



Merchants Warehouse Listed Building Consent

Listed Building Consent Condition Close Out	Rev a
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The purpose of this document is to provide evidence to close out the below listed building consent pre commencement conditions:

Condition 3

1. Prior to the strip out works detailed in the 1241-TGA-XX-XX-SH-A-FI_40_78_00001 Revision P02 works index being implemented, a detailed methodology statement for the strip out works shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include:

- details of methods and equipment used for careful removal and protection of historic fabric*

The approved details shall be implemented as part of the development. Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Response

The scope of works for this project involves careful removal of previous Cat B fixtures, fittings including:

- Partitions
- Glazed Screens
- Soft flooring
- Ceramic tiling
- Kitchen fittings
- M and E fixtures

No original building features are being removed as part of these works. We have reviewed the existing partitions and it appears the amount of direct fixings into beams and original structure are minimal, this is as expected and would likely have been a condition the original Cat B contractor would have followed.

Method Statement for removal works



Glazed screen demolition and removal

Glazed screen partitioning will be dismantled carefully into small panes that can be manually handled out of the building. Any fixings and sealants the head will be removed carefully to prevent damage to existing structure. Each pane will be lifted individually out of the building via the protected route and disposed off in a segregated waste holding area. Any historic fabric along the access route will be protected to prevent damage.

Stop mechanism

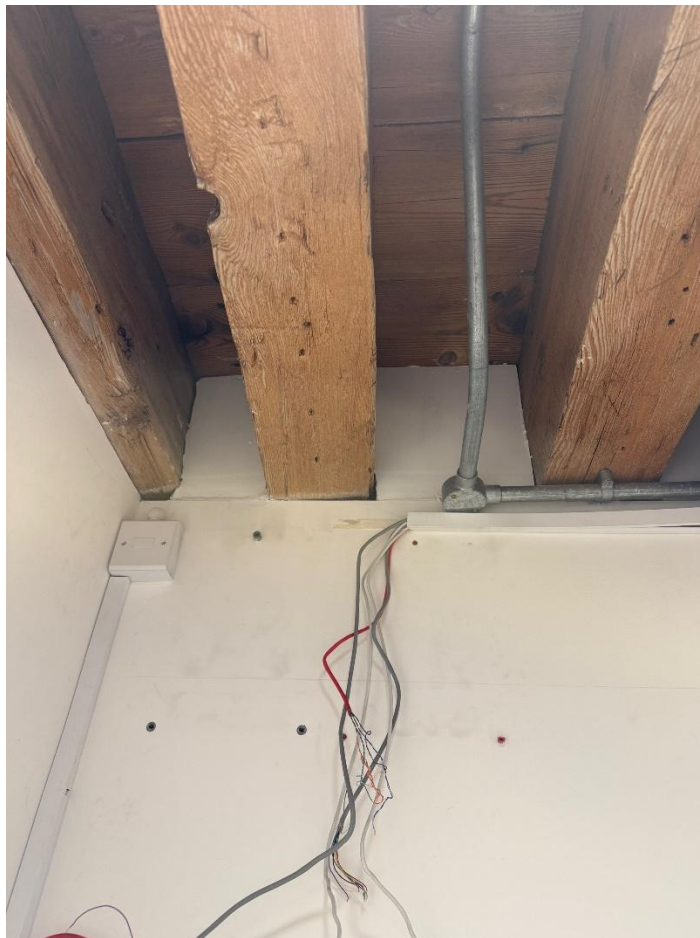
Should any historic fabric unbeknown to the contractor be uncovered as part of the strip out, works will stop, the exposed fabric will be documented and the council will be contacted. Site operatives will be made aware of the findings and the exposed fabric will be protected until advice is sought from the council and remedial works are agreed.

1	Attend site and liaise with the client prior to commencing works
2	Operatives to sign in on site and attend induction
3	Deliver tools & equipment to site
4	Client approved plumber & electrician to isolate supplies and issue isolation certification ready to commence works
5	Site supervisor to work site with client site agent and agree works
6	Operatives to read & sign the asbestos refurbishment & demolition survey
7	Protect any architectural structures, historic structures with sheeting and erect signage to make all contractors aware to ensure there is no damage
8	All loose furniture & fixtures to be removed by operatives using team lifting and lifting aids such as pallet trucks following the denoted route for access to lifts to transport to ground floor area
9	Using hand tools & cordless drills operatives to remove doors to be removed and using team lifting & lifting aids follow denoted route to remove waste to skips
10	Using hand scraper tools remove all floor covering and load into debris Dollys or onto pallet trucks and follow denoted route to lifts for removal to skips
11	Operatives to set up mobile access towers ready for removal of bulk heads & ceilings & Containment trays
12	Using team lifting and working from mobile access towers remove bulk heads and pass down to operative at ground level
13	Stack bulk heads onto pallets and remove using pallet truck following denoted route to lifts for removal to skip
14	Remove kitchen area
15	Using hand tools & cordless drills to remove glass partitions
16	Using pallet truck or manual lifting cart to remove any waste to the following denoted route to skip



17	Using hand tools & cordless drills cut back pipework as required and cart away using debris dolly's
18	Using hand tools/cordless drills etc remove all kitchen units and associated fittings and cart away using trolleys and manual lifting
19	Using hand tools and pneumatic tools where required dismantle partition walls and cart away using debris Dollies following denoted route to skips
20	Using hand tools and pneumatic tools where required dismantle plaster board and stud partition walls and cart away using debris Dollies following denoted route to lifts to skips
21	Using cordless drills and impact drivers unbolt fixing bolts or screw heads from areas of strip out.
22	Clear away all debris from internal working areas and load into service lift to lower basement and dispose of waste in 12 yard skips.
23	Walk working area with site agent and snag works
24	Carry out any snagging works
25	Remove all equipment and tools

Photos of Work Areas





**MOUNTAIN
EARTH**

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Condition 4

Notwithstanding the details as set out in condition 2 above, prior to any repair work being carried out, details of the methods and samples of the products for any making good detailed in the 1241-TGA-XX-XX-SH-A-FI_40_78_00001 Revision P02 works index shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Details of the methods and products used for the making good of fixings into original timber, plaster and brickwork*
- Samples of each of the repair and reinstatement products.*

The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or

Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with

policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Response

The proposal to make good timber structures would be to install timber dowels into the holes and carefully remove any paint. Specification of the timber dowels is to be agreed with the heritage architect.

We suggest that a meeting is held on site on the 26th of January to agree samples and methods of repair.

Please also refer to condition 04 discharge document, 1241-TGA-XX-XX-RP-A-PM_60_90_40-00002 regarding repair works to historic fabric.

ENC:

- 1. Proposed Programme of Works**
- 2. Strip out Contractor RAMS**
- 3. Strip out Contractor Competency Statement**



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4. Demolition Drawings

