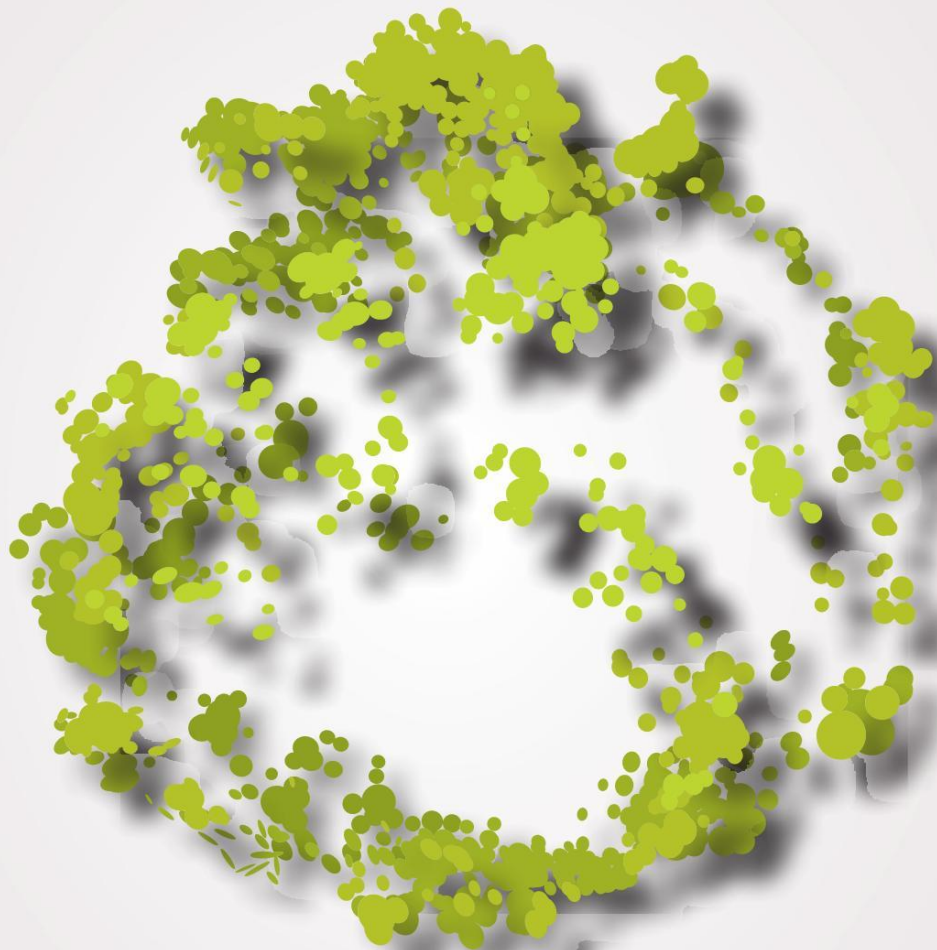




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NXQ Lever Street, Manchester Façade Retention Strategy & Methodology

December 2025

Consulting Structural and Civil Engineers

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

Contents

1.0	DOCUMENT CONTROL	4
2.0	INTRODUCTION & EXECUTIVE SUMMARY	5
3.0	QUALITY CONTROL AND RISK MANAGEMENT	8
3.1	GOVERNANCE & RESPONSIBILITIES.....	8
3.2	PRE-DEMOLITION MEASURES	8
3.3	RISK IDENTIFICATION & MITIGATION.....	9
3.4	MONITORING STRATEGY & VIBRATION THRESHOLDS	10
3.5	INSPECTIONS & RECORD KEEPING.....	10
3.6	REVIEW & ADAPT	10
4.0	FAÇADE RETENTION STRATEGY & METHODOLOGY	11
4.1	FAÇADE RETENTION - METHODOLOGY.....	12
4.1.1	Precommencement surveys & preparation.....	12
4.1.2	Design and Installation of External Temporary Works.....	12
4.1.3	Façade Restraint and Connection Strategy.....	13
4.1.4	Temporary Weather and Stability Measures.....	13
4.1.5	Progressive Internal Demolition.....	13
4.1.6	Monitoring and Inspection	13
4.1.7	Temporary Condition Maintenance.....	14
5.0	STRUCTURAL SURVEY AND ASSESSMENT	15
5.1	CONDITION OF RETAINED façadeS.....	15
5.1.1	Embedded Metal	15
5.1.2	Embedded Timber (joist ends, timber grounds etc).....	16
5.1.3	Windows / Existing Opening	16
5.1.4	Brick Condition.....	16
5.1.5	Flat Arch Lintels (external)	17
5.1.6	Internal Lintels.....	18
5.1.7	Spandrel Panels.....	18
5.1.8	Rainwater Goods.....	19
5.1.9	Services (wired electrical / telecommuncations)	19
5.1.10	Pattress Plates.....	19
5.1.11	Pointing	19

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

6.0	PROTECTION OF HERITAGE ASSETS	20
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4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

1.0 DOCUMENT CONTROL

Revision Number	Purpose of Issue	Date of Issue (dd/mm/yyyy)	Prepared by:	Checked by:	Approved by:	Description of Changes / Issue
00	PLANNING	18/12/2025	SJS	COM	NC	-

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

2.0 INTRODUCTION & EXECUTIVE SUMMARY

The purpose of this document is to provide a Façade Retention Strategy and Methodology for the existing façades that are to be retained as part of the proposed NXQ development on Lever Street, Manchester. This document has been produced to enable the discharge of Planning Condition 5 of planning application 139778/F0/2024.

The façade retention strategy and methodology is based on a comprehensive understanding of the existing building that has been developed through various structural surveys that have been undertaken by AKT II, and a review of historic information combined with in depth knowledge of the existing building condition and the structural design of the proposed development including permanent façade retention strategy.

Nationwide Regeneration have appointed AKT II on behalf of Soller Group to provide structural engineering advisory services as part of the proposed demolition works. Given our involvement with the proposed re-development of the site we have a sound understanding of the form, condition and key risks associated with the façade retention to the Lever Street and Houldsworth Street elevations.

This Façade Retention Strategy is based on a comprehensive structural survey undertaken by AKT II and the methodology has been developed in close collaboration with the Demolition Contractor, Nationwide Regeneration. The most recent structural survey was undertaken in October and November 2025 with report submitted to Manchester City Council as part of the discharge of pre-commencement planning conditions. (Report reference 4891M Lever St - Discharge Planning Condition 3(b))

The strategy proposed ensures that the full retention and support of the identified heritage facade elements is in place and monitored throughout the demolition and construction process. This approach is designed to protect the historic and architectural significance of the retained facades and mitigate risks of collapse or damage.

It should be noted that due to severe deterioration of across of the site, the majority of the existing building floor plates across all plots have not been accessible for inspection over the years. Structural failure and inadequacy has been observed in multiple buildings across multiple floors which render areas unsafe. As such, much of the demolition methodology aims to use long reach machines with grab attachments to minimise health and safety risks to operatives from localised or significant collapse events.

This document focusses on the retention of the existing facades to Lever Street and Houldsworth Street only. Reference should be made to Nationwide Regeneration information for the proposed demolition of the existing buildings on site.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

The figure below is an extract from the Demolition Site Plan that was submitted as part of the planning application for the proposed redevelopment of the site. The figure identifies:

- Buildings to be retained (hatched purple)
 - o 32-34 Great Ancoats Street (currently Bem Brasil)
- Buildings to be demolished (hatched orange)
 - o 36-38 Great Ancoats Street (La Rossa)
 - o 40-42 Great Ancoats Street (Golden Tandoori)
 - o 65 & 67 Little Lever Street
 - o 25-27 Houldsworth Street
 - o 56 & 58 Lever Street
- Façade to be retained (highlighted green)
 - o 56 Lever Street / Houldsworth Street
 - o 58 Lever Street

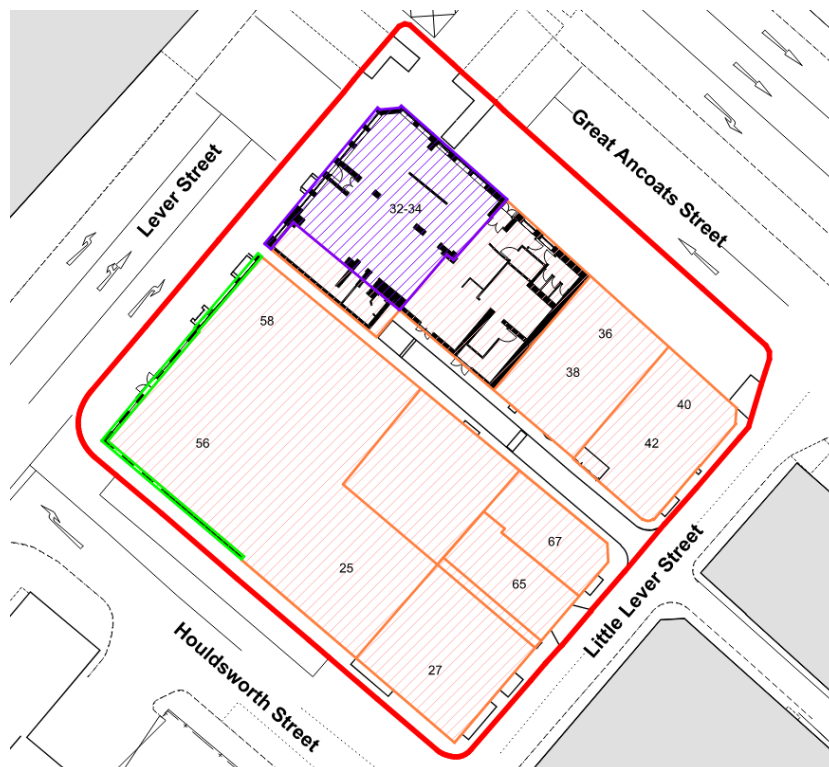


Figure 1 - Demolition Site Plan with retained façades highlighted green

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Rev: 00

The existing structures across the proposed development site comprises a range of predominantly mid-to-late 19th-century buildings constructed using traditional load-bearing masonry for external walls, with internal timber joisted floors and timber roof structures—often king-post trusses—supported in places by cast-iron or steel columns. Many plots, including 56 and 58 Lever Street, incorporate cast-iron lateral restraints, pattress plates, and tie rods to address historic movement and provide façade stability, while some infill structures feature later additions such as steel beams and precast concrete planks. Roofs are generally slate-covered supported on battens, purlins and timber trusses.

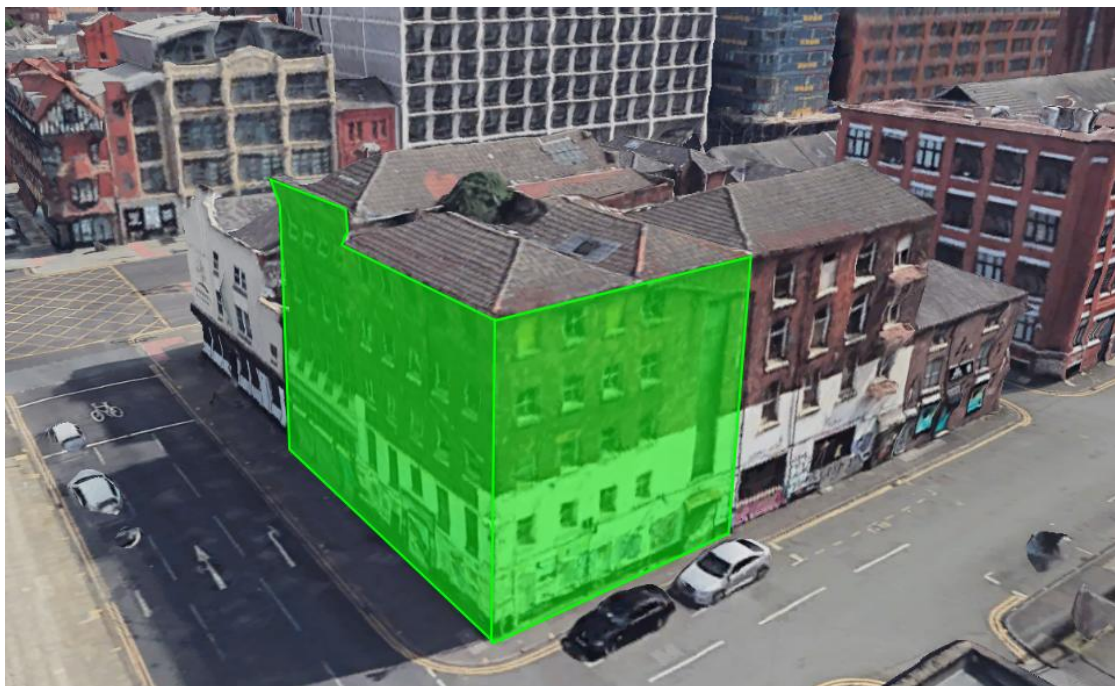


Figure 2 - Isometric View of façades to be retained (highlighted green)

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

3.0 QUALITY CONTROL AND RISK MANAGEMENT

A quality control and risk management plan is required to ensure that a robust, controlled, and conservation-led approach to the temporary retention of the historic masonry façades during demolition works. The plan is intended to protect the heritage asset from damage, instability, or loss of fabric during all enabling, demolition, and temporary retention phases.

This plan should be implemented in conjunction with the Façade Retention Strategy & Methodology set out in Section 4 of this document.

3.1 GOVERNANCE & RESPONSIBILITIES

Clear reporting lines shall be established, with authority to halt works if unacceptable risk to the retained façade is identified. The following key personnel and their responsibilities have been identified:

- Client - Overall responsibility for compliance with planning conditions.
- Principal Contractor - Responsible for implementing the approved methodology and quality control measures on site.
- Temporary Works Designer (TWD) - Responsible for the design, checking, and certification of all façade retention and support systems.
- Temporary Works Coordinator (TWC) - Responsible for site control, inspections, permits, and compliance with BS 5975.
- Chartered Structural Engineer - Provides oversight on heritage risk, fabric protection, and acceptability of interventions.
- Clerk of Works - Monitors workmanship and protection of historic fabric.

3.2 PRE-DEMOLITION MEASURES

Prior to the demolition of the existing buildings and structures supporting the façades that are to be retained, a comprehensive structural condition survey of the façade is required - this has been undertaken and is included in Section 5 of this document.

In addition to the condition survey, the baseline monitoring data should be established prior to the commencement of the demolition works allowing an accurate understanding of any movements that may occur during the works.

A full review and approval (CAT 3) process should be undertaken of the temporary works drawings and calculations prior to the installation of the façade retention system. This check should include proposed fixing locations and methods and any protection measures for the masonry, openings and architectural features of the façade.

The demolition contractor should hold Toolbox talks and safety briefings ahead of the planned demolition work which highlights the heritage sensitivity of the façade's to be retained, the monitoring requirements and their roles and responsibilities should the site operatives witness any adverse movements or building instability.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

3.3 RISK IDENTIFICATION & MITIGATION

The main risks associated with the demolition works local to the retained façade can be found in the AKT II risk assessment in the appendix of this document. A wider risk assessment for the wider demolition works is to be provided by Nationwide Regeneration. The key risks and associated mitigation has been identified in the table below:

	Hazard Description	Risk Level	Mitigation	Risk Level
1	Loss of structural stability leading to collapse of façade	M	Design independent façade retention system which is subject to a CAT 3 check to provide support to retained façade. Design to account for all wind, imposed and dead loading in accordance with current design standards. Ensure that façade retention system is fully inspected and installed in accordance with the design prior to any demolition work commencing. Adopt a top down demolition sequence that follows the reverse construction techniques adopted in the original building construction. Contractor to devise and implement safe method of work around the retained façade and temporary restraint system.	L
2	Damage due to excessive vibration	M	Demolition methodology to use non percussive techniques. Controlled demolition of masonry walls preventing dropping large section of wall from height. Careful removal of any embedded timber or steel beams to prevent additional overturning forces being applied to the existing masonry walls. Contractor to devise safe demolition methodology that limits vibration. Vibration monitoring to be undertaken local to the existing retained facades with vibrations limits (Peak Particle Velocity) of 5mm/s set. This limit can be reviewed during the works.	L
3	Damage due to water ingress / weathering	L	Temporary protection should be provided to wall heads, openings and other vulnerable details where water could penetrate the retained façade and lead to structural instability over time Contractor to devise and implement temporary measures to prevent water ingress / standing water at foot of retained facades particularly in any basement areas.	L
4	Localised masonry failure	M	Remove loose or unstable masonry under controlled conditions to prevent collapse of masonry. Employ further localised temporary support where necessary to prevent collapse. Contractor to undertake routine inspections before, during and after the works to identify any potential loose masonry and take down or temporarily support to prevent collapse.	L

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Rev: 00

3.4 MONITORING STRATEGY & VIBRATION THRESHOLDS

Monitoring forms a central component of the demolition works and contributes to the risk management strategy. A monitoring regime has been outlined in section 4.1.6 and identifies the following requirements:

- Crack monitoring gauges at specific locations
- Survey control points to measure horizontal and vertical movement
- Regular plumb and alignment checks
- Visual inspections before, during, and after key demolition stages

The monitoring frequency shall increase as demolition works progress towards 56 and 58 Lever Street. It is important that during the demolition works of 56 and 58 Lever Street, monitoring is undertaken at the start, during and after the removal of the roof, and each subsequent intermediate floor.

Vibration monitoring during these works is required and where Peak Particle Velocities exceed 5mm/s, work should be paused and crack monitoring gauges and survey control points reviewed to assess the impact of the works and determine if works can proceed as planned or if alternative methods of demolition are required to mitigate against excessive vibration which could lead to damage of the retained façade.

3.5 INSPECTIONS & RECORD KEEPING

As outlined above, the monitoring form a critical part of the demolition process. Records of these inspections should be maintained throughout the work to allow easy review and comparison of monitoring results before, during and after each phase of the demolition works.

Daily site records of inspections and monitoring should be kept along with monitoring logs with dated readings and photographs. Formal reporting of any trigger events (i.e. exceeding the 5mm/s PPV vibration limits) and any remedial actions should also be recorded.

Records should be retained for submission to Manchester City Council should they request the above information.

3.6 REVIEW & ADAPT

The plan shall be reviewed and updated as works progress to reflect site conditions, monitoring feedback, and lessons learned, ensuring a proactive and responsive approach throughout the demolition process.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

4.0 FAÇADE RETENTION STRATEGY & METHODOLOGY

The redevelopment of the Lever Street site requires a two-phase approach to facade retention, involving both temporary and permanent systems, to safely facilitate the construction of the new development while preserving key heritage elements.

During the initial phase, a temporary facade retention system is installed to provide critical stability to the existing facades. This system typically consists of steel frames, wailer beams, vertical props and kentledge blocks that restrain the facade at key points, particularly at former floor levels. It is anticipated that a similar system to that installed at 56 Lever Street will be installed – a section has been provided below in Figure 3.

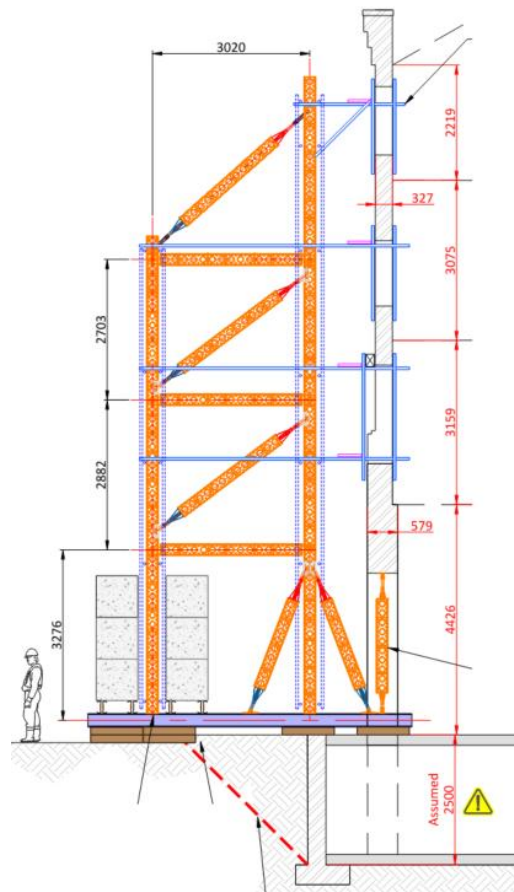


Figure 3 - Section showing principles of façade retention to be installed

The temporary retention is essential to allow for the safe demolition of internal structures and floors behind the facade, as well as for excavation and construction of new substructures such as basements. By maintaining the integrity of the facade during these high-risk activities, the temporary system ensures public safety, protects heritage assets, and enables construction works to proceed without risk of collapse or unplanned movement.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

Once the new structural elements of the development are in place, the project transitions to the permanent facade retention phase. The permanent system integrates the retained facade with the new building structure behind, typically using steel grillages, waler beams, and new columns or frames that transfer lateral loads from the facade into the new sub and superstructure. This permanent integration provides long-term stability, ensures compliance with modern structural and durability standards, and preserves the visual and historical character of the site.

The two-phase approach is necessary because the temporary system allows for safe and flexible construction sequencing, accommodating demolition and new build activities, while the permanent system delivers the required structural performance and heritage preservation for the completed development. This methodology balances construction feasibility, safety, and conservation objectives, ensuring the successful delivery of the project.

4.1 FAÇADE RETENTION - METHODOLOGY

Temporary facade retention is required to ensure the stability and safety of the existing facades during demolition and construction works, particularly where the internal structures are being removed. This is critical due to the dilapidated condition of some buildings and the risk of collapse. The following methodology has been developed to allow the safe demolition of the existing buildings behind and the construction of the new development including proposed basements.

4.1.1 PRECOMMENCEMENT SURVEYS & PREPARATION

- Undertake detailed condition surveys of the façade to be retained
- Identify existing defects, areas of instability, embedded elements, and any features requiring protection.
- Confirm façade geometry, thickness, openings, and load paths to inform the temporary works design.
- Locate and isolate all services attached to or passing through the façade.

Refer to Section 5 for Structural Survey and Assessment of the Retained Façades.

4.1.2 DESIGN AND INSTALLATION OF EXTERNAL TEMPORARY WORKS

- Design an independent external façade retention system (scaffold system with kentledge) located on Lever Street and Houldsworth Street.
- The temporary works shall be self-supporting and founded on suitable temporary foundations or ground bearing elements designed to accommodate imposed loads. The temporary works designer will need to undertake suitable testing of the ground conditions to demonstrate that the bearing capacity is suitable
- Review of service routes and applications to relevant authorities to obtain approvals for the retention system
- The system shall provide:
 - Out-of-plane restraint against wind loading and any eccentricities as a result of façade geometry
 - In-plane stability
 - Vertical load support where required
- All temporary works shall be designed and subject to an independent CAT 3 check. Given AKT II's historic involvement and understanding of the façade, we will also review and provide commentary on the temporary works design.

The design and installation of the temporary façade retention system is to be provided by Nationwide Regeneration's specialist subconsultant / contractor.

4891M | Lever Street

Façade Retention Strategy & Methodology



Rev: 00

4.1.3 FAÇADE RESTRAINT AND CONNECTION STRATEGY

- Install restraint connections between the façade and the external retention structure. Anything passing through the elevation and located on the internal side should be positioned to avoid the proposed positions of the permanent façade retention system
- Fixings shall be designed to minimise damage to historic masonry and allow for later making good.
- Install vertical members and horizontal walers to distribute loads evenly and prevent localised overstressing of the façade.
- All connections shall be installed progressively and monitored to ensure no unintended movement occurs.

4.1.4 TEMPORARY WEATHER AND STABILITY MEASURES

- Provide temporary protection to exposed wall heads, window openings, and vulnerable areas to prevent water ingress.
- Install temporary capping, sheeting, or flashings as required.
- Remove loose masonry, unstable elements, and redundant fixings under controlled conditions prior to demolition works commencing.

4.1.5 PROGRESSIVE INTERNAL DEMOLITION

- Demolition of the main building shall proceed incrementally and in a controlled sequence, refer to Nationwide's proposed demolition methodology for details and phasing of works
- The demolition of 56 and 58 Lever Street will follow a top-down sequence following a reverse construction methodology, with the removal of roof finishes to unload the roof structure and reduce thrust on the head of the retained façade a key starting point.

4.1.6 MONITORING AND INSPECTION

- Continuous monitoring of façade movement and condition shall be undertaken during demolition, The following monitoring is required during the demolition as a minimum:
 - Visual inspection - frequent visual inspections by the temporary works engineer, before, during and after each demolition stage monitoring for new cracking, widening of existing cracks, masonry displacement, mortar loss or other signs of distress
 - Crack Monitoring - crack gauges can be installed across any prominent cracks and monitored in line and as part of the visual inspections
 - Survey Control Monitoring - establish fixed control points on the façade to monitor horizontal and vertical movement - using total station or laser surveys to detect any movement before and after each phase of demolition.
 - Movement monitoring and points of restraint - routine inspection at points of restraint looking for any signs of movement, slippage or distress at the façade retention connection points.
 - Façade Retention system - regular inspections of the scaffold system including foundations, bracing / raking props and connections checking for loosen
 - Environmental & Weather - there should be increased monitoring during times of high wind, heavy rain or freezing conditions which may affect the proposed sequence of demolition
 - Inspections shall be carried out at defined intervals and following key demolition stages.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

- Any movement beyond agreed tolerances shall trigger immediate review and remedial action.

4.1.7 TEMPORARY CONDITION MAINTENANCE

- Maintain the façade and retention system for the duration of the temporary condition.
- Regularly inspect fixings, foundations, and protective measures.
- Manage water run-off and ensure rainwater does not accumulate at the façade base or temporary foundations.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

5.0 STRUCTURAL SURVEY AND ASSESSMENT

A structural survey has been undertaken to understand the condition of the existing buildings. The condition appraisal report provides a comprehensive assessment of the site's predominantly 19th-century masonry buildings, revealing severe structural deterioration due to prolonged water ingress, timber rot, and lack of remedial action.

Specifically, for 56 and 58 Lever Street and 25 Houldsworth Street (Plots 6, 6a, 7, and 8), of which the outer façade facing Lever Street and Houldsworth Street are to be retained the Condition Appraisal states that Plots 6, 6a, 7, and 8 are in a critically deteriorated condition, with extensive timber rot affecting roof trusses, floors, and structural beams due to long-term water ingress. This decay has led to the loss of tension and effectiveness of tie rods and pattress plates, which were historically installed to restrain façade movement and bowing. As a result, these existing restraint systems are now largely ineffective, leaving façades vulnerable to instability and collapse.

5.1 CONDITION OF RETAINED FAÇADES

Whilst the Condition Appraisal report details general building condition, a more detailed survey has been undertaken specifically in relation to the façades that are to be retained. A summary of the condition and common defects has been provided below.

5.1.1 EMBEDDED METAL

Given the age of the existing buildings, there are many examples of embedded metal fixings within the external façade. The embedded fixings are likely to be present internally too although given the unsafe nature of the building, the extents of such fixings cannot be quantified.

There are signs of localised cracking to the external façade due to the presence of embedded fixings and in areas, broken bricks are present.



Photo showing embedded metalwork within elevation (small black shadows on regular grid between windows)

4891M | Lever Street

Façade Retention Strategy & Methodology



Rev: 00

5.1.2 EMBEDDED TIMBER (JOIST ENDS, TIMBER GROUNDS ETC)

The existing buildings consist of internal timber joisted floors and timber roof structures. It is likely that these timber joists are built into the masonry building fabric – confirmation of this is not possible given the building condition. Removal of these timber joists will leave behind voids / pockets and if left open could lead to deterioration of the wall given that they would be exposed to the elements.

In addition to the timber joists, it is common for buildings of this age to have embedded timber grounds within the historic masonry façade to allow for the later fixing of skirting boards, dado rails, architraves and other similar joinery finishes. Again, the presence of timber grounds has not been verified due to the unsafe nature of the buildings. However, whilst these are likely to be relatively small interventions, if left in place and open to the elements, they would rot, creating voids within the masonry wall which in turn can lead to mortar loss and overall loss of structural integrity.

It is important that both the pockets associated with the joists, beams and timber grounds are repaired. Larger pockets should utilise existing bricks from the demolition arisings whilst smaller pockets should be infilled with cut brick or mortar depending on the size.

5.1.3 WINDOWS / EXISTING OPENING

The existing windows are of timber construction and are in various states of disrepair. Many of the windows have broken glass or have been completely boarded up. It is likely that the windows are past their expectant life span and are now causing wider issues within the building fabric.

Given the unsafe nature of the existing buildings, no close up inspection has been undertaken, however, it is likely that timber frames are rotting, leading to water ingress and damp into the heart of the masonry walls.

It is anticipated that the façade is solid masonry given the presence of header courses within the masonry coursing however, the head and cills are likely to be only partial depth of the façade as such, there is opportunity of water to sit on the cill and penetrate into the masonry façade.

It is anticipated that localised remedial works will be required following the removal of the windows to prevent water from sitting on the window cills and penetrating the masonry reveals.

5.1.4 BRICK CONDITION

The historic brickwork displays typical age-related defects, including surface erosion, isolated cracking, spalling, and areas of mortar loss. There is also evidence of damp staining and moss growth across the elevations – noticeably local to rainwater goods.

The internal condition of the walls has not been able to be fully assessed given the unsafe nature of the existing buildings and presence of internal finishes. Defects which are clearly visible from the safe vantage point of the main stair core have been identified but across some floors and wholly covered by existing finishes. As such, the internal condition cannot be fully assessed until all finishes are removed.

If left untreated, these defects could lead to further deterioration of the retained façade and ultimately lead to localised or progressive collapse.

4891M | Lever Street Façade Retention Strategy & Methodology



Rev: 00

5.1.5 FLAT ARCH LINTELS (EXTERNAL)

The external flat arch lintels show signs of settlement, mortar deterioration, and minor deformation consistent with the age of the building. Continued exposure risks progressive joint failure or arch instability. There are many examples of blown brick faces particularly on the Lever Street elevation which if left untreated would lead to further deterioration and localised collapse of the arch. If left, this can lead to further deterioration and potential for a more progressive collapse of masonry.

There is evidence of settlement of a flat arch lintel settlement on the Houldsworth Street elevation with cracking present above the lintel in a triangular pattern suggesting excessive deflection at midspan of the lintel. It is considered that the floor joists span on to the Houldsworth Street elevation and provide restraint to the façade. Any failure of lintels could lead to localised failure of support of the existing floor joists and a loss in restraint of the façade.



Photo showing failed lintel and diagonal triangular cracking above window

4891M | Lever Street

Façade Retention Strategy & Methodology



Rev: 00

5.1.6 INTERNAL LINTELS

Internal lintels, anticipated to be either timber or masonry, may exhibit hidden decay, or overloading where concealed within wall thicknesses. Failure of these lintels could lead to sections of wall and floor structure immediately above the lintel to no longer be supported and result in localised collapse of structure.

There are signs within the building that some internal lintels have failed evidenced by large cracks within spandrel panels between windows (see 5.1.7) this may also have resulted in split header courses. If left, this can lead to further deterioration and potential for a more progressive collapse of masonry.

It is of paramount importance that any lintels are repaired and replaced as necessary with materials suitable for an external environment – i.e. any timber lintels should be replaced with concrete equivalents.

5.1.7 SPANDREL PANELS

Linked to the internal lintels, there is an example within 56 Lever Street of a failed spandrel panel between the lower ground floor and upper ground floor window local to the corner of Lever Street and Houldsworth Street. This is not expressed externally suggesting that an internal lintel failure has led to partial inner leaf collapse.

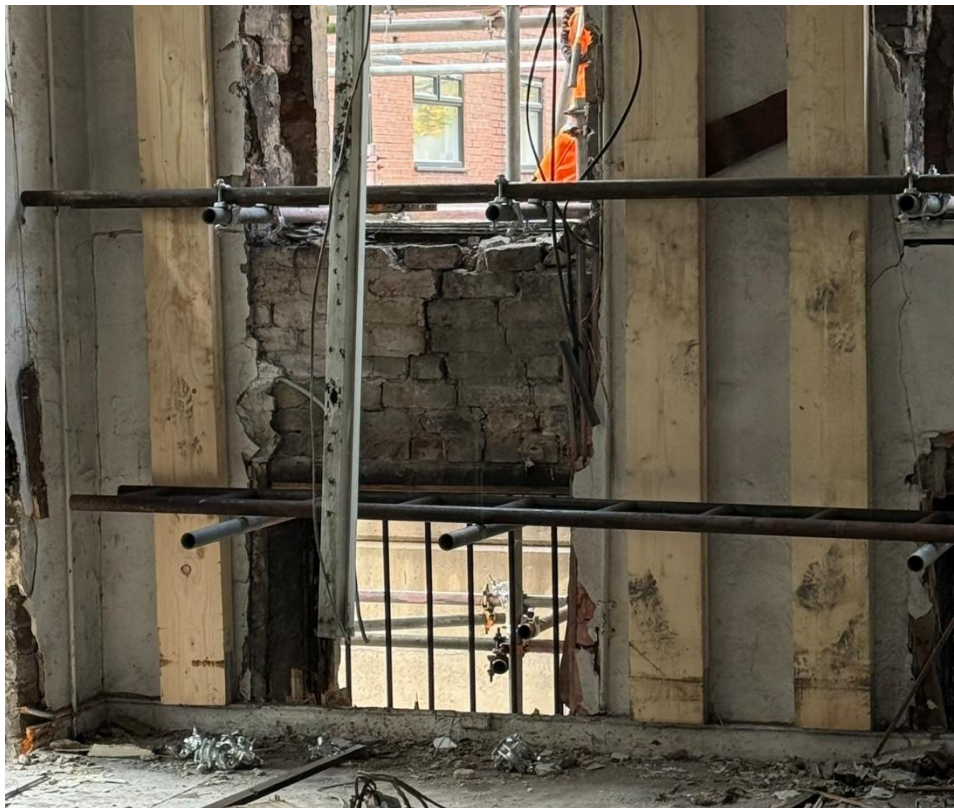


Photo showing failed spandrel panel between lower and upper ground windows

4891M | Lever Street

Façade Retention Strategy & Methodology



Rev: 00

5.1.8 RAINWATER GOODS

Existing rainwater goods appear to be plastic in form and small in diameter given the limited number of downpipes and total roof area to be drained. It is likely that these have been poorly maintained over the building's life. Whilst there are no obvious defects within the façade due to the rainwater goods there are some localised damp staining on the Lever Street elevation suggesting that the system is regularly overloaded and overflows or that the rainwater goods are defective.

The presence of damp can locally lead to softening of the brickwork and mortar, corrosion of embedded metal fixings, rotting of embedded timber (such as lintels). A detailed inspection of the masonry is required following removal of the rainwater goods which will happen as part of the proposed demolition works.

5.1.9 SERVICES (WIRED ELECTRICAL / TELECOMMUNICATIONS)

There are numerous services that run around the external façade - these appear to be telecommunication or electrical wires that are fixed to the building just below the first floor windows. In addition to these wired services, there is also a satellite dish present on the Houldsworth Street elevation, and a large security camera positioned on the corner of Lever Street and Houldsworth Street.

The fixing details of these to the existing façade are not clear but is likely to consist of embedded metal fixings. Given the extent of these services, inspection of the masonry behind cannot be determined. As covered in 5.1.1 it is of paramount importance that embedded metal work is removed and masonry locally repaired.

5.1.10 PATRESS PLATES

Pattress plates are present to the Lever Street elevation of the retained façade only. It is assumed that these were retrospectively installed to restrain the external façade and are not present on the Houldsworth Street elevation as embedded timber joists provide restraint.

The effectiveness of the pattress plates and embedded tie rods is unknown given the condition of the existing buildings.

Given that it is unlikely that the pattress plates were an original design feature of the wall, it is considered that these will not form part of the retained façade. As such, localised repairs to the masonry will be required - in particular to the upper most pattress plate that passed through a flat arch lintel.

5.1.11 POINTING

The lower portion of the existing facades have been painted or covered which prevents visibility of existing mortar and evidence of any repairs / repointing, however, the upper portion of the external façade does not show various defects including mortar erosion and open joints and local cracking.

As part of the façade retention scheme, it is of paramount importance that both internal and external elevations are repointed to prevent further moisture ingress and degradation of the existing wall.

6.0 PROTECTION OF HERITAGE ASSETS

The retained façades constitute a heritage asset whose significance derives from their historic fabric, architectural detailing, materials, and contribution to the wider townscape. The proposed works have been developed to ensure that this significance is preserved throughout demolition, temporary façade retention, and subsequent construction works.

Prior to commencement, a detailed condition survey of the retained heritage fabric has been undertaken (refer to Section 5) to establish a clear baseline against which any change can be assessed. This record has informed the temporary works design, demolition sequencing, and protection measures.

During the temporary façade retention phase, the retained masonry will be supported by a fully designed external façade retention system, independent of the existing structure, thereby avoiding reliance on historic fabric for stability. Fixings to the façade will be minimised, carefully located, and installed through existing window openings wherever practicable to reduce impact on original masonry units and to allow full making good following removal.

Progressive internal demolition will be undertaken in a controlled and sequenced manner to prevent sudden changes in loading or restraint conditions. Continuous monitoring—including visual inspections, crack monitoring, and survey control points—will be implemented to identify early signs of distress. Pre-agreed trigger levels and an action plan will ensure that works are paused and reviewed should movement or deterioration exceed acceptable thresholds.

Temporary protection measures will be provided to safeguard the retained façade from water ingress, weathering, vibration, and accidental damage during the works. This includes protection to exposed wall heads, openings, vulnerable detailing, and areas of known fragility.

Any defective or harmful later interventions (such as corroded fixings, redundant services, or decayed embedded timber grounds) that pose a risk to the long-term condition of the heritage asset will be carefully removed, with all resultant voids made good using compatible materials and conservation-appropriate techniques.

All works will be undertaken in accordance with recognised conservation best practice, under the oversight of suitably qualified professionals, ensuring that the historic fabric is protected, stabilised, and capable of long-term retention within the completed development.

4891M | Lever Street Façade Retention Strategy & Methodology

Rev: 00



Appendix



CDM DESIGN RISK ASSESSMENT FORM

AKT II, Neo Building - 9 Charlotte Street - Manchester - M1 4ET www.akt-uk.com

DOCUMENT REF. 20251217_4891M Lever Street CDM Risk Assessment

REV.

PROJECT NAME Lever Street PREPARED BY SS DATE Dec-25

PROJECT NO. 4891M APPROVED BY SS DATE Dec-25

RISK LEVEL				
SEVERITY OF CONSEQUENCE	LIKELIHOOD OF EXPOSURE TO HAZARD			
	FREQUENT	PROBABLE	OCCASIONAL	REMOTE
MULTIPLE FATALITIES	H	H	H	M
SINGLE FATALITY	H	H	M	L
MAJOR INJURY OR ILL HEALTH	H	M	M	L
MINOR INJURY OR ILL HEALTH	M	M	L	L
NO INJURY OR ILL HEALTH	L	L	L	L

REF. NO.	HAZARD DESCRIPTION	RISK LEVEL BEFORE DESIGN MITIGATION	DESIGN ALTERATION ACTION	RISK LEVEL AFTER DESIGN MITIGATION	SIGNIFICANT RESIDUAL RISK
		(H / M / L)		(H / M / L)	COMMENTS / ADDITIONAL INFO FOR THE CONTRACTOR & OTHERS AND METHOD OF CONVEYANCE E.G. ON DRAWINGS (WHERE NO NOTE TO BE CONVEYED VIA RISK ASSESSMENT ONLY).
1. CONSTRUCTION STAGE: DEMOLITION					
1.01	Loss of structural stability leading to collapse of façade	M	Design independent façade retention system which is subject to a CAT 3 check to provide support to retained façade. Design to account for all wind, imposed and dead loading in accordance with current design standards. Ensure that façade retention system is fully inspected and installed in accordance with the design prior to any demolition work commencing. Adopt a top down demolition sequence that follows the reverse construction techniques adopted in the original building construction.	L	Contractor to devise and implement safe method of work around the retained façade and temporary restraint system.
1.02	Damage due to excessive vibration	M	Demolition methodology to use none percussive techniques. Controlled demolition of masonry walls preventing dropping large section of wall from height. Careful removal of any embedded timber or steel beams to prevent additional overturning forces being applied to the existing masonry walls.	L	Contractor to devise safe demolition methodology that limits vibration. Vibration monitoring to be undertaken local to the existing retained facades with vibrations limits (Peak Particle Velocity) of 5mm/s set. This limit can be reviewed during the works.
1.03	Damage due to water ingress / weathering	L	Temporary protection should be provided to wall heads, openings and other vulnerable details where water could penetrate the retained façade and lead to structural instability over time	L	Contractor to devise and implement temporary measures to prevent water ingress / standing water at foot of retained facades particularly in any basement areas.
1.04	Localised masonry failure	M	Remove loose or unstable masonry under controlled conditions to prevent collapse of masonry. Employ further localised temporary support where necessary to prevent collapse.	L	Contractor to undertake routine inspections before, during and after the works to identify any potential loose masonry and take down or temporarily support to prevent collapse.
1.05	Excessive construction live load on the building floor plates during demolition can cause structural fatigue or collapse (to existing structures or otherwise).	H	The contractor is to develop a methodology that limits the live load on the existing structure and prevents large volumes of demolition arisings from being stockpiled on existing floor plates. Demolition contractor to submit method statements for review.	M	The contractor must pay heed to the information contained on the engineers drawings that describe structural design concept. Demolition sequence to be developed accordingly to ensure integrity of structure is maintained at all time.
1.06	Damage to the existing structure that is to be retained during wider demolition works	H	Ensure drawings contain adequate information describing the phasing of construction to suit AKT's stability requirements. Phasing to be continually discussed with Main Contractor and Trade Contractor.	M	Demolition sequence and methodology to be developed by the specialist contractor and to be reviewed by the engineer.
1.07	Risk of injury or damage resulting from concealed deterioration of structural elements.	H	Provide best known information on the layout and condition of existing structure. Review information available of the maintenance regime that were in place for the buildings.	M	Carry out visual inspection and ensure adequate illumination to provide information regarding the condition of the structure and defects.
1.08	Ingestion of airborne lead particles and associated illness, during demolition of structure that may be coated in paint containing lead compounds.	M	Contractor to be aware of risk and develop risk assessment and methodology to ensure safe working	M	Extent of lead content of paint unknown. Contractor to allow for production risk assessment, relevant survey works and potential protection measures in his works & programme. Contractor to provide method statement for the limited works to existing steelwork to demonstrate safe method of working.



CDM DESIGN RISK ASSESSMENT FORM

AKT II, Neo Building - 9 Charlotte Street - Manchester - M1 4ET www.akt-uk.com

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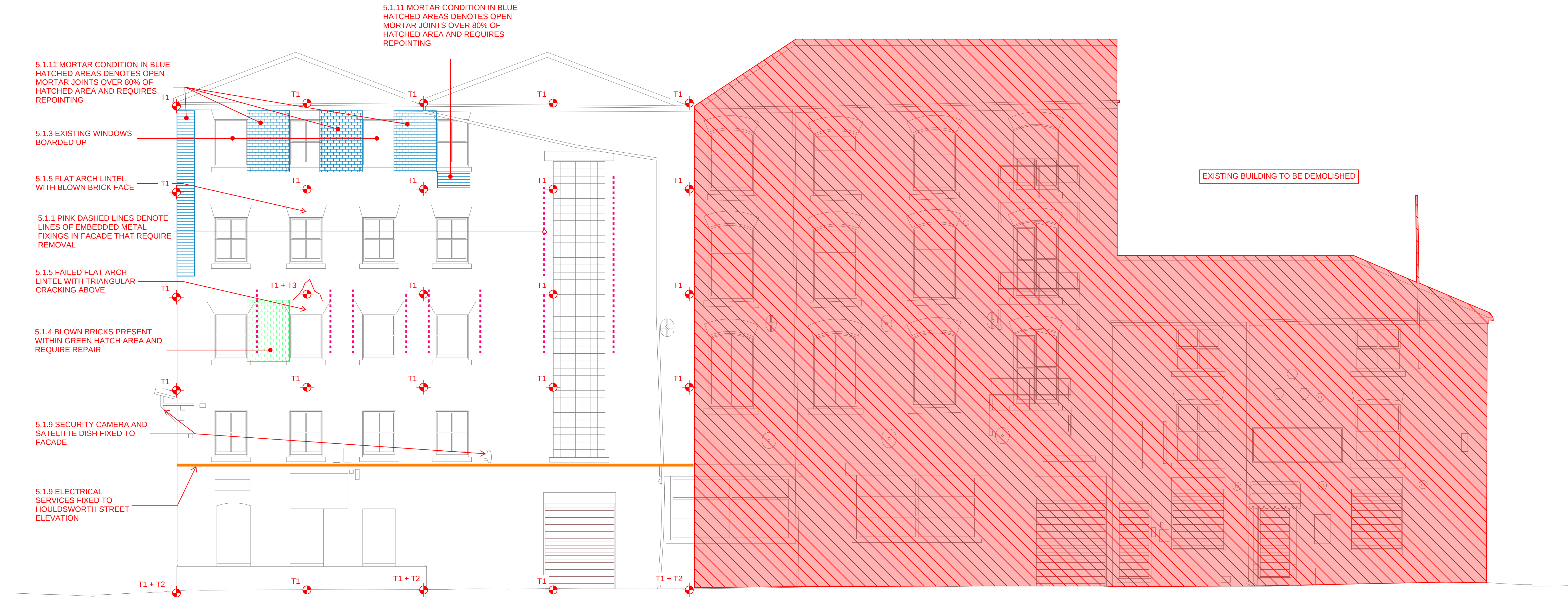
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RISK LEVEL				
SEVERITY OF CONSEQUENCE	LIKELIHOOD OF EXPOSURE TO HAZARD			
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MULTIPLE FATALITIES	H	H	H	M
SINGLE FATALITY	H	H	M	L
MAJOR INJURY OR ILL HEALTH	H	M	M	L
MINOR INJURY OR ILL HEALTH	M	M	L	L
NO INJURY OR ILL HEALTH	L	L	L	L

REF. NO.	HAZARD DESCRIPTION	RISK LEVEL BEFORE DESIGN MITIGATION	DESIGN ALTERATION ACTION	RISK LEVEL AFTER DESIGN MITIGATION	SIGNIFICANT RESIDUAL RISK
		(H / M / L)		(H / M / L)	COMMENTS / ADDITIONAL INFO FOR THE CONTRACTOR & OTHERS AND METHOD OF CONVEYANCE E.G. ON DRAWINGS (WHERE NO NOTE TO BE CONVEYED VIA RISK ASSESSMENT ONLY).
1.09	Ingestion of concrete or masonry dust generated by cutting/demolition and associated illness.	M	Contractor to be aware of risk and develop risk assessment and methodology to ensure safe working	M	Contractor to provide method statement for works considering PPE requirements and current best practice/HSE recommendations/requirements.
1.10	Risk of unrecorded asbestos on site.	M	Undertake R&D asbestos survey report.	M	Cover any asbestos found at earliest opportunity and generally leave intact. Keep full records of its location and include these and include in the health and safety file. Contractor to not undertake any aggressive processes on ACMs, which include: cutting, sanding, hammering and drilling. Existing protective coatings that are damaged to be repaired.
1.11	Risk of being subjected to prolonged vibration as a result of demolition works.	H	Review method of work/methodology, avoid using percussion tools for prolonged periods.	L	Risk reduced
1.12	Noise and Vibration - effect of construction works on neighbours.	M	Agreed scope of work with tenants/neighbours in advance of progressing construction works. Contractor to adopt construction methods appropriate for the location and situation of the project.	L	Contractors to follow best practice guidelines in terms of neighbouring sites.

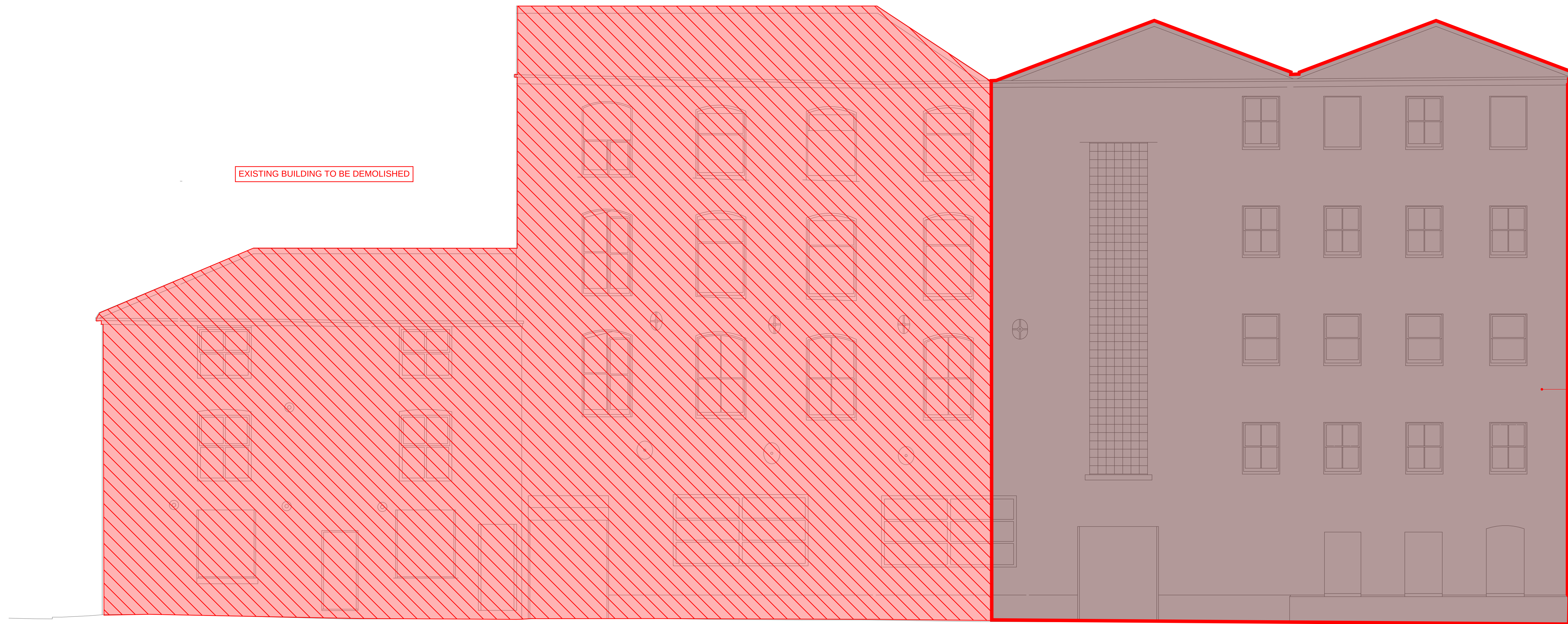
- NOTES
- DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.



EXISTING ELEVATION 2 (EXTERNAL)

1:50

2



EXISTING ELEVATION 2 (INTERNAL)

1:50

2.1

GENERAL STRUCTURAL MONITORING NOTES

- CONDITION SURVEY OF EXISTING BUILDINGS AND STRUCTURE**
BEFORE STARTING WORK: SURVEY STRUCTURE. RECORD AND TAKE PHOTOGRAPHS OF DAMAGED OR DEFECTIVE AREAS.
ITEMS TO BE RECORDED: LOCATION, EXTENT AND MAGNITUDE OF CRACKS, SPALLING, INDICATIONS OF MOVEMENT, PREVIOUS REPAIRS, MODIFICATIONS AND OTHER IRREGULARITIES OF THE FABRIC.
ADDITIONAL INVESTIGATIONS: INSPECT WALLS FOR EVIDENCE OF HAZARDOUS MATERIALS. PROPOSE ANY FURTHER INVESTIGATIONS REQUIRED TO VALIDATE PROPOSED METHODOLOGY. INVESTIGATIONS TO SURROUNDING BUILDINGS WITH CONSENT OF OWNER AND TENANT ONLY.
INFORMATION SUPPLIED: GIVE NOTICE OF ANY AREAS OF VARIANCE TO CONTRACTORS CONDITION SURVEY AS PER ITEM 1 ABOVE.
REPORT: SUBMIT FOR COMMENT MINIMUM 2 WEEKS PRIOR TO START ON SITE IN RESPECTIVE AREA.
INCLUDE RECOMMENDATIONS: FOR REPAIR OR MONITORING OF DEFECTS THAT COULD ADVERSELY AFFECT THE STRUCTURAL ADEQUACY OF THE EXISTING BUILDINGS AND FACADES WHILE TEMPORARILY SUPPORTED AND FOR MONITORING OF CRACK WIDTHS.
- MONITORING GENERALLY**
OUTLINED ON THE RELEVANT AKT II DRAWINGS. ALL PERMANENT MONITORING TO BE INSTALLED A MINIMUM OF 4 WEEKS PRIOR TO COMMENCEMENT OF HARD DEMOLITION TO ESTABLISH BASE READINGS OF MOVEMENT DUE TO DAILY THERMAL EFFECTS. THIS MONITORING SHALL INCLUDE:
T1: ELECTRONIC LEVELLING (SD) TARGETS ON PERIMETER WALLS AND FOOTINGS WITH MONITORING FREQUENCY AS OUTLINED TO INCLUDE VERTICALITY/TILT, LATERAL MOVEMENT, LEVEL AND LONGITUDINAL MOVEMENT
T2: VIBRATION TRANSDUCERS INSTALLED AS NEAR AS PRACTICABLE TO FOUNDATION LEVEL
T3: TELL TALES (LINEAR VARIABLE DISPLACEMENT TRANSDUCERS AND BACK UP CALIBRATED TELL-TALES) ON ALL IDENTIFIED STRUCTURAL CRACKS
- FREQUENCY OF MONITORING**
PHASE 1: PRE-DEMOLITION BASELINE MONITORING
COMMENCE READINGS AS SOON AS SURVEY POINTS HAVE BEEN ESTABLISHED. REPEAT READINGS DAILY UNTIL TWO CONSECUTIVE SETS OF READINGS ARE STABLE AND CONSISTENT AND THEREAFTER TWICE WEEKLY (MINIMUM 4 WEEKS).
PHASE 2: DEMOLITION OF EXISTING / EXCAVATION TO FORMATION
TWO WEEKLY READINGS. IF THESE DIFFER FROM PREVIOUS READINGS, REPEAT UNTIL TWO CONSECUTIVE SETS OF READINGS ARE STABLE AND CONSISTENT.
INCREASE FREQUENCY OF READINGS:
- IF MOVEMENTS ARE ACCELERATING
- IF THE TREND OF MOVEMENTS CHANGES UNEXPECTEDLY
- WHILE EXCAVATING ADJACENT TO PERMANENT AND TEMPORARY STRUCTURE.
ADDITIONAL MONITORING: TAKE A SET OF READINGS IMMEDIATELY FOLLOWING:
- EXCEPTIONALLY HIGH WINDS
- IMPACT ON FACADE OR SUPPORTING STRUCTURE.
- UNAUTHORISED OR SIGNIFICANT AUTHORISED AMENDMENT OF RETENTION STRUCTURE.
- COMPATIBILITY OF RESULTS FROM MULTIPLE PARTIES**
THE MAIN CONTRACTOR SHALL REMAIN RESPONSIBLE FOR ENSURING THAT CONTINUOUS MEASUREMENTS ARE TAKEN THROUGHOUT DEMOLITION AND CONSTRUCTION WORKS AND WITH A SINGLE ORGANISATION APPOINTED FOR MONITORING THROUGHOUT THE PROJECT LIFE TO ENSURE CONTINUITY.
- MOVEMENT MONITORING (T1)**
METHOD: CONTRACTOR TO SUBMIT PROPOSAL FOR AGREEMENT.
ACCURACY OF READING: LEVEL ±0.5mm, PLUMB ±1.0mm
CRITICAL MOVEMENTS:
NORMAL VALUES (GREEN): LATERAL DEFLECTION <1/1000 OF RETAINED HEIGHT
VERTICAL DEFLECTION <2mm
TRIGGER VALUES (AMBER): LATERAL DEFLECTION <1/750 OF RETAINED HEIGHT
VERTICAL DEFLECTION <10mm
ACTION VALUES (RED): LATERAL DEFLECTION >1/750 OF RETAINED HEIGHT
VERTICAL DEFLECTION >10mm
PRECAUTIONS:
NORMAL (GREEN): TAKE ACTION AS FOLLOWS IF MOVEMENTS REACH CRITICAL VALUES:
NO ACTION NEEDED. MONITORING CAN CONTINUE AS PLANNED.
TRIGGER (AMBER): TEMPORARILY REDIRECT WORK AWAY FROM AREA AFFECTED. TAKE FURTHER VALIDATION MEASUREMENTS AS NECESSARY. REVIEW SITUATION, ASSESS POSSIBLE CAUSES AND SUBMIT PROPOSALS.
ACTION (RED): STOP WORK POTENTIALLY INDUCING MOVEMENTS AND MAKE SAFE. CONFIRM CAUSE AND REVISE WORKING PROCEDURES TO LIMIT FURTHER MOVEMENTS. AGREE REVISED ACTION AND TRIGGER VALUES.
- CRACK MONITORING (T3)**
METHOD: CRACK MARKERS OR LINEAR VARIABLE DISPLACEMENT TRANSDUCERS. CONTRACTOR TO SUBMIT PROPOSAL FOR AGREEMENT. NEW OR EXTENDING CRACKS. MARK EXTENT AND RECORD DATE. REPORT AND MAKE PROPOSALS FOR ADDITIONAL MONITORING POINTS.
PERIOD OF MONITORING: UNTIL CRACKS ARE MADE GOOD. SPECIAL REQUIREMENTS: VISUALLY INSPECT STRUCTURE EACH DAY.
- VIBRATION OF EXISTING STRUCTURES (T2)**
TO BE READ IN CONJUNCTION WITH AKT II DRAWINGS: STRUCTURAL VIBRATION LIMITS, BUILDING CLASSIFICATION.
MEASUREMENT PROCEDURE: THE GENERAL GUIDANCE IN RESPECT OF VIBRATION IMPACT AND MONITORING PROCEDURES GIVEN IN BS7385 PART 2 AND BS 5228-2:2009 SHOULD BE OBSERVED WHERE APPROPRIATE.
LOCATION OF VIBRATION TRANSDUCERS: AS CLOSE AS PRACTICABLE TO LOCATION INDICATED WITH FINAL LOCATIONS TO BE AGREED WITH AKT II ON SITE. TRANSDUCERS TO BE ADJUSTED FOR ATTENUATION AS NECESSARY. IN ADDITION TO THE LOCATIONS IDENTIFIED WHERE CONTINUOUS MONITORING WILL BE CARRIED OUT, THE SAME THRESHOLDS WOULD APPLY TO OTHER PROPERTIES WITHIN 30 METRES OF THE WORKS.

ACTION VALUES (RED):	INTERMITTENT VIBRATION	CONTINUOUS VIBRATION
<8HZ	6mm/s	3mm/s
8-30HZ	9mm/s	6mm/s
>30HZ	15mm/s	6mm/s

THRESHOLD VALUES (AMBER):	INTERMITTENT VIBRATION	CONTINUOUS VIBRATION
<8HZ	3mm/s	2mm/s
8-30HZ	5mm/s	3mm/s
>30HZ	8mm/s	3mm/s

LEGEND

⊕ DENOTES MONITORING POINT

LEVEL 1: 11.11.25
INTERNAL ELEVATIONS UNABLE TO BE SURVEYED AS NO SAFE ACCESS IS AVAILABLE TO EACH FLOOR PLATE AND / OR PRESENCE OF WALL FINISHES.
FLOOR PLATES OMITTED FOR CLARITY

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SOLLER GROUP

CLIENT

LEVER STREET

PROJECT

EXISTING ELEVATIONS
CONDITION APPRAISAL
SHEET 2

DATE	11.11.25	SS	A0
RT	11.11.25	SS	A0
4991	4991	S2	150
AKT PROJECT NO.	PROJECT STAGE	STATUS CODE	SCALE

4991 AKT ZZ ZZ DR S 06001

INFORMATION

LEVER STREET, MANCHESTER
MASONRY REMEDIAL WORKS - TYPICAL REPAIRS

MASONRY DEFECTS FOUND IN EXISTING FABRIC TO BE REPAIRED AS PART OF SITE REMEDIAL WORKS. EXTENT TO BE CONFIRMED FOLLOWING COMPLETION OF FABRIC SURVEY AND/OR FINAL SURVEY BY CONTRACTOR. REFERENCE SHOULD BE MADE TO EXISTING SITE SPECIFIC DEFECTS REPORT.

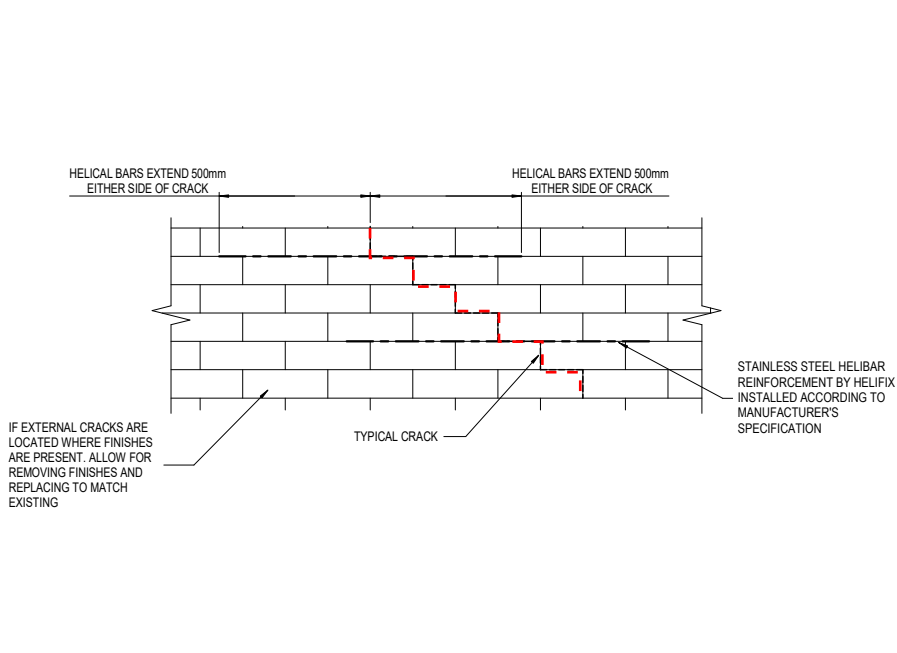


FIGURE 1.1 TYPICAL MASONRY WALL CRACK REPAIR - HELIFIX REPAIR DETAIL.

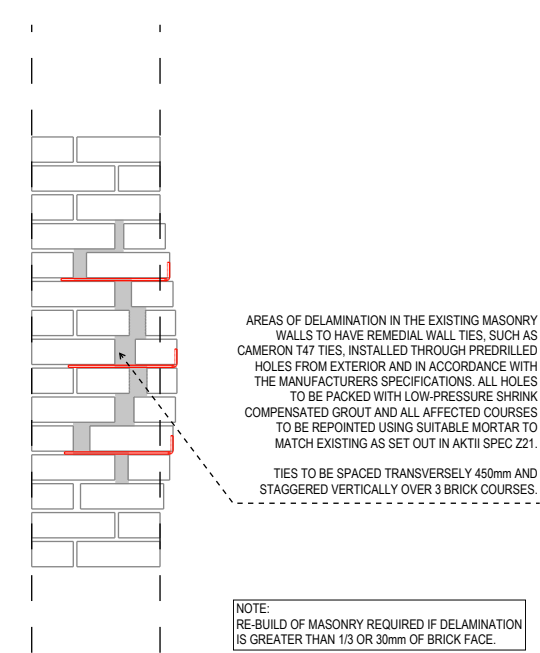


FIGURE 1.2 TYPICAL MASONRY WALL DELAMINATION CRACK REPAIR.

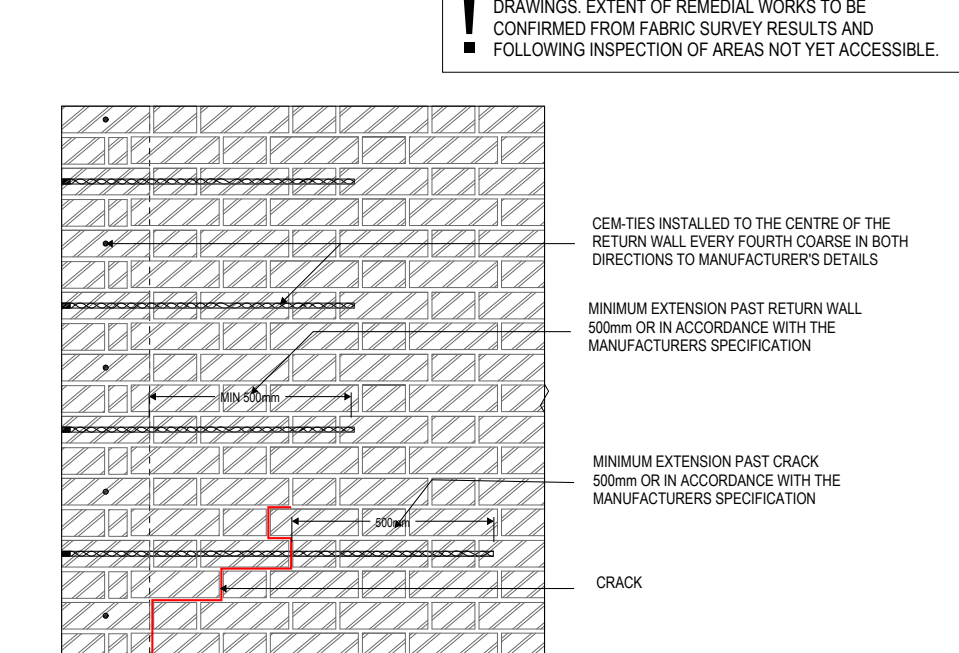


FIGURE 3.1: WALL ELEVATION SHOWING TYPICAL MASONRY CRACK REPAIR, WITH CEM-TIES INSTALLED INTO WALL CORNERS

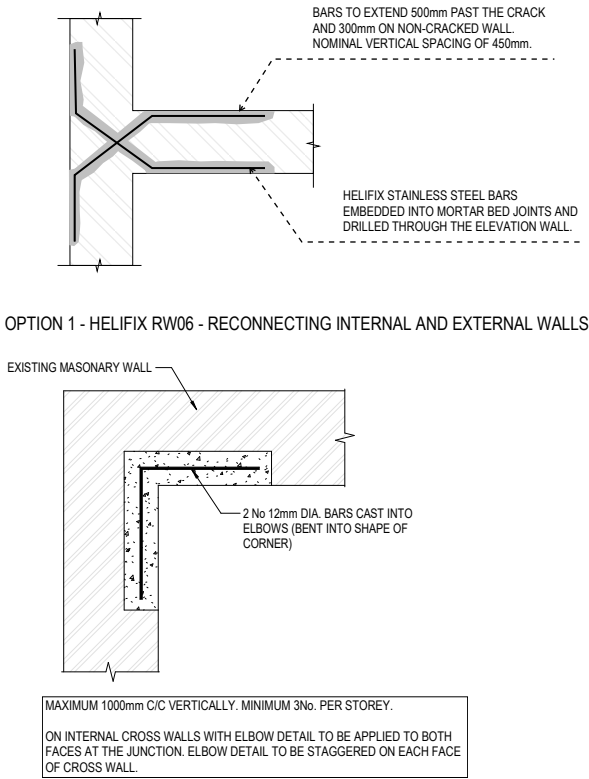


FIGURE 2.1 CORNER ELBOW DETAILS - OPTION 2 CONCRETE POCKETS

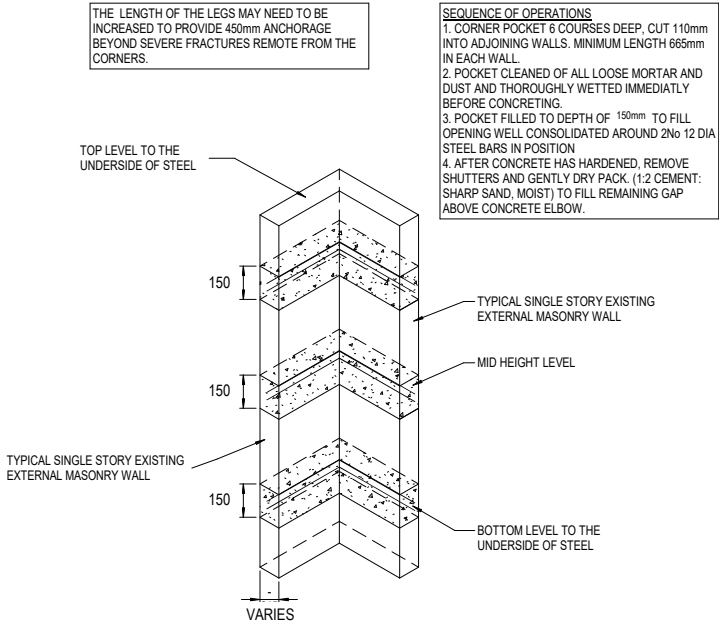


FIGURE 2.2 CORNER ELBOW ISO

NOTE: CORNER REMEDIAL WORKS REQUIRED WHERE WALL SEPARATION AT RETURN JUNCTION OCCURS. EXTENT SUBJECT TO SITE INVESTIGATIONS.

- NOTES
- DO NOT SCALE FROM THIS DRAWING.
 - ALL DIMENSIONS ARE IN MILLIMETRES (mm) AND ALL LEVELS ARE IN METRES (m) UNLESS OTHERWISE NOTED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS' AND ENGINEERS' DRAWINGS.

DECONSTRUCTION METHODOLOGY

THE CONTRACTOR SHOULD DEVELOP HIS DECONSTRUCTION METHODOLOGY IN ACCORDANCE WITH THE FOLLOWING ASSUMPTIONS.

- THE SIZE OF THE DEBRIS IS TO BE MINIMISED AS FAR AS PRACTICAL THROUGH THE CHOSEN METHOD OF DECONSTRUCTION.
- THE METHOD OF DECONSTRUCTION MUST NOT INDUCE FURTHER/ PROGRESSIVE COLLAPSE.
- THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SITE MEASUREMENTS AND SURVEYS TO CONFIRM FINAL SIZING OF ELEMENTS TO BE INSTALLED AND VIABILITY OF METHODOLOGY.

EXISTING STRUCTURES NOTES

EXISTING STRUCTURES AND FEATURES ARE SHOWN INDICATIVELY BASED UPON THE AVAILABLE RECORD INFORMATION. IT SHOULD BE NOTED THAT THE AS BUILT CONDITION MAY VARY TO THAT INDICATED. ANY VARIATION BETWEEN THE DRAWN INFORMATION AND THE AS BUILT CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE CA IMMEDIATELY.

IN LINE WITH THE PROJECT SPECIFICATION THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CONFIRMING THE AS-BUILT LOCATION OF ALL ADJACENT AND BURIED SERVICES, UTILITIES AND INFRASTRUCTURE THAT WILL BE AFFECTED BY THE PROPOSED WORKS.

WHERE THE FINAL DIMENSIONS AND DETAILS OF THE PROPOSED STRUCTURE ARE DEPENDENT UPON THE AS-BUILT CONDITION OF THE BUILDING THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERTAKING THE REQUIRED SURVEY WORK TO CONFIRM THESE DIMENSIONS.

IT SHOULD BE ASSUMED THAT THIS SURVEY WORK WILL BE REQUIRED AT ALL LOCATIONS INVOLVING AN INTERFACE BETWEEN PROPOSED AND EXISTING STRUCTURE.

SURVEY WORKS SHOULD BE SCHEDULED TO OCCUR AT THE EARLIEST OPPORTUNITY SUCH THAT THE FINDINGS CAN BE INCORPORATED WITHOUT DELAY TO THE CRITICAL PATH.

NOTES ON TEMPORARY WORKS AND ASSUMED DECONSTRUCTION SEQUENCES:

- SUPPORTING INFORMATION:** TO BE READ IN CONJUNCTION WITH CDM DESIGNERS' RISK ASSESSMENT AND ALL OTHER RELEVANT AKTII & ARCHITECTURAL DRAWINGS, SKETCHES, REPORTS, AND CALCULATIONS.
- STABILITY OF THE STRUCTURES AFFECTED BY THE WORKS:** THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDING STRUCTURES. WITHIN AND ADJACENT TO THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. HE SHOULD TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING BUILDINGS AND STRUCTURES WITHIN AND ADJACENT TO THE WORKS.
- TEMPORARY WORKS:** THE CONTRACTOR MUST DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY SUPPORT AND ACCESS STRUCTURES. HE MUST SUBMIT DETAILS OF TEMPORARY SUPPORT PROPOSALS TO THE CONTRACT ADMINISTRATOR AT LEAST 2 WEEKS PRIOR TO COMMENCEMENT OF WORKS. HE MUST SUBMIT SUPPORTING CALCULATIONS.
- STABILITY OF THE WORKS:** THE CONTRACTOR MUST ENSURE THAT THE STABILITY AND STRUCTURAL INTEGRITY OF THE WORKS ARE MAINTAINED DURING THE CONTRACT. HE MUST DESIGN, INSTALL AND MAINTAIN TEMPORARY SUPPORT WHERE NECESSARY. HE MUST NOT OVERLOAD ANY COMPLETED, PARTIALLY COMPLETED OR EXISTING ELEMENTS OF THE WORKS. HE MUST SUBMIT DETAILS OF TEMPORARY SUPPORT PROPOSALS TOGETHER WITH THE PROPOSED SEQUENCE AND METHOD OF CONSTRUCTION AS DETAILED ABOVE. THIS SKETCH INDICATES THE ASSUMPTIONS MADE ON THE EXISTING STRUCTURES. THE CONTRACTOR SHOULD ALLOW AND INDICATE IN HIS PROGRAMME ANY ADDITIONAL INVESTIGATIONS NECESSARY TO ALLOW THE DETAILED DESIGN OF TEMPORARY SUPPORT TO BE COMPLETED.
- EXISTING STRUCTURES:** ALL EXISTING STRUCTURES AND FEATURES ARE SHOWN INDICATIVELY. THE CONTRACTOR SHOULD ALLOW FOR ALL OPENING UP AS NECESSARY TO CONFIRM THESE DETAILS SUFFICIENT TO VALIDATE THE PROPOSED METHODOLOGY.
- EXISTING TEMPORARY WORKS:** IT IS NOTED THAT EXISTING TEMPORARY PROPPING FRAMES ARE PRESENT ON SITE. IT SHALL BE NECESSARY FOR THE CONTRACTOR TO ADOPT AND ADAPT THESE FRAMES AS PART OF THE WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY ASSOCIATED INSPECTIONS AND DESIGN WORK.
- 3RD PARTIES APPROVALS:** CONTRACTOR TO CONSIDER THE HEALTH AND SAFETY IMPLICATIONS OF WORKING IN AND ABOVE THE CITY OF LONDON HIGHWAYS AND NETWORK RAIL DEMISE AND SEEK FORMAL APPROVAL TO UNDERTAKE THE WORKS.

MATERIALS

- i) MASONRY FOR REPAIR OF EXISTING: $F_k = 20\text{N/mm}^2$ MIN.



LEVER STREET, MANCHESTER		RETAINED FACADE MASONRY REMEDIAL WORKS	
PROJECT		TITLE	
DATE	DEC 2025	SCALE	NTS
CAD FILENAME	-	STATUS	INFORMATION
DRAWN	SS	CHECKED	COM
PROJECT No.	4891	DRAWING No.	4891-HS-SK128
REV	01		