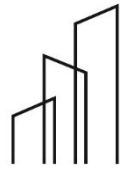




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42-50 THOMAS STREET

DEMOLITION PLAN

Document Number:

PCS-DOC-42TS-001_02

13 June 2022

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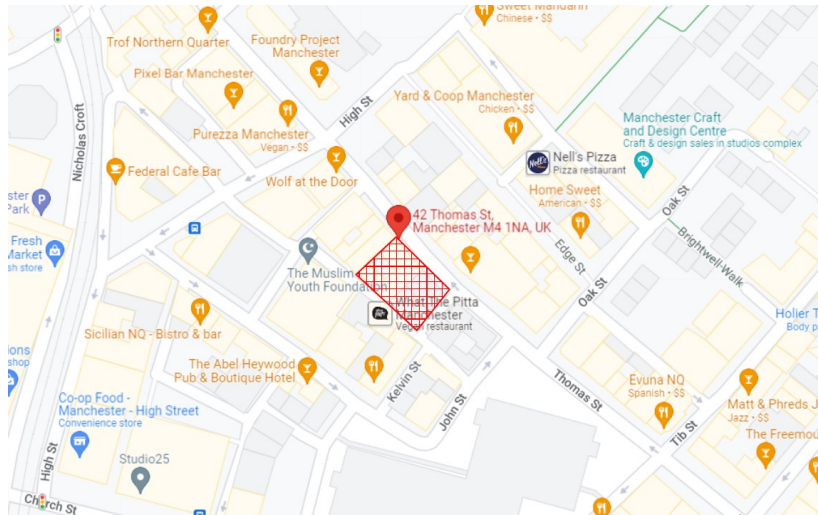
1.0	Introduction
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REVISION SCHEDULE

REVISION	AUTHOR	AMENDMENTS	APPROVED BY	DATE
00	AL	First Submission	SC	13/05/22
01	AL	Update to Sequencing	SC	24/05/22
02	AL	Update to Stage 1 Location	SC	13/06/22

1.0 INTRODUCTION

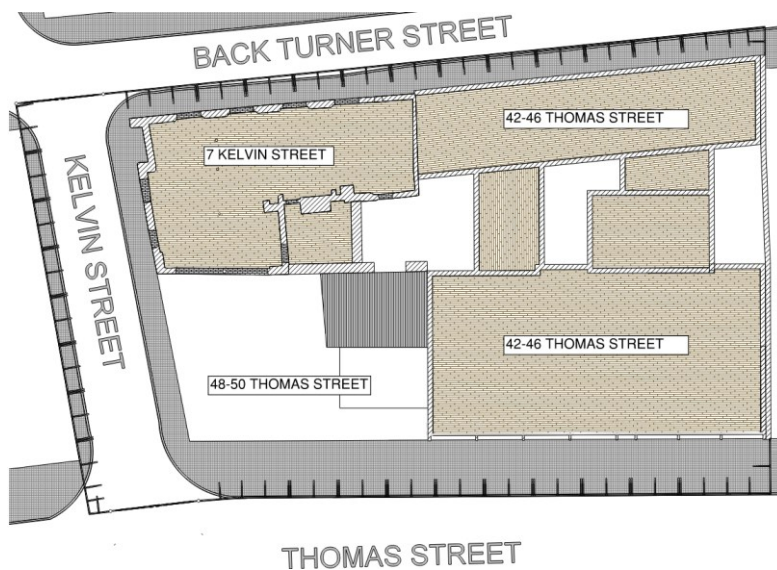
This document outlines the planning for the demolition of existing structures at the 42-50 Thomas Street project in Manchester. The structures are currently unoccupied.



Site Location – Google Maps

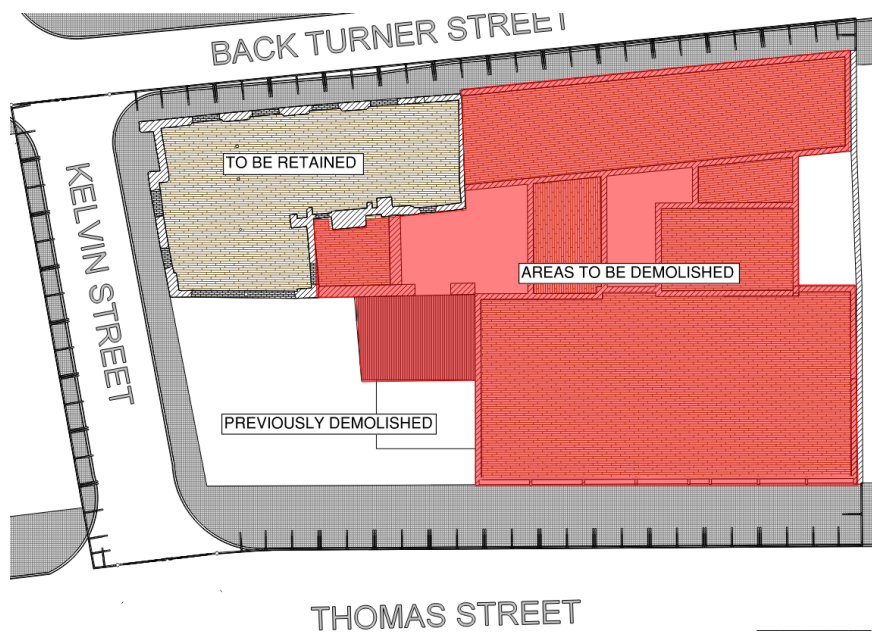
The site is broken up into three main sections:

1. 7 Kelvin Street – to be retained (GF + 2L + Roof – approx. 10.5m high)
2. 42-46 Thomas Street – to be demolished (B + GF + 2L + Roof – approx. 11.5m high)
3. 48-50 Thomas Street (previously demolished)

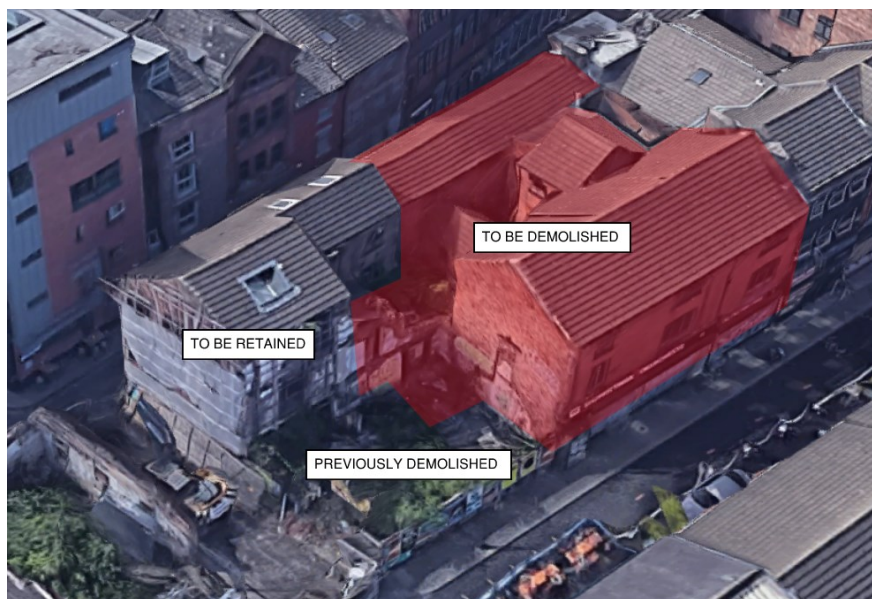


Site Plan

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Site Demolition Plan



Site Demolition Image

The report will identify the key considerations for the demolition of these structures and will inform the development of the final method statement and risk assessments. The buildings are all of similar construction being masonry external walls, timber floors and timber roofs with tiles.

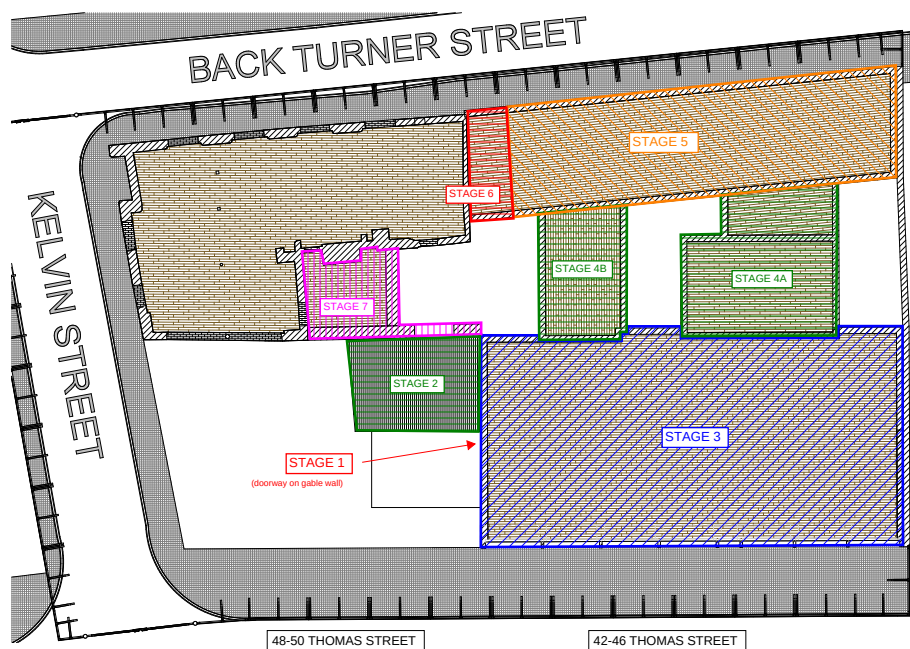
Of critical importance is maintaining the safety of the general public as well as the structural integrity of surrounding buildings as well as that of 7 Kelvin Street which is to be conserved.

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2.0 PLANNING

2.1 Proposed Sequencing

Refer to Appendix A for the proposed sequencing and general notes regarding the demolition stages.



2.2 Personnel Safe Access and Egress

Access for workers to the demolition line will be through a combination of existing internal staircases in combination with perimeter scaffolding. It will be ensured that two means of egress are always available.

In managing working at height risks, the following control measures will be implemented where practicable to do so:

- Eliminate the need to work at heights by performing work at ground level
- Carry out the work on safe working platforms that includes a safe means of access and egress
- Minimise the risk of fall by providing and maintaining a safe working platform such as scaffolding with edge protection

2.3 Securing the Work Area

To protect workers undertaking demolition activities, exclusion zones will be considered to prevent unauthorised personnel entering work areas. A system to prevent falling objects impacting on workers will be implemented to protect the safety of people who are working on or in the vicinity of the demolition work.

In particular, any area where a falling object might reasonably be expected to land will be designated as an exclusion zone. The planning will take into consideration:

- Erecting secure impassable barricades with adequate signage and appropriate lock out procedures to prevent unauthorised pedestrian or vehicular access to the area

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- Providing information to workers and other persons at the workplace advising them of the status of the exclusion zones
- Providing supervision so that no unauthorised person enters an exclusion zone

Exclusion zones with safe distances will be required during:

- The stripping, removal and/or dropping of debris
- The operation of demolition plant or equipment

Adequate public safety should be maintained in public places and areas adjoining the workplace as the work progresses (for example Thomas Street footpath and road). A suitable method of protection such as hoarding, overhead protection or road closures will be:

- Erected before the commencement of demolition work
- Kept in position at all times during the progress of the work
- Regularly inspected and maintained.

2.4 Proposed Work Methods

The proposed method for demolition works is manual demolition. This will be completed through the use of handheld tools such as:

- Jack hammers
- Sledge hammers
- Grinders
- Power saws
- Hammers
- Crowbars / Pinch bars

Key considerations will be given to reduce the impact on neighbours and the surrounding community. These will include:

- Suppression of dust and airborne debris (through use of water spray if required)
- Demolition work to only be completed during agreed work hours to minimise noise
- Informing neighbours of planned activities and possible disruptions to daily activities (such as road closures or deliveries)

Roofs will be dismantled using safe working platforms from the floor below rather than on the roof itself given their condition. Special consideration will be given to the removal of roof trusses to ensure stability of the walls is always maintained. Floors will be dismantled in a similar way to the roofs.

Masonry walls and gables will be demolished course-by-course from safe working platforms, with any freestanding walls being provided with temporary supports to ensure they are adequately restrained from lateral forces such as wind.

2.5 Removal of Debris

Debris will be progressively removed to prevent any build up that could affect the integrity of a suspended floor, affect workplace access and egress, become a fire hazard, or cause a health and safety hazard.

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Demolished materials which are to be dropped to ground level are to be confined within a chute (or similar enclosure), shaft and/or exclusion zone.

Debris drop zones will be clearly identified and any area where there is a risk that a worker or other persons at the workplace might be injured by falling or rebounding debris will be fenced or barricaded to prevent access.

The debris will then be sorted and either manually or mechanically (i.e. conveyor belt) loaded onto trucks and removed from the site.

2.6 Adjacent Buildings / Structures

It must be ensured that no part of the demolition process will adversely affect the structural integrity of any other building. Consideration will be given to the effects of changes in soil conditions as a result of the demolition work. In addition, it will be ensured that the condition of adjoining walls remains structural stable during and post-demolition, and that there is no risk of water ingress into the adjacent buildings.

Lateral support for adjacent structures should be maintained. Before the existing lateral support is disturbed, provision will be made for the erection of temporary supports, which will need to be checked for effectiveness as the demolition proceeds.

It is also important that other buildings in and around the demolition site are not adversely affected by vibration during the demolition process. Regular monitoring, as agreed with the structural engineer, will be undertaken prior to, during and after demolition is completed to identify any concerning movement of adjacent structures.

3.0 LOGISTICS

Refer to Appendix 2 for initial demolition logistics plan. This is to be further developed in line with MCC approvals and overall traffic management plans.

4.0 SITE INVESTIGATIONS

4.1 Services

One of the most important elements of pre-demolition planning is identifying the location and disconnecting all essential services (both above and below ground). Essential services include the supply of:

- Electricity
- Drainage and sewerage
- Gas
- Water
- Communications cables (for example telephone, radio and television relay lines)

All essential service lines will be identified and disconnected accordingly.

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4.2 Hazardous Materials

Before starting any demolition work, all areas of the workplace, including basements, cellars and tanks, will be examined to determine whether:

- There are any items which could be a fire and explosion risk
- There are any items which require special or council approval to remove
- Any previous use of the site might cause a risk because of the nature of and/or decomposition of materials
- There are any toxic, radioactive, or other hazardous chemicals present including asbestos

Any hazardous materials will be clearly identified. All workers will be informed of the presence of hazardous chemicals, and the control measures for exposure and safe disposal.

4.3 Confined Spaces

As there are basements and storage tanks evident on the site, a thorough inspection of all potentially confined spaces will be undertaken to assess if additional safety measures are required to complete the demolition in these areas.

5.0 ENGINEERING INVESTIGATIONS

Engineering investigations are required to ensure there are no adverse effects to adjacent structures, or to the demolished structures in their temporary states.

Some of the issues to be considered include:

- Obtaining the as-built details of the existing structures
- Identifying the type of structural systems and load paths involved
- Conducting a search for engineering details specifying size, type, strength, and configurations
- Assessing the current load-carrying capacity of the structure, taking into account the strength requirements of the relevant structural technical standards current at the time of construction and the strength and loading requirements of those now current
- Degradation of the original properties of the materials used due to time, weathering, wear or other causes
- The capacity of the structure as a whole and as individual members to sustain superimposed loads without premature collapse or excessive deformation
- Verifying the composition or quality of structural components, if necessary, using methods such as core drilling
- Assessing whether the proposed methods and sequence of demolition can be executed without causing collapse of the whole or part of the structure

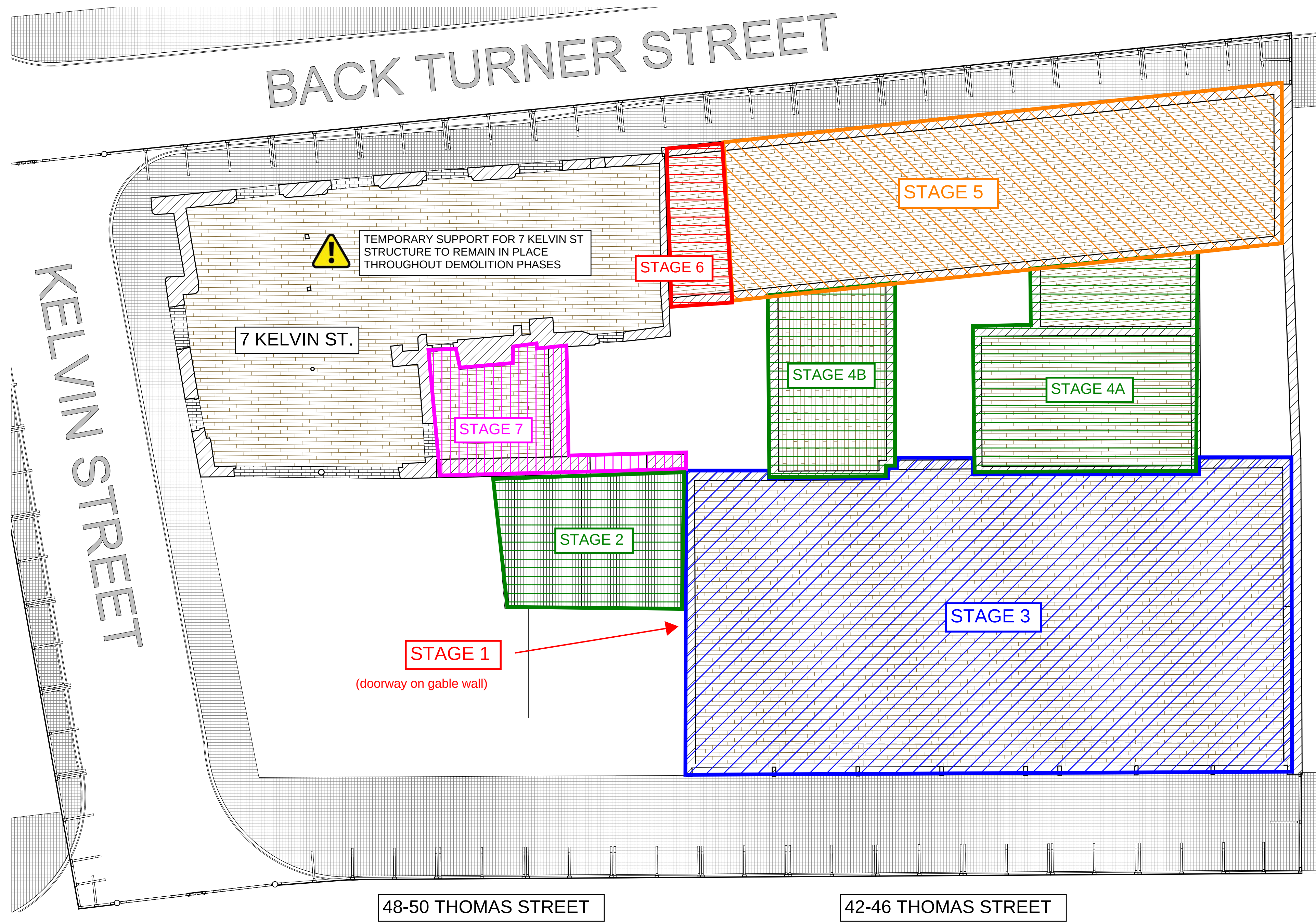
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APPENDIX A

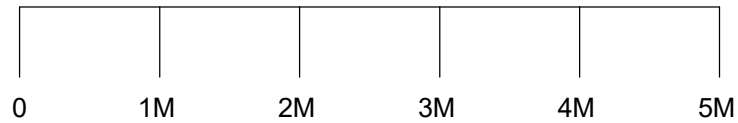
Proposed Sequencing

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KEY NOTES:

- ENGINEER REQUIRED TO REVIEW AND CONFRIM NO ADVERSE EFFECTS ON ADJACENT STRUCTURES AS A RESULT OF DEMOLITION OF THIS SMALL SUSPENDED FLOOR AND WALL
- ADJACENT STRUCTURES TO BE MONITORED FOR MOVEMENT DURING AND POST-DEMOLITION
- DEMOLITION TO BE COMPLETED DURING NORMAL WORKING HOURS TO MINIMISE DISTRUPTION TO NEIGHBOURHOOD
- DEMOLITION TO BE COMPLETED IN A WAY TO MINIMISE DUST AND DEBRIS
- DEMOLITION TO BE COMPLETED USING HAND TOOLS, NOISE WILL BE LIMITED TO THE USE OF:
 - HAMMERS, PRY BARS, WHEELBARROWS, BRUSHES, SHOVELS etc.
 - CUT OFF SAWS, JACKHAMMERS AND OTHER HAND HELD MACHINERY
- DEMOLITION TO BE COMPLETED IN A CONTROLLED MANNER FROM TOP TO BOTTOM, DE-CONSTRUCTING THE COMPONENTS IN THE REVERSE ORDER OF ORIGINAL CONSTRUCTION
- DURING EACH STAGE OF THE DEMOLITION, DEMOLISHED MATERIAL WILL BE ORGANISED AND REMOVED BY APPROPRIATE SKIPS
- A COMPREHENSIVE RAMS IS TO BE PREPARED AND APPROVED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES
- EXISTING SERVICES TO BE IDENTIFIED AND DISCONNECTED PRIOR TO COMMENCEMENT



GENERAL NOTES
1. DO NOT SCALE DRAWING.

Rev	Date	Description	Dra	App
C	13-06-22	ISSUED FOR INFORMATION	JV	AL
B	24-05-22	ISSUED FOR INFORMATION	JV	AL
A	13-05-22	ISSUED FOR INFORMATION	JV	AL

Revision Schedule

DEVELOPER

CONSULTANT



CLIENT



PROJECT

42-50 THOMAS STREET

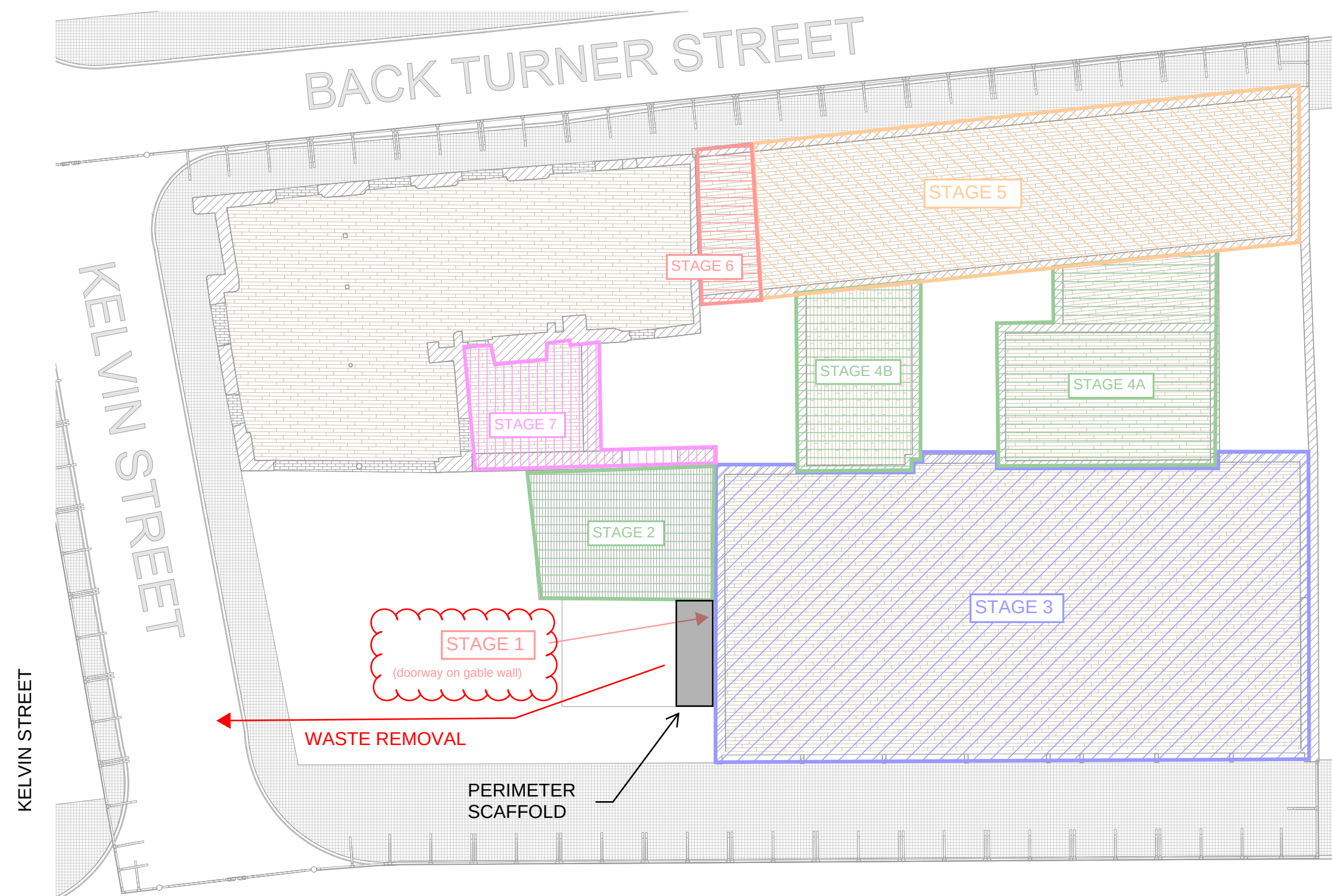
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**DEMOLITION SEQUENCE
OVERALL PLAN**

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INDICATIVE WORK SEQUENCE:

1. CONSTRUCT PERIMETER SCAFFOLD
2. REMOVE/DISPOSE OF MASONRY WALL



GENERAL NOTES
1. DO NOT SCALE DRAWING.

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A	13-05-22	ISSUED FOR INFORMATION	JV	AL	
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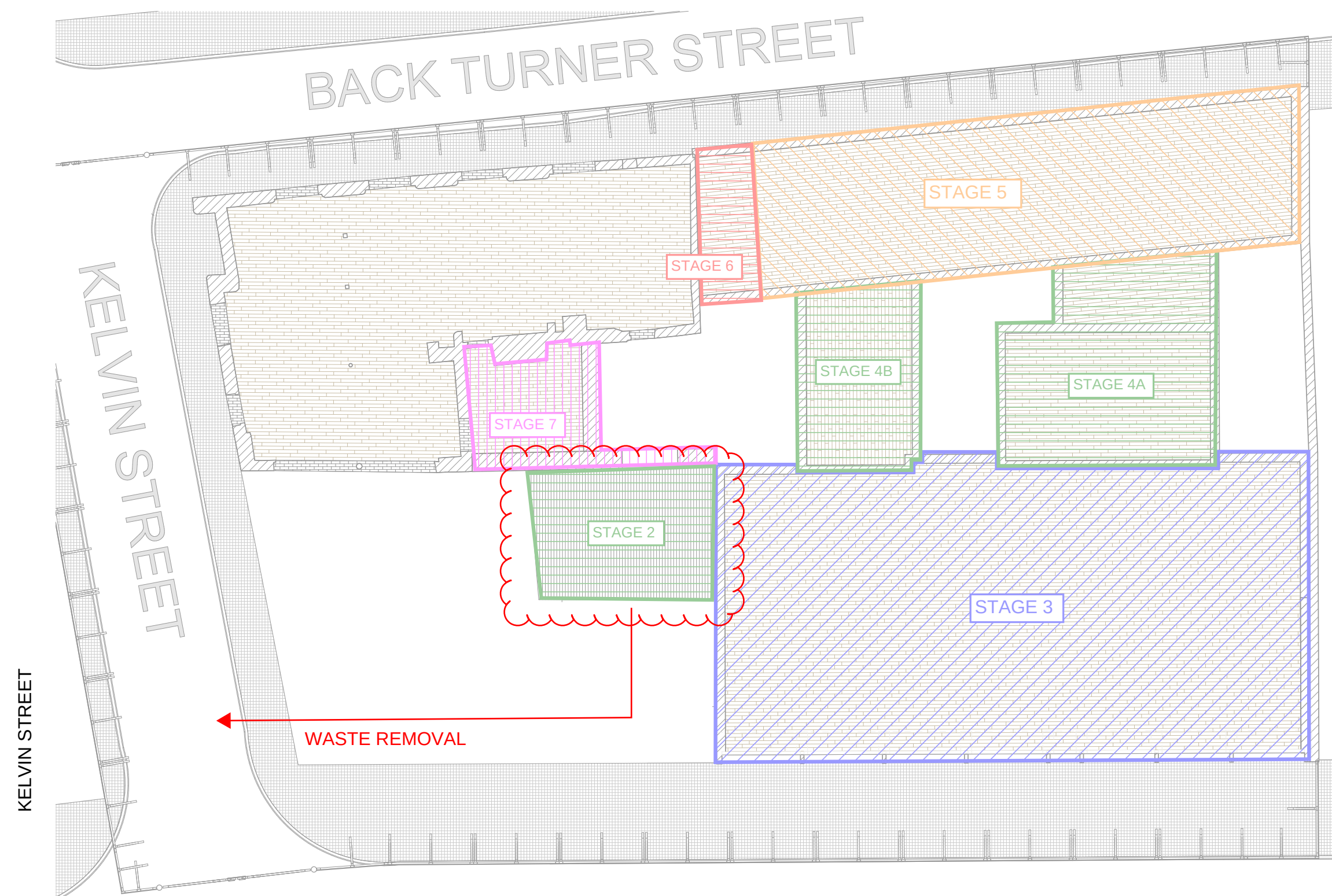
PROJECT

42-50 THOMAS STREET

DRAWING TITLE

STAGE 1 DEMOLITION PLAN

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INDICATIVE WORK SEQUENCE:

1. BATTER BEHIND MASONRY WALL
2. PROVIDE TEMPORARY SUPPORT TO ADJOINING WALLS IF REQUIRED BY ENGINEER
2. REMOVE/DISPOSE OF TIMBER FLOOR BOARDS
3. REMOVE/DISPOSE OF STEEL BEAMS
4. REMOVE/DISPOSE OF STEEL COLUMNS
5. REMOVE/DISPOSE OF MASONRY WALL



GENERAL NOTES
1. DO NOT SCALE DRAWING.

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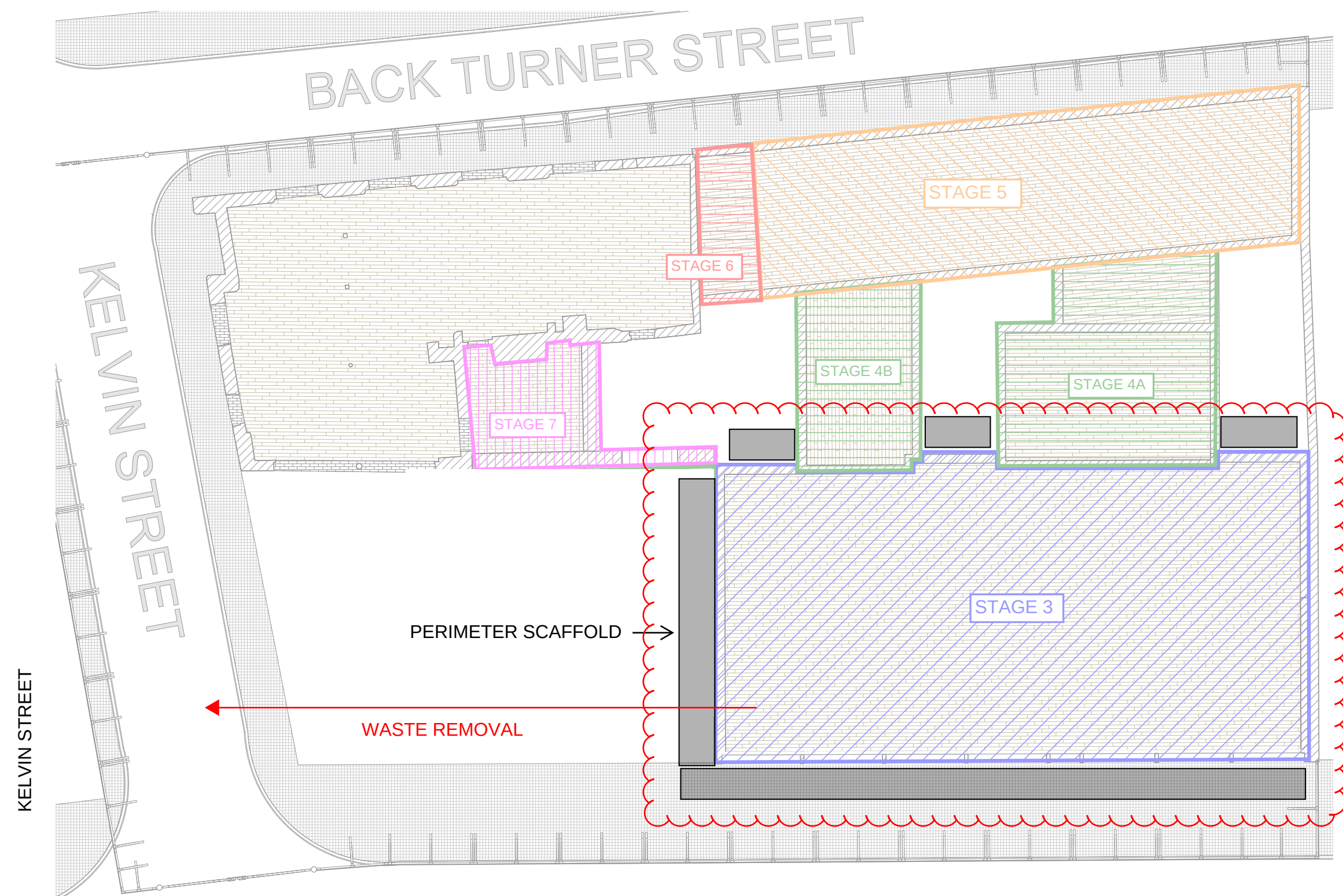
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42-50 THOMAS STREET

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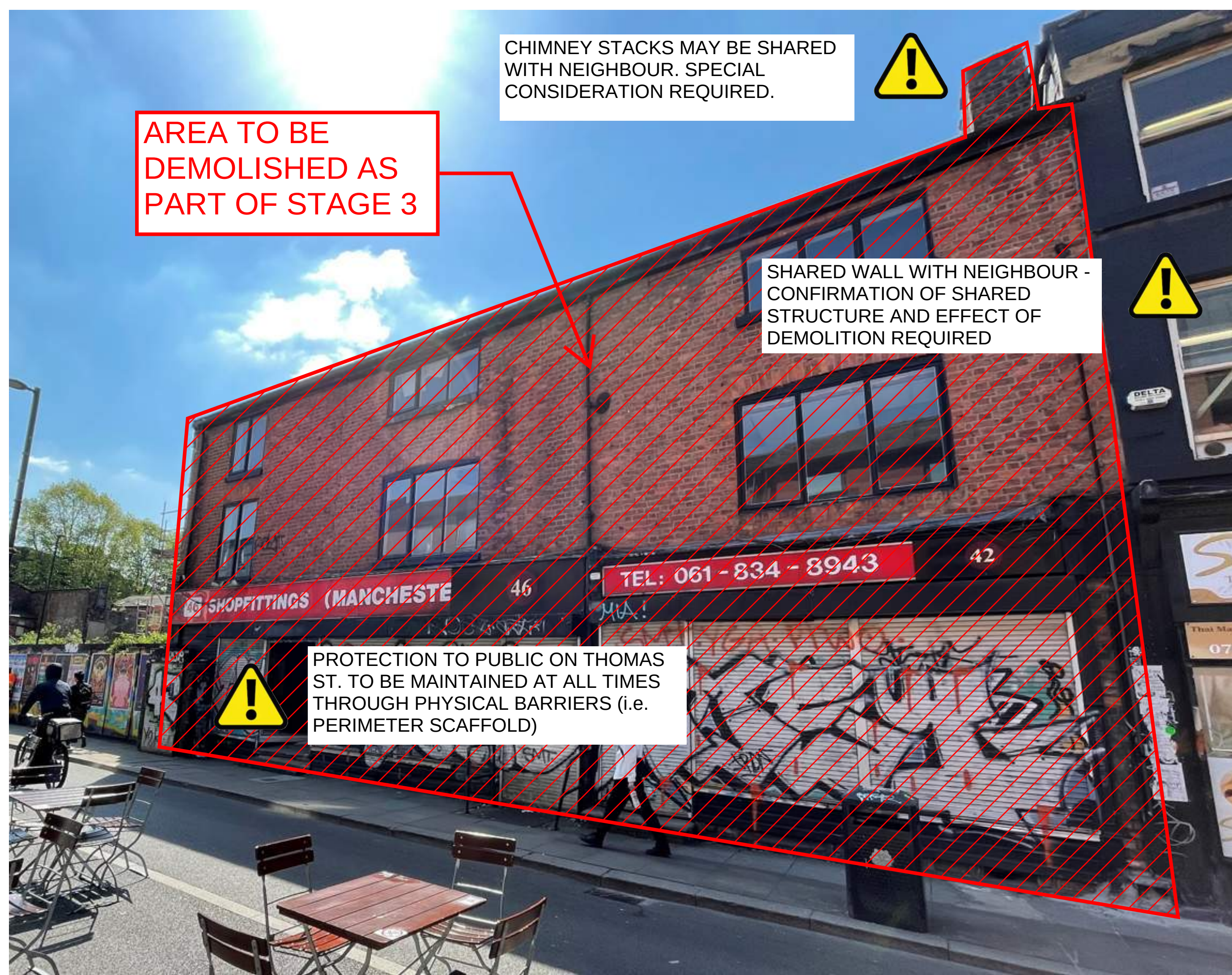
STAGE 2 DEMOLITION PLAN

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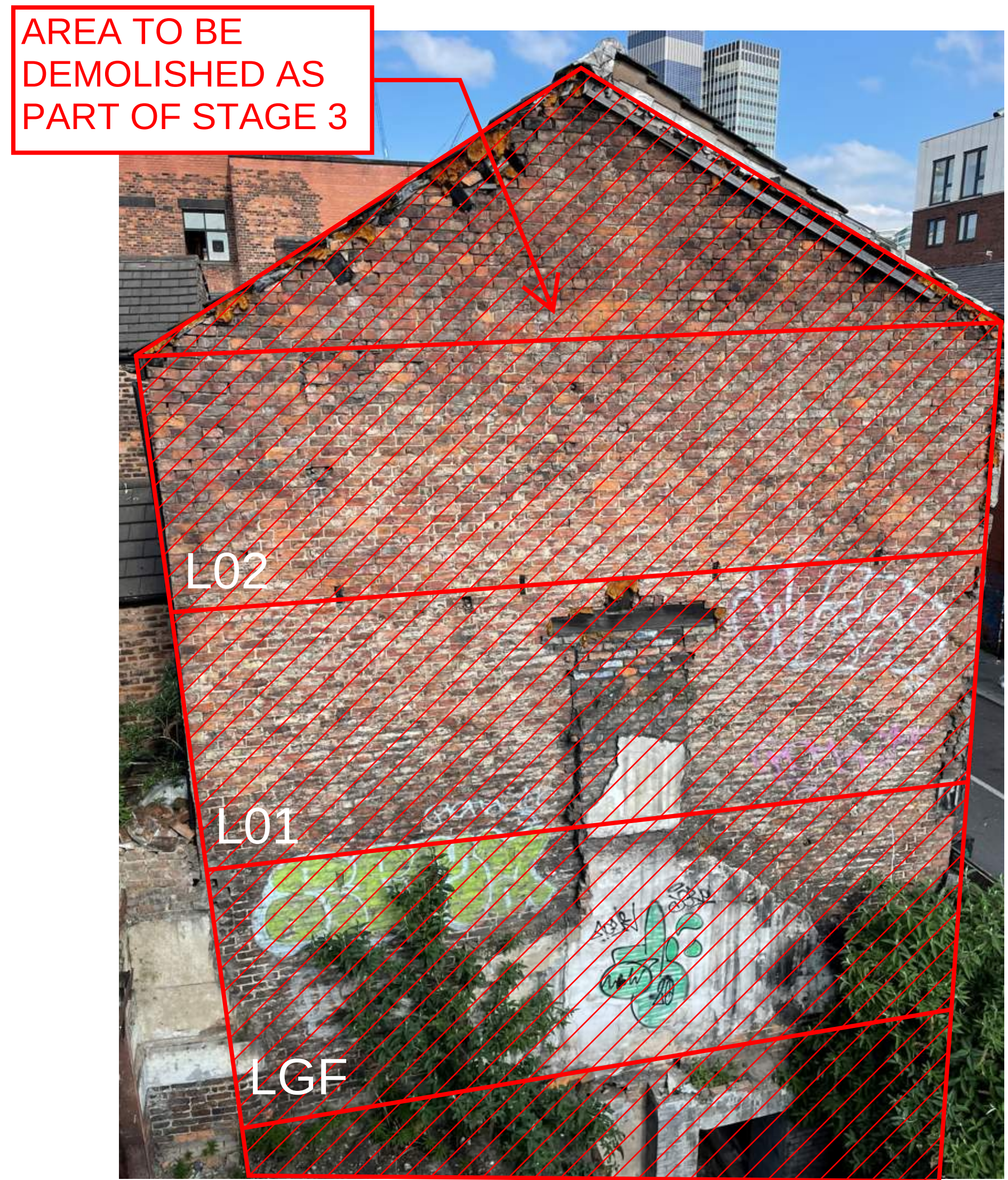


INDICATIVE WORK SEQUENCE:

1. COMPLETE INTERNAL SOFT STRIP
2. INSTALL PERIMETER ACCESS SCAFFOLDING
3. PROVIDE TEMPORARY SUPPORT TO MASONRY WALLS IF REQUIRED BY ENGINEER
4. REMOVE/DISPOSE OF ROOF TILING, BATTENS, RAFTERS AND TRUSSES
5. REMOVE/DISPOSE OF MASONRY GABLE WALL COURSE-BY-COURSE
6. REMOVE/DISPOSE OF L02 MASONRY WALL COURSE-BY-COURSE
7. REMOVE/DISPOSE L02 TIMBER FLOORING
8. CONTINUE SEQUENCE DOWN TO AND INCLUDING GROUND FLOOR



THOMAS STREET VIEW



KELVIN STREET VIEW

TOP-DOWN DEMOLITION

GENERAL NOTES

1. DO NOT SCALE DRAWING.

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A	13-05-22	ISSUED FOR INFORMATION	JV	AL	
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PROJECT

42-50 THOMAS STREET

DRAWING TITLE

STAGE 3 DEMOLITION PLAN

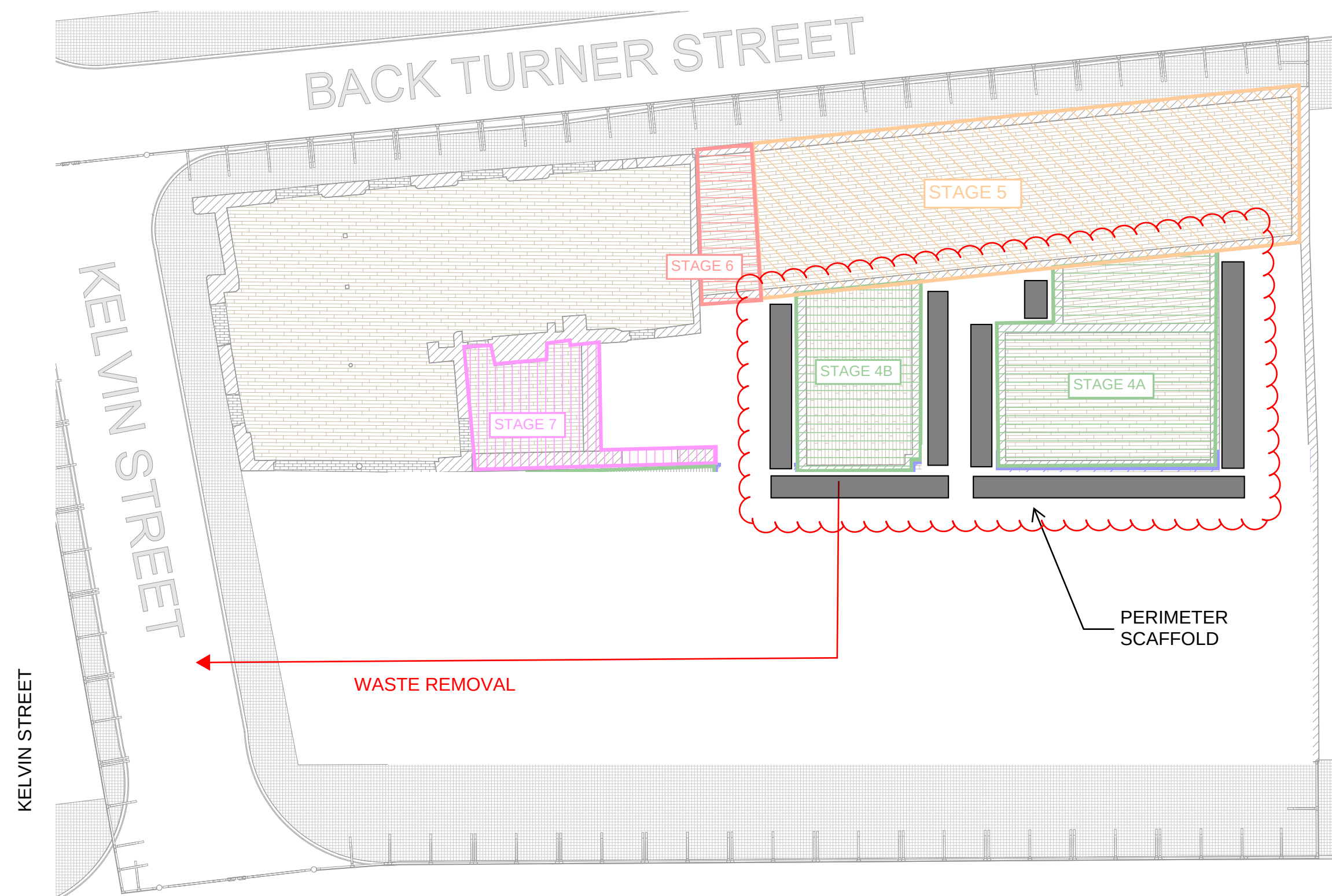
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Drawing Number

PCS-SEQ-SK-103

REV.

A



INDICATIVE WORK SEQUENCE:

1. COMPLETE INTERNAL SOFT STRIP
2. INSTALL PERIMETER ACCESS SCAFFOLDING
3. PROVIDE TEMPORARY SUPPORT TO MASONRY WALLS IF REQUIRED BY ENGINEER
4. REMOVE/DISPOSE OF ROOF TILING, BATTENS, RAFTERS AND TRUSSES
5. REMOVE/DISPOSE OF MASONRY GABLE WALL COURSE-BY-COURSE
6. REMOVE/DISPOSE OF L02 MASONRY WALL COURSE-BY-COURSE
7. REMOVE/DISPOSE L02 TIMBER FLOORING
8. CONTINUE SEQUENCE DOWN TO AND INCLUDING GROUND FLOOR



GENERAL NOTES
1. DO NOT SCALE DRAWING.

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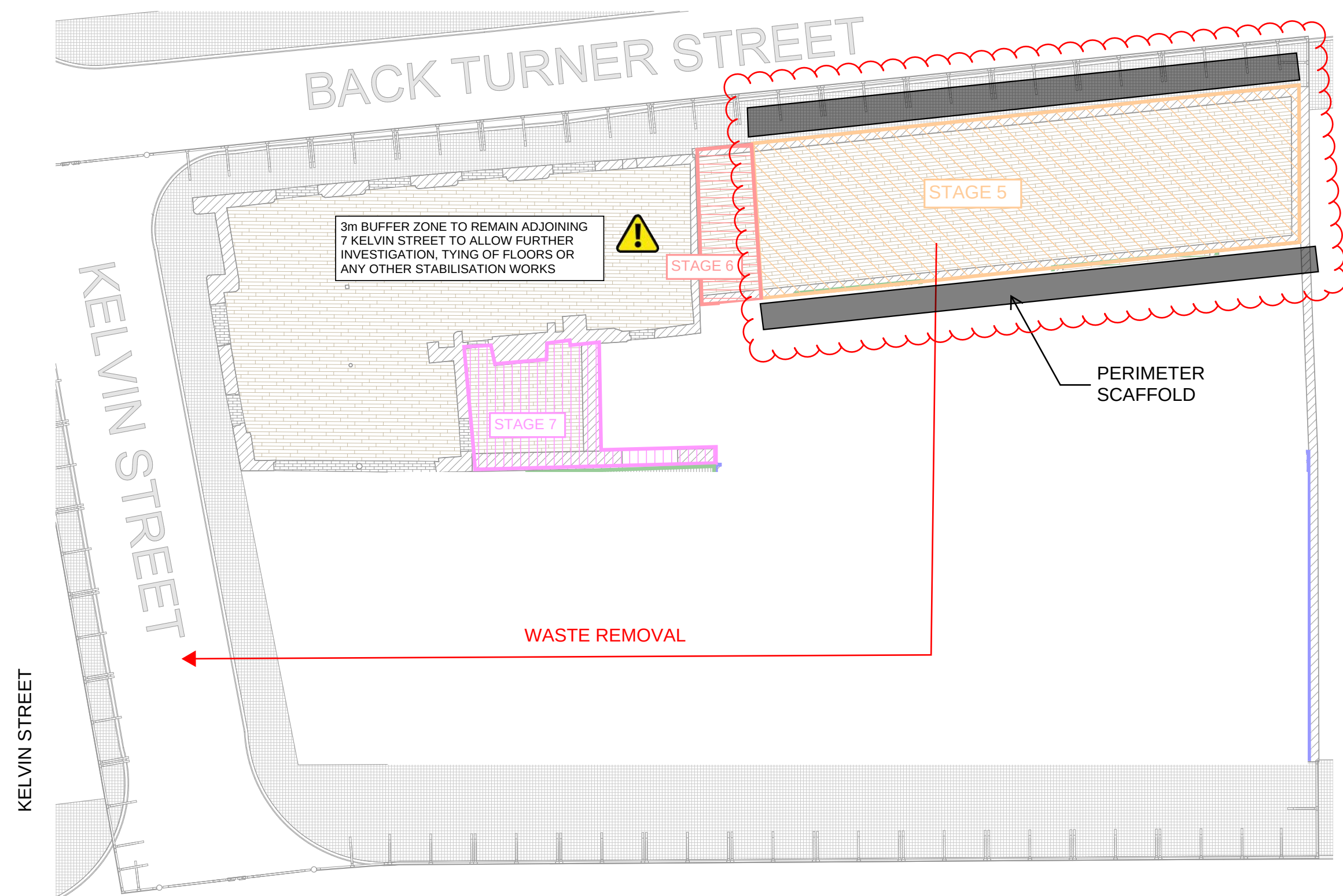
PROJECT

42-50 THOMAS STREET

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STAGE 4 DEMOLITION PLAN

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Drawing Number PCS-SEQ-SK-104			REV. A



INDICATIVE WORK SEQUENCE:

1. COMPLETE INTERNAL SOFT STRIP
2. INSTALL PERIMETER ACCESS SCAFFOLDING
3. PROVIDE TEMPORARY SUPPORT TO MASONRY WALLS IF REQUIRED BY ENGINEER
4. REMOVE/DISPOSE OF ROOF TILING, BATTENS, RAFTERS AND TRUSSES
5. REMOVE/DISPOSE OF MASONRY GABLE WALL COURSE-BY-COURSE
6. REMOVE/DISPOSE OF L02 MASONRY WALL COURSE-BY-COURSE
7. REMOVE/DISPOSE L02 TIMBER FLOORING
8. CONTINUE SEQUENCE DOWN TO AND INCLUDING GROUND FLOOR
9. KEEP 3m BUFFER ZONE OF STRUCTURE ADJOINING 7 KELVIN ST TO ALLOW INVESTIGATION AND REMEDIALS TO ENSURE STABILITY OF REMAINING STRUCTURE



GENERAL NOTES

1. DO NOT SCALE DRAWING.

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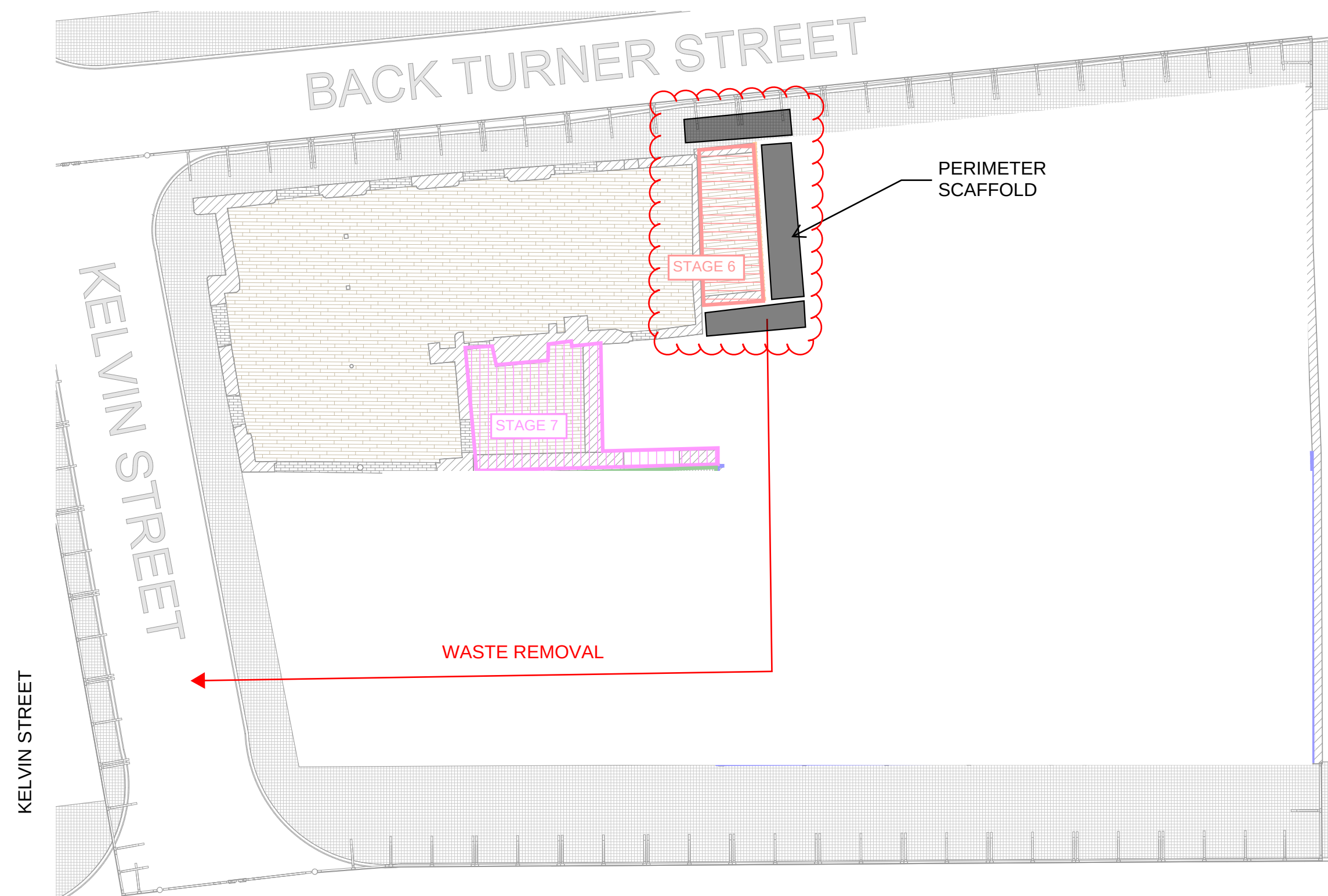
PROJECT

42-50 THOMAS STREET

DRAWING TITLE

STAGE 5 DEMOLITION PLAN

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INDICATIVE WORK SEQUENCE:

1. COMPLETE INTERNAL SOFT STRIP
2. INSTALL PERIMETER ACCESS SCAFFOLDING
3. PROVIDE TEMPORARY SUPPORT TO MASONRY WALLS IF REQUIRED BY ENGINEER
4. REMOVE/DISPOSE OF ROOF TILING, BATTENS, RAFTERS AND TRUSSES
5. INSTALLATION OF TEMPORARY STEEL WALER BEAMS IF REQUIRED TO 7 KELVIN
6. REMOVE/DISPOSE OF L02 MASONRY WALL COURSE-BY-COURSE
7. REMOVE/DISPOSE L02 TIMBER FLOORING
8. CONTINUE SEQUENCE DOWN TO AND INCLUDING GROUND FLOOR



GENERAL NOTES

1. DO NOT SCALE DRAWING.

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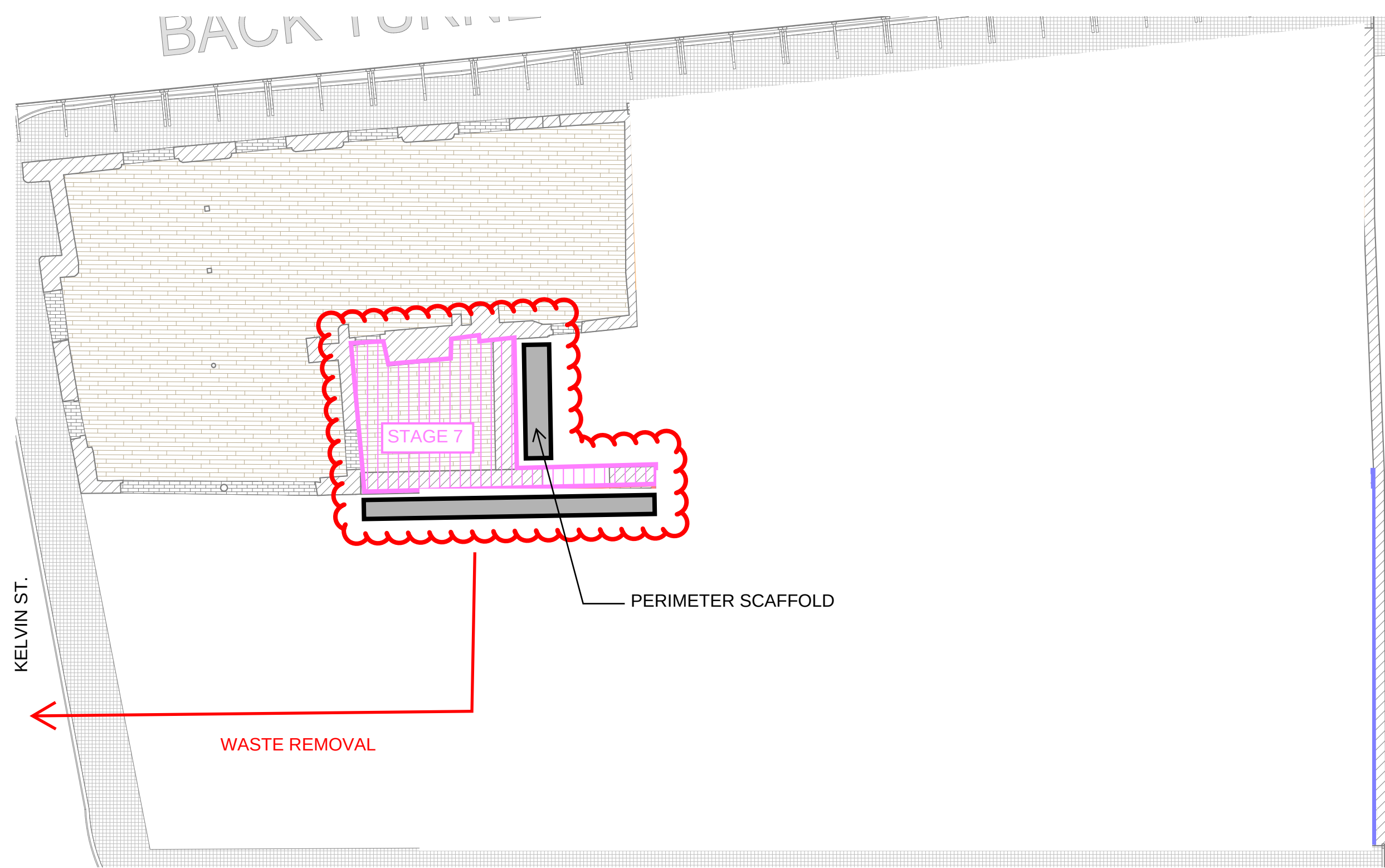
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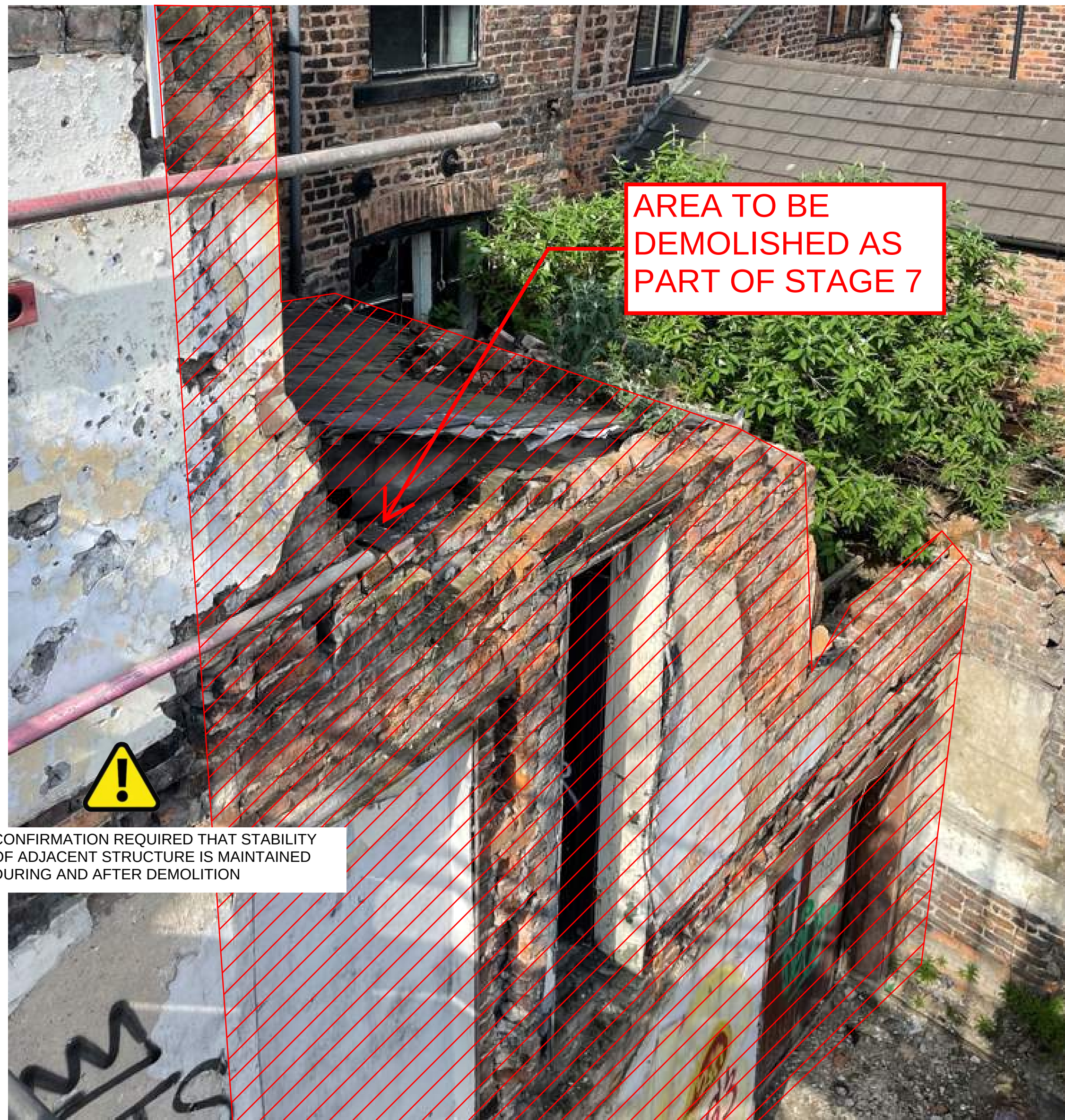
STAGE 6 DEMOLITION PLAN

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Drawing Number PCS-SEQ-SK-106			REV. A



INDICATIVE WORK SEQUENCE:

1. COMPLETE INTERNAL SOFT STRIP
2. INSTALL PERIMETER ACCESS SCAFFOLDING
3. PROVIDE TEMPORARY SUPPORT TO MASONRY WALLS IF REQUIRED BY ENGINEER
4. REMOVE/DISPOSE OF ROOF STRUCTURE
5. REMOVE/DISPOSE OF L01 MASONRY WALL COURSE-BY-COURSE
6. REMOVE/DISPOSE L01 TIMBER FLOORING
7. REMOVE/DISPOSE OF GF MASONRY WALL COURSE-BY-COURSE



GENERAL NOTES
1. DO NOT SCALE DRAWING.

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A	13-05-22	ISSUED FOR INFORMATION	JV	AL	
Rev	Date	Description	Dra	App	

Revision Schedule					

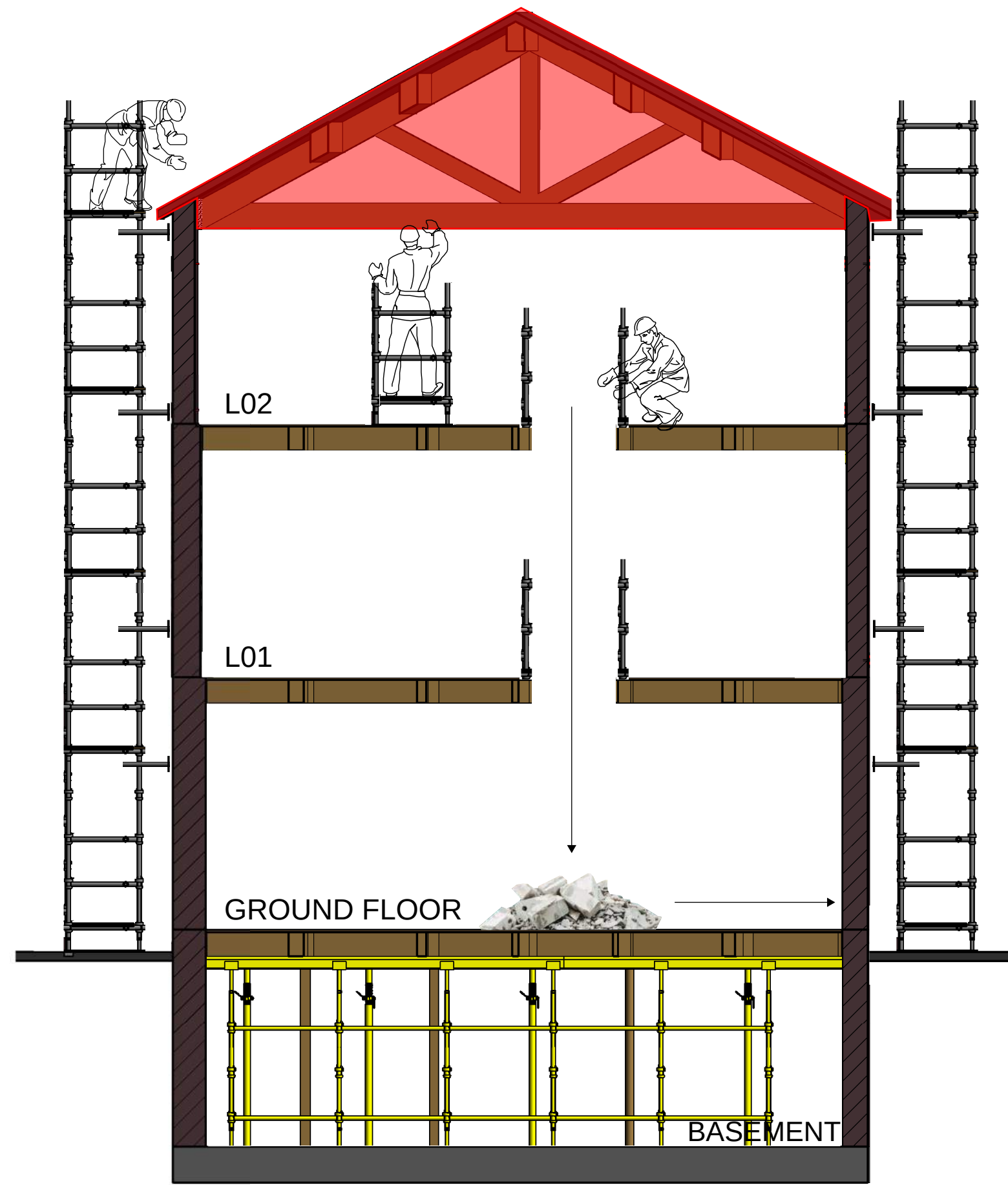
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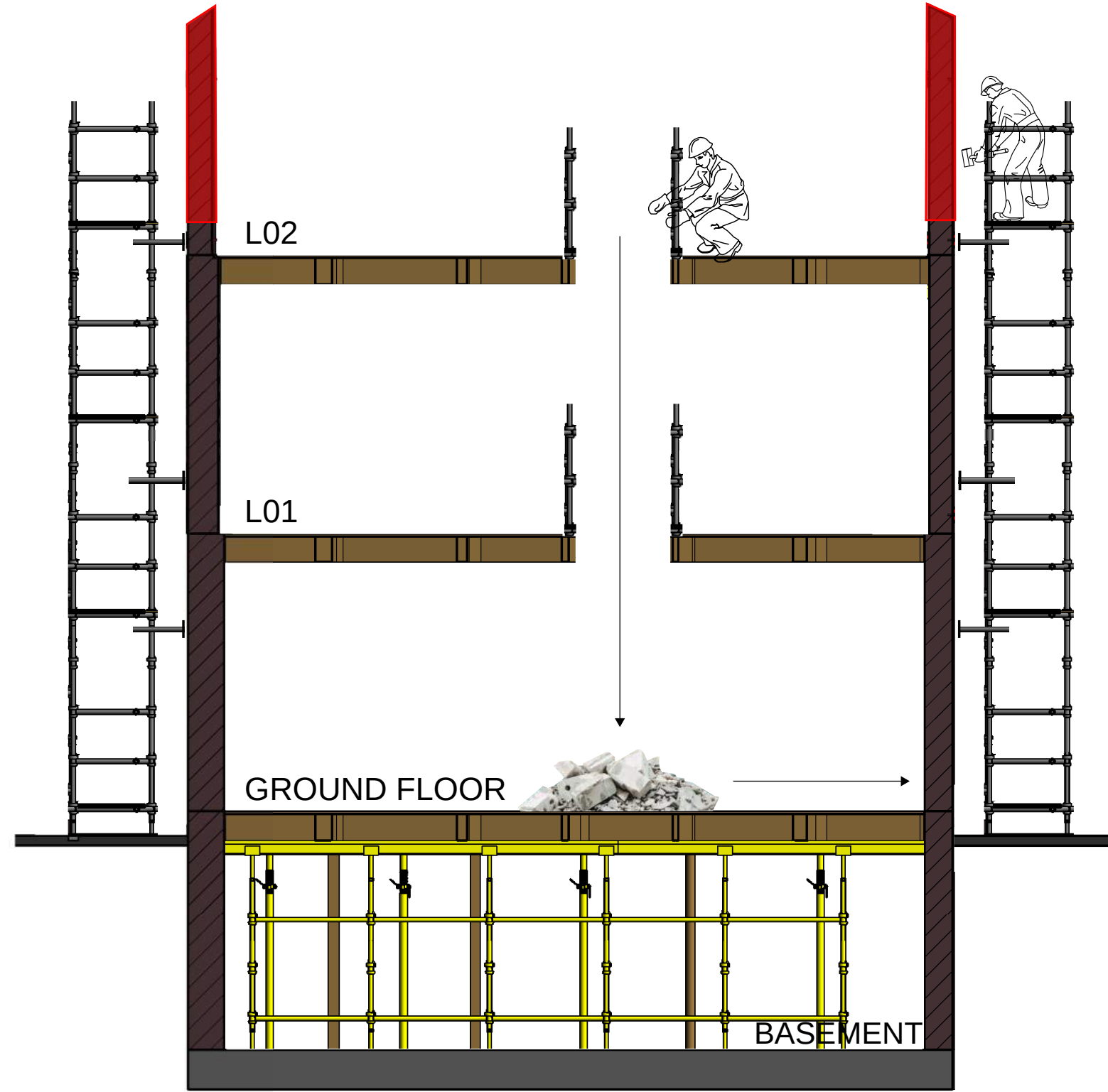
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42-50 THOMAS STREET

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STAGE 7 DEMOLITION PLAN

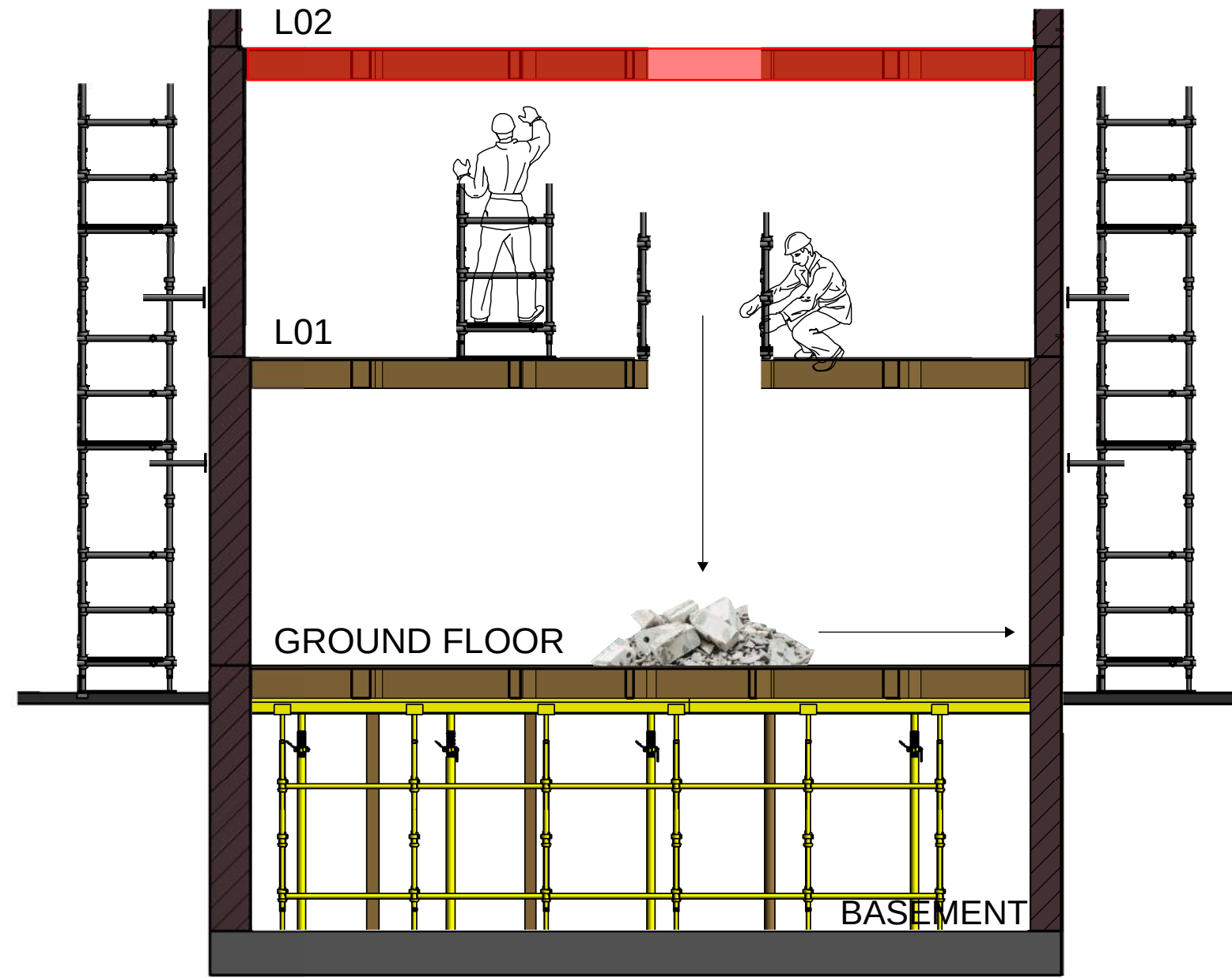
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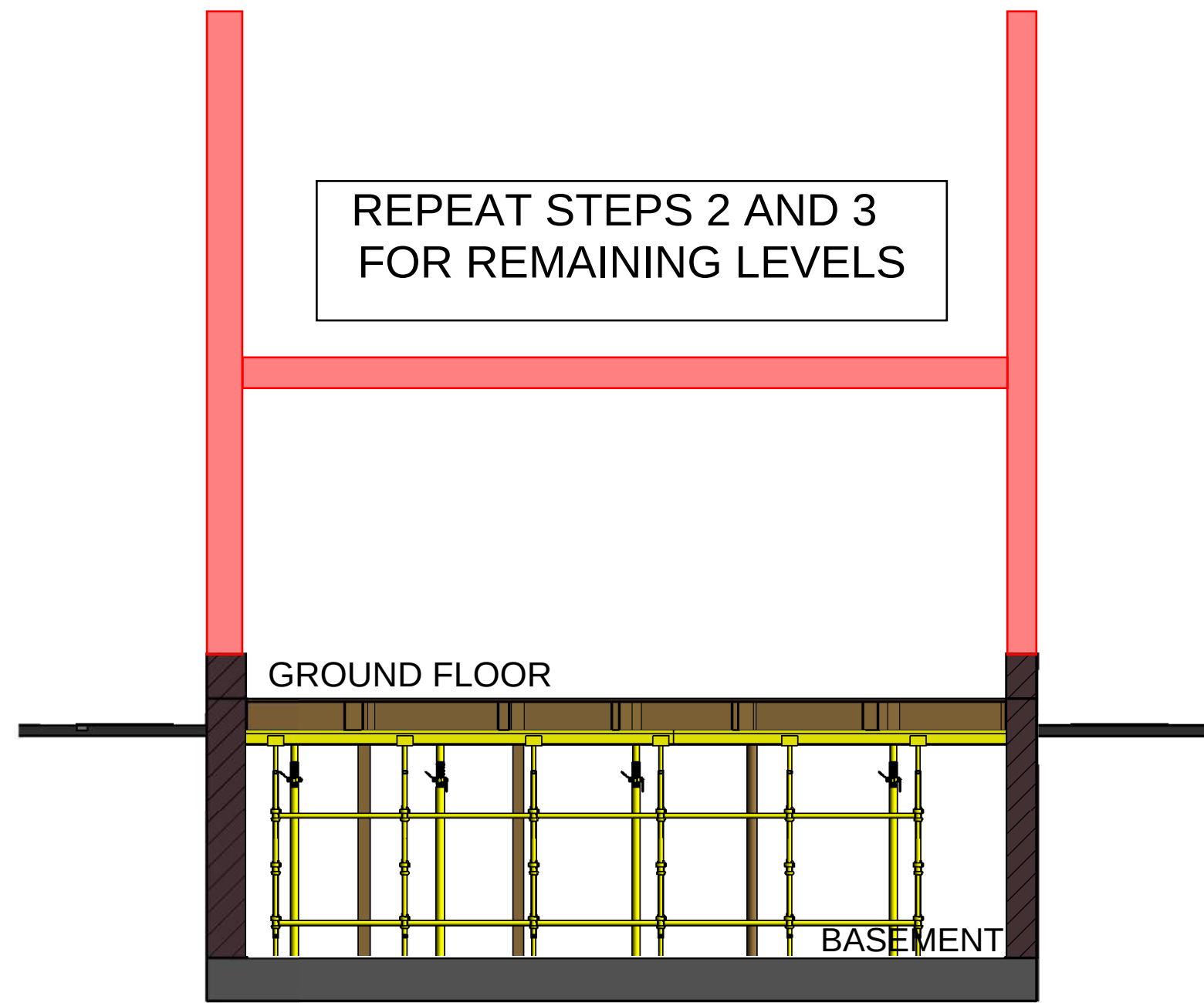
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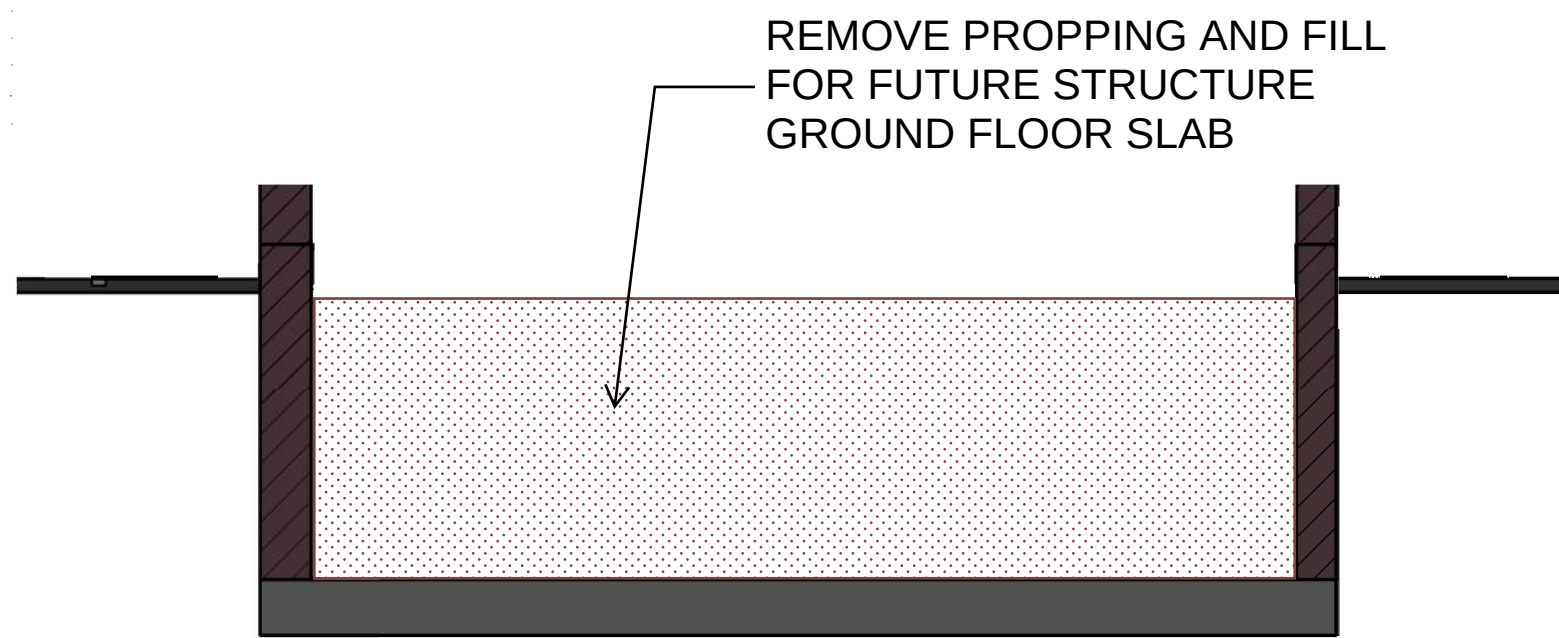
STEP 2



STEP 3



STEP 4



STEP 5

KEY NOTES:

- EXTERNAL SCAFFOLD TIES TO STRUCTURE TO BE COORDINATED WITH WORKING PLATFORMS TO ENABLE TOP-DOWN DEMOLITION WHILE MAINTAINING SUPPORT FOR SCAFFOLD
- EXTERNAL SCAFFOLD TO HAVE DEBRIS NETTING TO STOP DROPPED OBJECTS
- BASEMENTS TO BE PROPPED TO ALLOW INTERNAL DEBRIS CHUTES TO BE UTILISED AND REMOVAL OF DEBRIS FROM GROUND LEVEL
- TEMPORARY SUPPORT FOR MASONRY WALLS TO BE DEVELOPED IF NEEDED FOLLOWING ENGINEERING REVIEWS

GENERAL NOTES
1. DO NOT SCALE DRAWING.

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Revision Schedule

DEVELOPER

CONSULTANT



CLIENT



PROJECT

42-50 THOMAS STREET

DRAWING TITLE

TYPICAL BUILDING SECTION

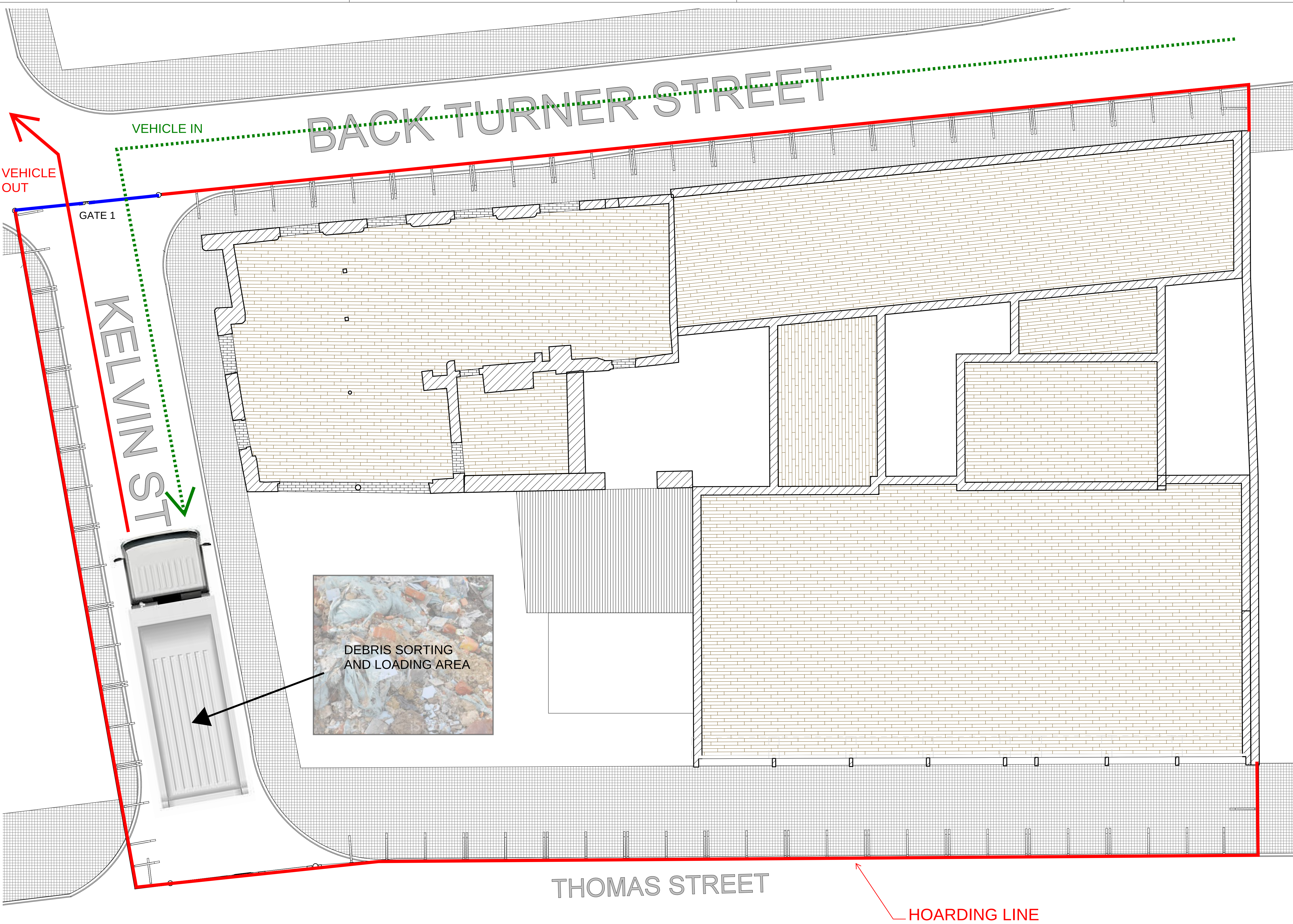
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APPENDIX B

Logistics Plan

Reference: PCS-DOC-42TS-001_02	Revision: 00	Information Classification: External
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- KEY NOTES:**
- HOARDING LINE INDICATIVE AND SUBJECT TO DEVELOPMENT IN CONJUNCTION WITH MCC APPROVALS
 - OVERHEAD PROTECTION FOR PEDESTRIANS/CYCLISTS/TRAFFIC ON THOMAS STREET WILL BE INCORPORATED INTO FINAL STRATEGY
 - VEHICLE MOVEMENT THROUGH LOCAL AREA TO BE FURTHER DEVELOPED AS PART OF OVERALL LOGISTICS STRATEGY / TRAFFIC MANAGEMENT PLAN
 - INTENT IS TO KEEP CONSTRUCTION TRAFFIC AWAY FROM THOMAS STREET AND UTILISE NETWORK OF ONE-WAY STREETS TO THE SOUTH-WEST OF THE SITE

GENERAL NOTES
1. DO NOT SCALE DRAWING.

A	13-05-22	ISSUED FOR INFORMATION	JV	AL
Rev	Date	Description	Dra	App

Revision Schedule

DEVELOPER

CONSULTANT



CLIENT



PROJECT

42-50 THOMAS STREET

DRAWING TITLE

DEMOLITION PHASE LOGISTICS

Drawn:- Author	Checked:- Checker	Authorised:- Approver	Sheet:-
Level:-	Location:-	Zone:-	Scale:- NTS
Drawing Number PCS-LOG-DWG-010			REV. A

