

38 Mosley Street Method Statement – Demolition

Overview of Task

Soft strip and internal demolition to 38 Mosley Street, Manchester, M2 3AZ; to include all internal areas of the building.

Design Team Information

Demolition scope of works as per AXI drawings:

20-059 AXI 019 Proposed Basement Floor BWIC Plan Rev 4.01
20-059 AXI 020 Proposed Ground Floor BWIC Plan Rev 4.00
20-059 AXI 021 Proposed First Floor BWIC Plan Rev 4.00
20-059 AXI 022 Proposed Second Floor BWIC Plan Rev 4.00
20-059 AXI 023 Proposed Third Floor BWIC Plan Rev 4.00

It is to be made absolutely clear that there is no intention to damage or disturb the following items of heritage significance as part of this package of strip out works:

- Windows
- Coving
- Original plaster finishes

All items to be stripped out do not form part of the building heritage significance and are considered to be, in relative terms, modern construction materials and finishes such as carpet ties, plasterboard, M&E infrastructure etc.

Implementation Methodology

All site operatives will be made aware of the Heritage significance of the building and specifically those elements affected by their planned works. This aspect will also be covered during the pre-start induction meeting and relevant activity briefings.

Hand tools only will be used wherever possible including hammers, chisels, screwdrivers, crowbars, retractable knives, torches, task lighting etc. Where the use of power tools is required such as drills, reciprocating saws, multi-tools etc. this will be done so in a sensitive manner.

During the works if any fabric or finishes are exposed which are not contemporary, works will immediately stop within that location and MCC will be contacted to agree an approach before works in that area proceed.

Recording

Building make up will be recorded for all locations both before and after the soft strip works have been undertaken.

Protection

The heritage significance of the building is associated, predominantly, with the original plaster finishes and coving joinery. The cork at the top of the walls to be stripped out will be carefully cut using a Stanley knife and removed from underneath not disrupting the heritage element above. Localised protection in the form of corex sheeting will be required in areas where cut lines are close to the coverings above. Protection is to be provided in the form of temporarily fixed (no mechanical fixings permitted) corex sheeting or similar. Under no circumstances can items of heritage significance within the building be damaged/altere/fixed into as part of these temporary protection measures.

The site manager of Cubic Works will be responsible for ensuring that appropriate protection is in place at all times and will conduct daily inspections to ensure that protection remains in place throughout implementation.

Transporting of waste material from site will be done via the passenger lifts with materials transported in rubble trucks, wheelie bins and mesh sided trolleys. Wait and load skips are to be positioned in the on-street loading bay area on West Mosley Street.

Reinstatement

It is not anticipated that any damage or disturbance will be caused to items of heritage significance within the building as part of these soft strip works. In the unlikely event that this does occur and the covings or heritage plaster are damaged as a result of these soft strip works, the following reinstatement methodology is to be adopted:

- If the covings cannot be repaired in-situ, damaged covings are to be carefully removed using hand tools. No power tools to be used under any circumstances. These will then be replaced as part of the art plaster heritage package and as per Gazelles heritage and plaster repair RAMS
- Replacement plaster or coving are to be completed by Gazelle who are already completing heritage plaster and coving works as part of the 38 Mosley Street refurbishment works.

Sign Off

Once strip-out works have been completed, AXI will undertake an inspection of the building to review if any historic elements have been uncovered. Should any historic elements be identified the approach to their treatment will be agreed with MCC.

Technical Compliance

Site specific risk assessments and method statements are to be issued to Bruntwood for approval prior to commencement. Bruntwood utilises a list of approved suppliers, all of which are checked and deemed to hold the necessary skills, qualifications, experience and insurances to undertake the required task. As a minimum, the site specific RAMS for the soft strip works to 38 Mosley Street will consider the following:

- Falls from height
- Injury from falling materials
- Risks from connected services
- Traffic management
- Hazardous materials
- Noise and vibration
- Fire
- Worker involvement

Management of Heritage Risks

Please refer to the “Protection” and “Reinstatement” sections of this document.

Supervision and Monitoring of Work

The Principal Contractor, in compliance with their duties under The Construction (Design and Management) Regulations 2015, shall be responsible for supervising and monitoring the soft strip works as follows:

- plan, manage, monitor and coordinate the entire construction phase
- take account of the health and safety risks to everyone affected by the work (including members of the public), in planning and managing the measures needed to control them
- liaise with the client and principal designer for the duration of the project to ensure that all risks are effectively managed
- prepare a written construction phase plan (PDF) before the construction phase begins, implement, and then regularly review and revise it to make sure it remains fit for purpose
- have ongoing arrangements in place for managing health and safety throughout the construction phase

- consult and engage with workers about their health, safety and welfare
- ensure suitable welfare facilities are provided from the start and maintained throughout the construction phase
- check that anyone they appoint has the skills, knowledge, experience and, where relevant, the organisational capability to carry out their work safely and without risk to health
- ensure all workers have site-specific inductions, and any further information and training they need
- take steps to prevent unauthorised access to the site
- liaise with the principal designer to share any information relevant to the planning, management, monitoring and coordination of the pre-construction phase.

Environmental

PPE will be used at all times dependent on associated risks. As a minimum, this will include a hard hat, high viz, gloves, safety boots and glasses.

Dust

General dust may be created when removing partitions. All areas are to be surveyed (please refer to the 38 Mosley Street asbestos survey) to identify the presence of hazardous materials. If hazardous materials are found, these are to be removed under controlled conditions prior to the soft strip package of works commencing.

Localised dust extraction filters are to be fitted to any power tools. Wetting of materials is not considered to be necessary given the types and volume of materials being removed. Consideration has also been given to the potential adverse effect that this could have given the importance of protecting items of heritage significance within the building.

RPE (respiratory protective equipment) is to be worn when required (dictated by the site and task specific risk assessment and method statement) and natural ventilation is to be provided to the work area via the opening of doors and windows. This is deemed sufficient due to the type and volume of materials being removed and also considering the relatively small size of each floor plate in relation to the number of available openable windows and doors.