was occupied by a copper and brass working in the north, Albert Street, orientated east to west, in the centre of the site, and two gas holders in the south of the site, associated with Manchester Gas Works Reserve Station.

By the 1890s, the gas holders in the south of the site had been removed and a police station had been constructed. The Copper and Brass Works had been replaced by Yarn and Corn Warehouses in the north. were

The police station was demolished by 1938 and by 1948 the warehouses are marked as Ruins after WWII. The site fully re-developed with Alberton House buildings by 1973 with associated carparking areas.

2.1.2 Geology and Hydrogeology

Superficial soils were not recorded beneath the site, however the bedrock formation comprises sandstone of the Chester Formation. The Chester Formation is recorded as a Principal Aquifer. The closest potable groundwater abstraction is recorded 805m northeast of the site (Interbrew UK Ltd).

2.1.3 Hydrology

The River Irwell (River Quality E) is located directly north of the site, flowing from northeast to southwest. There are three active discharge consents within 250m of the site and three within 250 to 500m from the site, all relate to United Utilities Water Ltd storm water overflow outages into the River Irwell.

2.1.4 Summary of Preliminary Conceptual Site Model

Accounting for the historic site use, including gas holders, brass and copper works, and other commercial land use, a Moderate risk to site end users and construction and maintenance workers, from direct contact, ingestion and inhalation of dust and vapours sourced from Made Ground soils.

A Moderate risk was also identified to Controlled Waters (Surface Water and Groundwater), due to the proximity of the River Irwell, and presence of a Principal Aquifer beneath the site.

A Moderate risk was identified to site end users (commercial building) from the migration and build up of ground gases, sourced from decay of putrescible materials within Made Ground, or VOCs from historic land use.

2.2 Curtins (2022) Pre-Demolition Phase 2 Ground Investigation

The risks highlighted in the Phase 1 Preliminary Risk Assessment were investigated and considered further within the Pre-Demolition Phase 2 Ground Investigation.

2.2.1 Scope of Works

The ground investigation comprised the following scope of works:

- 1 No. Geobore-S Rotary Cored borehole progressed to 30.50m bgl
- 4 No. Window Sample boreholes to between 0.90m and 5.00m bgl
- 7 No. Hand excavated foundation pits progressed to between 0.10m and 1.20m bgl.

Exploratory hole positions were limited to accessible areas, outside of existing building footprints. Limited investigation was possible within the basement level of the northern building, adjacent to the River Irwell.

Ground gas and groundwater level monitoring wells were installed within RH01 (Sandstone) and WS02-WS04 (Made Ground). Six return ground gas and groundwater level monitoring visits were undertaken between 10th February and 13th April 2022.

A total of 11 No. soil samples were obtained, including 9 No. Made Ground soil samples and 2 samples of natural soil. Samples were obtained from 6No. locations external to the buildings, characterising external area soils.

One groundwater sample was obtained from RH01, from the sandstone Principal Aquifer.

2.2.2 Ground Conditions

Made Ground was encountered in all exploratory holes, from ground level to depths between 0.10m and 3.45m bgl. Made Ground generally comprised surface covering of brick paving, concrete, or tarmac. Underlying soils were predominantly granular, with various obstructions recorded. A hydrocarbon odour was recorded between 0.95m and 1.80m bgl (32.66m to 31.81m AOD). In WS02 cohesive Made Ground was also encountered. Made Ground soils were recorded to a maximum proven depth of between 1.80m bgl and >3.45m bgl. The greatest thicknesses were recorded in WS03 and WS04 at the north of the site. All exploratory holes were terminated in Made Ground, except for RH01 and WS02, in the south of the site.

Deposits indicative of Glaciofluvial Deposits were encountered below the Made Ground in two exploratory holes (RH01 and WS02). Indicative cohesive Glaciofluvial deposits were encountered in exploratory holes RH01 and WS02 to depths between 2.00m and 4.45m bgl (31.61m to 28.27m AOD). RH01 encountered soft brown slightly sandy slightly gravelly silty clay, gravel of sandstone. WS02 recorded very stiff slightly gravelly sandy silty clay. Indicative granular Glaciofluvial deposits were encountered in the exploratory hole RH01 between 2.00m and 9.50m bgl (31.61m and 24.11m AOD). It comprised a dense to very dense brown and grey angular to rounded fine to coarse Gravel of sandstone and siltstone with clay inclusions and low cobble content. WS02 recorded very clayey fine to medium sand underlying cohesive superficial deposits from 4.45m to 5.00m (28.27m to 27.72m AOD).

The Chester Formation bedrock was encountered in one exploratory hole (RH01) from 9.50m to 30.50m (24.11m to 3.11m AOD). The bedrock comprised interbedded layers of very weak to weak reddish-brown fine to medium grained Sandstone, weak reddish-brown medium to coarse grained Sandstone with occasional gravel inclusions and medium strong reddish-brown medium to coarse grained Sandstone with occasional gravel inclusions.

A groundwater table appears to be present at the top of the bedrock between 19.65m and 19.62m AOD.

2.2.3 Contamination Assessment

Soil chemical analysis results were screened against generic assessment criteria (GACs) for a Commercial end use scenario. No elevated concentrations of contaminants of concern were recorded when screened against the relevant GACs. A hydrocarbon odour was recorded in RH01 between 0.95m and 1.80m bgl.

One groundwater sample was obtained from RH01, from the sandstone Principal Aquifer. Elevated concentrations of Trichloroethene (TCE) were identified in this sample, when compared against UK Drinking Water Standards. No gross contamination was encountered in shallow site soils, and concentrations of Tetrachloroethene and Trichloroethene in site soils were recorded below the laboratory limits of detection. The assessment indicated that these concentrations are likely to be associated with historic and off-site contamination migration, however further assessment was recommended post-demolition.

2.2.4 Ground Gas Assessment

Maximum carbon dioxide concentrations of between 0.4% v/v and 0.1 % v/v were recorded across six monitoring visits. Methane concentrations were typically below the limit of detection of the monitoring instrument, with exception of one result from WS02, on the sixth visit, which recorded concentrations of 1.4% v/v , dissipating to <0.1% v/v after 3 seconds. Peak air flow rates ranged between 8.5 l/hr and -1.4 l/hr, with steady state air flow rates ranging between <0.1 l/hr and -1.4 l/r.

Given the low gas concentrations and air flow rates recorded, the site was characterised as CS-1, not requiring gas protection measures.

3.0 Demolition Ground Investigation – Area 1

Additional ground investigations are required as part of demolition works to characterise shallow site soils in previously inaccessible areas. This Strategy specifically considers the requirements to characterise soils within Area 1 during demolition to enable the respective planning condition(s) to be part discharged to allow demolition and enabling works to commence.

Notwithstanding, additional site wide investigation will be required for geotechnical design and to inform updated groundwater risk assessment, prior to construction of the new build development.

3.1 Scope of Works

Due to access constraints within the existing 4-storey structure, additional ground investigation is proposed to be undertaken during below ground level demolition works. The following scope works is proposed:

- 3 No. Machine Excavated Trial Pits, to maximum 3.5m bgl.
- Up to 6 No. soil samples from Made Ground soils, for broad suite of contaminants including:
 - Toxic and phytotoxic heavy metals
 - Sulphate and Sulphur
 - Cyanide
 - Total petroleum hydrocarbons (Aromatic/Aliphatic split), including BTEX and phenol (total)
 - Speciated polyaromatic hydrocarbons
 - Asbestos screen (and quantification where positive asbestos ID recorded)
 - VOCs and SVOCs, subject to visual assessment of soils.
- Interpretive Supplementary Ground Investigation Report.

The footprint of the 4-storey building measures approximately 33.5m x 14.6m, with an approximate area of 500m². It is proposed to undertake a minimum of 3 No. machine excavated trial pits within the footprint (approximately 13m grid spacing), obtaining up to 2 No. Made Ground soil samples per trial hole. Trial holes are to be located in a non-targeted, systematic array, beneath the existing building footprint, to provide adequate and representative coverage of the area. These works are anticipated to be completed within 1 working day. A proposed exploratory hole location plan is included in *Appendix A*.

Where visual or olfactory evidence of contamination is encountered during the trial pits, additional samples may be obtained as required.

Trial pit logs are to be issued to the Environmental Health Officer within 1 week of completion of the intrusive works.

Upon completion of the intrusive works, soil samples will be sent to Curtins chosen laboratory for chemical analysis. Results of soil chemical analysis are anticipated to be received within 2 weeks.

Following receipt of the results, Curtins will prepare a Supplementary Ground Investigation Report, detailing the findings of the intrusive works, and an updated human health risk assessment. The updated human health risk assessment will include re-assessment of the pre-demolition ground investigation soil chemical analysis results, with consideration of the construction of temporary landscaping, prior to future redevelopment.

Subject to the findings of the additional ground investigation and revised human health risk assessments a Remediation Strategy may be required to inform measures required to ensure the site is suitable for temporary use, considered as a non-specific 'open storage' end use, given the site is expected to remain vacant until the time of construction the new development.

4.0 Demolition Watching Brief & Outline Remediation Strategy

4.1 Geo-Environmental Watching Brief

During below ground level demolition works and subsequent regrading works, within Area 1, Curtins will maintain a site presence to record and monitor the ground works. It is anticipated that Curtins will attend periodic site visits, to maintain a record and obtain photographs of works being undertaken, and ensure that where potentially contaminated materials are identified during the demolition that they are managed correctly. It is recommended that during early stage below ground level demolition works, daily site visits are undertaken, however the frequency of Curtins visits may be reduced if deemed to be appropriate, subject to review of the encountered ground conditions and schedule of works, etc.

Our records will include, but not necessarily limited to:

- Depth of demolition works.
- Location of buried obstructions (e.g. piles, buried services), retained following demolition works.
- Details of materials removed from site, including details of location, composition, storage and waste transfer tickets.
- Final site levels following regrading works, post-demolition.

Records would be included within a Ground Condition (Verification) Report following completion of demolition and regrading works.

4.2 Measures For Dealing With Unexpected Contamination

The site had a been used for a wide range of uses, including historic gas holders a brass and copper works, police station and warehouses, before its current state comprising two high rise office buildings.

Subsurface obstructions were encountered during the previous ground investigation, including buried concrete likely associated with historic structures (e.g. floor slabs, foundations). It is likely that further below ground obstructions / structures exist that have not been recorded on plans, and will likely be encountered during the below ground demolition.

Although considered unlikely, it is possible that previously unrecorded contamination may be encountered, associated with buried sub-structures including but not limited to foundation, buried services or, for example, buried storage tanks. The following sections provide guidance on managing such occurrences during below ground demolition works.

4.2.1 Contaminated Soils

Where visual or olfactory evidence of contamination is identified (e.g. fuel odours, free phase contamination, asbestos), or where materials are revealed which do not accord with the previously observed and recorded descriptions, presented in ground investigation reports for the site, the following procedure is to be complied with:

- Plant operators / ground workers to cease works and make safe all excavations in this location and report observations to the Site Manager.
- The Site Manager is to notify the Engineer (Curtins).
- Under guidance of the Engineer take representative samples of the suspect materials and forward to a suitably accredited laboratory for appropriate chemical analysis.
- Await Engineers instructions with respect to re-commencement of the works and/or removal from of suspect material to a suitably licensed disposal facility. Guidance for storage of potentially contaminated materials is presented in Section 4.2.2.
- Manchester City Council and if relevant the Environment Agency are to be kept fully informed of any site such occurrences.

4.2.2 Guidance for Stockpiling Materials

Where stockpiling is unavoidable, the stockpile should be located on an impermeable membrane and be covered also with a low permeability membrane at the end of each working day. Where soils are wet when excavated, measures should be taken to ensure there is no runoff from the soils onto the surrounding soils, or off-site. Soil stockpiles must be placed in an arrangement that minimises potential for contamination of adjacent stockpiles or materials (i.e. do not place 'clean' imported soils next to contaminated arisings). Additional measures may be required subject to the nature of materials encountered (e.g. sumps), and should be implemented in conjunction with recommendations from the Engineer.

Unsuitable soils will likely contain high concentrations of potential contaminants of concern, suitable warning signs or protection measures should be placed around stockpiles to inform site staff and visitors.

Surplus soils to be removed from site, which have been identified as unsuitable for re-use should be loaded onto a lorry, covered securely and transported directly to the landfill facility.

Duty of Care: Under their duty of care, the Principal Contractor shall ensure the proper and safe disposal of waste from each site after it has been passed on to another party. In this respect details of the landfill facility to be used and the company disposing of the waste with regard to hazardous and non-hazardous waste shall be provided to the Site Manager. Copies of Consignment Notices for special waste and Waste Transfer Notes for hazardous and non-hazardous waste shall be kept on site for review by Curtins, and inclusion in a Ground Condition Report on completion of demolition and regrading works.

4.2.3 Contaminated Water

In the unlikely event that potentially contaminated perched water is encountered during below ground level demolition works, the water should be pumped into a suitable container, which may be a specifically constructed tank, where the water may be sampled for chemical assessment for potential contaminants of concern accounting for the sites historic land use, and as identified in the ground investigation report(s).

Should contaminated groundwater be encountered at the top of the natural strata, the Contractor must cease works, and an assessment by the Contractor and Engineer must be undertaken to determine suitable methodologies for continuing works, where appropriate.

Free phase contamination was not identified within groundwater bodies, however if encountered during remediation works, the products shall be removed and placed into a specific storage tank for assessment and removal from site.

Contaminated perched water or groundwater is unlikely to be disposable into a foul water sewer and will likely require disposal off-site. Contaminated perched water must not be allowed to flow directly into the underlying natural site soils, particularly where granular Tidal Flat Deposits are encountered beneath Made Ground.

Guidance on managing contaminated water is given in the jointly issued document produced by Water UK, Environment Agency, NIEA, Natural Resources Wales, DWI, Fera, Defra's CBRN Recovery Team and NFCC National Resilience, titled Protocol for the Disposal of Contaminated Water and Associated Waste Incidents, broadly comprising a system of:

1. **Contain** Closed containers, contained at source.
2. **Identify** Chemical analysis of water, seek specialist advice where required.
3. **Treat** Is site treatment practicable to allow safe disposal?
4. **Dispose** Remove from site by appropriate method, following all relevant guidance and regulation.

The following bodies must be contacted in the event of perched water contaminative incidents:

- Water/Waste Water Companies (United Utilities)
- Environment Agency

Duty of Care: Under their duty of care, the Principal Contractor shall ensure the proper and safe disposal of waste water from each site after it has been passed on to another party. In this respect details of the waste water moved, waste disposal facility to be used and the company disposing of the waste shall be provided to

the Site Manager. Copies of Consignment Notices for special waste and Waste Transfer Notes for hazardous and non-hazardous waste shall be kept on site for review by the Engineer.

4.2.4 Other Contaminative Incidents / Occurrences

Although considered unlikely it is possible that unknown/unrecorded substructures (e.g., fuel tanks) may exist which if ruptured may release materials that could contaminate the surrounding soils and groundwater (petroleum hydrocarbons, solvents, for example). In the unlikely event that this occurs an outline strategy is detailed below.

Where such a tank/pipework is damaged during excavation and the contents are released into the surrounding soil, the tank/pipework should be immediately pumped dry into another suitable container and a trench with a low permeability base formed around the tank/pipework to prevent seepage laterally and to collect the contaminant. Where groundwater is encountered in the trench, it should be pumped into a suitable container and tested for the contaminant. All soils and water affected shall then be tested and removed from site as appropriate. Where the damage is caused to the underside of a tank and seepage is vertical, the contaminants may present a risk of polluting the groundwater. In this instance and subject to the findings of a risk assessment boreholes may be required to prove and intercept the contaminant. The contaminant will then be pumped into suitable containers. The procedure outlined in *Section 4.2.3* should also be adhered to and the Engineer shall approve all proposals for such remediation.

Where unexpected utilities are encountered (Gas, foul water etc.), the appropriate utility supplier (Cadent, United Utilities, Electricity Northwest etc.) should be contacted, and the Principal Contractor emergency response procedures should be followed if necessary.

4.2.5 Environmental Controls

Environmental Controls are the responsibility of the Contractor. However, in general this section details specific requirements for potentially contaminated soils, and is not intended to cover all aspects to be managed by the Contractor and detailed within their Method Statements.

Without limiting the Contractor's obligations, it shall be their responsibility to comply with all applicable laws, regulations and rules relating to potential contamination with particular regard to:

- Surface water run-off;
- Airborne particulates/vapours/odour; and
- Control of spillage.

Method statements are to be provided to the Engineer and should incorporate the environmental management measures pertaining to the above factors, with further detail given below.

4.2.5.1 Surface Water Run-Off

The Contractor is responsible for ensuring that site surface water run-off does not leave the site.

The Contractor is to provide for necessary surface water diversion systems as required to keep the construction area free from excess surface or groundwater that may interfere with the works.

All personnel engaged by the Contractor should be trained in response techniques (e.g. use of absorbent materials, etc.) to ensure that any surface water run-off with fuel leakage impact or associated potentially contaminated soil is managed appropriately.

4.2.5.2 Airborne Particles/Vapour/Odour

The Contractor is responsible for the implementation of dust suppression in work areas, using water or other means of suppression that are not considered harmful to the environment. The Contractor should also set out procedures for the mitigation of any potential odours that may arise from exposed contaminated soils that could affect off-site users (adjacent residents).

4.2.5.3 Control of Spillages

During the phase of works, any type of spillage (including fabricating, hydraulic oils, fuels and/or other materials) should be immediately contained, removed and disposed of, with any further surrounding areas cleaned.

4.3 Remediation Strategy

Subject to the findings of the Demolition Ground Investigation and Watching Brief, a standalone Remediation Strategy may be required to address any potential contaminant linkages associated with the 'open storage' end use. Possible recommendations may include an engineered capping layer above regraded materials to serve as a physical barrier between Made Ground and the site surface.

The requirement for remedial measures will be discussed within Curtins Supplementary Ground Investigation Report and Final Ground Condition (Verification) Report.

4.4 Recording of Information

The Appointed Demolition Contractor is to provide survey records of the following, for inclusion in the Ground Condition Report on completion of works:

- Documentation of general works including any implemented environmental controls and records of contaminative incidents and any unexpected contamination.
- Survey extent of below ground level demolition, including the base and sides of excavations.
- Surveyed position and dimensions of obstructions left in-situ (e.g. piles, sub-surface obstructions).
- Details of stockpiled materials during demolition works, including location of stockpile, material source location, material type and volume, and records of testing undertaken.
- Information relating to Ground Remediation Measures (if required).
- Details of materials removed from site, including:
 - Source location of materials
 - Volume of materials
 - Laboratory Testing certificates (if not undertaken by the Engineer). May include WAC testing if undertaken.
 - Waste Transfer Notes
- Details of materials imported to site, including
 - Source location
 - Material type and certificates
 - Laboratory testing certificates (if relevant and required)
 - Volume of imported materials
 - Imported material transfer tickets
- Topographic survey of final levels following demolition and regrading works.

5.0 Ground Condition & Remediation Verification

Supervision of remediation and validation visits shall be undertaken by an appropriately qualified geo-environmental engineer throughout the demolition and remediation phase to ensure that the requirements of Section 4.0 have been implemented at the site.

In addition to attendance during demolition and regrading works, Curtins will inspect and verify any additional ground remediation actions required.

The Engineer (Curtins) will prepare a Ground Condition Completion (Verification) Report on completion of demolition and regrading works, including:

- Details of works undertaken
- Documentation provided by the appointed Demolition Contractor
- Details of unexpected contamination encountered on site (if encountered) and appropriate measures taken to respond / correspondence with regulators where necessary
- Photographic record of below ground level demolition works and regrading works
- Details of imported soils
- Confirmatory laboratory environmental chemical analysis certificates
- Photographic record of materials placed.
- Details and confirmatory evidence of any specific Ground Remediation Measures e.g. engineered capping (if required).
- Revised potential contaminant linkages

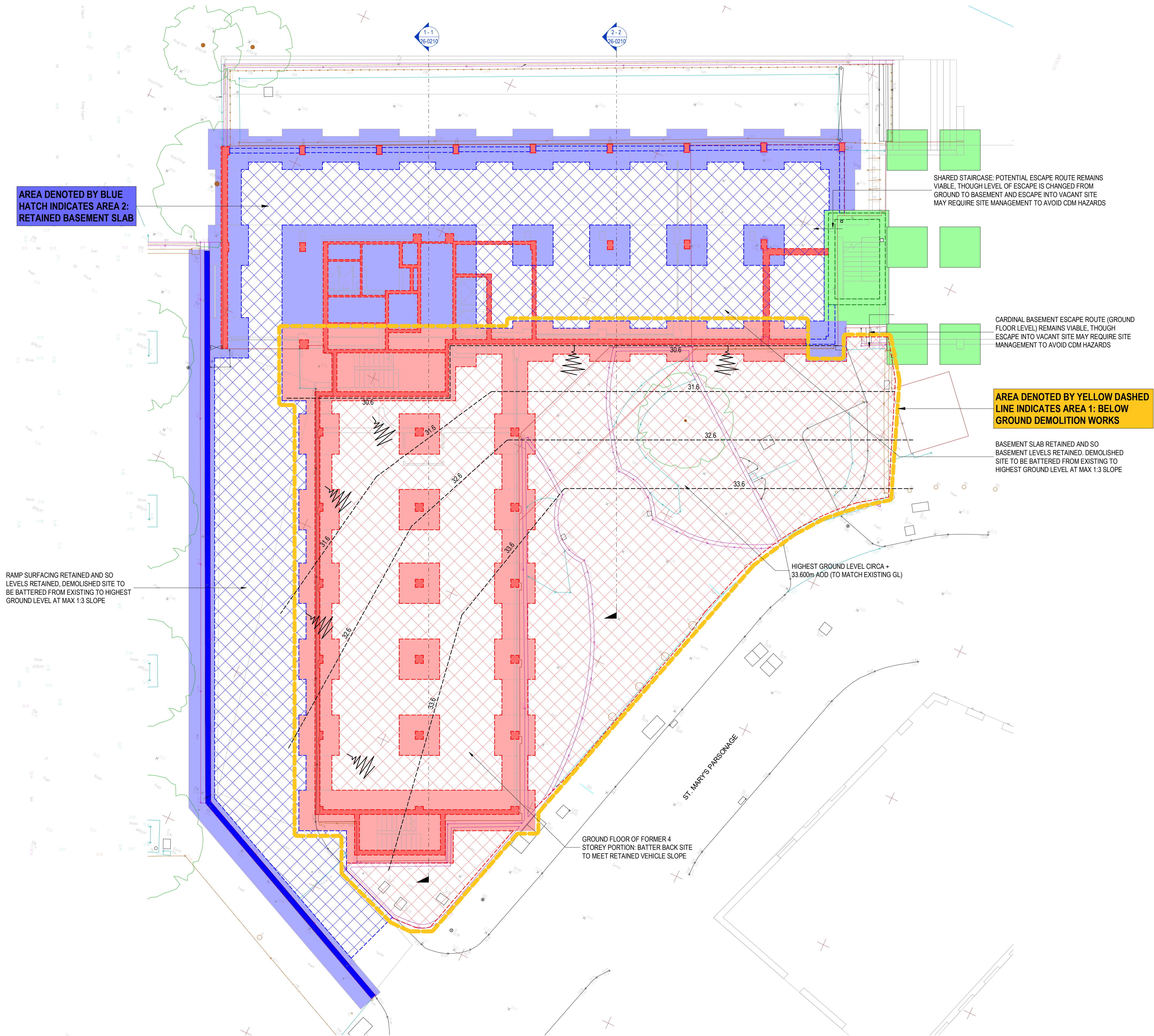
All associated documentation pertaining to the above will be supplied to, or obtained by, the Engineer and incorporated within a Remediation Validation Report. This will be in addition to a Ground Condition Completion Report, following completion of below ground level demolition and regrading works.

On-site confirmatory analysis may be required to confirm the suitability of any imported material, the results of which will be included within the Remediation Validation Report. Any additional, confirmatory testing will also be included.

Verification through either hand excavated trial pits or comparison of reduced and final level surveys will all be included within the Remediation Validation Report and Ground Condition Completion Report to confirm the provision of a requisite depth and build-up of clean capping where required.

Appendices

Appendix A - Drawings



AREA DENOTED BY BLUE
HATCH INDICATES AREA 2:
RETAINED BASEMENT SLAB

RAMP SURFACING RETAINED AND SO
LEVELS RETAINED. DEMOLISHED SITE TO
BE BATTERED FROM EXISTING TO HIGHEST
GROUND LEVEL AT MAX 1:3 SLOPE

SHARED STAIRCASE- POTENTIAL ESCAPE ROUTE REMAINS
VIALE, THOUGH LEVEL OF ESCAPE IS CHANGED FROM
GROUND TO BASEMENT AND ESCAPE INTO VACANT SITE
MAY REQUIRE SITE MANAGEMENT TO AVOID CDM HAZARDS

CARDINAL BASEMENT ESCAPE ROUTE (GROUND
FLOOR LEVEL) REMAINS VIALE, THOUGH
ESCAPE INTO VACANT SITE MAY REQUIRE SITE
MANAGEMENT TO AVOID CDM HAZARDS

AREA DENOTED BY YELLOW DASHED
LINE INDICATES AREA 1: BELOW
GROUND DEMOLITION WORKS

BASEMENT SLAB RETAINED AND SO
BASEMENT LEVELS RETAINED. DEMOLISHED
SITE TO BE BATTERED FROM EXISTING TO
HIGHEST GROUND LEVEL AT MAX 1:3 SLOPE

HIGHEST GROUND LEVEL CIRCA +
33.600m AOD (TO MATCH EXISTING GL)

GROUND FLOOR OF FORMER 4
STOREY PORTION: BATTER BACK SITE
TO MEET RETAINED VEHICLE SLOPE

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING S-20-0010

LEGEND:

- GREEN** DENOTES ADJACENT CARDINAL HOUSE STRUCTURE TO BE RETAINED PERMANENTLY
- BLUE** DENOTES ALBERTON HOUSE STRUCTURE TO BE REMOVED AS PART OF THE MAIN WORKS PHASE
- RED** DENOTES ALBERTON HOUSE STRUCTURE TO BE REMOVED AS PART OF THE EARLY WORKS PHASE

P01	ISSUED FOR PLANNING	18.11.24	SW	KG
Rev:	Description:	Date:	By:	Chkd:



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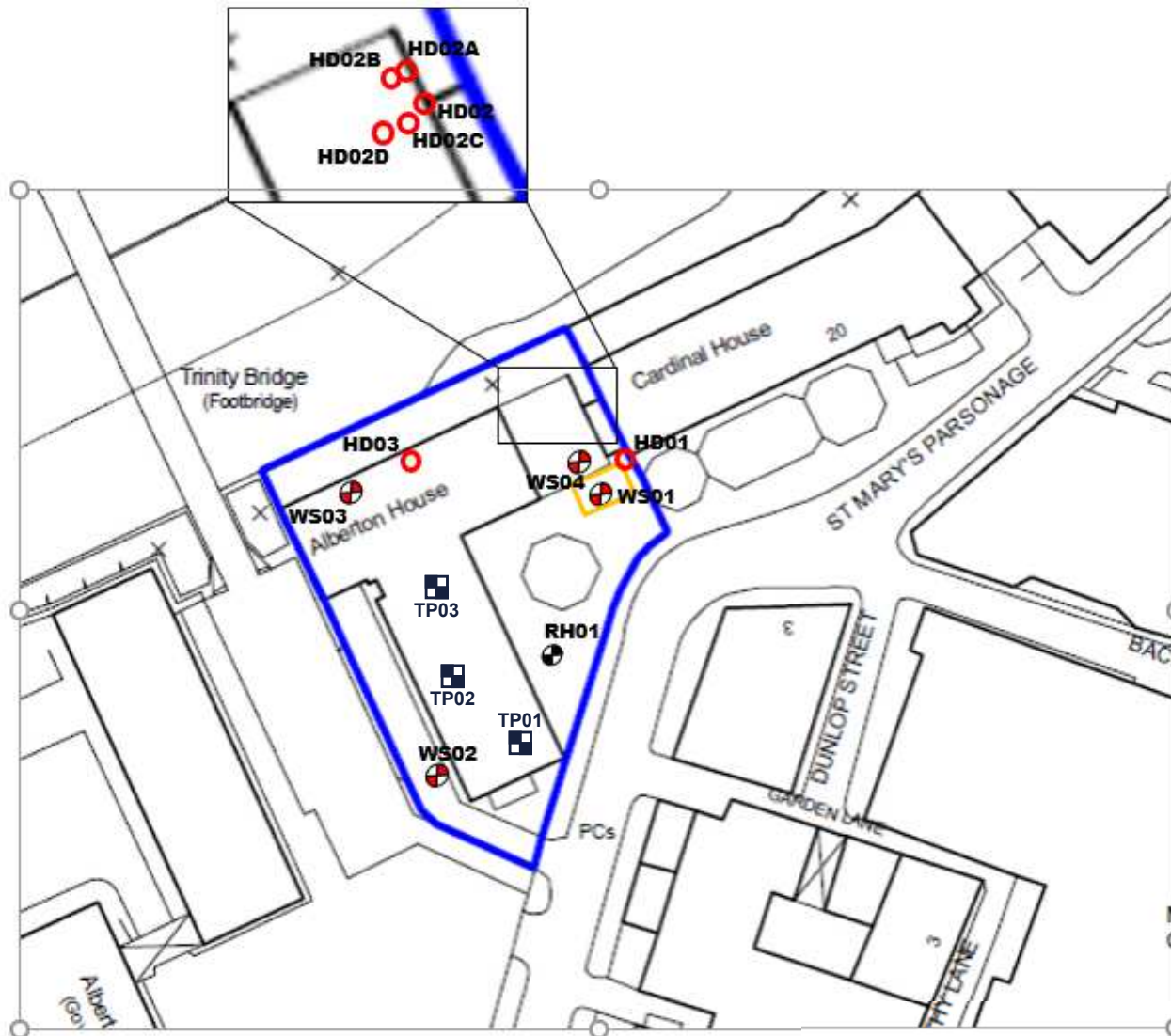
Status: PRELIMINARY

Project: ALBERTON HOUSE

Orig Title: EARLY WORKS AND MAIN WORKS PHASING PLAN
GENERAL ARRANGEMENT

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:
077764	A1	AUG '24	SW	KG	KG
Scale: As indicated					

Project Code:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
ALBH - CUR - 00 - 00 - DR - S - 26-0200 - P01							



Key:

2022 Ground Investigation

-  Approximate Rotary Core Borehole Location (2022)
-  Approximate Window Sample Borehole Location (2022)
-  Trial Pits Required to Expose the Existing Building Foundations and Record Foundation Type & Geometry (2022)

Area 1 Demolition Ground Investigation

-  Proposed Demolition Trial Pit Locations (Area 1 only)

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Project: Alberton House Manchester

Status:

DRAFT

Drawing Title:
Proposed Area 1 Demolition Ground
Investigation Exploratory Hole
Location Plan

Drawn By: MH

Checked By: NF

Designed By: NF

Date: 14/01/2025

Scale: NTS

Project No: Originator: Zone: Level: Type: Discipline: Category/Number: Rev:

077764-CUR-00-XX-DR-GE-008-P01

GENERAL NOTES:

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Rev:	Description:	Date:	By:	