

Prepared & Reviewed	A Spencer	P Manager	26-06-26		Draft 1
Prepared & Reviewed	A Spencer	P Manager	10-07-26		Draft 2- Added comments on statement to contractors on importance of working on a listed building and the storing of bricks

MCR PROPERTY GROUP

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1.0 Introduction

All contractors on site will be briefed on the works proposed, the methodology and the listed status of the building before starting work. As the building is listed it will be made clear that any deviation from approved methodologies requires approval from Manchester City Council. The works shall proceed under close supervision by the contractor supervisor, with review by the architect if required. Should any concerns, issues or previously unknown factors arise during the course of the work, operators will stop and seek further advice.

All works will be undertaken carefully and on the assumption that care should be taken to minimise all disturbance or damage to fabric during the course of the work.

MCR have been appointed to carryout the re- development of the former Piccadilly warehouse project. The project is split over two buildings known as Bloom and Mindell this re development is planned to provide eighty apartments. As part of this delivery , there are a series of planning conditions attached to the planning permission and listed building consents.

The submission relates to the discharge of condition 5K of listed building consent 140357/JO/2024 which require Detailed design and methodology for the removal of redundant central lift hoist shaft and remedial repair works , including material samples if applicable.

This condition specifically relates to the reduction in the height of the lift over run shaft located on level 4 to underside of ceiling timbers in the Mindell house building . The purpose of this change to the roof is to allow the new plant to be formed. This new formed roof will be constructed in a single ply roof method with approved membranes in accordance with BS 6229; 2018.Further details specification will follow with regards the installing of the new roof.

2.0 Description of Works

- Removal of existing Lift over run shaft and existing mechanisms within the lift shaft from level 4 to underside of ceiling timbers this is built up of brick masonry and concrete to Mindell building
- Removal of existing Pulley wheel , chains and cords within lift shaft
- Lift Shaft Over Run is to be taken down to 500mm below timber bearing line (Shown in photograph no 1 below)
- Lift Shaft top concrete slab as shown in (photograph No 4)

3.0 Plan of Works

All Contractors will be inducted upon arrival of the project. Within the induction contractors will be told the importance of working within the constraints of a listed building along with what action to take if any issues or unknown factors arise .

- Design Scaffold erected on level 4 of Mindell Building (Scaffold design attached)
- Additional sheets of plywood to be used on existing floor to provide added protection and help protect the existing flooring of the building
- Scaffold has Two working platforms access is via ladder **only**
- Within the lift shaft is existing wheel pulley and chains and cords which is in an advanced deterioration state to be removed by use of cutting equipment and small plant.
- Small plant to be utilised when required by use of lifting equipment to help take the loadings when released
- Top of Lift Over run shaft is a concrete slab – 100mm thick concrete will be carefully removed by the use of small breakers and small selection of hand tools removing small sections at a time and clearing from scaffold in a safe and controlled manner to ensure no other areas of the building are damaged
- The scaffold will be kept cleared throughout the works
- The lower levels of the shaft will be closed off to prevent any access
- Once the top of lift shaft concrete slab is removed Contractors can commence removal of brick starting from the top level platform of scaffold to a continuous moving downwards sequence to the required cut off point level 500mm below timber wall plate
- Contractors will remove brick from scaffold at stages to prevent overloading by means of rubble bags transferred to external scaffold to wheelbarrow and taken to the hoist
- Contractors will use small hand tools and small breakers and safety harnesses fastened to anchor points to prevent falling into the lift shaft when carrying out the works
- Contractors will carefully remove existing air conditioning unit and satellite dish by the means of small tools and cutting equipment currently attached to the external lift shaft wall
- The contractors will carry out the removal of the lift shaft brick after brick in a controlled and monitored sequence managed by MCR management on site
- Contractors resource will consist 5no competent persons carrying out these works
- 3no contractors will be on the scaffold removing the masonry

- 2no contractor labour will be on level 4 to facilitate in removing the masonry from the scaffold and out of the building to the designated waste area this will be monitored and reviewed accordingly
- Bricks will be checked and cleaned and saved to be used for future repair works to the building
- Hours of Work

  Monday – Friday 7:30am-18:00pm

  Saturday 8:30am-14:00pm

  Sunday / Bank Holidays No work

4.0 Safety

- **All Persons will wear Full PPE- Hard hats ,hi viz vest , safety boots**
- **Safety Glasses**
- **Safety Gloves**
- **Safety Harnesses attached to anchor point on scaffold**
- **Tethering equipment when required**
- **Toolbox talks – Explaining the importance of the listed status**

5.0 Photographs



1 Cut of Point 500mm below

Height -8M top of Lift Shaft



2- Temporary Protection

Temporary Plywood laid on top of floor for protection

- Saved Bricks to be Stored on a pallet



3- Lift Over Run Scaffold



4- Top Of Concrete Slab



5- Existing Equipment To be Removed



6- Existing Equipment to Be Removed



7- Existing Equipment to be Removed

All structurally sound brick identified when removing from the lift shaft will be cleaned and stored safely on a pallet and wrapped in shrink wrap to ensure safe from any damage.

The brick pallet will then be stored within an area local to the lift shaft works to ensure limited disruption in moving brick within the building. Photographic evidence will be taken to confirm the level of protection carried out to saved brick. Please note as shown in photographs below brickwork face is damaged and stained in multiple areas on the lift shaft.



Level 2 - Brick heavy stained with soot



Level 2- Brick heavily stained with soot



Level 2 – Brick heavily stained with Soot



Level 1- Brick face damaged and stained



Level 1- Bricks damaged and heavily stained with Soot



Level 1 – Brick face damaged



Level 1- Brick face damaged and stained with soot

Appendices-

24006- HFR – MH- RF- DR-A -9026-

24006- HFR – MH- RF- DR-A -9036.

Scaffold Design