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METHOD STATEMENT FOR THE PROTECTION OF EXISTING FABRIC DURING WORKS TO REMOVE THE EXISTING ESCALATORS AND INSTALL A NEW GOODS LIFT.

Project:	Manchester Central Undercroft Lift	**Project Ref:**	TD6335
Site Address:	Windmill St, Manchester M2 3GX		
Prepared For:	Manchester Central		
Issue Date:	17th April 2024		
Revision:	P1		

Prepared By:	**Prepared for the Employer:**
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INTRODUCTION

Manchester Central have undertaken feasibility studies to assess the feasibility of replacing the existing basement car park escalators with a goods lift. These existing escalators have reached the end of their serviceable life, and this has facilitated the opportunity to look at providing better goods access from storage areas at the car park level.

It is proposed that the escalators are removed in their entirety complete with removal of the electrical room below. Existing electrical supplies will require disconnection and a new distribution board for the new goods lift sited in the existing storage cupboard, which remains unaffected by the works.

The new lift shaft will require minor civils work to form a new concrete pit with concrete block lift shaft constructed to house the new goods lift. Finishes to the new shaft will be plaster board or similar.

This method statement is intended to supplement the planning application for the works. This advice note will provide guidance to the both the Manchester Central management team and contractor team.

Following determination of this planning application, it is intended that Manchester Central will undertake a tender process to conclude the procurement of the work. Once a contractor has been chosen and appointed, they will be required to provide a site management and method statement to ensure compliance with both this document and ongoing health and safety requirements.

The objective of this document is to ensure that the heritage and listed status of the building is not put at risk.

1.0 Locality

The active area of the work within the listed asset is limited to a small area. Historic fabric within the work area, is brick arch structures only. These are unaffected by the proposed work but do require consideration and protecting from accidental damage during the work period. It is understood that mistakes or accidents during building works can cause irreparable damage to a building's historic importance.

Prior to pricing of the contract work, all contractors should receive written details on the significance of the historic features and why they need protecting. The contractor will be required to prepare a work stage approved methodology and will be required to respond and consider our recommendations.

2.0 Work Monitoring

Before work commences, a detailed photographic survey is to be undertaken. This will be prepared by Taylor Design Architects on behalf of Manchester Central. This record will be issued to the contractor and assessed at the end of the project to confirm that there has been no damage, and that the building condition has remained unaffected.

3.0 Site Protocols

Manchester Central expect the appointed contractor to ensure awareness of the listed status of the building. Manchester Central consider that this is vital to make sure all construction and design team members are aware of all historic features that require protection. Daily 'toolbox talks' should be undertaken by the contractor should clearly identify areas of the building that need protecting.

4.0 Risk Awareness

We have identified that the main risks to the Historic fabric are from events involving.

Mechanical impact or abrasion

- Water
- Vibration
- Chemicals
- Fire

Our assessment is that the works at Manchester central are at most risk from accidental mechanical impact or decorative spillages.

5.0 Risk Management

Works for installation of the goods lift are in a self-contained area with easy access from the car park area. Contractors working on the proposals will be restricted to a controlled area and this will mitigate any risk to historic fabric in any areas out with the controlled zones.

- Exclusion zones for plant or lorries bringing in materials or scaffolding will prevent inappropriate access.Area not affected by building works will be closed off, physical barriers will be installed to control access.
- Taking care with scaffolding - Putting up and taking down scaffolding will be supervised, by site manager.
- Temporary protection, where deemed necessary to be installed, to reduce the risk of impact, exposure to dust and debris, and liquid damage.

Manchester Central will request that the contractor provides suitable protection on the basis of the following criteria. Freestanding and self-supporting protective screens will be utilised as this is deemed the most suitable, floor fixings can be adopted as there is no historic fabric that can be damaged on the floor. This screen will be plywood or similar board as this will provide robust protection.

Because of the resilient nature of the historic fabric in this area (Brick and mortar) it is considered that the above protective measures will be suitable.

6.0 Contractor Elements

The Principal Contractor should develop a procedure to ensure that proper measures are taken to signpost, direct and control the movement of construction traffic within / in and out of / to and from the site.

The Principal Contractor will need to carefully monitor (a) the means of access to and from the site for plant, materials and operatives, (b) the parking of operatives and delivery vehicles and (c) the provision of safe movement (both vehicular and pedestrian) for users / visitors / owners / occupiers of nearby properties.

Safe vehicular and pedestrian access must be maintained at all times for all users / visitors / owners / occupiers of nearby properties throughout the period of the Contract and in particular ensure that proper measures are taken to signpost, direct and control all those accessing the adjoining properties.

Delivery, unloading and storing of materials will be confined to within the site boundary as defined and to times when users of the adjoining properties are not generally arriving or leaving.

The Principal Contractor shall ensure that the site and temporary works are secure against unauthorised entry.

No personnel are envisaged to be working within the Contractors Site Area other than Sub-Contractors employed by the Principal Contractor and specialist tradesmen employed direct by the Employer.

The Principal Contractor is required to produce a programme which will clearly identify to the Employer, Employers Agent / Contract Administrator and Principal Designer when and in what sequence the work will be carried out to ensure the effect and degree of disruption to the normal use of the adjoining premises is kept to the absolute minimum.

Reasonable access shall be afforded to Employer’s Staff.

Operatives need to be aware of the health and safety issues and the Principal Contractor shall develop site rules / procedures to ensure that each operative is familiar with the Health and Safety issues on the project, that this is recorded and the implementation of any related methods and procedures are monitored.

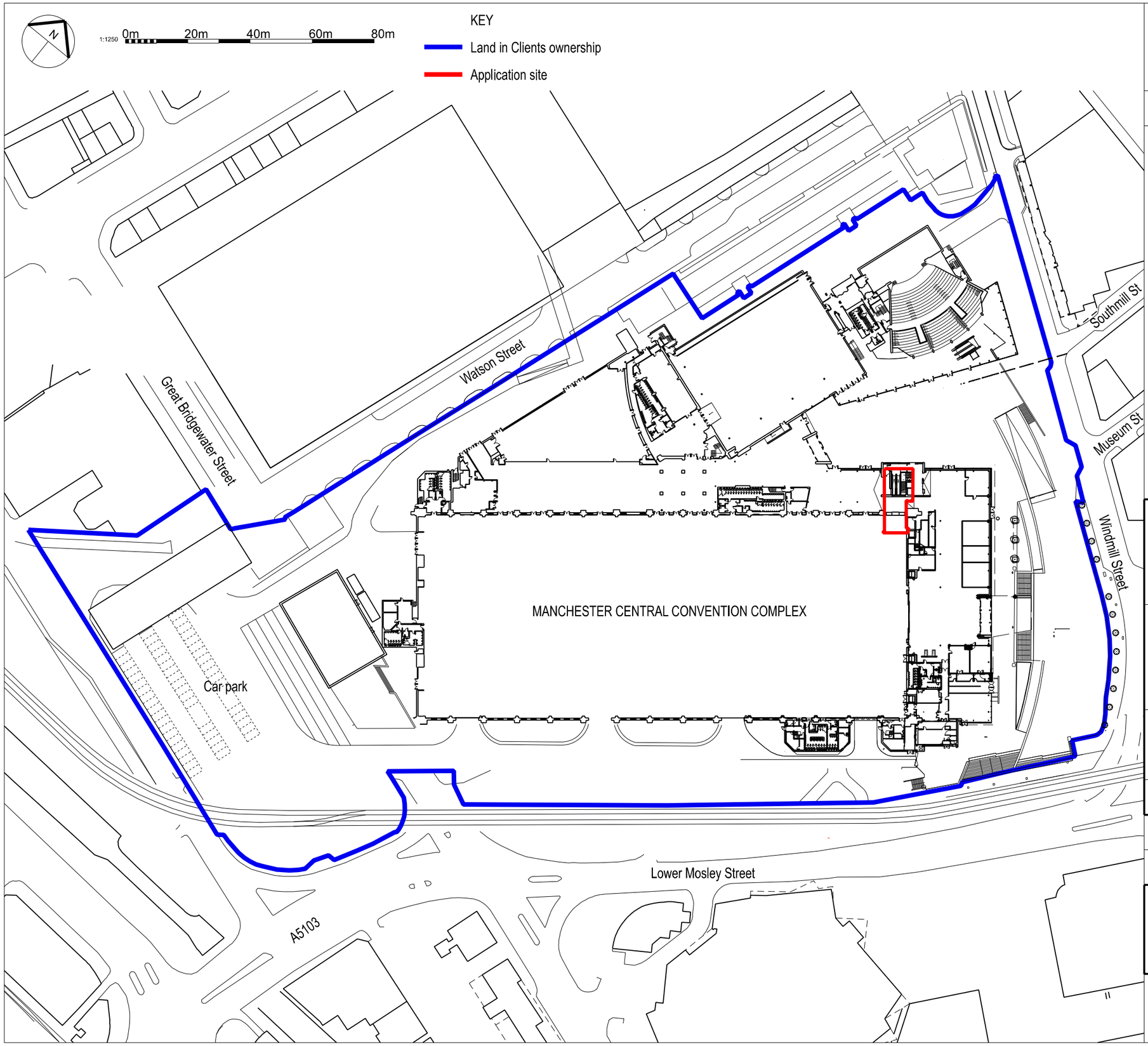
APPENDIX A

Architects Drawings

6335_001_LOCATION PLAN

6335_SK100_SITE WORKS ZONING PLAN

6335_SK101_SITE PROTECTION



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All given dimensions are in millimetres
Architect to be notified of discrepancies in figured dimensions
Contractors must check all dimensions from site

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Amendments

No		Prep	Date
P1	PLANNING ISSUE	LB	15/04/24

Project

Manchester Central Undercroft Lift Planning

Title

Location Plan

Job No. 6335

Drawing No. 001

Amendment: P1

Scale @A3. 1:1250

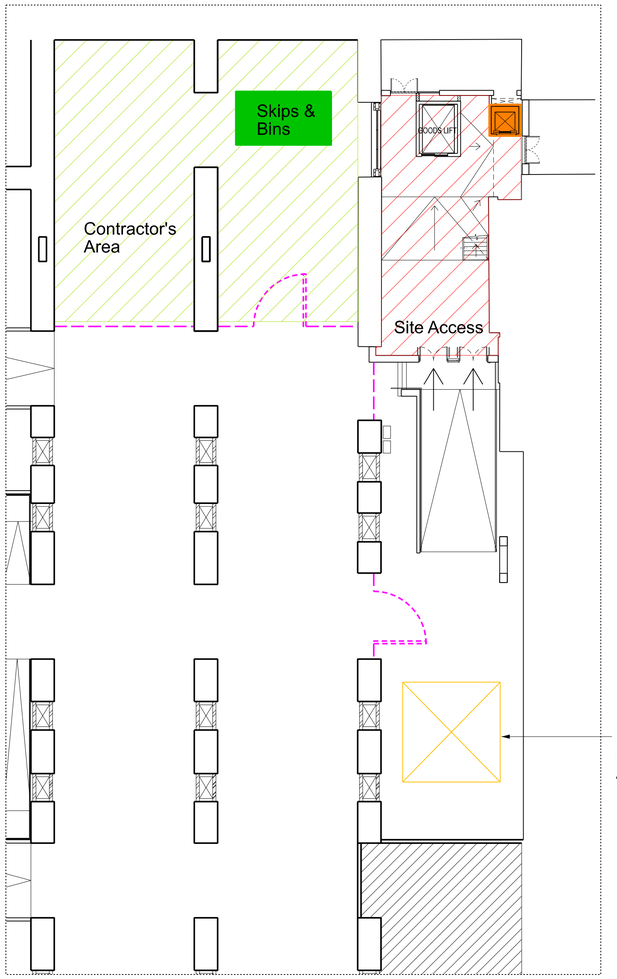
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PLANNING

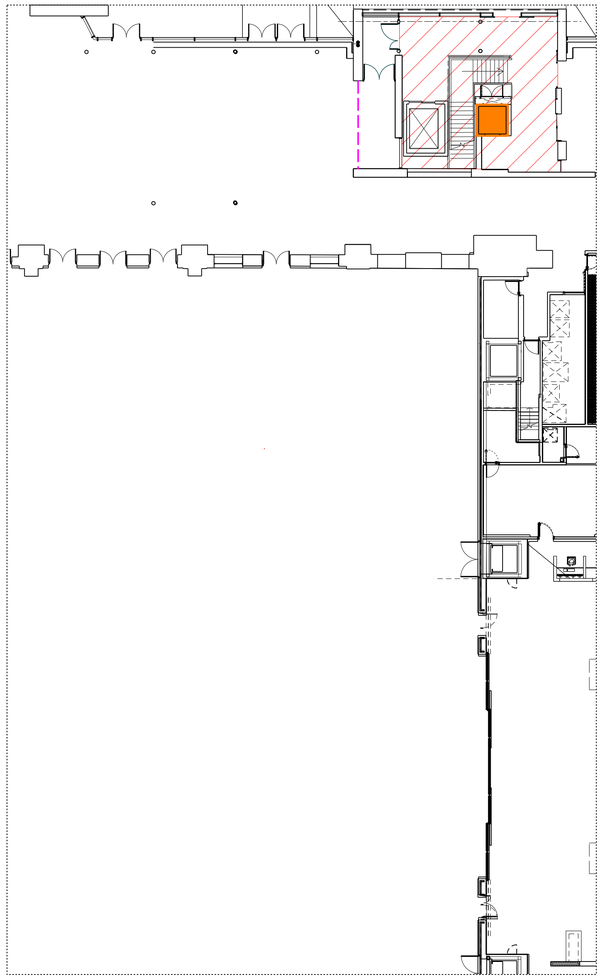
Auth LB

Date February 2024

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PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

KEY

- Contractors Area
- Skips & Bins
- Site Works Area
- Existing Lift
- Heras Fencing
- Materials Laydown Area



0m 5m 10m 15m 20m

No		Prep	Date
P1	PLANNING ISSUE	LB	15/04/24

Amendments

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Project
Manchester Central
Undercroft Lift Planning

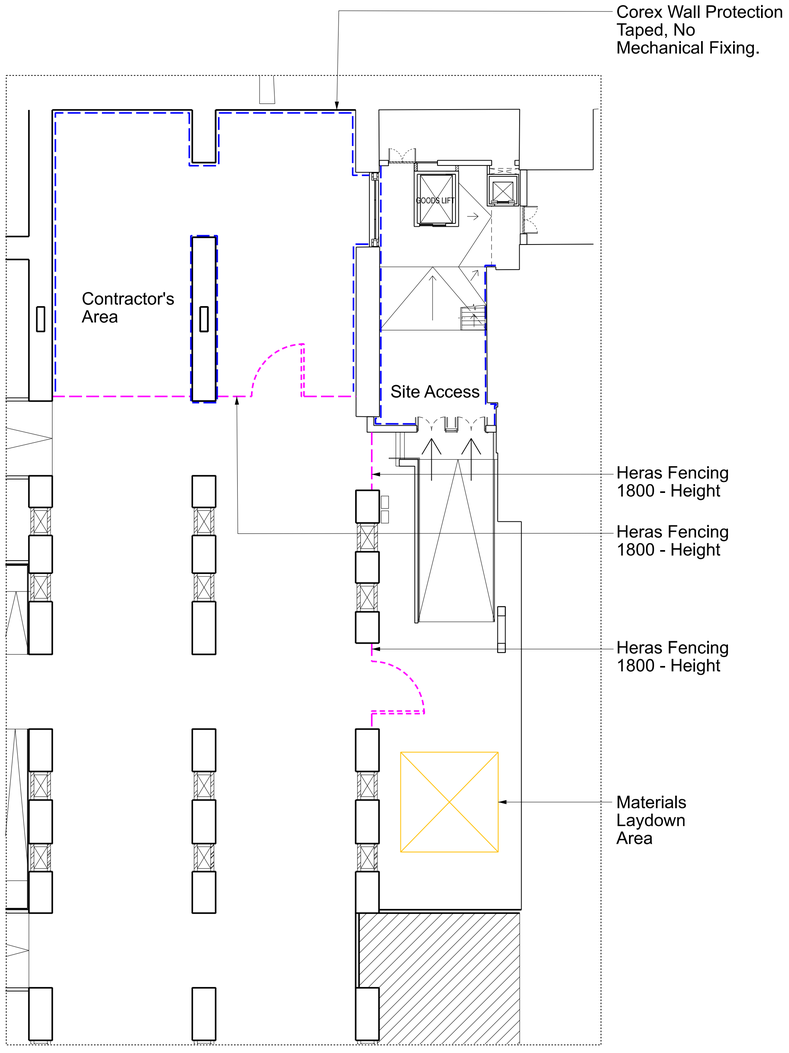
Title
Proposed Basement
& Ground Floor Site
Works Zoning Plans

Job No. 6335
Drawing No. SK100
Amendment: P1
Scale @A1. 1:200

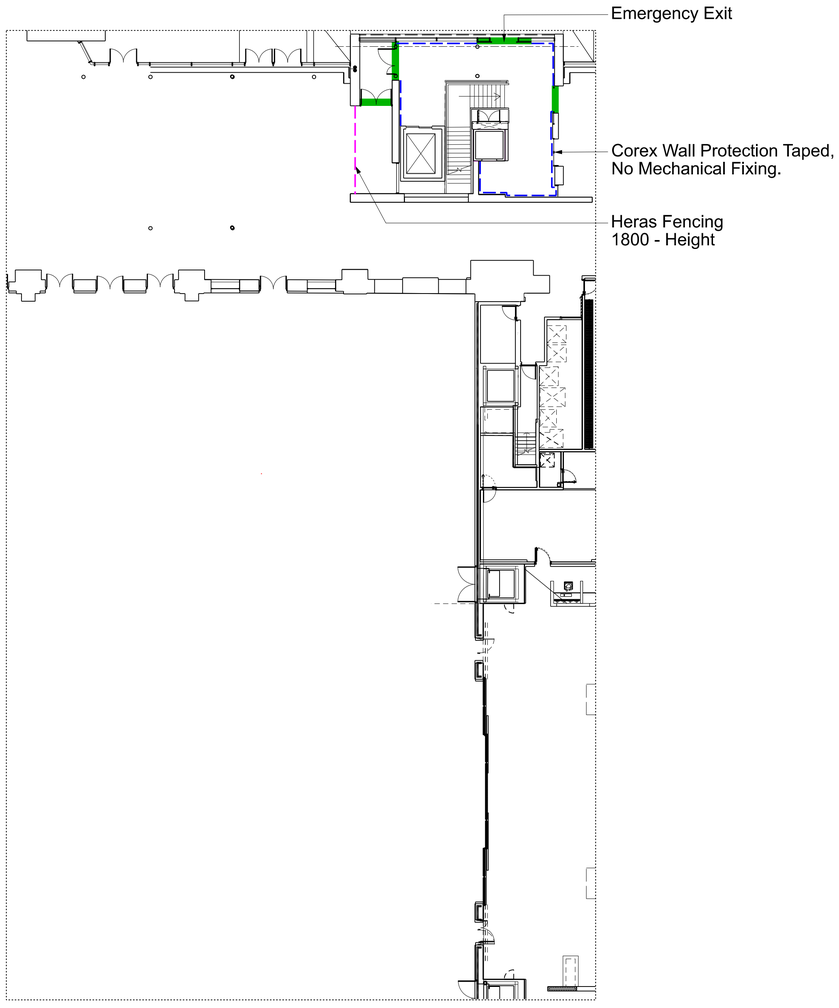
Status ***PLANNING***

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PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

KEY

- Heras Fencing
- Corex Wall Protection
- Materials Laydown Area
- Access Doors Closed During Work Emergency Exit Only

N

0m 5m 10m 15m 20m

No		Prep	Date
P1	PLANNING ISSUE	LB	15/04/24

Amendments

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Project
Manchester Central
Undercroft Lift Planning

Title
Proposed Basement
& Ground Floor Plans
Protection Detail

Job No. 6335
Drawing No. SK101
Amendment:
Scale @A1. 1:200

P1

Status ***PLANNING***

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