

32-34 Laystall Street, Manchester

Method Statement for Dismantling & Removals.

1.0 Introduction

The building which forms the Site today was initially constructed in c.1879 as the offices, showroom and workshops of John Armitage & Son's terracotta and fireclay manufacturing company. The building was subsequently extended to form a clothing manufacturer's during the 1950s and further extended in the c.1990s.

The Site is bounded by Laystall Street (formally Lees Street) to the north, Brock Street (formally Bank Street) to the east, a rear alleyway to the south, and Pigeon Street to the west, which includes an area of surface car parking.

The consented works include a variety of (primarily) internal changes to the building which necessitate alteration or, occasionally, removal of fabric or features. This has led to the preparation of an Inventory to inform removal as well as the demolition/removals drawings prepared by OMI Architects. Where the removal of these elements could expose earlier fabric a watching brief for the project archaeologist will be undertaken.

The method statement below sets out the proposed approach to minimise risk of damage to the historic fabric during the removal of the consented elements.

Method Statement

- 1.1 Agree with CA specific protection to adjacent surfaces. These will include (but not limited to):
 - 1.1.1 Retained masonry (brickwork, terracotta).
 - 1.1.2 Plaster surfaces and details (general and decorative works).
 - 1.1.3 Timber, stone, tiled floors.
 - 1.1.4 Specific items identified in the Inventory or Schedule of Works.
- 1.2 Protection will include WBP ply or correx sheeting, secured only where necessary into mortar joints or onto a treated SW framework (free standing or braced). Floor surfaces to be protected by sealed and taped sheeting overlain with 22mm WBP ply or similar adequate to resist any impact damage.
- 1.3 All works requiring removal of structural elements from masonry are to be undertaken by a specialist conservation masonry contractor. Proposed names and details to be submitted to CA prior to commencement of any works. Approval to be given before any works commence.
- 1.4 All later services are to be removed and the fabric repaired. Generally these are surface fixed. Comprising heating and sprinkler pipework, electrical conduit and other runs. Generally these are fixed to bracketry which in turn is surface fixed to the building. Where fixed to brackets, pipework, conduit etc should (as far as possible) be unscrewed and fixings removed (i.e. fully dismantled). Where full elemental dismantling is not possible, pipework/conduit should be cut well away from historic features into manageable lengths before removal, heads of fixings removed to allow bracket removal, then removal of remaining fixings/repair of masonry undertaken in accordance with the repair specification.
- 1.5 Undertake a full set of record photographs (or other recording) of elements identified in the inventory or embedded in the fabric of the building.
- 1.6 Built in features, such as joists, beams (supporting structures for the mezzanine floors) are to be fully supported to facilitate removal. Removal 'by hand' dismantling rather than demolition. This will involve:
 - 1.6.1 Loosening and removing fixings where possible (e.g. between steel elements).
 - 1.6.2 Where elements are embedded (into brick for example), element to be supported. Bricks around fixing removed by hand to facilitate removal of the embedded element.
 - 1.6.3 Following removal, brickwork to be pieced in as identified on the internal repair elevations and schedule of works.

- 1.7 Where initial removal raises concern about either stability or potential damage, cease work, support remaining structure as required and seek advice from the CA who will engage with the specialist conservation architect, the engineer and/or archaeologist as required.
- 1.8 Hot works will not be permitted within the building during demolitions or future project works unless by prior agreement of the CA, the insurers and through the adoption of a hot-works permit scheme.