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Rev 2

Main Demolition Works added to strategy document

1. Planning and listed Building Consent Conditions

Planning Condition 11

No demolition of any building shall take place within a component part (or combination of component parts) until a demolition strategy (to include the treatment of any temporarily, or permanently exposed external surface) has been submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved. The development of that component part, or parts shall be undertaken in accordance with the approved document.

Reason: To ensure that any demolition associated with the development is carried out to a satisfactory standard for the protection of visual and general amenity of the locality. This pre-commencement condition is necessary to ensure that details of demolition and protection are agreed at an appropriate stage of the development process.

Queensgate Market LBC 2

No demolition or the removal of fabric, including that adjacent to, abutting or connected to the listed building, shall take place until a demolition method statement has been submitted to and approved in writing by the Local Planning Authority. Details shall include the method of protection of the retained building fabric including propping, weatherproofing, protection of adjacent and adjoining historic fabric. This applies to the interior and exterior of the building and includes a protection strategy for architectural features (including decorative linings and Fritz Stellar friezes). Demolition shall be undertaken in accordance with the approved method statement.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

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Project ref: P21-0731

2. Scope of works

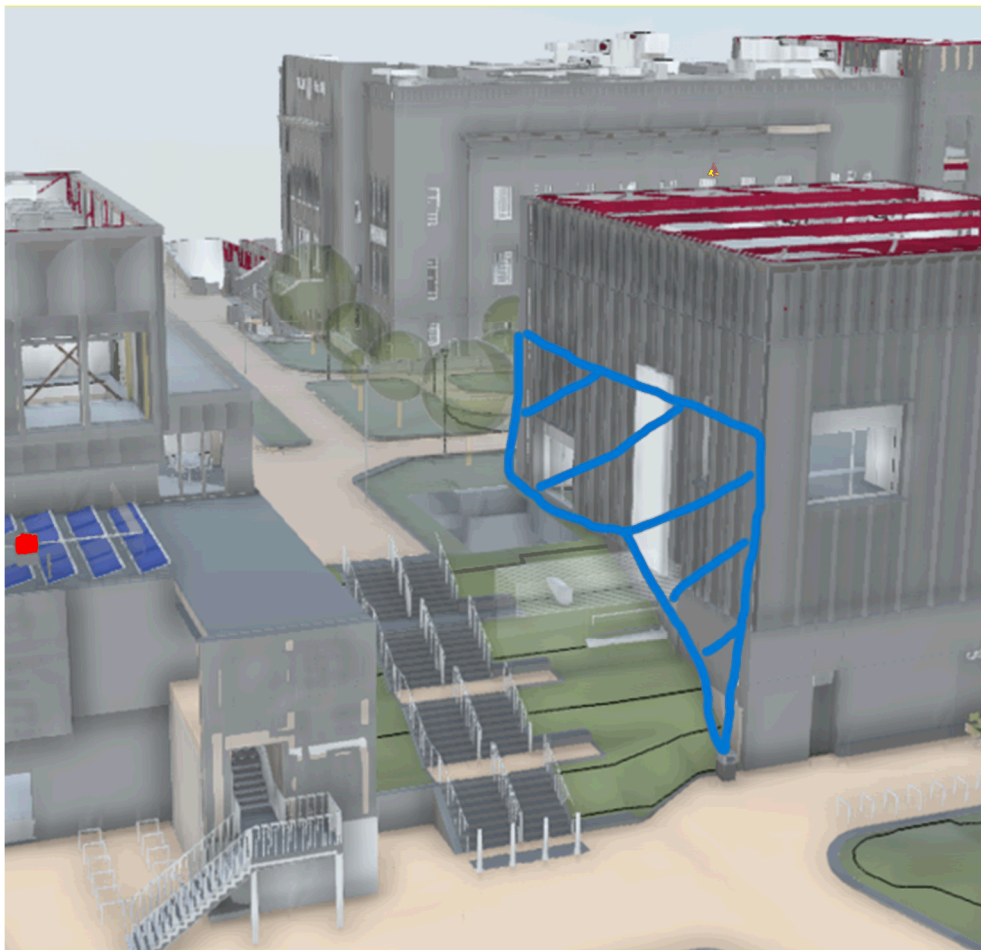
The proposed sequence of Demolition is to commence with the removal of the following internal building elements; concrete and masonry, as noted below, these being prior to the Main Demolition works.

The Main Demolition works involve the removal of the existing building surrounding the Parabolic roof structures and columns to the South, West and part of the structure to the North.

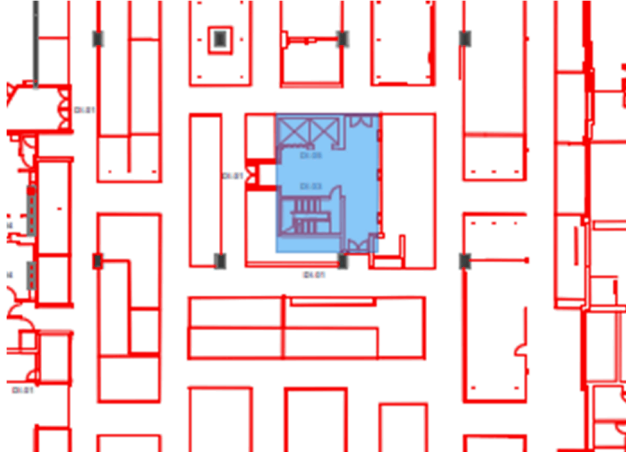
These works do not involve the Parabolic building structures, the Fritz Steller Friezes or the 'Blue' Stairs off Queensgate.

The works that leave exposed external surfaces that would need further treatment are to the area of the former Piazza Management Suite, the exposed external face will be left clean, flat and rendered.

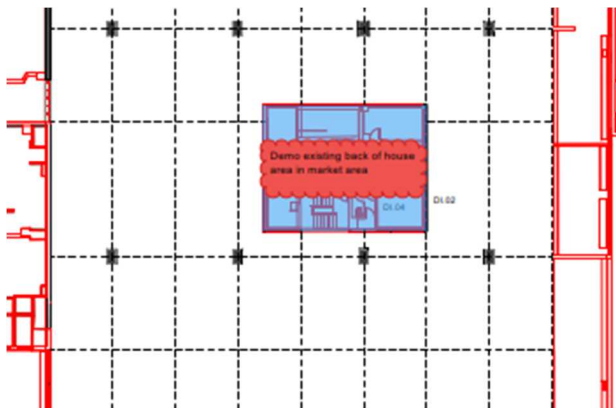
The image below indicates the current Masterplan thoughts, but in this instance is used to show the elevation that would be left exposed that we propose to leave rendered.



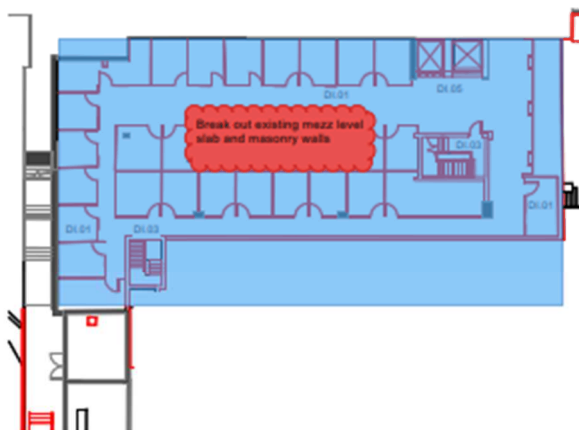
Upper Ground Floor former Market Office



Level 1 former Market Office



Lower Ground Floor Mezzanine floor and walls



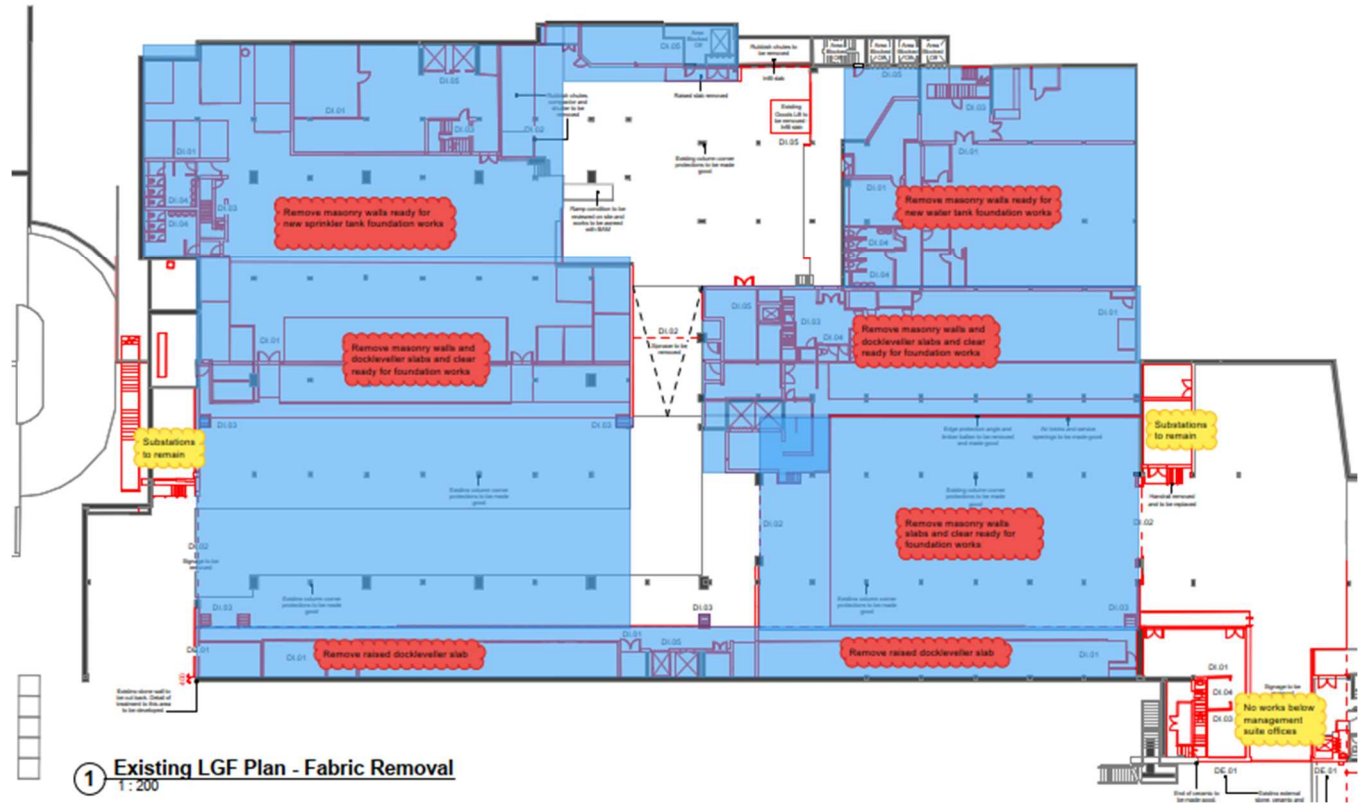
② Existing LGF Mezzanine Plan - Fabric Removal
1:200

Our Cultural Heart – Demolition Strategy rev 2

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Project ref: P21-0731

Lower Ground Floor Slab and Walls (part of)



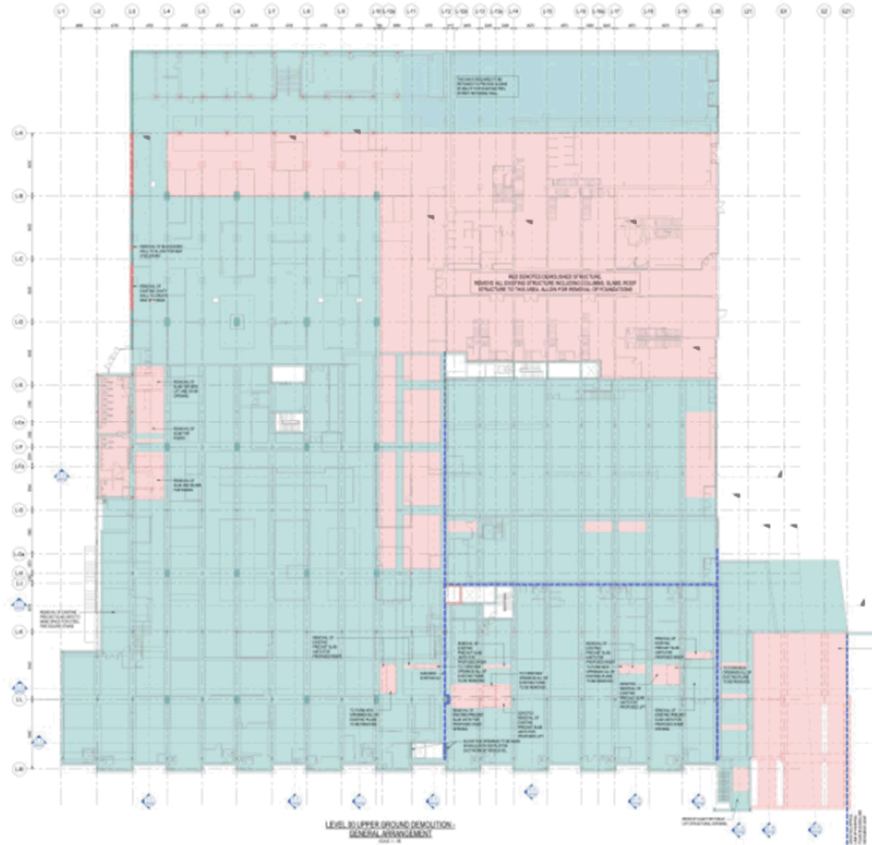
Our Cultural Heart – Demolition Strategy rev 2

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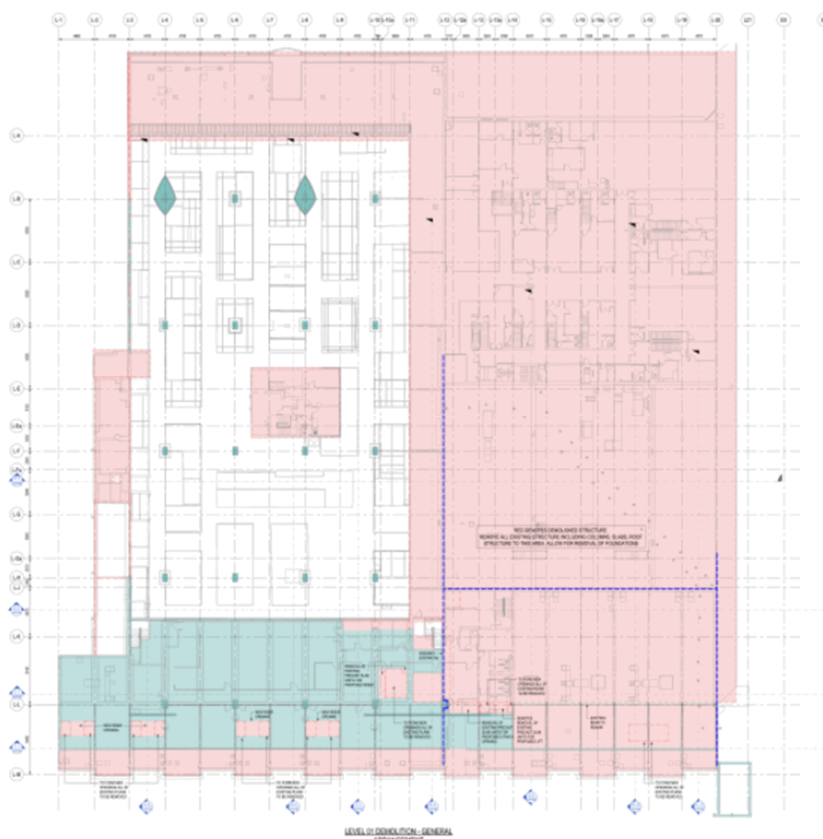
Project ref: P21-0731

External Demolition

Upper Ground Floor (pink areas removed)



Level 1 and Roof (pink areas removed)



3. Methodology

Former Market Office – Upper Ground Floor and Level 1

- Once the soft strip and Asbestos removal have been complete a physical exclusion zone will be established around the area to be demolished.
- Working with a small machine (Brokk Demolition Robot that is operated remotely) from the inside of the structure and the west side, so that it is footed on the reinforced concrete slab rather than the precast concrete planks, the structure will be carefully demolished down to the upper ground floor slab level.
- The demolition waste will be broken into crushable sized pieces once brought to the slab level below.
- The waste will then be remove to the site compound (former site of the Multi Storey Carpark).
- Recovered material will then be crushed within the compound for reuse.
- Any remaining openings within the Upper Ground Floor, i.e. what was the two lift shafts, will be protected with scaffold edge protection.
- Leave area safe upon completion.

Lower Ground Floor Mezzanine floor and walls

- Once the soft strip and Asbestos removal have been complete a physical exclusion zone will be established around the area to be demolished.
- Working with a small machine (Brokk Demolition Robot that is operated remotely) from the inside of the structure the structure will be carefully demolished down to the Lower Ground Floor slab level.
- The area of slab that adjoins the Parabolic Roof support columns will be separate with a saw cut prior to the surrounding slab being broken out. Likewise with any perimeter ties ins to the existing structure.
- The exposed face of the Parabolic Roof column, where the slab was previously adjoined, will be treated with a corrosion protection propriety system. This will be conducted following the completion of demolition works.
- The demolition waste will be broken into crushable sized pieces once brought to the slab level below.
- The waste will then be remove to the site compound (former site of the Multi Storey Carpark).
- Recovered material will then be crushed within the compound for reuse.
- Any remaining openings within the Mezzanine floor, i.e. what was the two lift shafts, will be protected with scaffold edge protection.
- Leave area safe upon completion.

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Lower Ground Floor Slab and Walls (part of)

- Once the soft strip and Asbestos removal have been complete a physical exclusion zone will be established around the area to be demolished.
- Working with a 20 ton Excavator the existing masonry walls will be demolished and the lower ground floor slab removed.
- The demolition waste will be broken into crushable sized pieces.
- The waste will then be remove to the site compound (former site of the Multi Storey Carpark).
- Recovered material will then be crushed within the compound for reuse.
- Leave area safe upon completion.

External elements

- Following the completion of the soft strip and Asbestos removal the main demolition will commence
- Various demolition machines (20 tonne excavator, high reach machine, etc) will be used, to suit the height of the structure to be removed, once any hand breaking to segregate elements of the structure that remain is conducted first
- Any elements of temporary works that are required to allow the demolition to commence will be installed as necessary
- Sequence:
 - Commence with removal of structures to south elevation, these are access from the construction compound
 - Following this the West elevation, Peel Street, will be removed. This area is accessed from Peel Street into the hoarded area. *No works will be conducted from outside of the hoarded areas*
 - Following the West elevation the works will then progress into the building from Princess Alexander Walk working West to East into the former shop units.
 - Remaining roof areas will then be removed behind the East Elevation
- During the works watering down processes will be used to prevent dust, using water cannons
- Demolition waste, concrete and steel will be treated on site (segregation and then crushing) prior to removing from site

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4. Protection

At the time and date when these works are proposed to be undertaken the Terrazzo upstands, Coat of Arms and the Commerce Artwork will have been removed from the Building by Cliveden (covered by separately submitted methodology).

The roof area behind the Fritz Stella Friezes that is removed is constructed from timber so can be carefully removed by hand without affected the Ceramics.

The columns to the Parabolic roofs which pass through the Lower Ground Floor Mezzanine floor will be carefully worked around to separate the slab from them as the work progresses, as noted above. These columns will be protected with suitable solid boarding in the vicinity of the demolition works.

The two live substations within the basement area are now decommissioned to allow them to be part demolished and rebuilt to the new details provided by NPG.

The 'Blue' Stairs will be protected with timber boarding prior to the removal of the structure in this area.

5. Hours of Work

In accordance Condition 14:

Noisy construction related activities shall not take place outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays.
- 08.00 to 13.00 hours, Saturdays; and
- No noisy construction related activities at any time on Sundays and Public Holidays.