



Demolitions to expose the original listed building fabric. Brickwork walls, bricked arches, steel beams, steel columns and concrete columns.

Hulme Street

Note:

Drylining to all original external brick walls to be removed to enhance the Grade II listed building and better reveal its historic and architectural character.

Note: Red dashed line next to external wall indicating removal of existing drylining as requested by Planning to reveal its historic and architectural character

Notional gridline, actual column positions slightly differ on each floor

Note: Red dashed line next to external wall indicating removal of existing drylining as requested by Planning to reveal its historic and architectural character

All existing SVP and ventilation ducts to be removed and replaced with new as necessary to new locations to M&E. Existing drainage runs to be CCTV surveyed and new connections to be formed as required to structural engineer details.

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NOTE:

Demolition contractor to carefully plan and carry out work in a way that prevents danger to people (site workers and the public). Key issues are:

- Falls from height;
- Injury from falling materials (establishing exclusion zones and hard-hat areas, clearly marked and with barriers or hoardings if necessary). Provide covered walkways if necessary;
- Uncontrolled collapse. The structural survey should consider: the age of the structure, its previous use, the type of construction, nearby buildings or structures, the weight of removed material or machinery on floors above ground level. A method statement for the demolition should identify the sequence required to prevent accidental collapse of the structure;
- Risks from connected services: Gas, electricity, water and telecommunications services need to be isolated or disconnected before demolition work begins. If this is not possible, pipes and cables must be labelled clearly, to make sure they are not disturbed;

- Traffic management: Effective traffic management systems are essential on site, to avoid putting workers at risk of being hit by vehicles turning, slewing, or reversing;
- Hazardous materials that should to be considered include dust, asbestos and respirable crystalline silica (RCS). There may also be material or contamination on site that has not been cleared, for example: acids from industrial processes, paints, flammable liquids, unidentified drums, microbiological hazards (especially in old hospital buildings).
- Noise and vibration: Frequent exposure to loud noise can permanently damage a persons' hearing. Noise can also create a safety risk if it makes it difficult for workers to communicate effectively or stops them hearing warning signals.
- Fire is a risk where hot work (using any tools that generate spark, flame or heat) is being done. During structural alteration, the fire plan must be kept up to date as the escape routes and fire points may alter. There must be an effective way to raise the alarm.

Note:

Previous project phases on same student accommodation building undertaken by other architect approved by Listed Building Consent application 126521/LO/2020

Demolitions Ground Floor Plan
Scale 1:50

0m 1m 2m 3m 4m 5m

NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Legend:

Red dashed line indicating demolitions.

Note:

Demolitions to affect only non original physical fabric of listed building: Plasterboard drylining, plasterboard suspended ceilings and partitions covering original listed building fabric. Demolitions to expose the original listed building fabric & features which are to be retained: Brickwork external walls, bricked soffit arches, steel beams, steel columns and concrete columns.



Drawing Status: PLANNING

A2	Updated annotations to Planning request	27.01.2023
A1	Updated annotations to Planning request	26.10.2022
A	Planning Issue	04.10.2022
REV	DESCRIPTION	CHECK DATE

CLIENT
Centurion Student Services (UK) Ltd trading as Dwell Student Living

PROJECT
MSV Central Block B, Dwell Student Living
Lower Chatham St, Manchester M1 5SX

DRAWING
Demolitions Ground Floor Plan [Level 0]

SCALE	DATE	DRAWN	CHECKED
A1 @ 1:50	07.2022	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0520-11		A2	

