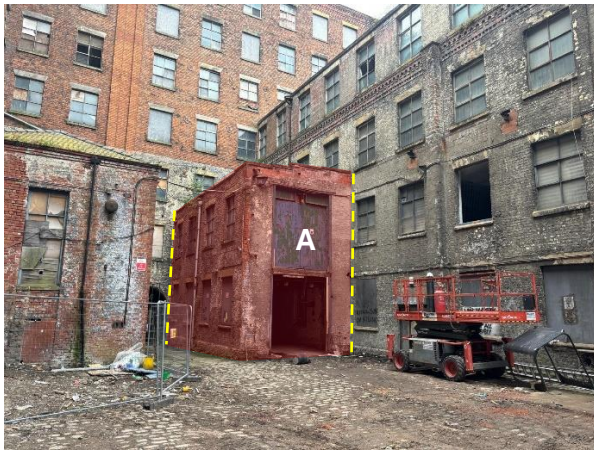


Site – Brunswick Mill, Bradford Road, Ancoats, Manchester M40 7EZ

This Method statement addendum is the outline describing the works associated with the demolition of the brickwork structures located within the **courtyard of Brunswick Mill**. Courtyard buildings are 2 and 3 storey brick structures with timber joists and boards to floor level with flat roof timber roof structures with parapet stone coping stones.

Note – Brickwork Salvage – careful removal during demolition of brickwork will be course by course with a view to palletise as many original red brickwork as possible to be utilised for repair works in other parts of the building.

Located at 2nd floor of courtyard Building B is an area of **asbestos to be removed** prior to demolition. Site won hardcore arisings will be used as a working platform for the excavator to reach level 3 during demolition as highlighted in picture #2.



Courtyard Building A



Courtyard Building B

Contents

- Heritage Consideration
- Task area establishment
- Structural Demolition
- Demolition works near adjoining structures to be retained
- Removal of Arisings

Heritage Consideration

In respect to all demolition and soft stripping tasks throughout the project it is important that all operatives on site, especially supervisors, are regularly reminded of the building's heritage status and can recognise any features of interest during structural demolition taskings.

During the tasking, any concerns by Allclear Demolition Site Supervisor of Heritage considerations there should be a hold point at which the item will be brought to the attention of the heritage specialist for discussion before proceeding with works.

Brunswick Mill, Manchester - Heritage Methodology, Condition 6 – removal of listed fabric

This note seeks discharge of Condition 6 of the consent (Listed Building Consent reference 130395/LO/2021 regarding the demolition/removal of listed fabric (see condition text below)

Condition 6) Prior to the commencement of works to remove the following listed fabric, as indicated within the heritage statement prepared by Stephen Levrant stamped as 130395/LO/2021 received by the City Council, as Local Planning Authority, on the 13 May 2021, a detailed method statement shall be submitted detailing how

the fabric will be removed together how the remaining historic fabric will be protected and repaired once removal takes place

This condition applies to the following works

- Removal of infills to blocked up windows and doors (to the mill, round headed openings to ground floor of west elevation, window openings to single storey extension (south east corner of mill, window openings to former engine house, window/door openings to courtyard, windows to 1920s extension of waste house)*
- One bay to 1920 extension to third floor roof of north entrance block roof;*
- 1950s extension to north east corner building;*
- Modern extension to north west corner of mill;*
- Later brick extension to west of elevation of former engine house;*
- Later extension to courtyard;*
- 1960s brick lift to east elevation;*
- Removal 20th century internal walls/stud walls (ground and first floors)*
- Single storey shed structure to south east corner*

General principles

- All works should be performed by a contractor with proven experience with the material substrates affected.*
- Prior to commencement of any works, the appointed contractor/operative must receive an induction on the heritage significance and sensitivity of the building and made aware of the implications of the listed status of the building prior to undertaking any work to ensure that the works do not result in any damage or loss of important fabric outside of the agreed scope.*
- The submitted Heritage Statement of the consented scheme for Brunswick Mill by Heritage Architecture Ltd must be provided for operatives' perusal before any works commence.*
- All work shall be completed in the most careful manner preventing unnecessary destruction of adjacent surfaces and materials where applicable.*
- All operatives must be made aware that only elements that form part of their works should be removed/alterd. Any necessary removal outside of these works must be checked by the project manager and heritage advisor before commencing.*
- Prior to the commencement of any works all operatives will be inducted and trained in the careful removal of relevant building elements to ensure no unnecessary/accidental damage is caused to retained fabric and features of the building.*
- When removing building fabric from the listed building, care must always be taken for careful removal in order to not damage surrounding historic fabric, such as retained brickwork.*
- All work to be performed on the building should be executed in a professional manner so as to cause minimum disturbance to remaining historic features and building materials.*
- The contractor will remain responsible for the work executed and for the application of this methodology.*
- Any damage occasioned at any time is to be completely repaired to the Heritage Advisor's/LPA's satisfaction.*
- Ensure, once any works are completed, that any areas exposed left are protected from wind and weatherproofed to prevent further degrading of existing fabric.*

Task Area Establishment

The area around the designated building will be segregated using Heras fencing with appropriate signage attached. Entry will be restricted to demolition personnel only. Banks men provided during demolition works are to be kept out of the demolition areas when demolition is being undertaken.

The plant operator must ensure the area is checked and clear before commencing with demolition tasking. Banks men will not be permitted to work near or under any blocks / walls within the demolition area.

Structural Demolition

Building A (2 storey), Building B (3 storey)

Demolition of the superstructure will be undertaken by mechanical means using demolition-specific excavator with appropriate attachments. Tasking shall be planned so that at the end of each shift, works are left in a safe position overnight.

Starting from within the established boundary, using the demolition specific excavator with selecta grab attachment, the operator will firstly remove **coping stones** before the removal of a section of the flat **roof and purlins**, allowing any arisings to fall within the footprint of the building, placing directly into waste skips nearby or placed away from the immediate tasking area for processing later. Any loose brick / block will be allowed to fall to the foot of the wall within the building footprint.

Again, using the Selecta grab attachment, the **outer gable and side walls** will be worked down from roof to ground floor level with removal of **window frames and doors**, allowing arisings to fall to the ground at the foot of the wall - (See brickwork salvage)

Any **internal walls** will also be removed. If the walls are wooden stud walls they will be grabbed and removed and either placed directly into a skip or placed away from the immediate works area for processing later, for brick / block walls, again these will be grabbed with all arisings allowed to fall within the footprint of the building.

Any arisings that fall onto the timber **joist and board floors** will be immediately cleared out to ground floor level.

Using the rotating selecta grab on the demo spec excavator a section of the **suspended wooden floors** at each floor level will be lifted away from the supporting walls and placed directly into skips or set-aside for processing later.

This practice will continue until both structures have been raised to ground level.

Demolition works near adjoining structures to be retained

As structural demolition progresses, specifically where structures being demolished are adjoining structures to be retained, highlighted YELLOW dash, **mechanical demolition will cease** leaving approx. 1m of material remaining.

These 'adjoining' structures are to be manually demolished by operatives utilising hand tools and breakers gaining access from MEWP Scissor lift.

Individual brickwork connected roof timbers and fixings are to be carefully removed during this process.

Removal of Arisings

Removal of materials and protection of fabric

- All materials will be removed from the building from the designated access route from Bradford Road. The movement of waste will be managed by the contractor at suitable times.

*On completion of works the plant operative will have established a neat pile of redbrick to salvage and palletise. **Brickwork salvage** in this area will only take place on completion of structural demolition.*

*Waste shall be segregated as far as reasonably practical on site. **Waste arisings** will be removed as Wood, Plasterboard, General Waste, hardcore and clean metallic waste arisings, all will be removed from the work area and loaded into skips / wagons for removal from site.*

Egress for the removal of waste materials and disposing off site all arisings will be by utilising 20yd / 40yd waste skips.

It has been agreed that a waste skip compound will be established within the curtilage of the site within a segregated fenced off compound and to be loaded manually or by mechanical means