

CDN/24/1200

Discharge of Condition 4 (Scaffolding) and of 5a and 5c (Details pre commencement) attached to Listed Building Consent 141562/JO/2024

Former Debenhams 109 - 127 Market Street Manchester M60 1TA

Condition 4 (Scaffolding)

We've agreed the principles of the scaffolding and it is now erected to the perimeter. We've also looked at sample repairs and need to ensure that these are implemented when the scaffold is dismantled. This therefore acceptable

Conditions 5a (Schedule of Intrusive Investigations) and 5c (Strip Out Works)

The O Gara Method Statements / Domis and Stone Central Method Statements

The O Gara Site establishment and enabling works, removal of existing glazed windows including shop fronts and piecemeal mechanical/ Brokk demolition of the redundant basement stair core, goods lift 3, disused bin chute & ancillary walls within early works package, inclusive of hot cutting works.

There doesn't seem to be a comprehensive description of the shop front removal, with the very specific requirements for a watching brief in case any of the original fronts (or parts of) are found. Works in these areas need to be carried out very carefully to ensure any potential discoveries are not destroyed or damaged in the process.

The window removal method statement refers to levels 1-6 not considered of heritage significance. This is incorrect and all levels are of some heritage significance and original / historic fabric no matter how plain looking is of some heritage value and needs protection.

- **Protection of Historic Fabric:** Special care will be taken to protect the surrounding historic fabric and finishes, including walls, sills, and masonry, throughout the removal process. Protective measures will be implemented, which will involve covering and shielding the surrounding historic areas, such as walls and masonry, to prevent any potential damage. These precautions will ensure that the integrity of the building's original architectural features is preserved during the work. Additionally, it should be noted that the floors on levels 1-6 are not considered to be of heritage significance, and therefore, no special protection measures will be necessary for these areas. The removal process will be conducted with minimal impact on the building's overall architectural integrity, prioritising the preservation of its historically significant elements.

The Brokk demolition excavator (image below) was on site when we visited last week. I think we have mentioned before that it seems an aggressive machine and need to be carefully controlled so as not to cause damage to surrounding fabric or cause excessive vibration. There needs to be measures in place to prevent any potential damage to the structure and historic fabric. In addition the method

statement refers to letting debris fall to the ground rather than being carefully lowered. There needs to be a review of how acceptable this method is in areas with heritage considerations and whether any additional controls are necessary to ensure fabric protection from excessive debris falls.

There is mention of vibration monitoring / control and the acceptable levels of vibration / trigger points for halting works on site if these are reached? We need to ensure that this is taking place on site as per the method statement. Can this be confirmed.

top-down. Full PPE/RPE will be worn including hearing and respiratory protection.

The debris will be allowed to fall to the lower parts of the stairwell as demolition progresses. The Brokk operator will then continue to break out the stairwell and again allowing it to fall to the lower level, (drop point).

The arisings that will be generated will be processed in-situ within the stairwell and will be allowed to free fall down the stairwell to the basement area. **Note:** the drop point will have in place a physical barrier to prevent workers or mobile plant from approaching the leading edge.



The concrete removal method statement by O Gara should follow the same principles of a 'soft touch' approach and non aggressive technique when working in proximity to heritage items

Hot works in historic buildings should be by exception as there is a very high risk. Works of this nature should only be agreed where absolutely necessary what is the justification for these. If accepted these should be fully derisked and very carefully monitored and supervised with on going fire watches beyond the activity.

The SLHA document refers to protection of heritage items and that those stored on site should be protected and safe from site operations. We require a photographic record of all stored / protected heritage items and a plan showing the locations of any fixed (protected) or moved items. It would also be good to walk the site and review the protection in situ.

The stonework repair and method statements are acceptable. We've reviewed some repair samples and agreed mortar and stone samples. We will need to see any other repair / samples on site as and when they are available. We also agreed the cleaning processes which were achieving good results.

Staircase dismantling. The text below refers to designated storage area within or offsite. Can this location be clarified and evidence / details of the safe storage away from site activity and risk be provided. When it has been removed we will need to see it in it's stored location to ensure it is adequately protected and stored in accordance with SLHA specification. The components should be/ should have been sufficiently recorded, photographed, numbered and referenced and associated drawings produced that identifies each element to enable re-erection when required.

subjected to undue stress or bending.

Storage and Protection:

- Each section of the staircase will be carefully transported to a designated storage area within the site or offsite if necessary.
- The staircase will be stored on protective padding or crates to prevent damage from impacts, moisture, or temperature variations.
- The sections will be kept in a dry, clean, and secure environment to preserve their condition.

Waste Management: