



SITE AT CARMOOR ROAD,
MANCHESTER, M13 0FB

P451205-D0C-S-002

Demolition Statement

Client: TIGER DEVELOPMENTS LIMITED

18th November 2022

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Whitby Wood Limited is a company registered in England and Wales with the registered number 07786822

Revision history

Rev	Date	Purpose/Status
01	18/11/22	For Information

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Rand Haddad

Design Engineer

Checked and Approved by:



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Daniel Zwetsloot

Associate Director

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1. Introduction

1.1 Purpose of Demolition Statement

This Demolition Statement is produced to support the Full Planning Application for Tiger Developments Limited and associated with a development site at Carmoor Road. This report describes the structures to be demolished to enable this development to take place and provides recommendations and further investigations required relating to demolition. This report serves as a guide only and will assist the appointed demolition contractor in planning and executing their work.

1.2 Description of Development

The newly proposed development site is located on Carmoor Road, Manchester, M13 0FB.

The development consists of the demolition of existing buildings and construction of purpose-built student accommodation with 172 beds in a mix of studio and cluster units alongside ancillary facilities and shared amenity space, site access and other associated works in a development of three to six storeys.

The proposed building is split into Block A and Block B, as shown in Figure 01, and will be reinforced concrete construction with reinforced concrete slabs and columns, and core walls to provide lateral stability to the structure.

Whitby Wood have prepared a constraints drawing to summarise the key site constraints which is contained in the Appendix.

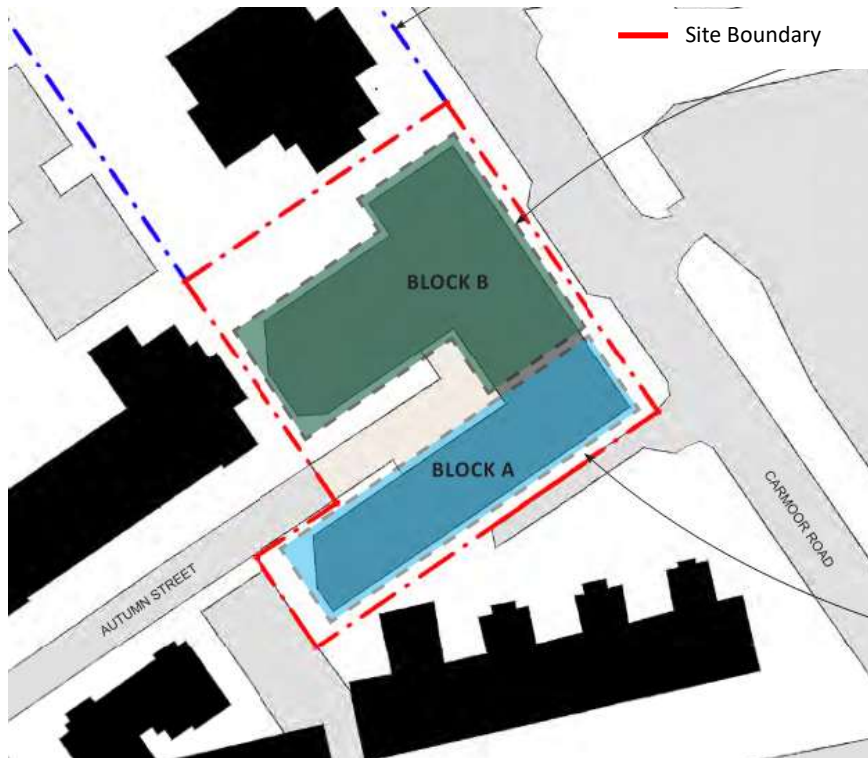


Figure 01: Proposed Building Blocks (Pre-application Design Statement)

1.3 Site Description

The site is located within the development plan defined central area of Manchester. It sits just outside of the defined city centre, just beyond the Corridor Manchester sub-area of the city centre. It is also just outside of and within easy walking distance of the defined Oxford Road Corridor regeneration area. The Oxford Road Corridor is a focus for the University of Manchester teaching departments. The site is very close to the Manchester University NHS Foundation Trust hospitals on Upper Brook Street and Oxford Road. The site area is 2100 m².

Nearby Upper Brook Street is part of a high frequency bus route connecting Didsbury, universities, and the city centre. The site is not allocated for any specific use in the development plan.

Existing uses on the site includes a garage workshop, an abandoned residential building, and a building used previously as a private day nursery which is now vacant. None of the buildings are of any architectural merit or are subject to statutory protection. The nearest statutorily listed asset (Victoria Baths on Hathersage Road) is some distance away. The application site is not within a conservation area. It is situated 250 metres north of Victoria Park conservation area. Please refer to Figure 02 for the various uses of the existing buildings on site.

There are limited trees on-site and adjacent to the site. An arboricultural impact assessment and arboricultural management strategy are submitted with the planning application.

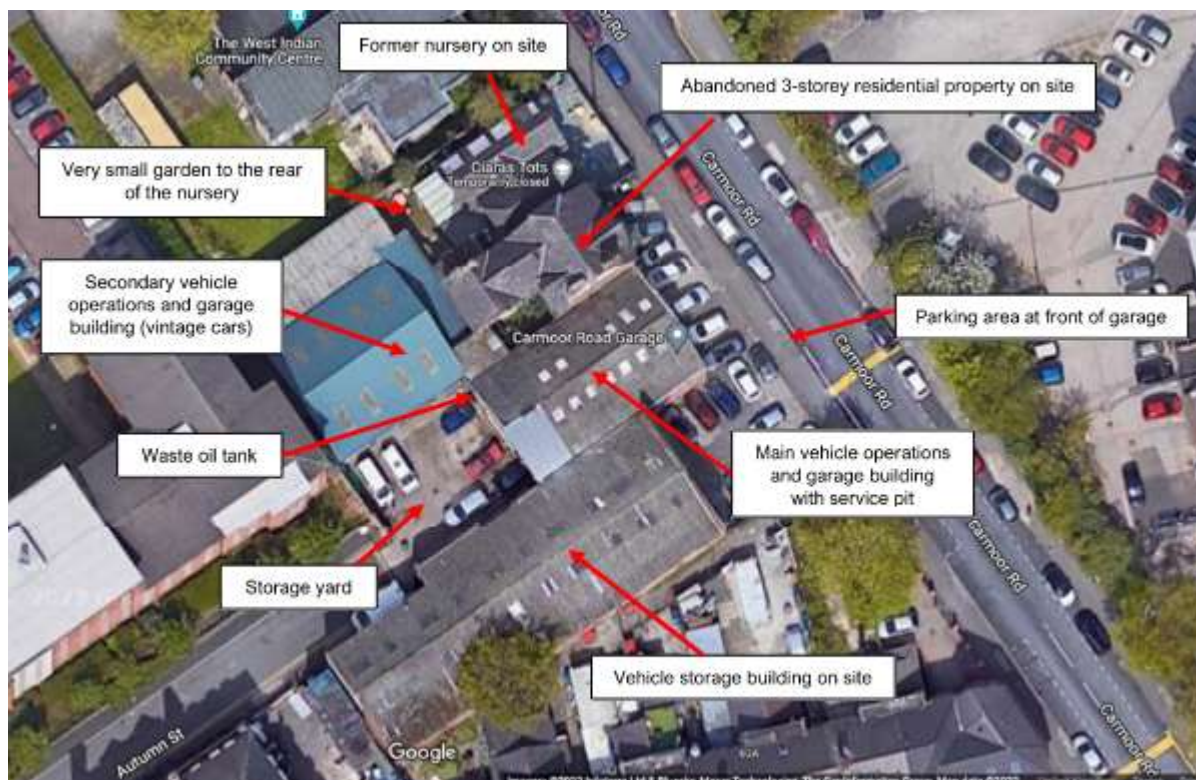


Figure 02: Uses of Existing Buildings on Site (Google Maps)

The site is located immediately south of a community centre managed by the West Indian Organisations Co-ordinating Committee (WIOCC). The immediate area comprises a mix of residential and commercial uses, including offices and other Class E uses. Opposite the site is the Octagon office building, a private car park and an electricity sub-station. The Octagon is a multi-level office building

of significant scale and massing. To the south is the rear of commercial/retail buildings fronting Hathersage Road, which are near to the site boundary. Similarly, to the north and west of the site is the Liberty Park student accommodation. St Mary's Hospital occupies a significant site to the west side of Upper Brook Street. Layout, scale, and massing locally is varied but it is generally to a suburban scale and relatively low-rise.

Carmoor Road is subject to parking restrictions, limiting parking to resident permit holders or a three hour stay. There are several parking bays to the north side of Autumn Street, which is primarily used as a vehicular access route to the garage. The existing garage use on part of the site results in multiple vehicles parked between the existing building and the pavement on Carmoor Road.

The site is entirely within flood zone 1 (lowest probability of flooding). The site is not in an air quality management area.

2. Demolition Statement

2.1 General Notes and Considerations

There are currently five buildings within the site boundary that need to be demolished to enable the proposed development to take place, as shown in Figure 03. Boundary walls will need to be demolished as part of the works. This is highlighted in the Architect's Demolition Plan and Whitby Wood's sketch 'Notes on Demolition Plan' contained in the Appendix.



Figure 03: Existing Buildings on Site to be Demolished (Google Maps)

Demolition works are to be carried out after all constraints and services on the site have been identified and isolated by the contractor. The contractor will need to carry out thorough investigations

to confirm the structural arrangements of all buildings on site to develop a demolition methodology and any associated temporary works needed to safely demolish the existing buildings.

The proximity of some of the surrounding buildings such as the retail buildings on the southernmost side as well as the Liberty Park student accommodation to the west of the site must be taken into consideration when producing the demolition plan.

An asbestos survey must be conducted prior to commencement of any demolition works to ensure safe procedures are established as asbestos was noted during a site walk.

A perimeter hoarding will be required to the site.

2.2 Residential Property & Ciara's Tots (Former Nursery)

The large three-storey brick-built residential building on the left on Figure 04 is abandoned and appears to be in a state of severe disrepair. The services to the property had been disconnected but the property is full of rubbish, old furniture, and abandoned household items. The fixtures and fittings are in a bad state and rot, damp and partial collapse of the plasterboard and wall fixtures was noted during the site walkover by our subconsultants.

The demolition methodology should first consider stripping out by hand and the re-use of materials wherever possible – e.g. reclaimed timber, bricks and slates. A top-down demolitions approach would enable this.

The contractor should consider any public and personnel safety precautions as part of these works – including the use of scaffolding, hoarding, closing of footpaths etc.



Figure 04: Residential Building & Ciara's Tots (Google Maps)

To the right of the residential building is a former nursery known by the name Ciara's Tots. It contains an array of toys, furniture and learning equipment. The services had also been disconnected but fridges, a cooker and other appliance remain within the property. A small garden is present to the rear

of the former nursery on site and contains both soft landscaping and hardstanding areas, see Figure 05.



Figure 05: Garden Behind Ciara's Tots (Phase 1 Desk Study)

The Victorian buildings are assumed to comprise of solid brickwork walls with suspended timber floors and a traditional cut timber trusses or rafter and purlin roof structure as is typical of buildings of this age and nature. The pitched rooves are covered in slate.

2.3 Warehouses and Garages

There are three warehouse/garage buildings on site, two of which are adjacent buildings along the eastern and southern sides of the site and are shown in Figure 06. These buildings are brick-built and have been in-situ for at least 50 to 60 years based on their design and condition. They are noted to be in very poor condition and include sheeted corrugated asbestos roofs, with poor quality wooden timber beams, doors, and windows. The building in the middle of the site is operating as the main garage, whilst the one along the southern edge is used for car storage.



Figure 06: Warehouse/Garage (Google Maps)

The buildings include masonry perimeter walls supporting a steel pitched roof with a profiled cladding covering, see Figure 07. This building could be demolished by removing the roofing sheets followed by the roof trusses. Appropriate temporary works should be adopted by the contractor to maintain

the stability of the perimeter walls. The walls can then be demolished top-down and bricks reclaimed where possible.

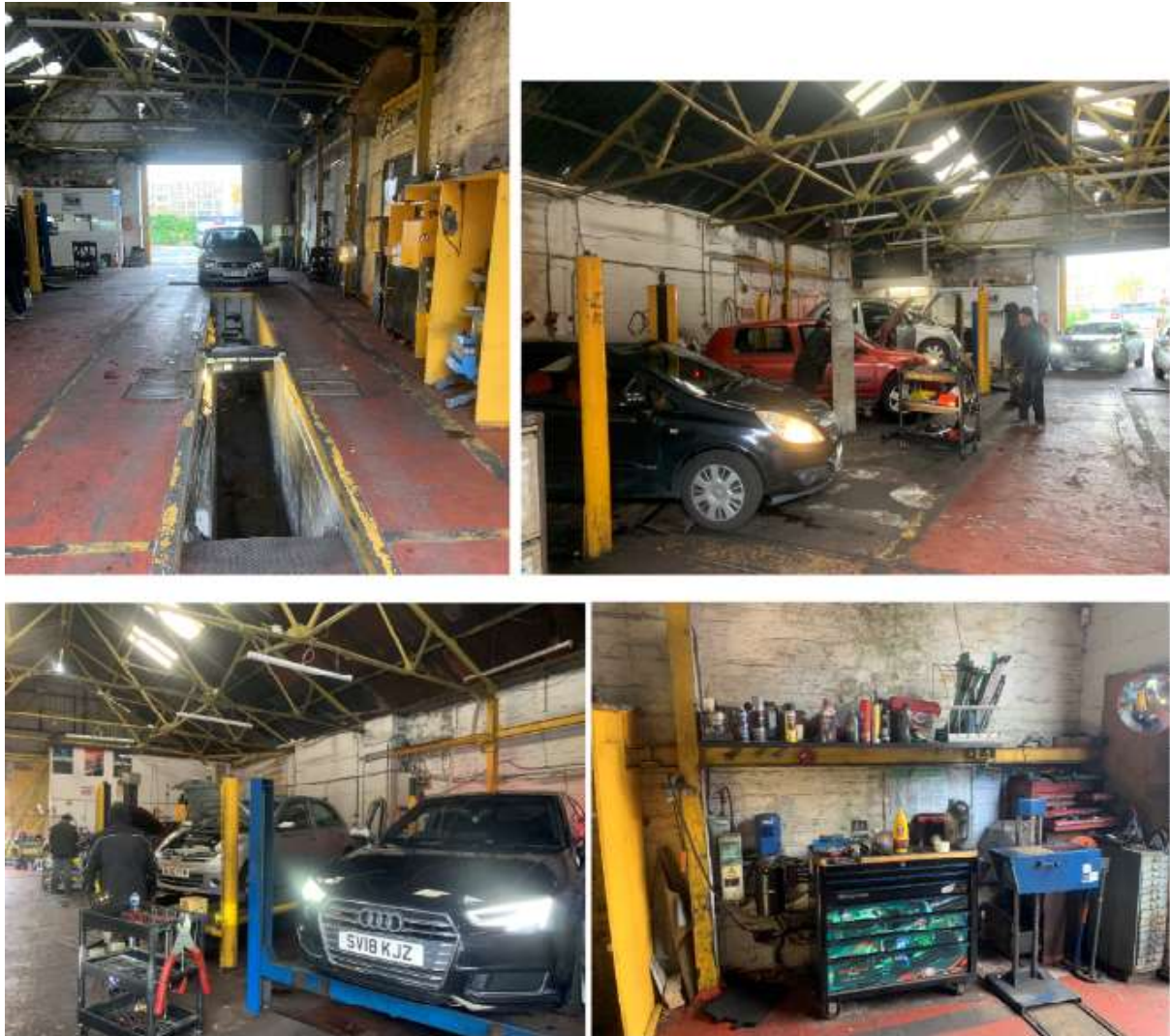


Figure 07: Main Garage Internal Structure (Phase 1 Desk Study)

Safety measures must be placed, and extreme caution taken when dismantling the roof construction, especially with the confirmed presence of asbestos there. Please see Figure 08.

The gable wall on the southern site boundary will need to be demolished by hand and a full scaffold will be necessary along this elevation to reduce risk to adjacent retail terraces.



Figure 08: Existing Garage Asbestos Roofing (Phase 1 Desk Study)

The westernmost garage building is relatively new construction, appearing to be less than 20 years old. It is operating similar to the middle garage located along the eastern boundary on Carmoor Road.

Guttering on the buildings was poor quality and water was noted to be overflowing into the yard area. Moreover, hardstanding around the buildings and in the yard area was in poor condition and numerous cracks were noted.

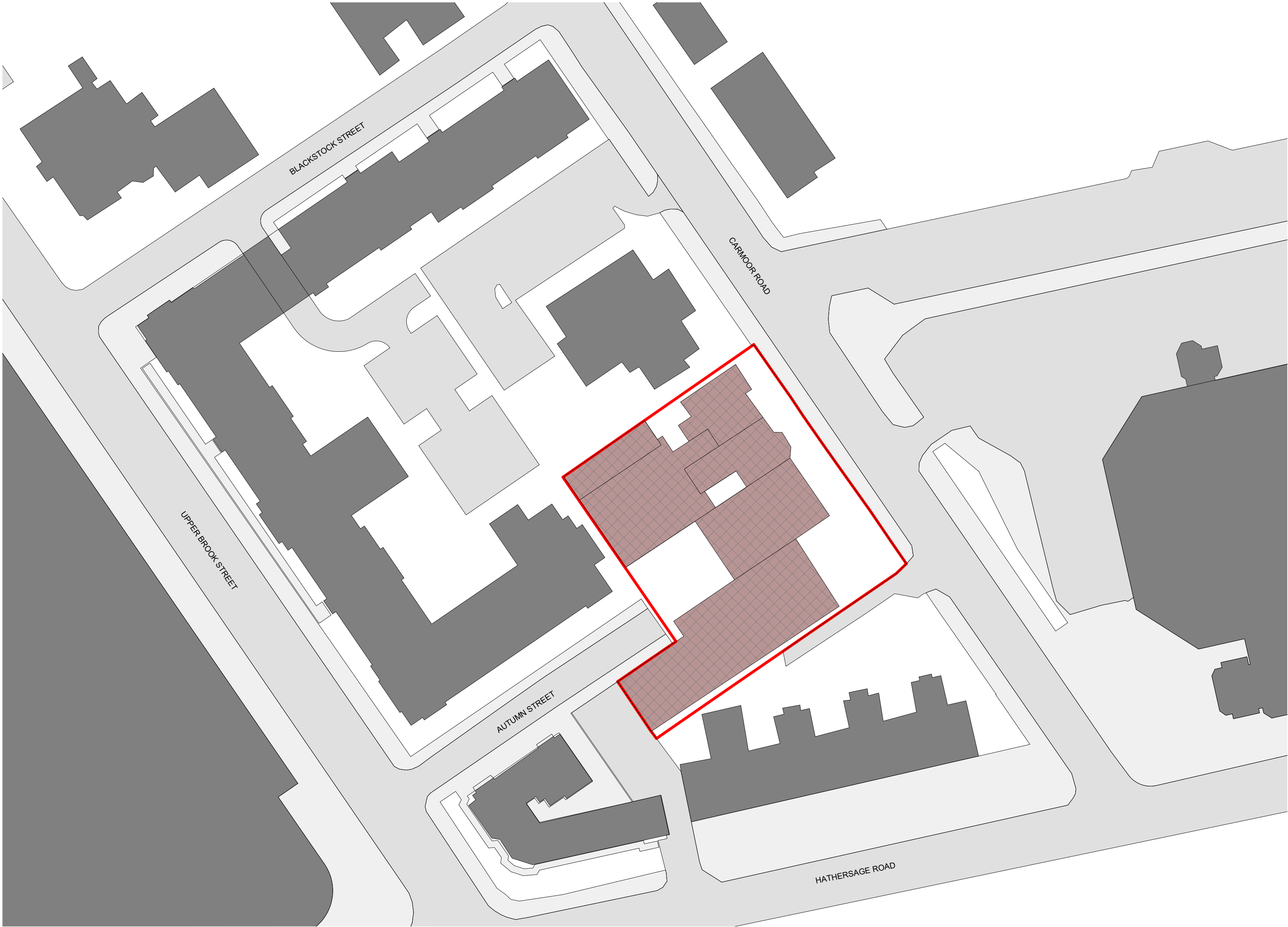
2.4 Masonry Boundary Walls

There are free-standing masonry boundary walls along the northern and western boundaries of the site. These are to be demolished as part of the works to create a free site.

3. Appendices

See below a set of sketches forming the appendix of this document. The sketches are presented in the following order:

- Demolition Plan (Lechler Hayes Architects)
- Notes on Demolition Plan (Whitby Wood)
- Constraints Sketch (Whitby Wood)



NOTE:
This drawing is to be read in conjunction with the Demolition Statement prepared by Whitby Wood.

Existing buildings to be demolished

Demolition Plan
1 : 500

NOTES:

No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specification. Any discrepancies between drawings and site conditions are to be reported to the contract manager.

Areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis.

Copyright of this drawing and all the information it contains is vested in Lechler Hayes Ltd and no licence or assignment of any kind has been, or is, granted to any third party whether by provision of copies or original or otherwise unless agreed in writing.

Architect :

Lechler Hayes Architects

Client:

tigerdevelopments

Site Boundary

Scale Bar 1:500

0

5

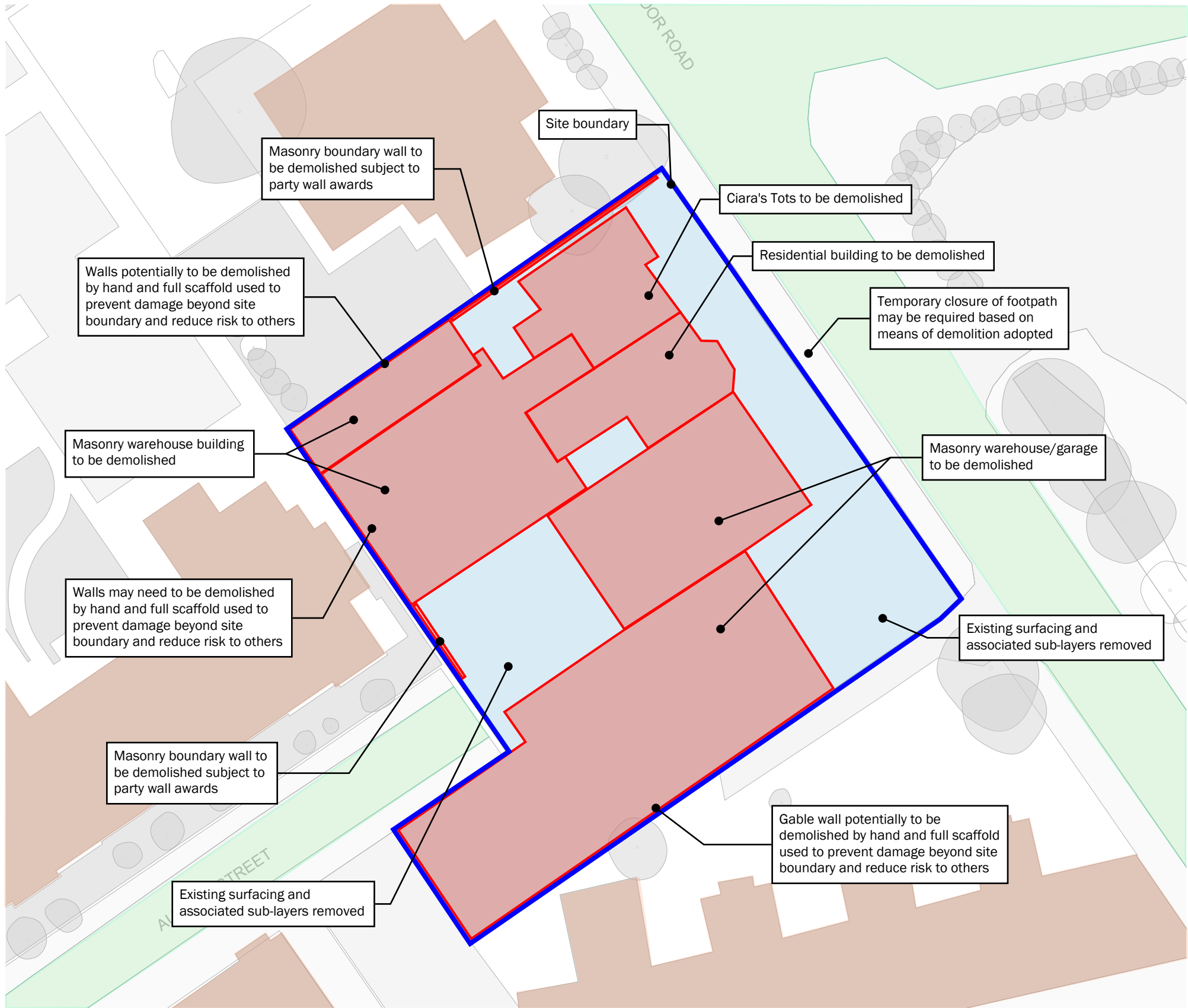
10

20

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REVISIONS

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Key

Site boundary

Structures to be demolished

Surrounding existing buildings

Street routes



Site Plan Aerial View (Google Maps)

Site at Carmoor Road

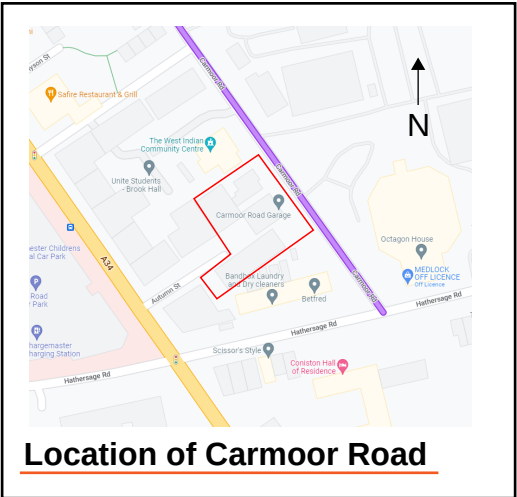
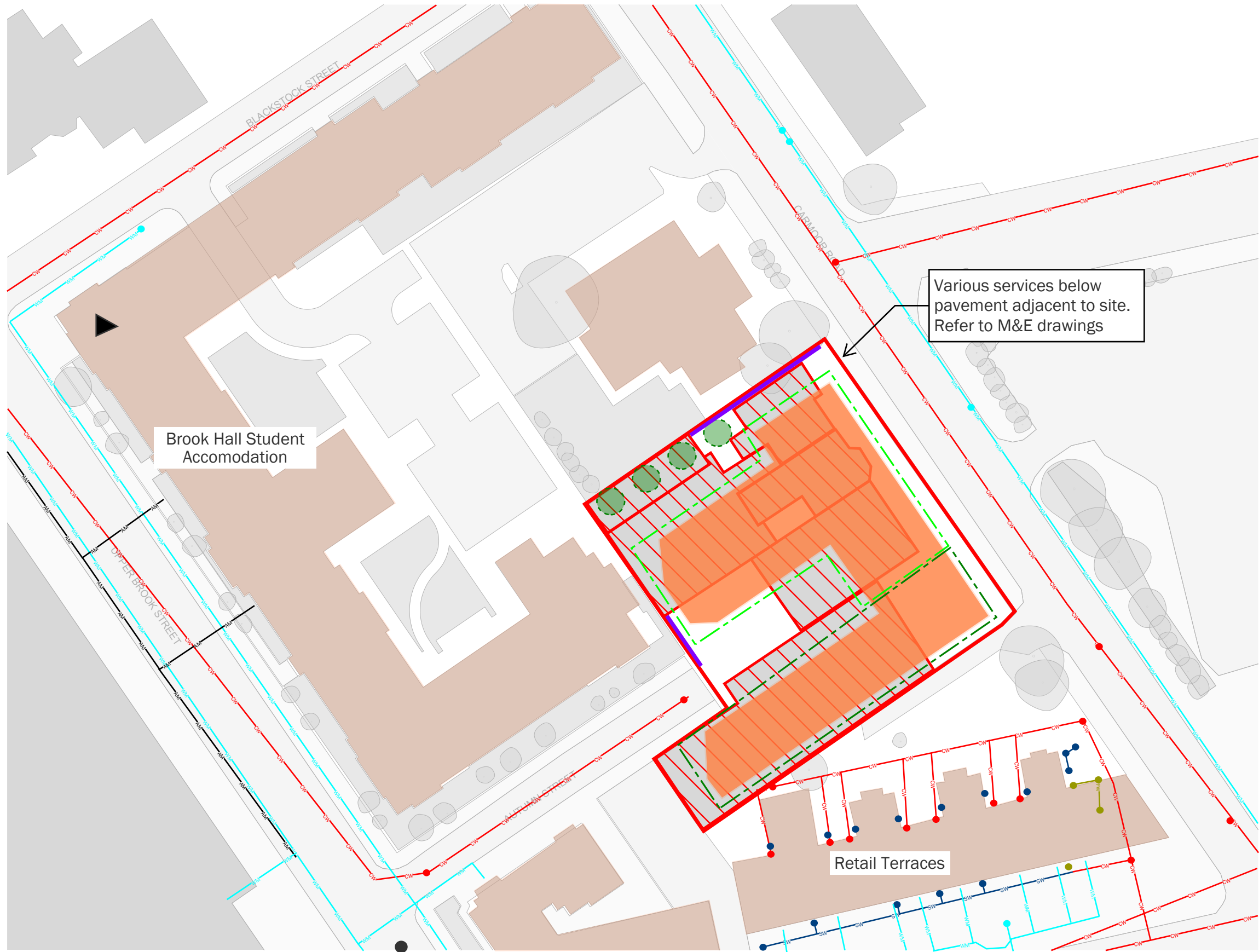
Notes on Demolition Plan

- General Notes:
- Do not scale from this sketch
 - This sketch is representative of the site current information. Site conditions may vary
 - Caution and care to be taken during all demolition works
 - To be read in conjunction with WW Demolition Statement P451205-D0C-S-002
 - Works to be undertaken with full knowledge from all architect and engineering drawings and reports

whitby wood

Project Title:	Site at Carmoor Road				
Project No:	P451205				
Sketch No:	SK-0002				
Title:	Notes on Demolition Plan				
Scale:	Rev:	Date:	Eng:	Checked:	
NTS	01	18/11/22	RH	DZ	

FOR INFORMATION



- Key**
- Site boundary
 - Block A
 - Block B
 - New building location (Phase 1)
 - Existing buildings
 - Existing building to be demolished (Phase 1)
 - Existing masonry wall to be demolished (Phase 1)
 - Proposed tree planting
 - BGS Borehole (Depth 0-10m)
 - Potentially infilled land (water)
 - Combined waste water sewer (foul and surface water)
 - Surface water sewer
 - Foul sewer
 - Clean water main
 - Abandoned main

Site at Carmoor Road
Constraints Sketch

General Notes:

- Issued for coordination and comment only
- Do not scale from this sketch
- Constraints Sketch is based on preliminary information
- Background from Lechler Hayes Architects drawings received on 18/11/2022
- Services information from Asset Location Maps by United Utilities Water Limited and Phase 1 Desk Top Study Report by Collins Hall Green Limited

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Project Title:	Site at Carmoor Road			
Project No:	P451205			
Sketch No:	SK-0001			
Title:	Constraints Sketch			
Scale:	Rev:	Date:	Eng:	Checked:
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