GEORGE HOTEL – HIGHWAYS PROTECTION

DOCUMENT NUMBER: OF-01-11-002

VERSION: 03

APPROVED BY: CAB

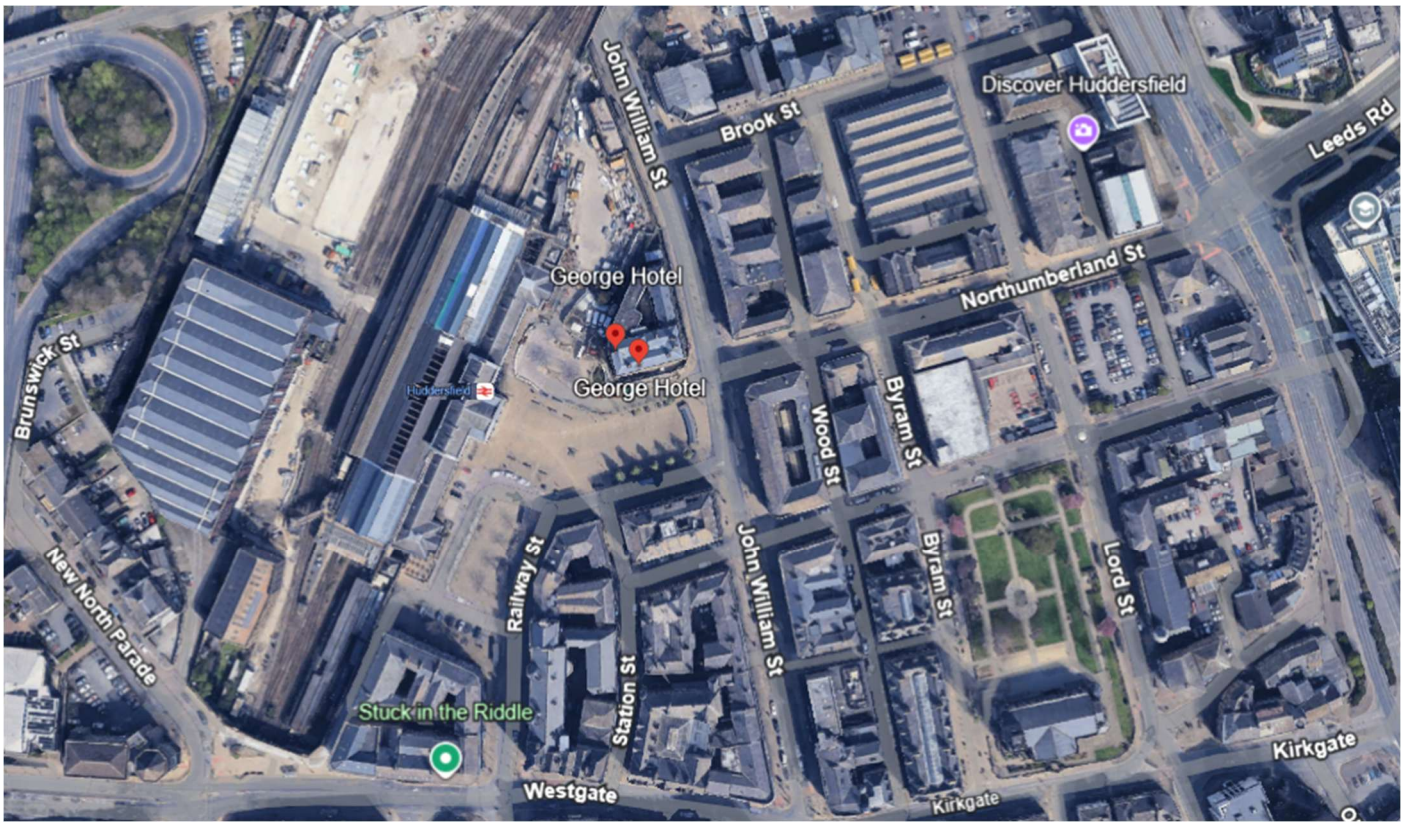
APPROVAL DATE: NOVEMBER 2023

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SITE LOCATION

George Hotel is located off St Georges Square at the junction of Railway Street and John William Street. Railway street is closed except for works access to Geroge Hotel and the TransPennine Route Upgrade (TRU).



JOHN WILLIAM STREET

The main elevation of the existing George Hotel along John William Street is a listed facade. There is a basement to the existing building along John William Street.

The scheme approved under planning application ref 2025/91148 involves deconstruction and reconstruction of the listed façade and infill of the existing basement.

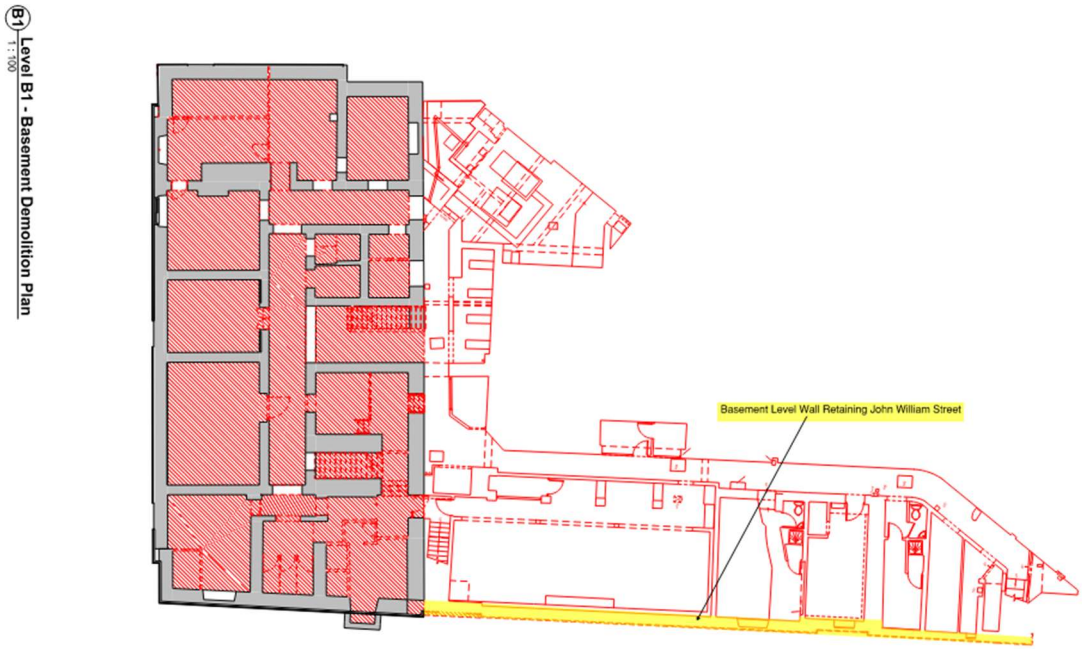
The below markup highlights the extent of deconstruction and reconstruction to the John William Street façade, extracted from demolition elevations drawings.

Demolition Elevation



Demolition Plan

The below extract highlights the extent of the basement wall retaining the adjacent highway.

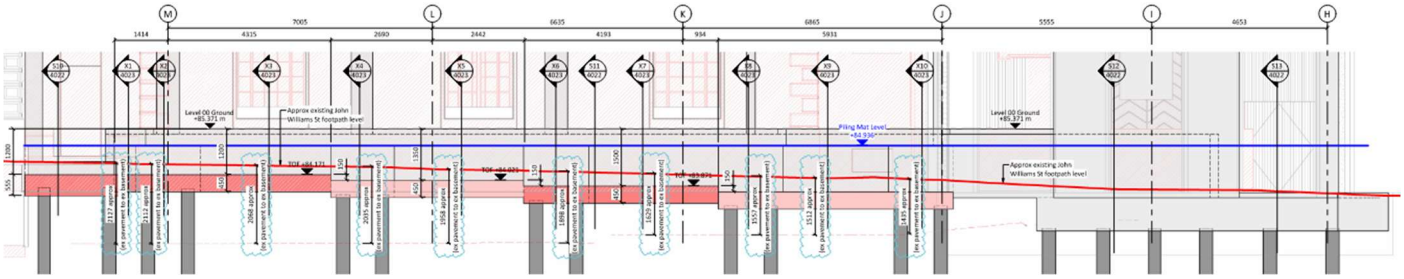


Cross Sectional Information

Existing footpath level and existing basement level on John William Street are shown on the foundation section details listed in appendices and extract shown below.

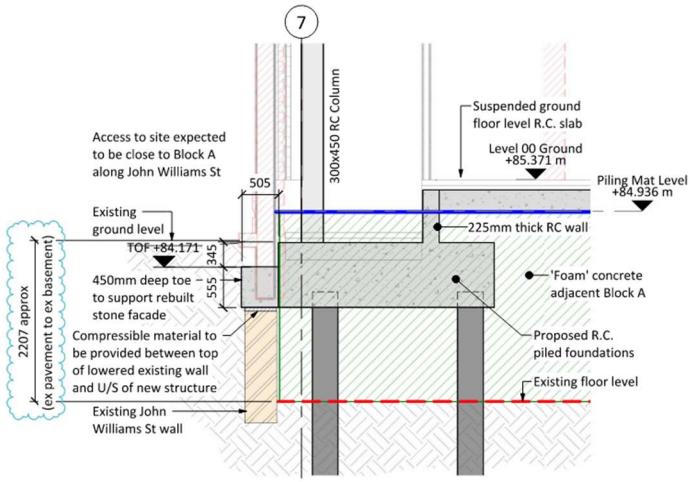
Travelling in a Northerly direction along John William Street, the existing basement level rises and the street level falls. The retained height varies from 2207mm down to 600m.

Elevation



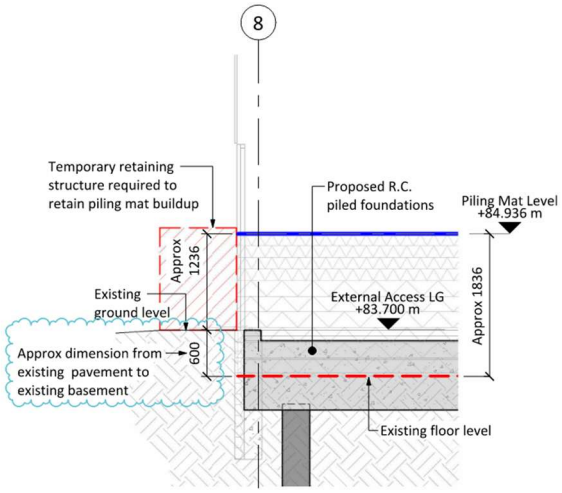
E1 Elevation on JWS Foundations
1 : 50

Section @ 2207 retained height



S10 John Williams St Section
1 : 50

Section @ 600mm retained height



S13 John Williams St Section
1 : 50

Existing Wall Thickness

From core drilling investigations it was determined that the existing wall is approx. 580mm thick at basement level



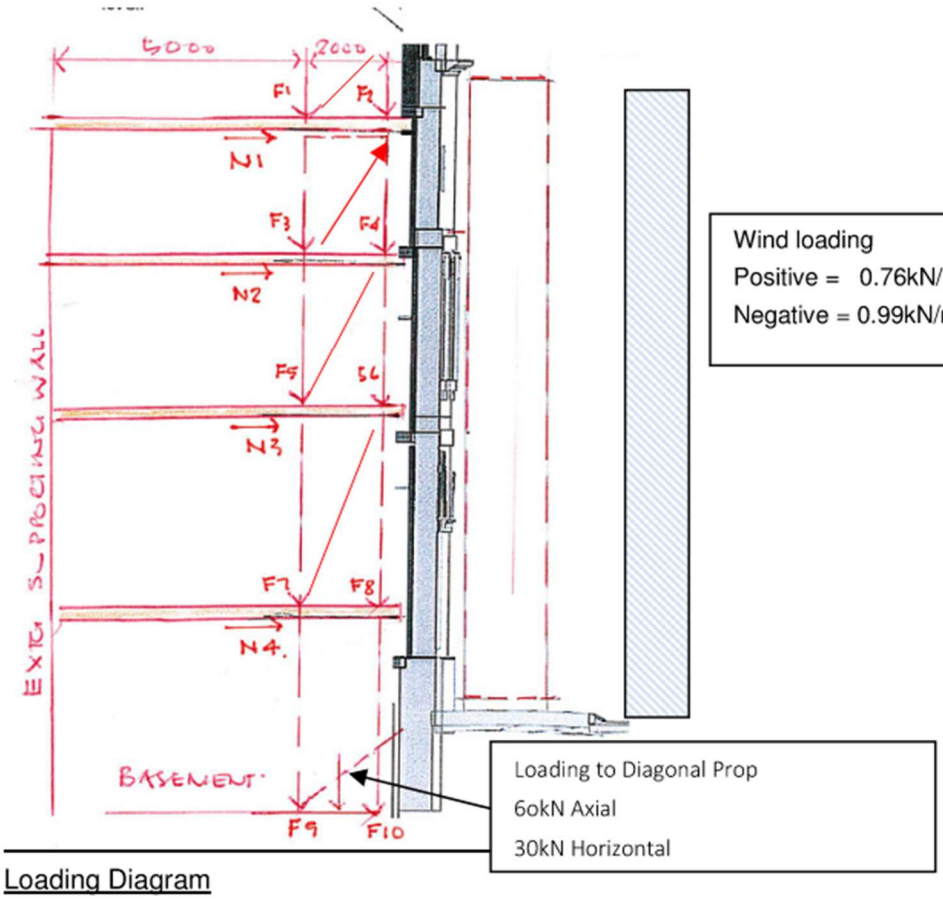
TEMPORARY PROPPING DESIGN

A temporary propping scheme has been designed for the façade deconstruction which includes propping of the basement wall retaining the highway. An extract is shown below, and the propping scheme design can be found in the Appendices.

Clause 5.2

Idealised Diagram to be used in the structural analysis (1) forces acting on the support frameworks

Loading to Propping



Loading Diagram

Overview

The demolition method statement is included in the appendices and is accompanied by the deconstruction method statement for the listed façade of the section of the building along John William Street.

The stability of the John William Street façade and basement wall retaining the footpath will be ensured by installing temporary propping designed by Nolan Associates (GMI temporary works consultant) The demolition of this block will be undertaking by hand and will be brought down in controlled manner between the demolition contractor and the stone restoration contractor.

The basement section of the wall is to remain in situ. The proposed scheme does not have a basement and as such the existing basement will be backfilled during works site preparation ahead of piling, re-providing support of the highway to street level. The installed props at basement level will be sacrificial and left in during back fill operations in order to provide restraint throughout all site operations. The design and construction of the permanent substructure works will be sequenced and co-ordinated in such a way that retention of the highway is not jeopardised.

Sequence:

1. Install scaffold & Propping
2. Demolition of building included take down of listed façade
3. Basement level props (and slab left in situ)
4. Site preparation (backfill of existing basement to new formation level providing restraint to the highway)
5. Piling & Substructure (provide permanent restraint to the highway)
6. Rebuild façade
7. Complete construction

APPENDICES

Demolition Elevations

John William Street Façade Propping Loads

L054-ACE-1X-01-FN-D-S-4022-P04-Foundation Sections and Details, Sheet 2

L054-ACE-1X-01-FN-D-S-4023-P01-Foundation Sections and Details, Sheet 3

HRR Façade Takedown-Re-build Philosophy

Demolition Method Statement

20 Series (Demo) NOTE:

1. Fire strategy subject to approval by Building Control

2. Architectural layouts subject to approval by Building Control.

3. Fire Engineer to confirm fire resistance of existing building fabric that forms compartment lines within the proposed fire strategy.

4. Layouts subject to change following receipt of Acoustic Strategy from the Acoustic Engineer.

5. Drawings / details subject to change following receipt of Acoustic Strategy.

6. Architectural layouts subject to planning & LBC approval

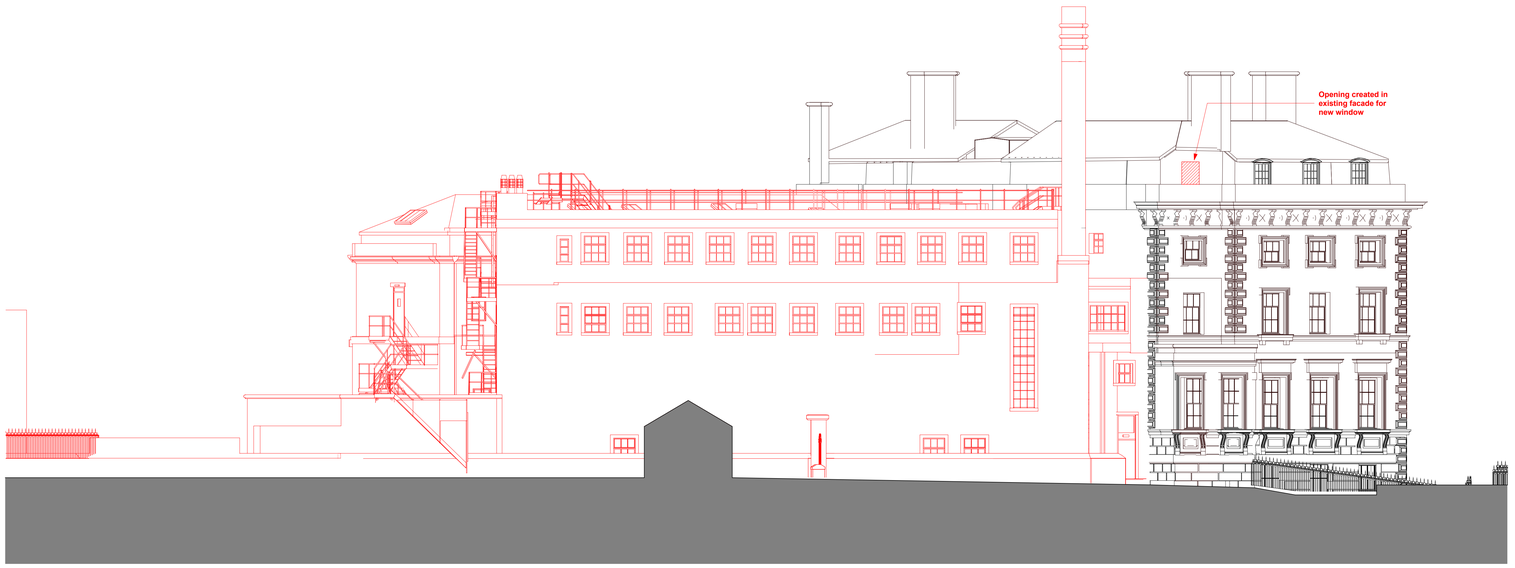
7. Architectural layouts subject to acceptance by Radisson

8. Architectural layouts subject to receipt of all consultants Stage 4 Information.

9. Extent of demolition subject to further review and clarification on site







1 Demolition Elevations
1 : 100

20 Series - Demolition Notes

Demolition Key

Red Hatch / Line indiactes elements for removal / demolition

All demolished materials and associated elements are to be taken down / removed from site completely (where applicable) and interfaces to be made good to match the existing.

Existing / Retained

General Notes

The contractor is to provide all necessary temporary supports as required in line with the structural engineers drawings.

All redundant materials should be fully removed from site in accordance with the Site Waste Management Plan Regulations.

Refer to Site Waste Management plan for details of removal and recycling of all materials on site. It is requested that the contractor allow for recycling of all materials removed from site where possible.

Supply and maintain at all times, throughout the contract, all necessary secure fencing and hoarding to the perimeter of the site to prevent unauthorised access.

Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent windows and building structure.

Provide all necessary temporary structures and sheeting to prevent the ingress of water to the retained structure at all times.

Liase with all relevant statutory authorities and utility providers in respect of all works effecting these services.

Strip out all redundant mechanical and electrical fixtures and fittings in accordance with Mechanical & Electrical drawings. Adapt all existing wiring and service feeds to supply new appliances and fittings.

Maintain a safe, secure working environment for all site operatives and visitors in accordance with all relevant and current health and safety, codes of practice and CDM regulations and legislation.

Include for all necessary excavation works for new foundations, drainage and changes in existing ground levels where appropriate. Allow for carefully exposing all existing below ground services and undertake redirecting or protection works as described on the contract drawings as required.

Provide all relevant health & safety, security and considerate constructors signage as may be required.

Note: drawings to be read in conjunction with all the relevant packages.

- Existing Plans
- Proposed Plans
- Heritage Scoping Plans
- Refurbishment Strategy Drawings
- LBC Details

All elements of existing Block B & C to be demolished and removed from site, unless noted otherwise. Demolition works to elements in block A to be carried out with care due to the Grade 2* listing status.

Existing John William Street facade to be recorded, documented, carefully deconstructed and reconstructed. Deconstruction proposals to be submitted by specialist sub-contractor.

Existing floor finishes to be removed from all areas of the building.

Demolition Works

Existing External Windows to be removed
[Extent of Existing Windows removed shown Red Dashed]
In all locations shown, allow for the careful removal of glazing and dispose off site. Carefully remove glazed panel and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and architraves etc and dispose all off site. Remove all associated fixings, packers etc and remove all complete from site. Make good surrounding surfaces as detailed below.

Removal of Sanitary Equipment
[Extent of sanitaryware remove shown Red Dashed]
Prior to all strip out works, refer to M+E consultants drawings and specifications with regards to the draining of both foul water discharge and hot and cold water supplies.

In all locations shown, the contractor shall allow for the careful removal and disposal off site of all existing sanitaryware including but not limited to all existing WC pans and cisterns, Urinals and cisterns, handwash and cleaners sinks etc. Allow for the removal of all associated fixtures and fittings including but not limited to all existing brassware, wall/living brackets, toilet seats and allowAllow for making good any damage to surrounding surfaces as detailed below.

In addition, the contractor shall include for the removal and disposal off site of all associated pipework back to source. Allow for the removal of all associated equipment including connectors, clips, brackets etc and remove all from site. Allow for the removal and disposal of all joinery and boxing in order to access existing pipework. Allow for making good any damage to surrounding surfaces as detailed below.

Within toilet areas, allow for the break out and removal of all existing cubicle panels, IPS units and doors etc and remove all system elements from site. The contractor shall allow for the removal of all associated accessories including wall brackets and fixings and sundry items and remove all from site.

Allow for breaking out and removal from site of all existing wall tiling within toilet areas. Allow for making good any damage to surrounding surfaces as detailed below.

Existing Internal Doors to be removed
[Extent of Existing Doors removed shown Red Dashed]
Allow for careful removal of any remaining existing doors. Where decorative frames are to be retained & installed with a new door, frame to be made good following removal of doors. Allow for the removal and disposal off site of all existing doors. Include for removal of all associated ironmongery, including but not limited to all existing hinges, closers etc. This excludes lock cyliners, which should be in bagged/tagged set types These should be handed over to the Landlord

Existing Internal Screens to be removed
[Extent of Existing screens removed shown Red Dashed]
Allow for careful removal of existing beading to perimeter of glazing and dispose off site. Carefully remove glazed panel and remove from site, ensuring no glazing is broken up. Following removal of glass, allow for the removal of all existing frames and architraves (Unless noted otherwise) and dispose all off site. Remove all associated fixings, packers etc and remove all complete from site. Make good surrounding surfaces as detailed below.

Existing internal lightweight partition walls to be removed
[Extent of Existing walls removed shown Red Dashed]
In all locations shown, allow for the existing walls to be taken down and removed from site. The contractor shall allow for the removal of all associated accessories and fixings and removed from site. Glazed panels and doors should be removed prior to removal of partition and removed from site, ensuring no glazing is broken up on site.

Removal of Kitchen equipment / Sinks
[Extent of Existing equipment removed shown Red Dashed]
In all locations shown, allow for the removal of all existing fixed kitchenette equipment and dispose all debris arising off site. The contractor shall allow for the removal of all existing stainless steel sink units & taps, kitchen base units, doors & worktops, wall mounted kitchen units, doors & pelmets etc, all redundant framework and associated fixings. Allow for breaking out and removal from site of all existing splash back tiling within kitchen areas. Allow for making good any damage to surrounding surfaces as detailed below.

Removal of existing joinery / sundry items generally
Where possible, cornicing, skirtings and other ornate details are to be retained and repaired. Where not possible, due to the proposed layouts, these are to be removed and replaced with new to match existing.

Removal of Staircase Balustrades
[Extent of staircase balustrade removal shown Red Dashed]
In all locations shown the contractor should allow for the careful removal and disposal off site of all existing handrails/balustrade systems. Allow for making good any damage to surrounding surfaces.

Extension of existing external openings - Windows / Doors (where identified)
Allow for temporary propping & saw cutting through both leaves of external masonry to form widened door/window opening. Allow for removal / disposal of existing lintel, cavity closers and masonry off site.

Works to existing walls
All existing wall finishes and plasterwork to be removed. Existing substrate to be made good to recieve new plaster. Refer to scope of works drawings for proposed plaster strategy

Making Good Works Generally
Structural Demolitions - Where structural walls have been removed, the contractor shall allow for cutting back retained masonry to ensure a neat 90° edge is retained. The plaster/plasterboard shall be cut back and lined through neatly with the adjacent surfaces. New plaster to be applied to the retained surfaces shall be lined flush with the existing surface finishes, and neatly feathered in.

Rev	Description	Date	Dr by	App by
P3	Issued for Stage 4	01.09.2025	DR	MCS
P2	Issued for Stage 3	16.05.2025	DR	MCS
P1	Issued for Planning	22.04.2025	DR	MCS

original by	date created	Approved by
DR	02/06/25	MS

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Kirklees COUNCIL

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Demolition Elevations

computer file: I:\0.3211\DDM_Profiles_Folder_redirection\daniel.rtom\Documents\Revit Files\Local Files\Revit 2024\L054-AHR-ZZ-ZZ-M-A-0001 - Architecture_daniel.rtom.rvt

plot date:

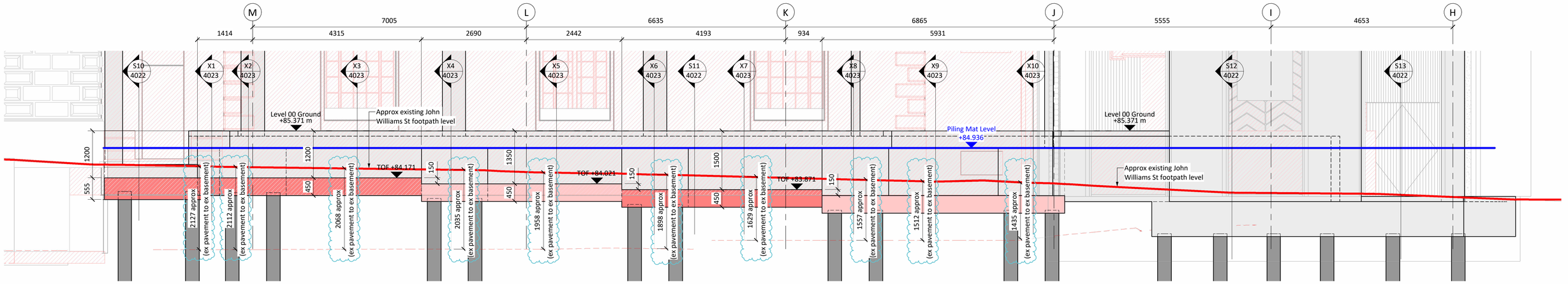
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drawing number	rev	issue status
L054-AHR-20-ZZ-ZZ-D-A-20140	P3	S4

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.
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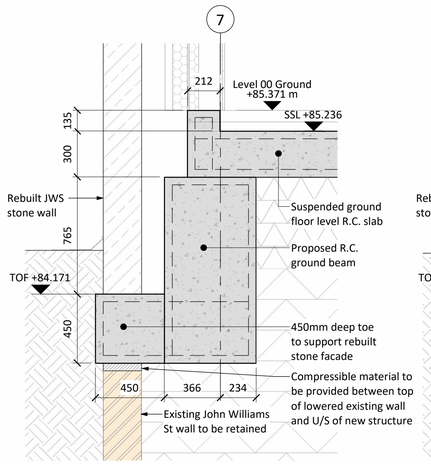
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Drawing Notes



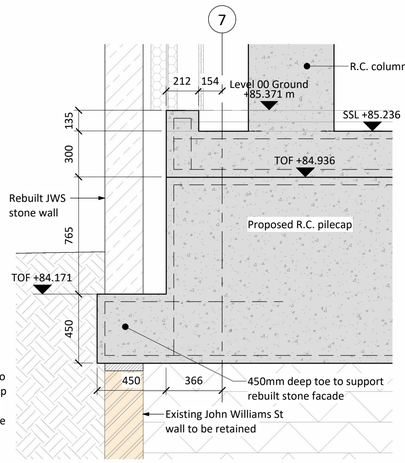
E1 Elevation on JWS Foundations

1 : 50



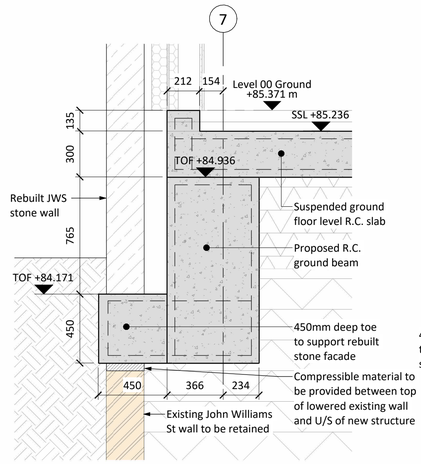
X1 JWS Foundation Section

1 : 20



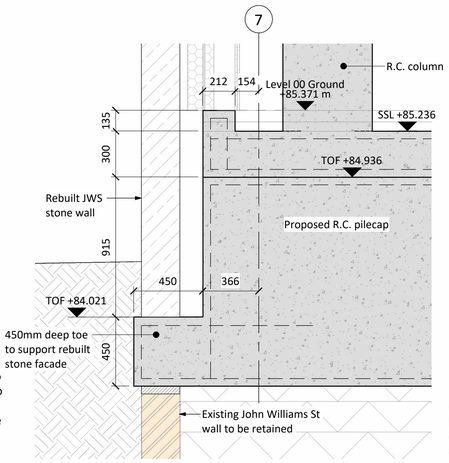
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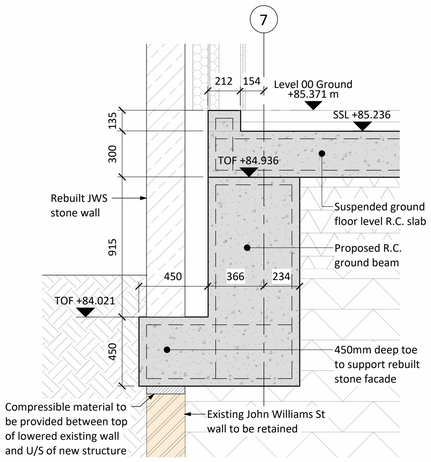
X3 JWS Foundation Section

1 : 20



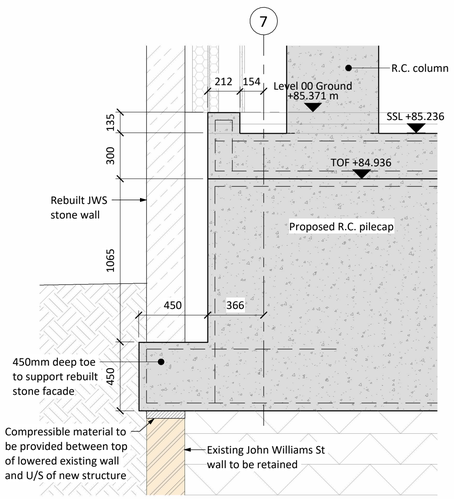
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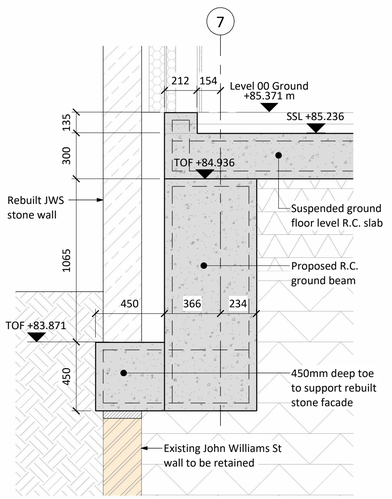
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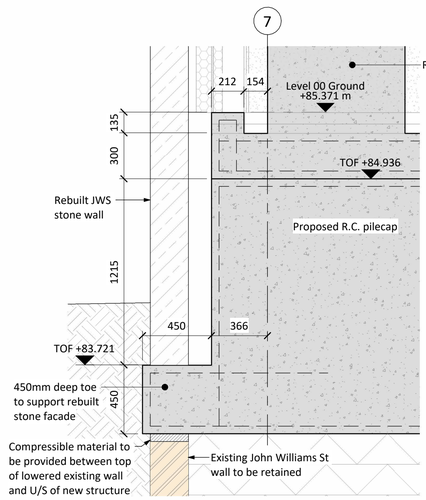
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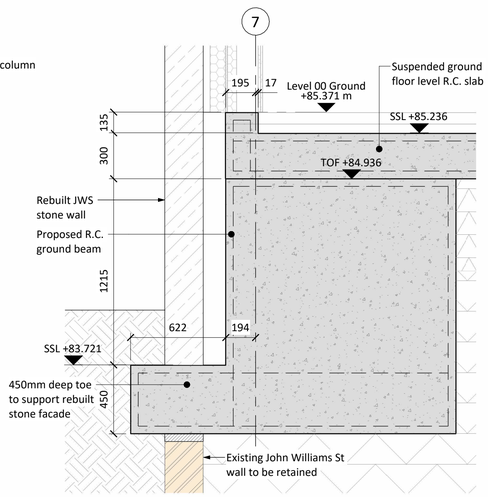
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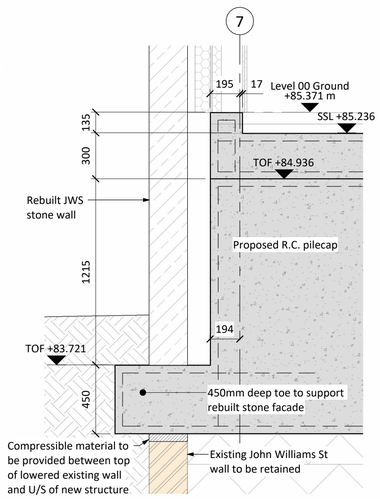
X8 JWS Foundation Section

1 : 20



X9 JWS Foundation Section

1 : 20



X10 JWS Foundation Section

1 : 20

Date	Description	By	Chk	Rev
21.11.25	Approx dims from existing pavement to existing basement levels along John Williams St added	CH	ML	P02
28.10.25	Initial Issue	CH	ML	P01

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Project

The George Hotel

Title

Foundation Sections and Details, Sheet 3

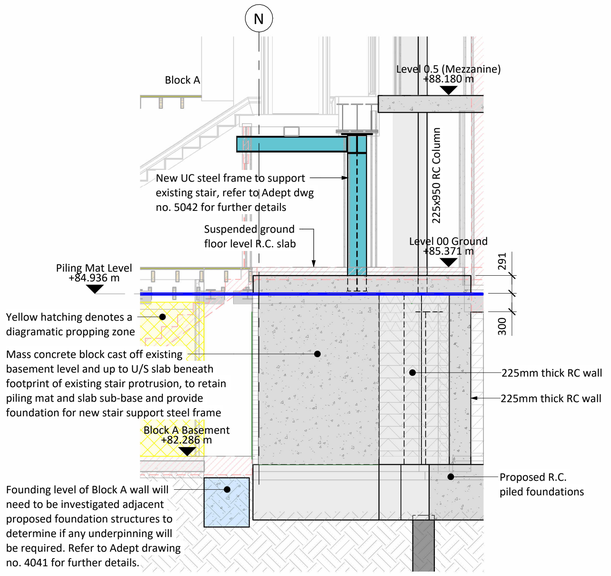
Client

GMI Construction Group PLC

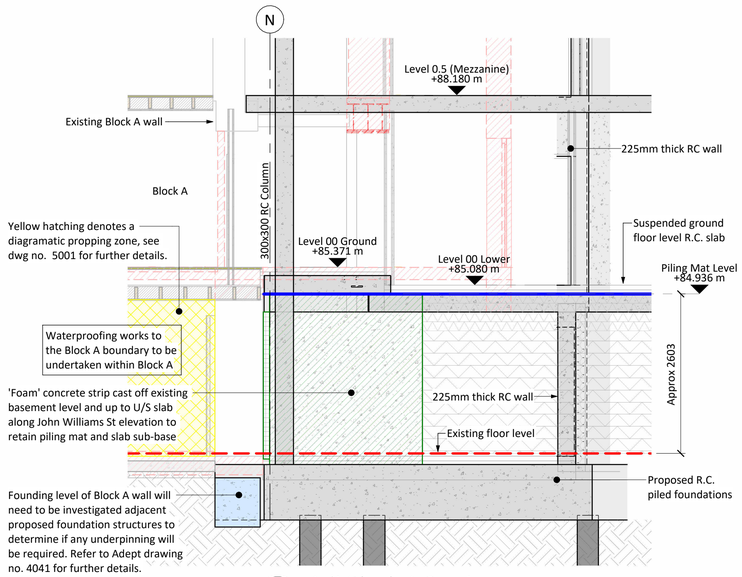
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As indicated	CH	JH	AC	02/13/25

Status	Purpose	Adept Project Number
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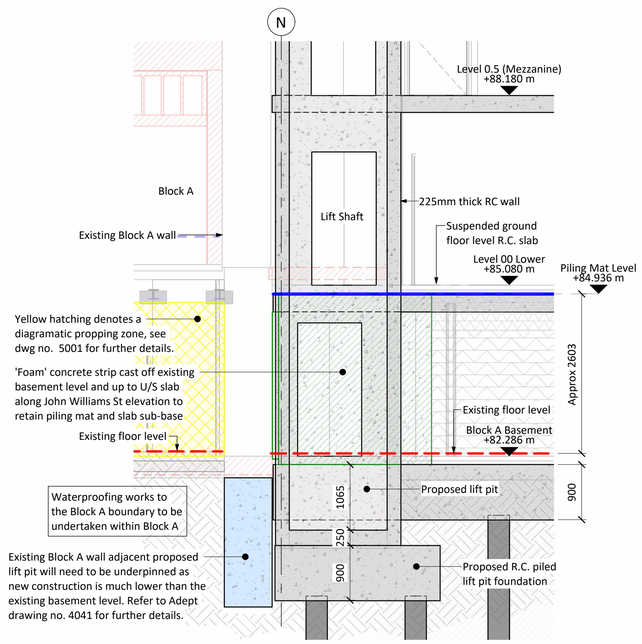
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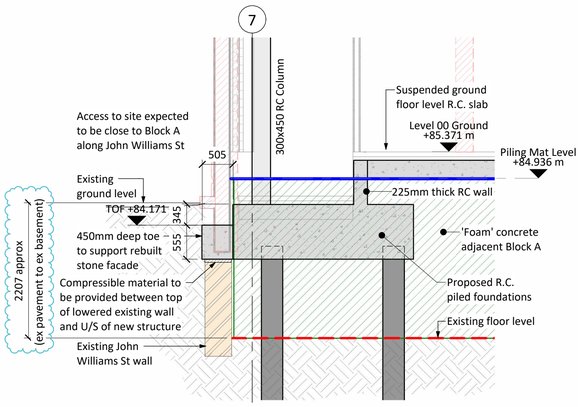
S7 **Support Steel Section**
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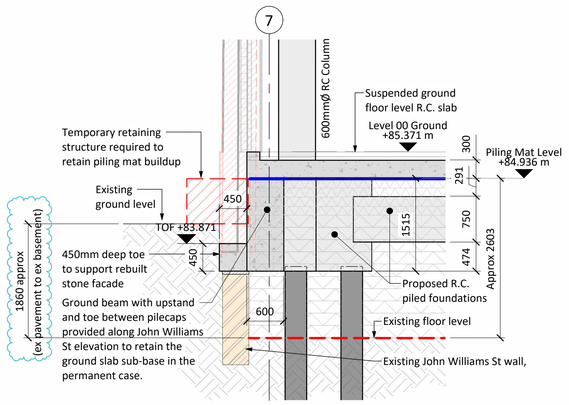
S8 **Adj Block A Section**
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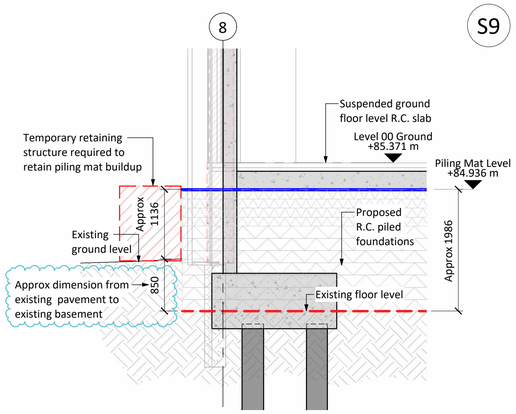
S9 **Adj Block A Section**
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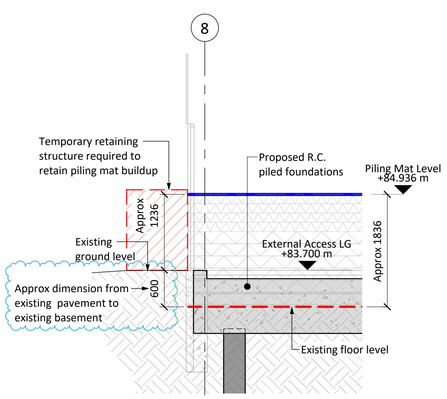
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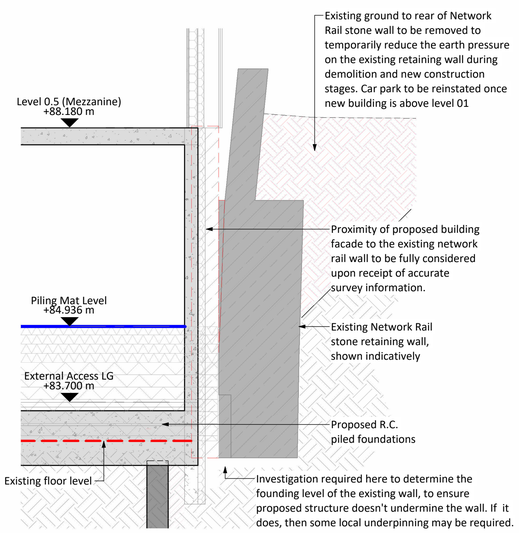
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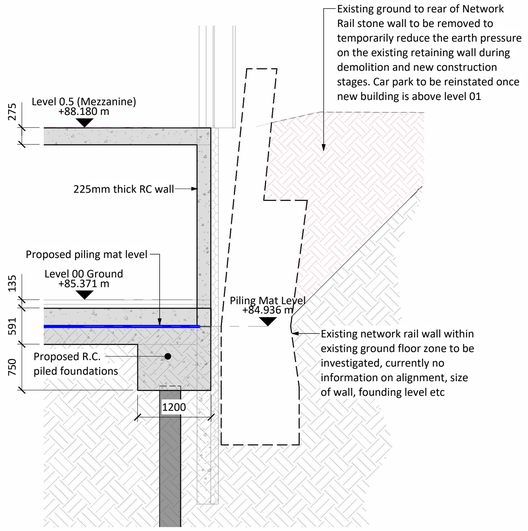
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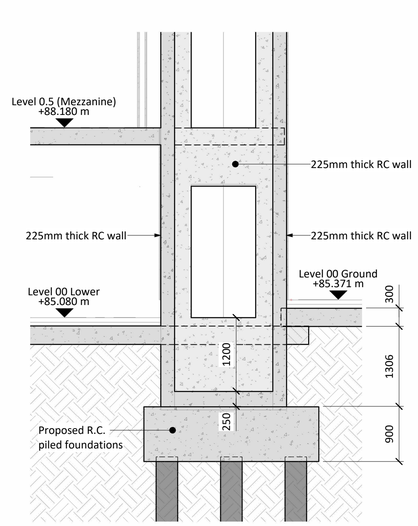
S13 **John Williams St Section**
1 : 50



S14 **Network Rail Wall Section**
1 : 50



S15 **Network Rail Wall Section 8**
1 : 50



S16 **Lift Shaft Section**
1 : 50

Do Not Scale

Drawing Notes

- For general notes refer to Adept dwgs 0151 & 0152
- All setting out to Architects details
- R.C. retaining walls / lift pit walls and lift pit slabs to have a waterproof concrete additive such as Xypex or similar
- Water bars / hydrophilic strips to be provided at all kicker and joint locations
- Characteristic Gas Situation CS2 has been identified which leads to a gas protection score of 2.5 being required. This is achieved with 0.5 points from the RC suspended slab and 2.0 points from the gas membrane (designed and approved by specialist)
- Piling / foundation layout shown is based on previous GI information and subject to change to suit additional ground investigation works carried out recently (currently awaiting results and report for this)
- Full M&E coordination has not been completed, awaiting M&E information for penetrations (size and locations), clashes etc. Upon receipt of this information we will need to assess any implications to the structural design.

Reinforcement Quantity Estimates
Pilecaps - 150kg/m³
Core Pilecaps - 110kg/m³
Ground Beams - 150kg/m³
Suspended Floor Slabs - 175kg/m³
Transfer Slab (Level 03) - 225kg/m³
Core / Shear Walls - 175kg/m³
Columns - 325kg/m³
Suspended Beams - 250kg/m³
Upstands & Parapets - 150kg/m³

Date	Description	By	Chk	Rev
17.11.25	Approx dims from existing pavement to existing basement levels along John Williams St added	CH	ML	P04
28.10.25	JWS elevation foundations updated	CH	ML	P03
01.09.25	Stage 4 Issue	CH	JH	P02
16.05.25	Stage 3 Issue	CH	AC	P01

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Project
The George Hotel

Title
Foundation Sections and Details, Sheet 2

Client
GMI Construction Group PLC

Scale @ A1	Initial author	Initial checker	Approver	Initial Date
As indicated	CH	JH	AC	02/13/25

Status	Purpose	Adept Project Number
S3	Preliminary	00.24363

Project-Originator-Functional Breakdown-Spatial Breakdown-Form-Discipline-Number: L054-ACE-1X-01-FN-D-S-4022 Rev. P04

Nolan Associates
consulting civil and structural engineers

54 Hagley Road, Edgbaston, Birmingham, B16 8PE
Tel: 0121- 454 3099 Fax: 0121- 454 3059 e-mail: enquiries@nolanassociates.co.uk

GMI

Refurbishment of the George Hotel

Façade Retention

Propping Loads

Reference 2023-077- PL
Structural Diagrams

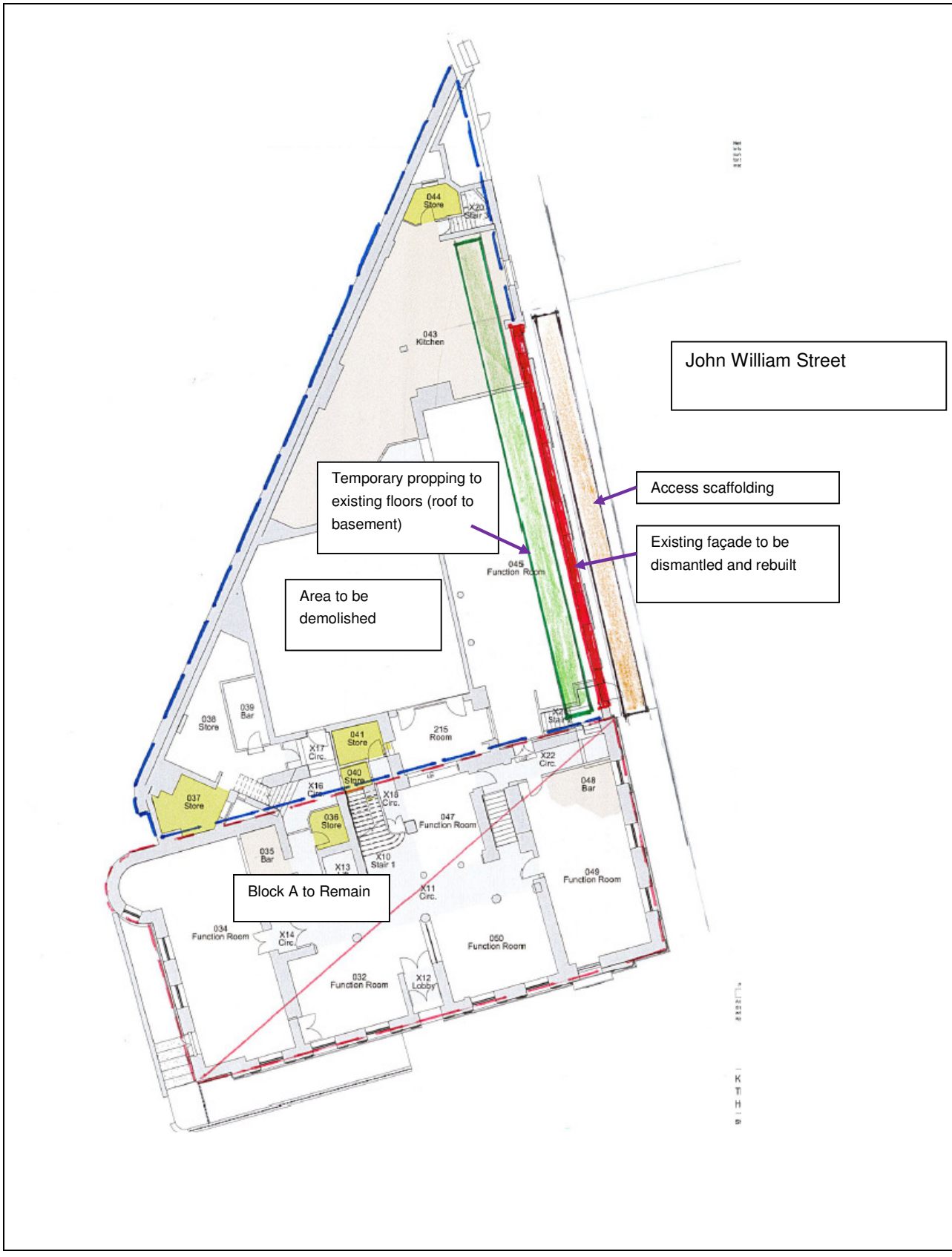
Prepared by	J.Lockley	Technical Director and CEM rail		27/07/25
Checked by	R.A.Williams	Snr Engineer		27/07/25
Approved for issue	J.Lockley	Technical Director and CEM rail	27/07/25	07/02/24

Revision History

First issue	To Kirklees	27/07/25	

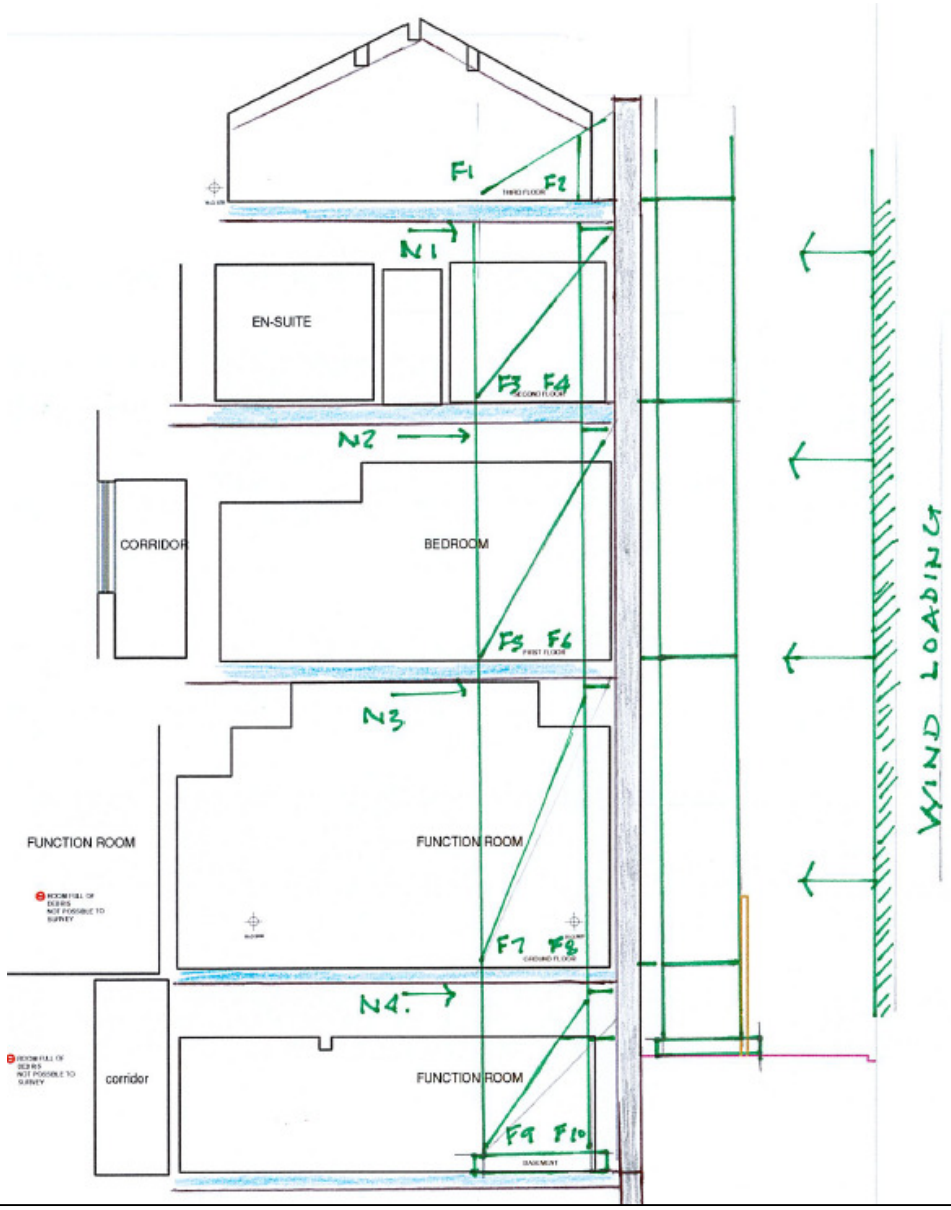
Clause 5.2
Idealised Diagram to be used in the structural analysis (1) forces acting on the support frameworks

Nolan Associates	Project				Job Ref.	
	George Hotel				2024-079	
	Section				Sheet no./rev.	
	Façade Retention Propping Loads				PL 1	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	JL	02/24	RPW	02/24	JL	02/24



Nolan Associates	Project				Job Ref.	
	George Hotel				2024-079	
	Section				Sheet no./rev.	
	Façade Retention Propping Loads				PL 2	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	JL	02/24	RPW	02/24	JL	02/24

Idealised Diagram to be used in the structural analysis (1) forces acting on the support frameworks

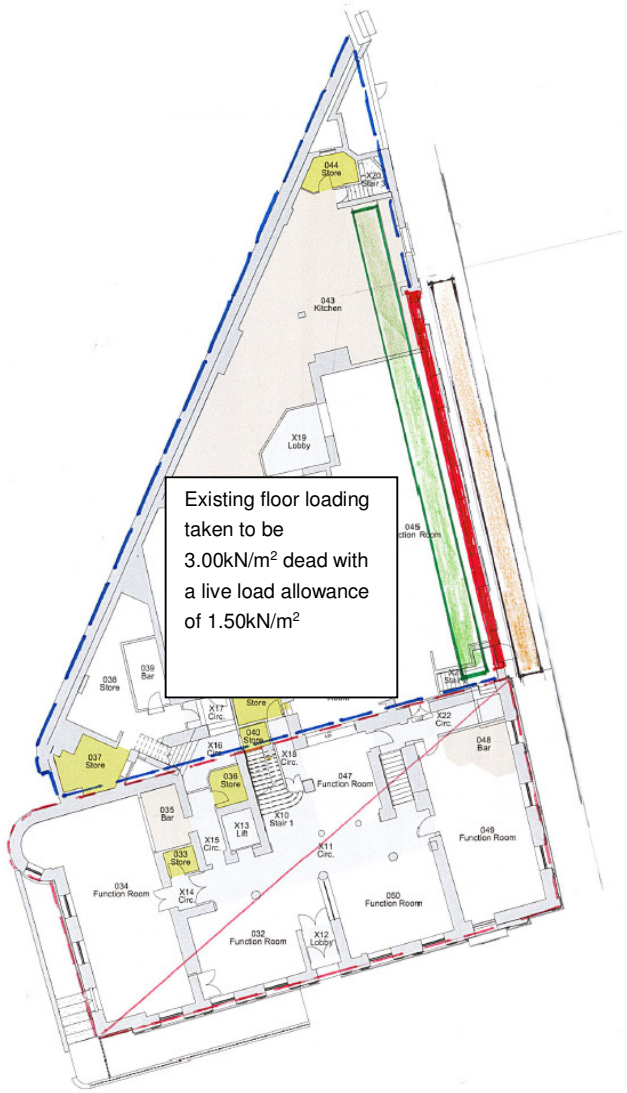


Propping to the Existing Floors

As the existing façade provided support to the existing floors and that this façade is to be dismantled and rebuilt at a later date results in a requirement for the existing floors to be propped until such time that the façade has been completely dismantled and the demolition of the area shown can commence

Nolan Associates	Project				Job Ref.	
	George Hotel				2024-079	
	Section				Sheet no./rev.	
	Façade Retention Propping Loads				PL 3	
	Calc. by	Date	Chk'd by	Date	App'd by	Date
	JL	02/24	RPW	02/24	JL	02/24

Idealised Diagram to be used in the structural analysis (1) forces acting on the support frameworks



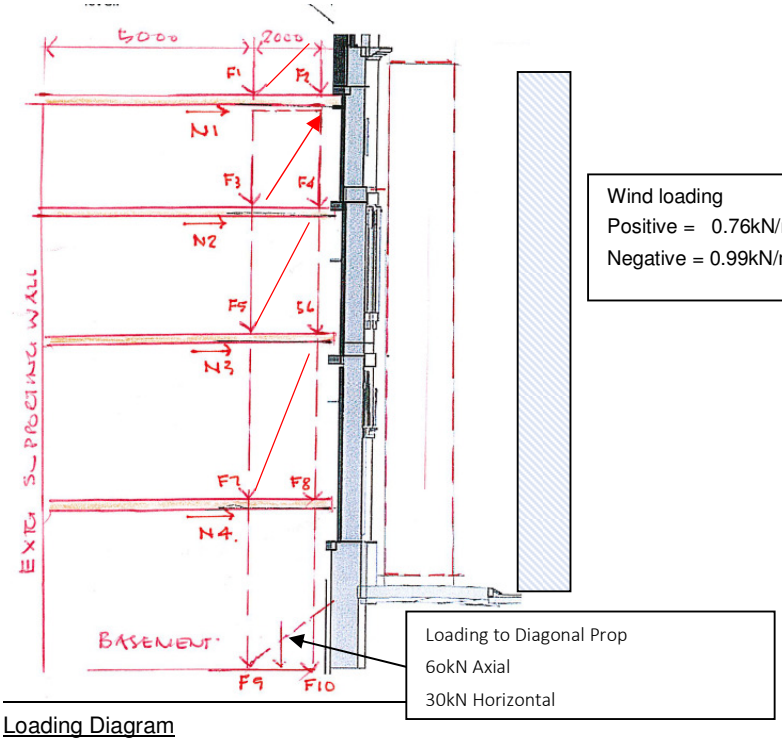
Loading to Existing Floors

Nolan Associates	Project: George Hotel				Job Ref.: 2024-079	
	Section: Façade Retention Propping Loads				Sheet no./rev.: PL 4	
	Calc. by: JL	Date: 02/24	DOCVARIABLE h_ChkdBy_Lbl Chk'd by: RPW	Date: 02/24	App'd by: JL	Date: 02/24

Clause 5.2

Idealised Diagram to be used in the structural analysis (1) forces acting on the support frameworks

Loading to Propping



Loading Diagram

Table of Loading to Props (Props taken to be at 1500 mmc/c)

Load	Dead	Live	Notes	Dead Load to props at 1.50m c/c	Live Load to props at 1.50m c/c
F1	13kN/m	6kN/m	Loading is per m run	20kN	9kN
F2	4kN/m	2kN/m	Loading is per m run	6KN	3kN
F3	26kN/m	12kN/m	Loading is per m run	39kN	18kN
F4	8kN/m	4kN/m	Loading is per m run	12kN	6kN
F5	39kN/m	16kN/m	Loading is per m run	59kN	24kN
F6	12kN/m	6kN/m	Loading is per m run	18kN	9kN
F7	52kN/m	20kN/m	Loading is per m run	78kN	30kN
F8	16kN/m	8kN/m	Loading is per m run	24kN	12kN
F9	52kN/m	24kN/m	Loading is per m run	78kN	36kN
F10	52kN/m	24kN/m	Loading is per m run	78kN	36kN

Force N1 to N4 will be taken as a horizontal force from wind loading and a Notional force due to dead+Live of 6.00kN

Bernera Works
Psalters Lane
Holmes
Rotherham
S61 1DQ
(01709) 562200
www.demex.co.uk

METHOD STATEMENT

Client

Construction Group PLC

For The

DEMOLITION AND ASSOCIATED WORKS AT THE GEORGE HOTEL HUDDERSFEILD



DEM : C600 / 857

ISSUE : 002

DATE : NOV 2025

TENDER : T6092 / 24 / D

Revision 002

Project Name : The George Hotel

Demex Contract Number : C600 / 857

Main-contractor : Demex Ltd.

Risk Assessment / Method Statement Number : C600 / 857

Rev	Date	Author	Checked	Description of Alterations
001	07.11.25	Calum Hunter	Lee Rowbotham	Revision 001 Method Statement
002	17.11.25	Calum Hunter	N/a	Change Moniflex to Debris Netting Page 12

Acknowledgment :

GMI	**Sign :** Project Lead for Client
Designer : Nolan Associates	**Sign :** If required, Clients Designer
Receipt Acknowledgement	**Sign :** Clients Site Manager or Supervisor
Authur	**Sign :** Calum Hunter Authur of Document
Verification	**Sign :** Lee Rowbotham Verifier of Document

Distribute To :

Name	Company	Position
Mike Kershaw	GMI Construction	Contracts Manager
Charlie Bagnal	GMI Construction	Senior Project Manager
Alex Whitehead	GMI Construction	Quantity Surveyor
Brian Goulding	Gallaghers Risk Management	External SHEQ

Principle Contractor :

GMI Construction
Middleton House
Westland Road
Beeston
Leeds
United Kingdom
LS11 5UH

Represented By :

Mike Kershaw
Contracts Manager
07967 584304
Mike.kershaw@gmicon.co.uk

Sub Contractor :

Demex Ltd
Bernera Works
Psalters Lane
Holmes
Rotherham
S61 1DQ

Represented By :

Lee Rowbotham
Director
07500 977676
lee.rowbotham@demex.co.uk

Calum Hunter
Contracts Manager
07954 007692
calum.hunter@demex.co.uk

Charlie McArthur
Lead Site Manager
07827 330043
charlie.mcarthur@demex.co.uk

Location of Work :

The George Hotel
St Georges Square
Huddersfield
United Kingdom
HD1 1JA

Site Set Up / Welfare Facilities :

	Site Welfare Cabin (mobile)
✓	**Office Block** (Including Desks, Filing Cabinets, Safety Boards and Stationary)
✓	**Canteen** (Including Microwave, Fridge, and Cutlery)
✓	**Wash Welfare Unit** (Including Toilet & Sink Washing Station)
✓	**Clients Welfare** (Provided by the Client GMI)
✓	**Site Store**
	Portable Toilet
✓	**Heras Fencing** (Supplied Internally, Erected & Maintained by Demex)
✓	**Pedestrian Fencing** (Supplied Internally, Erected & Maintained by Demex)
✓	**Site Hoarding** (Supplied, Erected & Maintained by GMI)
	Existing Perimeter Fencing

Personnel :

1	**Contracts Manager** (Visiting)
1	**Demolition Lead Site Manager** (CSCS CCDO)
1	**Demolition Site Supervisor** (CSCS CCDO)
	Demolition Charge hand (CSCS CCDO)
	Asbestos Operative(s) (CCDO Trained Operatives)
12	**Demolition Operatives(s)** (IPAF trained & CCDO Trained Operatives)
2	**Plant Operator(s)** (CPSC NPORS)
4	**Banksmen** (NFDC Trained)

Plant & Equipment :

✓	**360 Deg Wheeled Excavator** (16t)
✓	**360 Deg Tracked Excavator** (20t)
	360 Deg Tracked Excavator (50t)
	360 Deg. Tracked Excavator (high reach)
	Particulate Filters
✓	**Telehandler** (If Required)
✓	**Skid Steer Loader(s)**
	Forward Tipping Dumper
✓	**Pressurised Water Bowser**
✓	**Mobile Elevated Working Platform(s)** (MEWP's)

Attachments :

✓	**Grab Bucket** (Skid Steer)
✓	**Demolition Buckets** (Excavator)
✓	**Multi Processor Shear** (Excavator)
	Non-Hydraulic Pulveriser (Excavator)
✓	**Rotating Hydraulic Pulveriser** (Excavator)
	Rotating Hydraulic Grapple (Excavator)
✓	**Hydraulic Breaker** (Excavator)

Vehicles :

✓	**20yd / 35yd / 40yd Skip (s)**
✓	**Low loaders / Flat Beds**
✓	**6 / 8 Wheel Tipper (s)** (Lorry Drivers as necessary)
✓	**Bulkers**
	Other (Specify)

Site Location :



what3words

George Hotel : **Stir.Ship.Aware**

Contractors Car Park : **Soil.Civic.Cabin**

Site Induction :

All operatives will be required to undertake a site inductions, by both GMI & Demex Ltd

To undertake the GMI online induction the candidates name, email address, telephone number must be sent Charlie.Bagnall@GMI.co.uk

An email link will be sent directly to the candidates emails to complete the induction, a copy of all relevant training will be sent as part of the compliance checks

Following completion of the induction operatives will attend GMI site office and be registered on to the facial recognition system in order to gain access and egress to the site.

A second site specific induction will be carried out at site level by Demex Ltd by the Site Manager or Supervisor

Emergency procedures, first aid arrangements, muster points, and other site specifics will be delivered to the candidates and an acknowledgement record signed

Daily Briefings :

Before the start of each shift the Demex Ltd Site Manager or Site Supervisor(s) will carry out daily briefings with all operatives involved in the works

As multiple areas may be running concurrently, individual briefings for the specific areas may be required.

The briefing will consist of a marked plan for the location of works, a description of the days activities and hazards or risks associated with the task, deliveries schedules and a review on permits required.

Pointing out exclusion zones, each operatives responsibilities, PPE & equipment required.

Due to the nature of the works and the close proximity to other facility operational areas the briefing may include a member of the management from GMI, this will ensure all works are carefully coordinated between all duty holders.

Operatives can raise any questions, which will be addressed prior to each operative signing the briefing.

Attendance during these briefings is mandatory, anyone caught working without a suitable briefing may result in removal from site and face disciplinary action.

Toolbox Talks :

Toolbox talks on the relevant activities will be carried out as and when required with a minimum of two per week completed by the Site Supervisor(s)

All operatives attendance who are engaged in the works, is mandatory

Supervisor can refer to the NFDC Standard Tool Box Talk Repository for content to deliver

Operatives can raise any questions, which will be addressed prior to each operative signing the toolbox talk register.

All supporting documentation should either be referenced or attached to the toolbox talk

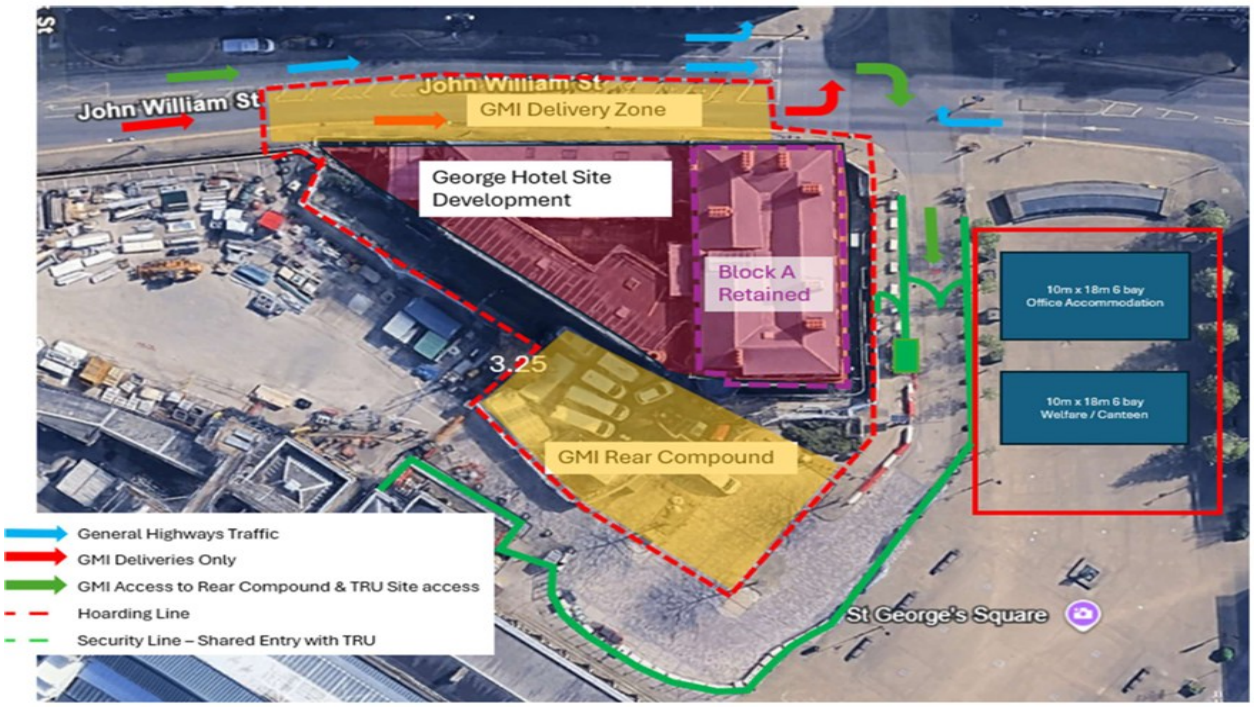
Please refer to the Risk Talk Application for additional content

Deliveries and Collections :

All deliveries to site will be via the main entrance located on Railway Street into St Georges Square and GMI site compound and welfare area

Access from either John Williams Street or centrally through Northumberland Street

A partial road and footpath closure will be in place along John Williams throughout the duration of the project, managed and maintained by GMI



The compound highlighted above will be used a centralised point to distribute deliveries to the specific areas of the site .

Please note on the approach road to the compound have an active speed limit of 10mph, this speed limit must not be exceeded.

Drivers must also be aware of the busy four way traffic junction and observes any zebra crossing points on the approach to site

If applicable, flashing beacons and hazard lights will be engaged when transiting through site

Deliveries will be booked in with site staff 24hrs in advance of arrival, rush hour traffic times to be avoided.

All deliveries will be supervised by trained banksman at the point of entry, moved into clearly defined vehicle areas or discharge areas,

GMI member of security will control access into the site via a man security check point and security gates located on Railway Street.

Driver will be expected to sign in and provide details of the delivery for compliance checks

A copy of the GMI traffic management plan will be distributed to all logistical supply chain partners involved in the scheme in advance of any deliveries or collection from site

Please refer to GMI **Traffic and Travel plan OF-01-11-002** for further information.

Asbestos Refurbishment and Demolition Survey :

A Refurbishment and Demolition survey has been undertaken by a specialist asbestos analytical company Asbestos Solution Providers prior to engagement and report generated for distribution RE: J008803 dated 01.02.2025

In summary the report has identified several areas of “No Access” in Lift(s), lift motor room(s) skylight(s), stairwell(s), riser(s) and electrical consumer unit(s)

Any suspect material found during the demolition process shall be sent for bulk analysis to identify the content of samples, operatives should follow the flowchart procedures on pages 34 and 35 in the event of such instances

Operatives shall follow the content of the flowchart as a guide to ensure any areas are made safe

Site PPE Requirements :

The site operates a five point PPE minimum standard mandate, operative must wear the following PPE at all times.

It is the responsibility of the employee to check the condition of PPE, they must report any defect immediately and seek a replacement from site office.

No item of PPE should be tampered with or written on



All working personnel will wear Personal Protective Equipment (P.P.E.), Safety Helmet, Safety Footwear, Hi-Visibility Clothing, Gloves, Safety Goggles or Glasses



Hearing plugs or helmet mounted ear defenders are a task specific item of PPE and must be worn during elevated levels of noise above 85db or when using any power tool.

Hearing protection zones will be implemented in the event of planned noise works, these area will be made visible using task specific signage and fencing



All personnel will wear dust masks if dust is being created as part of the works.

When using Ori-nasal Half Mask (R.P.E.) check with your Site Manager or Site Supervisor that you are using the correct dust mask for your working activities. Ori-nasal Half Masks are supplied with P3 Filters, If you are wearing any mask you must be clean shaven at all times and face fitted to the mask to insure that the maximum protection factor is achieved .



Safety Harnesses must be secured to MEWPs, structure(s) or affixed to safety lines when working at heights, harness and lanyards must be checked before use to check for signs of damage or if the equipment is certified, details of these checks should be recorded on the Demex Ltd harness and lanyard check sheets, report any signs of damage immediately

F10

A construction project is notifiable if the construction work is expected to:

1. last longer than 30 working days
2. have more than 20 workers working at the same time at any point on the project
3. Or exceed 500 person days.

The project has been not been deemed notifiable, GMI have applied for the F10 application

Section 80 / 81

GMI have applied for and obtained the section 80 /81 demolition notice

Service Isolation or Termination Certification :

Prior to any works being carried out services will be terminated, isolated or diverted by GMI service termination / isolated team

The following services will require isolation, diversion termination or protection to facilitate the demolition and soft strip works

Gas

- Incoming gas including purging
- Compressed air pipe drain down
- Air conditioning de-gassing

Electrical:

- Incoming electrical cables
- Fire alarms
- Data services

Water

- Incoming water supplies
- Sprinkler systems

It is Demex Ltd procedure to have a visible opening end on any services prior to removal, a permit to work will be issued by GMI management prior to engagement

Isolation / termination certification will be obtained prior to commencing each stage of works Block A, B, C.

Schedule and Conditioning :

A schedule and conditioning type survey shall take place for each individual Block A,B C, photographing highways and paths, boundary walls, and any retained features within the stages which may be impacted during the demolition works

A schedule and conditioning drawing indicating the location of survey points will be produced, this will correspond with photo taken during the initial survey.

The scheduling and condition survey will be shared with all key duty holders to help substantiate any future claims

Block A will be subject to thorough internal survey photographing historical elements of the block

Scope of Works :

This method statement covers block A,B,C at the George Hotel shall read in conjunction with the following site specific risk assessments .

- Risk Assessment Header Sheet
- M+E Removal
- Soft Strip
- Use of Skid Steer
- Hot Works
- Use of Breaker
- Structural Demolition
- Sub Structure Removal
- Refuelling
- Waste Removal

All foreseeable risk for the project have been scored using a 5x5 scoring matrix.

A strict set of control measures have been developed to reduce the risk factor, which operatives shall adhere too.

Works Include :

Block A as per drawings Architectural AHR L054-AHR-20-BA-01-D-A-2002 numbers **40-50** and **202021, 202022, 202023,**

1. Soft strip of specified items
2. Heritage works and assistance
3. Removal of block / brick walls
4. Removal of concrete raised floors
5. Removal of plaster to all external wall elevations

Block B as per drawings Architectural AHR L054-AHR-20-ZZ-ZZ-D-A-20140-P2 Elevations

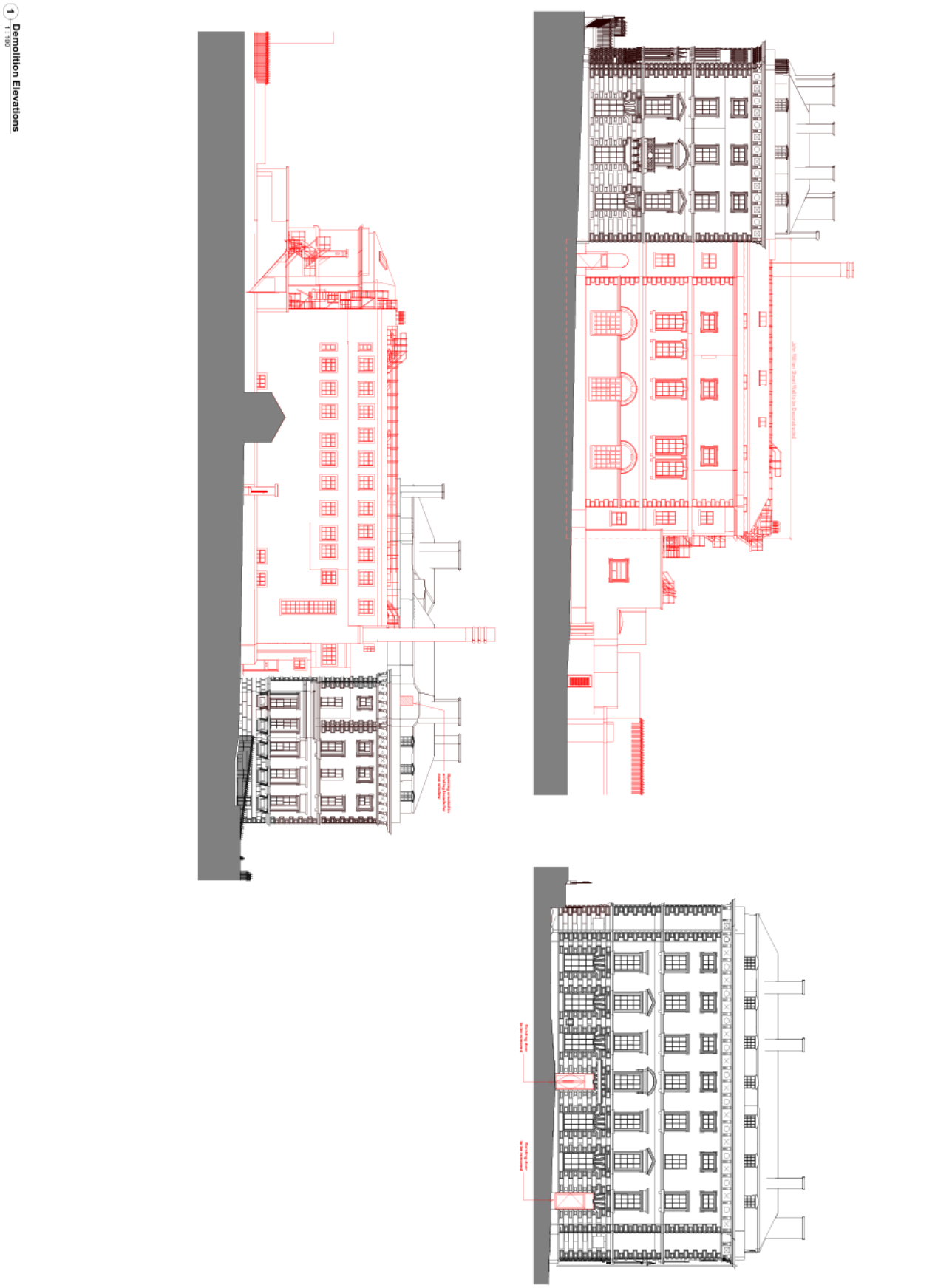
1. Soft strip of building
2. Erection of scaffolding.
3. Removal of chimney stack
4. Removal of woodcrete roof
5. Robotic demolition of Block B one or two upper floors
6. Mechanical demolition of Block B
7. Removal of basement slab and specified foundations

Block C as per drawings Architectural AHR L054-AHR-20-ZZ-ZZ-D-A-20140-P2 Elevations

1. Soft strip of building
2. Erection of scaffolding and hoist
3. Removal of dormer level
4. Demolition of low level end building on John Williams Street
5. Progressive floor by floor hand demolition working in conjunction with stone mason
6. Mechanical demolition of rear of block C and glass Atrium
7. Removal of basement slab and specified foundations

Block B + C building footprint substructure works

1. Removal of slab
2. Removal of specified foundations
3. Reduce level dig


1 Demolition Elevations
1 : 100

Scaffolding Requirements :

Rowland Scaffolding have been appointed to undertake all scaffolding requirements for the George Hotel, Blocks B + C

Block B John Williams Street elevation has a full scaffold design to incorporate the façade reduction works and demolition undertaken by Henleys stone masons and Demex Ltd

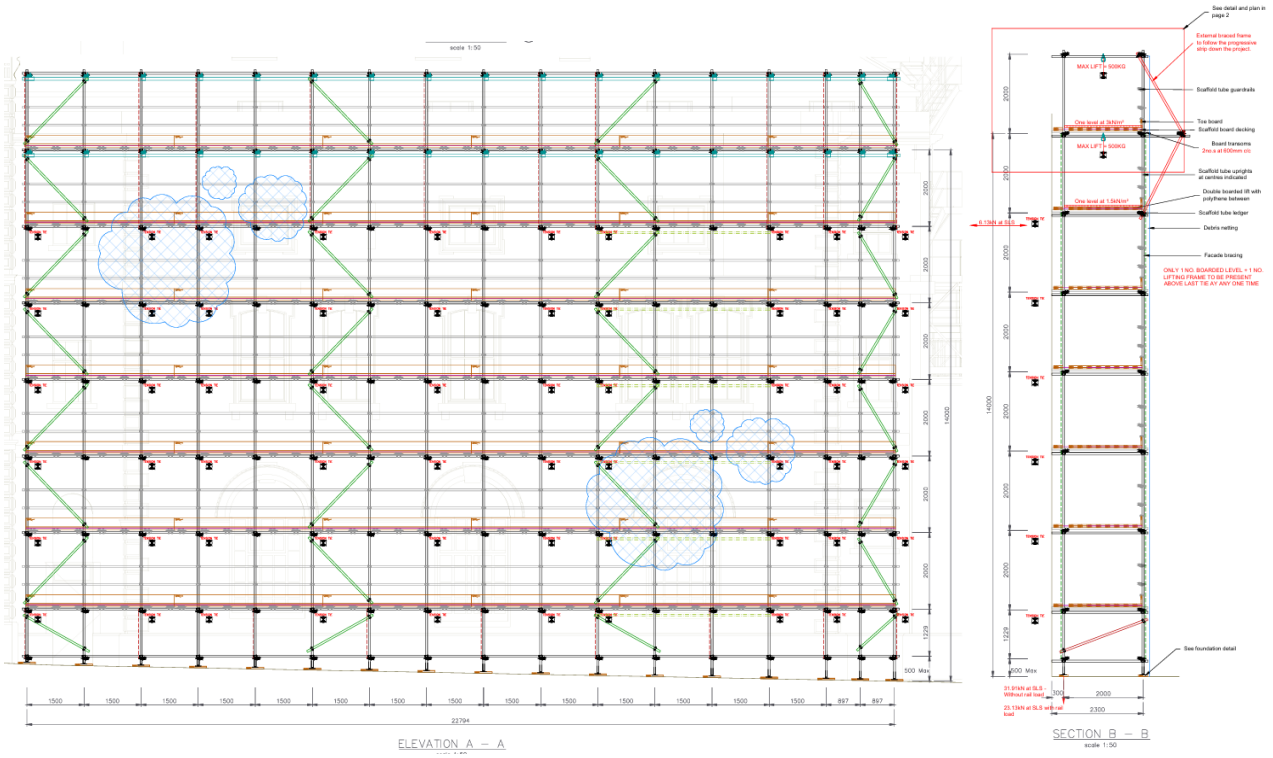
Creator Scaffolder Design and Temporary Works Consultants Ltd have to design the scaffolding on Block C please refer to the following drawings for additional information :

1. **CRE ROW000-161-061-001_ Report** for structural calculations
2. **CRE ROW000-161-061-001 DWG** for elevation drawing
3. **CRE ROW000-161-061-001 DWG** for tie agreements + ladder beams
4. **CRE ROW000-161-061-001 GN** for tube and fitting scaffold notes

All designs are subject to CAT 3 design checks and must be included on both GMI and Demex Ltd temporary works packs and registers

The Block B elevation will be Moni-flexed and the top two boarded lifts double boarded and polyethene between layers.

A material goods hoist will be installed at the end of the scaffold (elevation undetermined)



Block B rear elevation scaffolding will be a standard solution TG20 :21 design, the scaffold will include :

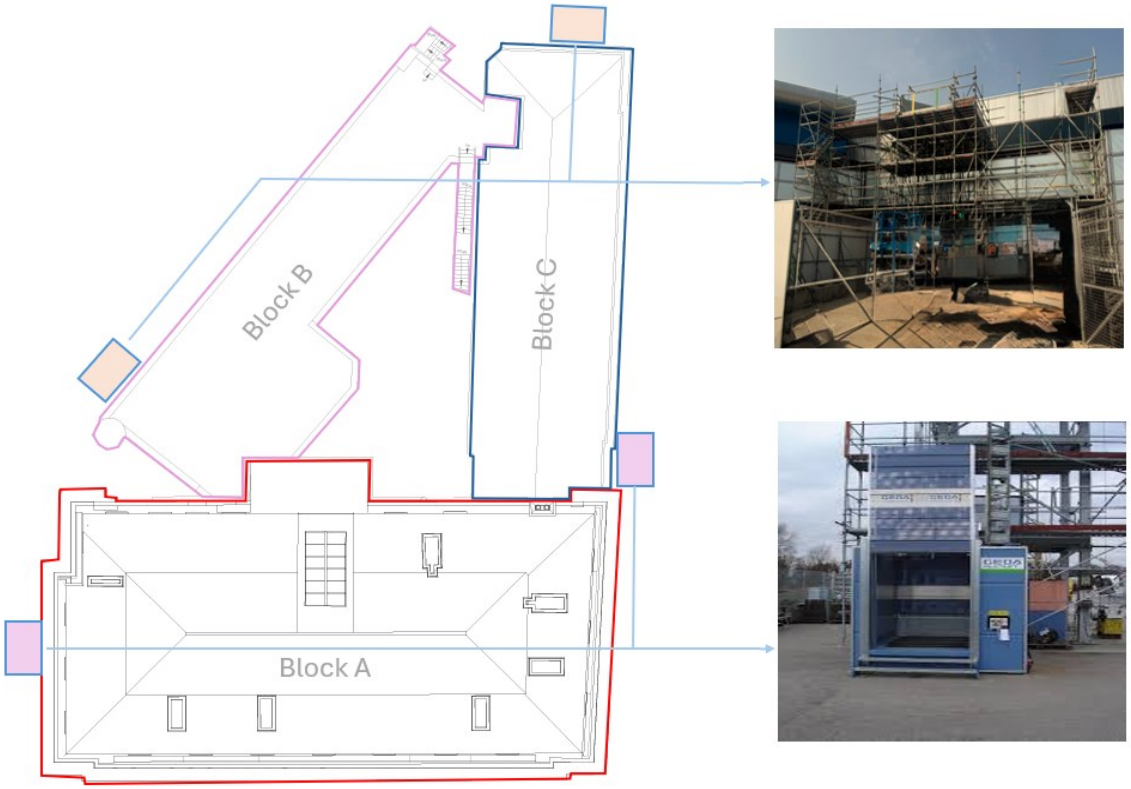
1. Scaffold wrap and deck to chimney for progress hand demolition purposes.
2. Close boarded waste chute for material discharge from Block C.
3. Haki tower access and egress points.
4. Debris netting to comply with Network Rail requirements
5. Internal hand rail for hand façade reduction works.
6. Crash deck and fan over sub station

A copy of the TG20 : 21 compliance sheet will be issued upon completion and checked by Demex senior management prior to handover and a permit to load issued

Waste Route(s)

Prior to engagement waste routes will be established to discharge waste from Blocks A,B,C upper levels

A mixture of close boarded waste chutes and material goods hoist will be used to discharge waste.



When using material goods hoist a trained operator procured by GMI can only operate the hoist, it is the responsibility of person loading the good hoist to ensure that the loads being moved are under the SWL of the material hoist.

When using closed boarded chutes a Skips will be placed under the chute and debris netting hood installed around the skip to prevent dust and debris release during waste removal, a traffic light system by operatives deployed at the working floor level and ground will be implemented to ensure the chutes are not used during exchanges, two way radios will be used to communicate when it is safe to discharge waste.

Waste from the soft strip / demolition operation will be segregated into dedicated waste streams.

Block A :

Waste to be brought through the building carefully and brought down a material goods hoist located on the compound elevation

Block B :

Close boarded waste chute to be used to discharge waste via the compound elevation

Block C :

A variation of both close boarded chute and material hoist will be used to discharge waste, Henley Stone Masons will take priority when using the material good for the façade demolition works

Grade II Listed Building Block A Procedures :

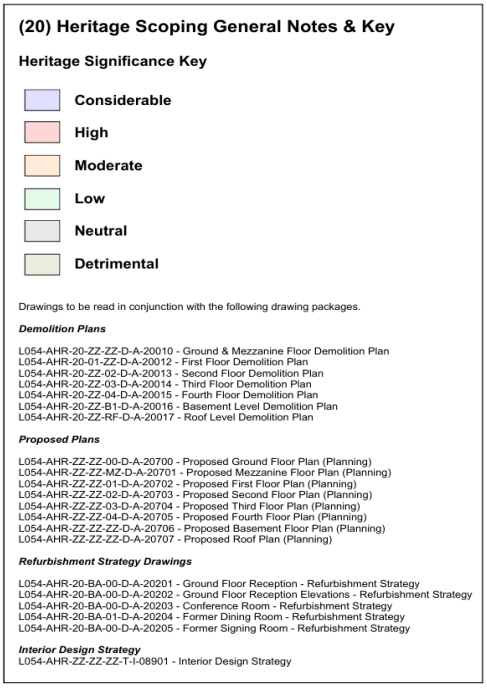
Demex Ltd acknowledge and understand the inherent significance and value of the Grade II listed George Hotel.

In accordance with the regulations and guidelines set forth by the relevant preservation authorities, we recognise the necessity for meticulous care and attention to detail throughout the demolition process.

With utmost respect for the historical and architectural significance of the building, all operatives will conduct the demolition with a keen focus on preserving as much of the original structure and materials as possible.

Our approach will incorporate the following key principles to ensure the careful and sensitive handling of the Grade II listed building:

1. **Detailed Survey:** Prior to the commencement of any of strip works within block A , Demex staff must review the Architectural AHR Heritage scope drawings for each floor / area, the drawings comprehensive survey of the areas include a colour coded guide and key for heritage significance and a referenced floor plan



(20) Heritage Scoping General Notes & Key

Heritage Significance Key

- Considerable
- High
- Moderate
- Low
- Neutral
- Detrimental

Drawings to be read in conjunction with the following drawing packages.

Demolition Plans

L054-AHR-20-ZZ-ZZ-D-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-ZZ-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-02-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-03-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-04-D-A-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

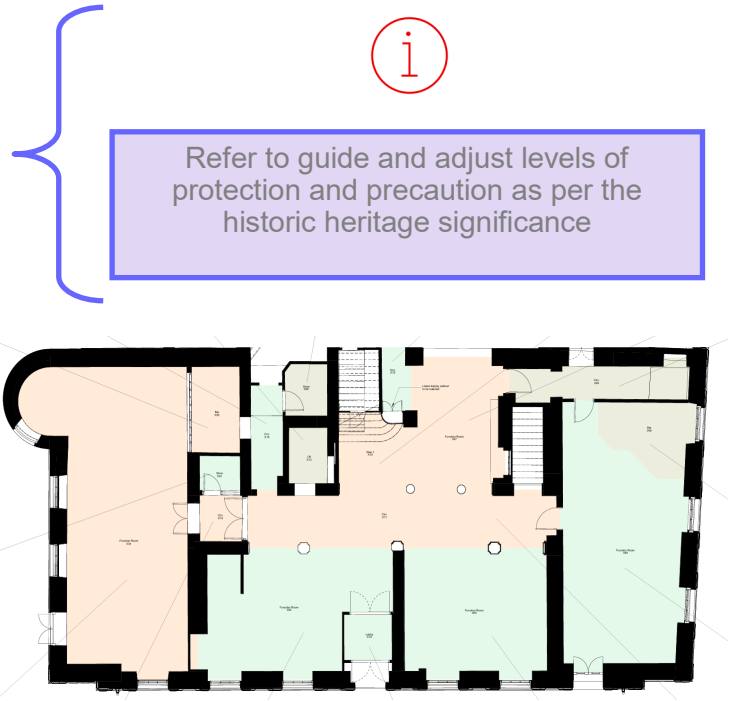
Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-MZ-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-ZZ-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Refurbishment Strategy Drawings

L054-AHR-20-BA-00-D-A-20201 - Ground Floor Reception - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20202 - Ground Floor Reception Elevations - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20203 - Conference Room - Refurbishment Strategy
L054-AHR-20-BA-01-D-A-20204 - Former Dining Room - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20205 - Former Signing Room - Refurbishment Strategy

Interior Design Strategy
L054-AHR-ZZ-ZZ-ZZ-T-I-08901 - Interior Design Strategy



Each individual area has a unique reference code and information related to the task for both demolition and construction along with any relevant drawings associated with the task.

The Demex Ltd site team will work in a manner to individually target and complete areas in line with the drawings provided.

A robust daily briefing for block A will include the following

- Location of area
- Unique reference code
- Highlighted plan of area
- Historical heritage significance of the area
- Method of protection
- Tools and resources required
- Permits required
- Signed acknowledgement

See Example of heritage scope and details highlighting area, description of significance, unique reference, demolition works required and drawings referenced

036	Store			
Heritage Significance	Detrimental			
Description of Significance	Under the 1889 plans, the store was originally the location of an open sluice in the access corridor to the laundry to the north of the property and would have been a partially unheated space. Under the 1930s plans this was amended to be a benched "still space" (small break/ eating area) for the staff area. At some time this was completely reconfigured to form a data room with he only remaining evidence of the former uses being a small concrete area of floor over the former sluice and some markings on the walls of the former still area - in summary, the space forms a detractor to all ages of the developemnt of the buildings use and has been identified accordingly.			
Demolition	Strip out Floor Yes	Strip out Ceiling Yes	Strip out Wall Yes	Strip out FF&E Yes
	Refer to Demolition Plans			
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. Floor to be removed locally to allow for lower floor slab to be constructed. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.			
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.			
Works to Walls	New Partition with Skirting No	New Door opening in existing Wall No		
	Make good of all existing plaster to external walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm with lime plaster, skrim and gypsum multiskim.			
Works to Windows	N/A			
Works to Doors (External)	N/A			
Works to Doors (Internal)	N/A			
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901			
M&E Works	Refer to MEP drawings for further details			

2. **Methodical Deconstruction:** Rather than resorting to indiscriminate demolition techniques, the operatives approach will involve methodical deconstruction to carefully dismantle elements in a controlled manner, this will minimise the risk of damage to historically significant components and allow for the preservation of valuable materials for potential repurposing or conservation efforts.

3. **Salvage and Preservation:** Where feasible, we will prioritise the salvage and preservation of architectural elements, fixtures, and materials that hold historical value.

4. **Site-Specific Planning**: A tailored demolition briefing for each area that considers the specific architectural and historical features of the structure will be undertaken, operatives will collaborate closely with preservation experts and local authorities to ensure that our methods align with the preservation objectives for the building.

5. **Environmental Responsibility**: In alignment with our commitment to environmentally safe practices, during heritage soft strip works we will implement measures to minimise the use of chemicals or excessive water as dust suppression that may damage the items of historical significances, options such as forced ventilation fine mist sprayers will be considered to reduce environmental impact during the soft strip process.

In area where pigeon guano is present a COSHH assessment for the disinfectant will be submitted to heritage management company to confirm the disinfectant is safe to use

6. **Experienced and Trained Team:** the soft strip team will be comprises of experienced professionals at level no less than CCDO **advanced demolition operative**, CCDO demolition labourers can be used to move material and undertaken low risk items.

A specific Block B CCDO supervisor or manager will be appointed with a deep understanding of the nuanced requirements associated with working within historically significant structures such as the George Hotel

Each team member will be extensively briefed to exercise caution and precision in handling the demolition process within Block B George Hotel .

7. **Collaboration:** The Demex site team will collaborating with preservationists, historians, and other relevant experts to ensure that the soft strip activities are carried out in a manner that respects and aligns with the historical and architectural integrity of the building.

As such each task will be Meticulously planned between duty holders, with each task itemised and briefings conducted in advance of the works.

Hand Arm Vibration Recording :

The vibration magnitude rate (m/s2) for all tools required for general day to day works on a typical demolition site, should be obtained from the manufacturer and inputted into a HAVS calculator to determine usage.

The calculator shall work out the EAV and ELV and give clear instruction on trigger times for the operatives.

A daily HAVS expose sheet shall be filled in by any operative deployed using tools that vibrate.

Mobile Access Equipment :

All mobile access equipment shall be erected to manufactures instruction by trained or competent operatives.

Upon completion the access equipment shall be inspected and tagged using a scaffold tagging system, with the name of the person responsible for inspection clearly noted.

Any mobile access equipment shall be re-inspected before use, after alterations, after any damages have occurred and after inclement weather conditions.

A weekly thorough inspection shall be carried out and recorded on the scaffold tagging system and weekly equipment inspection sheet.

When working on mobile access equipment tool tethers shall be used to minimise the risk of falling objects, operatives shall tether the tools to either there person or the mobile access equipment

Mobile Elevated Working Platforms :

MEWPS will be used to access works at height, they shall be used in accordance with manufacture instructions, operator will hold valid licences and be trained to IPAF standard

MEWP shall be operated on good and level ground, operators to ensure they check for proximity hazards or drains / Covers, routes to be planned

Equipment to be inspected in line with the PUWER and LOLER regulations, pre use daily, weekly, in the event of an incident.

Dedicated anchor points will be used **Only,** to attach safety harnesses and lanyards

Exclusion zones shall be formed around the base of the MEWP .

Please refer to MEWP rescue plan for additional information

Manual Handling :

Operatives are to observe safe lifting and carrying techniques when manual removing items from the building as illustrated in the picture below .

Where possible loads shall be cut to reduce the weight of items and combined lifting techniques are encouraged.

No one is expected to lift or carry items beyond there own capability.

Operatives are to refer to the Demex L:td manual handling guidance notes that can be found with-in the site file.



Demex Ltd will carry out manual handling assessments when required and use the acronym TILE as a guide when filling in the assessment form.

T	I	L	E
TASK	**INDIVIDUAL**	**LOAD**	**ENVIRONMENT**
Assessing the specifics of the task, including required movements (lifting, lowering, carrying, pushing, or pulling), and any hazards involved.	Ensuring the individual is capable and appropriately trained for the Manual Handling task.	Assessing the object's weight, size, shape, surface type and handling ease.	This includes evaluating environmental factors like space, flooring, lighting, and outdoor conditions.

Demex Ltd operates a in house Manual Handling Training course which is specifically designed around demolition activities.

Following completion of the annual training course a manual handling training certificate is issued to attendees

For the George Hotel Scheme a refresher course will be held prior to engagement for all Demex Ltd operatives and subcontractors working under their management

Soft Strip Use of Demolition Hand Tools :

Operatives are to strip out at the defined point(s) in a controlled and sequenced manner to ensure structural stability is maintained using the following mechanisms.

Working from a suitable access position, ground, same level, MEWP, mobile access scaffolding or tube and fitting scaffolding

Pinch Bar

Before use, visually inspect the pinch bar for any signs of damage, such as cracks, bends, or deformities.

Ensure that the pinch bar is clean, assess the weight and nature of the object to be removed by the pinch bar to determine the appropriate size and type of pinch bar required.

Clear the work area of any tripping hazards or obstacles that may interfere with the task.

Stand in a stable and secure position with feet shoulder-width apart, grasp the pinch bar securely with both hands.

Ensuring a firm and comfortable grip, position the pinch bar underneath the object, applying leverage to lift or pry the load free.

Use smooth and controlled force to lift or pry the object, avoiding sudden or jerky movements.

Communicate with other personnel to ensure coordination and safe movement of the load.

Exercise caution when lowering the load, ensuring that fingers and hands are clear of pinch points and potential hazards.

All personnel involved in using the pinch bar must wear appropriate PPE, as per site requirements

Hammers (Sledge and Lump)

Before use, visually inspect the sledge and lump hammers for any signs of damage, including cracks, chips, or loose handles.

Ensure that the hammer heads are securely fitted to the handles and that the grips are intact

Assess the nature of the task and select the appropriate hammer based on the size and type of work to be carried out

clear the work area of any obstructions or tripping hazards that may interfere with the task.

Stand in a stable and secure position with feet shoulder-width apart.

Grasp the hammer handle firmly with one or both hands, depending on the task and the type of hammer being used.

Strike the load in pre-determined position to either loosen or free the load entirely

communicate with other personnel to ensure coordinated and safe use of the hammers, especially when working in close proximity to others,

All personnel involved in using the pinch bar must wear appropriate PPE, as per site requirements
.

Soft Strip Separation Methods :

Unbolting

Where bolts are old / rusted then there may be the need to introduce a release assisting agent such as WD40 spray which will be sprayed at the point of application and allowed to dwell for a sufficient duration to aid release later.

Bolts are to be removed using hand-held tools manually applied as follows:

Spanners

A holding spanner will be positioned over the bolt head and a releasing spanner placed over the nut, these will then be manually worked in opposing directions to release the nut from the bolt, once sufficiently free then the nut can be hand unwound until released, this is to be repeated to all the nut/bolt fixing, elements to allow the element sections to be separated, suitable sized spanners and appropriate PPE will be chosen to eliminate the potential for slipping / traps / nips etc.

Powered Driver (Air / Electric)

The correct sized socket is to be determined and installed into the chuck of the powered driver and tightened, the socket is then to be offered over the head of the fixing to be removed, and the trigger activated to engage the driver, the fixing is to be removed, and the process repeated at each point.

General Note Either Option

It may be necessary to leave certain guide bolts in place until final release, this is to be determined by in-situ assessment and per element

Drilling

Using a suitable sized drill bit, the element is to be accessed, and the drill bit offered to the face to be drilled, using controlled speed adjustment, the drill is to be activated, and sufficient pressure applied to enable the drill bit to “bite” initially and then allow the drill to be activated further to drill through the entire construction

Where the holes are to be “stitched” together to form an opening, the process is to be repeated with each hole being drilled adjacent to the last one so that they overlap to form an opening.

Reciprocating Saw Cutting

Where there is a suitable opening / access point, the reciprocating saw blade is to be offered to the agreed cut position and the trigger activated in a controlled manner to avoid slippage etc.

Once full cutting contact is achieved then the reciprocating saw will be engaged at full capacity for the duration of the cut until complete.

Where there is no existing opening / access point then this will be established by drilling a suitably sized hole at the required point as described previously.

General Note Either Option

Whilst the above are being carried out, there will be an in-situ assessment to determine whether wedges / shims / packs are to be introduced to assist keeping the element being separated from trapping the cutting apparatus as the element releases.

Soft Strip Separation Methods :

Use of Breaker, Electric / Pneumatic

Wear appropriate personal protective equipment (PPE) including safety goggles, gloves, ear protection, steel-toed boots, and a FFP3 dust mask
.
Ensure the work area is clear of hazards and other trades. Use fencing, barriers, if required.

Examine the breaker for any visible damage, worn parts, or loose connections.

Inspect the power cord or hoses for cuts or damage, ensure connections are secure and intact and hose have whip checks.

Connect the breaker to a 110V power source or compressor, ensuring the power is off during connection.

Hold the breaker firmly with both hands. Position feet for balance.

Switch the breaker on, allowing it to reach full speed before applying to the material, apply pressure evenly, guiding the breaker without forcing it. Work in controlled sections.

Turn off the breaker and disconnect from the power source when complete. Safely store equipment and dispose of debris. Conduct a final area inspection, perform routine maintenance and report any faults for repair.

Hot Cutting

Where elements for removal are to be separated by hot cutting means then this is to be carried out by the operatives using suitable burning equipment petrol cut off saws or grinders.

- Hot cut element to be removed to be cut to the agreed dimensions
- Where possible work from inner to outer cut points to aid clear and safe working distances
- Work from suitable access position and implement extended burning gun if overreaching is an issue
- Determine cleanliness of element to be hot cut prior to commencing – part of handover and permit procedure
- Remove all combustibles from the working area
- Protect any items that must be retained using fire retarded blankets or sheets
- Work to hot work permit and follow all directions / precautions
- Establish gas bottles and store in upright position and in a suitable location
- Check valve fixings and flashback arrestors
- Run out hoses and check suitable for use and away from direction of activity
- Affix burning gun with appropriate nozzle and check all items
- Gas test area and understand any localised LEL requirements
- Consider any local smoke detection systems and notify relevant authority
- Agree ignition method and implement – controlled flint gun for example
- Direct hot cutting activity away from local services/live equipment / other aspects
- Wet down local area prior to starting hot works where possible
- Fire watcher to be always present and for 1 hour after works are completed
- Fire watcher to be completely aware of site emergency procedures
- Charged water hose and / or mobile fire extinguishers to be placed locally and in sufficient number
- PPE to be worn as identified within risk assessment

General Note Hot cutting

All elements that become freed as part of the hot cutting separation exercise will be allowed to fall within the element itself or a controlled working area that is clearly defined and demarcated as an exclusion zone.

General Soft Strip Component Method

The George Hotel Blocks A,B,C require a soft strip of fixtures, fittings, walls, ceilings, and floor coverings identified within the specific block drawings.

Please refer to the established waste route for discharge points on page 13

During the works waste is to be disposed of as it is generated and not allowed to collect.

Transit routes and works areas are to remain clear at all times to help prevent fires and maintain good unimpeded access and egress routes during any emergency situations that may arise

Skirting Boards & Door Frames

Skirting boards and door frames are to be removed by operatives using pinch bars and suitable hammers, the items are to be prized from their place of fixing.

Any obtrusions and nails shall be removed prior to transportation of the material to the dedicated waste discharge route.

Suspended Ceilings

The suspended ceilings are to be removed by operatives working from mobile access platform scaffolds suitably positioned, a fine mist sprayer shall be used to first wet the tiles to minimise the release of dust.

The ceiling tile shall be removed by pushing the tile up and out of the frame and twisting it sideways to enable removal, whole and intact they are to be lowered to ground in a controlled manner by passing them down to the ground operative.

At ground level they are to be periodically collected and bundled into manageable sized parcels using adhesive tape, as the works progress the suspended grid shall be removed by the operatives working from the confines of mobile access equipment.

Following removal of a section of ceiling tiles, GMI Management will access the services within the ceiling, identifying any services that must remaining or be protected as per GMI Service isolation /protection protocol, permission must be obtained to remove of services

Working from the platform the fixings are to be cut as flush to the ceiling as possible using hand held cold cutting tools (nips and or croppers), once again the removed items are to be lowered to ground in a controlled manner where they are to be transported utilising the wheel Maidens and carrying by hand to the designated waste discharge point.

Floor Coverings

The carpet coverings are to be removed by the operatives using the mattock picks and Shovels, or floor scrappers.

Where the carpets are of a roll-able nature these are to be cut into strips, whilst still laid, and then rolled up for collection.

Carpet tiles are simply to be lifted, both the carpet tiles and rolls are to be bundled and taped as previously stated, all resulting materials are to be transported utilising the wheelbarrows and carrying by hand to the designated waste discharge point.

If areas of ceramic or carpet are to difficult to remove manually, a self propelled or ride on 110v floor tile remover shall be sourced to pry difficult to remove floor coverings, any uneven surfaces will be made good to prevent trip hazards following removal

Non load bearing Stud Partition Walls

Traditional timber stud partitioning is to be removed by the operatives using suitable hand held tools, namely pinch bars, picks and hammers, the wall structure is to be de-erected by removing the coverings using the hammers and bars.

Once exposed the remaining timber stud work is to be prised free and de-nailed.

The rack style stud partitioning is to be removed by the operatives removing the facing boards whole and intact, the boards are to be lifted from their fixing rail / brackets and removed in the manner previously stated.

Once exposed the remaining timber stud work is to be prised free, de-nailed and transported to the designated waste discharge point.

Block Work Walls

- Conduct a site survey to assess safety and accessibility.
- Obtain necessary permits and approvals.
- Ensure all utilities (electricity, water, gas) are isolated.
- Set up safety barriers and signage to restrict access.
- Wear personal protective equipment (PPE)

Tools & Equipment

- Sledgehammer / Lump hammer
- Small handheld breaker
- Waste disposal wheel barrow or wheel maidens
- Dust suppression fine mist sprayer and dust cubes

Method

- Brief the team on tasks.
- Using power tools or hand tools, to create initial weak point on top of the wall.
- Start demolition from the top, ensuring stability is maintained.
- Gradually remove blocks, using sledgehammers where necessary.
- Continuously check for structural integrity and remove debris safely.
- Suppress dust using mists or water sprays as needed.
- Segregate waste into recyclable and non-recyclable materials..
- Clean the site to remove any remaining hazards.
- Conduct a thorough site inspection post-demolition.
- Ensure no damage to remaining structures or infrastructure.
- Make good or trim any wall adjacent to a wall that must remain .

Noise and Dust

Soft strip operations may require the utilisation of power tools, which generate noise and dust, throughout the duration of tasks involving power tools, it is imperative to adhere to the use of task -specific Personal Protective Equipment (PPE), including FFP3 Respiratory Protective Equipment (RPE) and impact-resistant safety eyewear, to mitigate dust migration, the strategic employment of pump spray bottles shall be implemented for moistening debris at the source.

Ventilation shall be optimised through the aeration provided by open windows, supplemented by dust collection systems or appropriate ventilation devices, contingent upon the severity of dust accumulation.

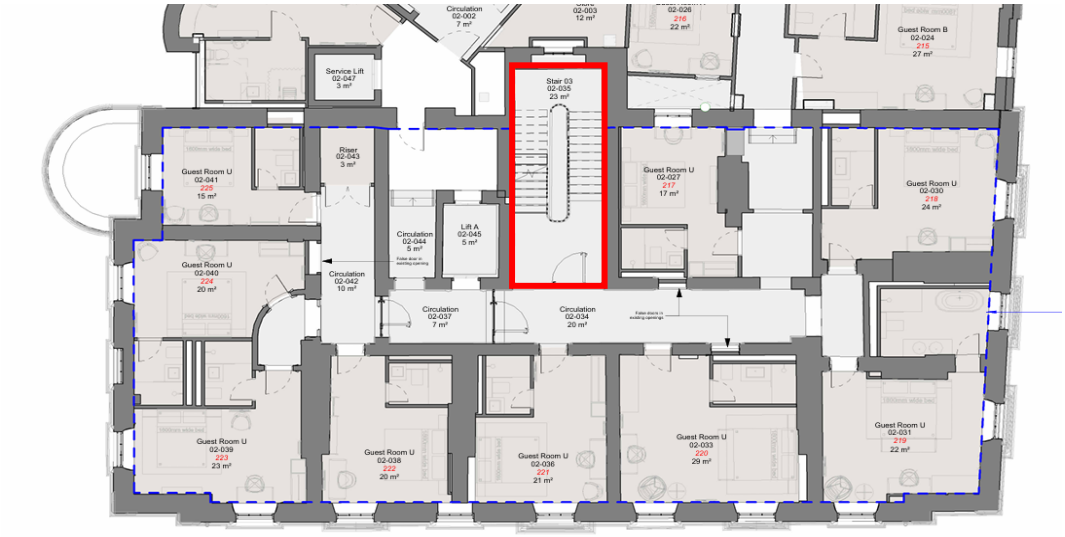
Should noise levels exceed 85 decibels for prolonged periods, the establishment of hearing protection zones is mandatory, the demarcation of such zones will be facilitated through the use of fencing, tape, and signage, thereby restricting access to the specified work area.

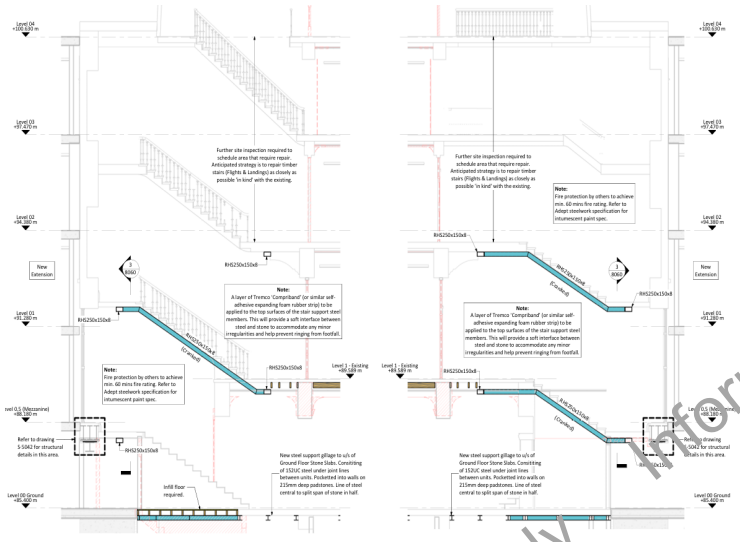
Block A Rear Staircase - Information Only

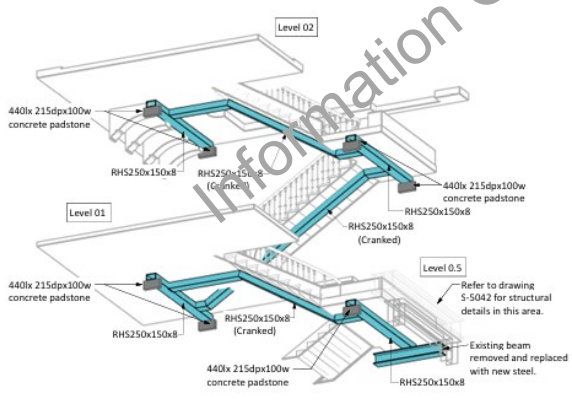
The staircase within Block A will be temporarily supported as per the Adept / GMI Block A Stair Strengthening Detail Ref : **LO54-ACE-2X-BA-22-D-5-8060** drawing see location and extracts of design.

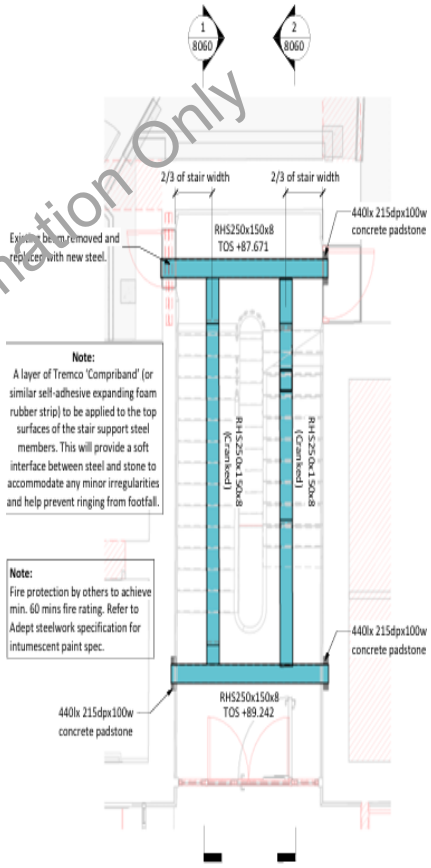
Demex must not interfere with this element of work and accessing into the staircase is strictly prohibited

Any interface during mechanical demolition work will be coordinated effort between Adept, GMI and Demex Ltd and recorded under a separate task related SSoW,









Information Only

Block C

A collaborative effort will be required to safety demolish the Block C Building, with Demex working in conjunction with Rowland Scaffolding and Henleys Stone Masons to progressively reduce the building in height and to salvage the stone façade for the rebuild process

Demex : Soft strip and demolition of all other components other than the façade

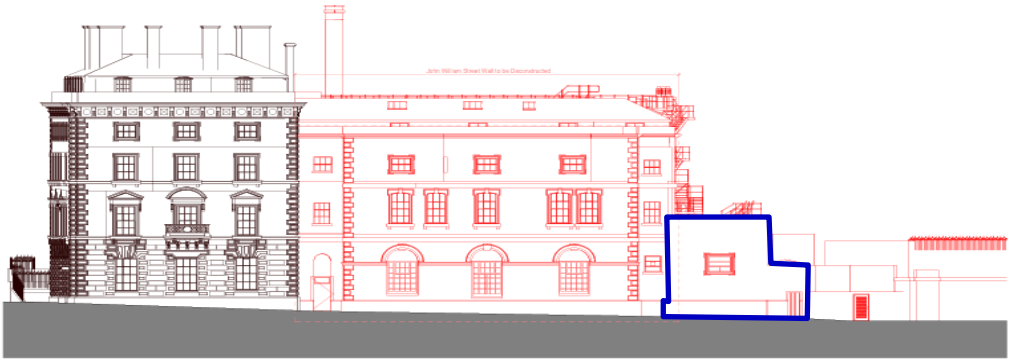
Henleys : Removal of stone façade and rebuild

Rowlands : Scaffold erection and dismantling

The collaborative effort must move at the same speed to ensure the building in safely reduced in height and to prevent the presence of shear unsupported walls

Works must be undertaken in the strict adherence to the designed programme issued by GMI

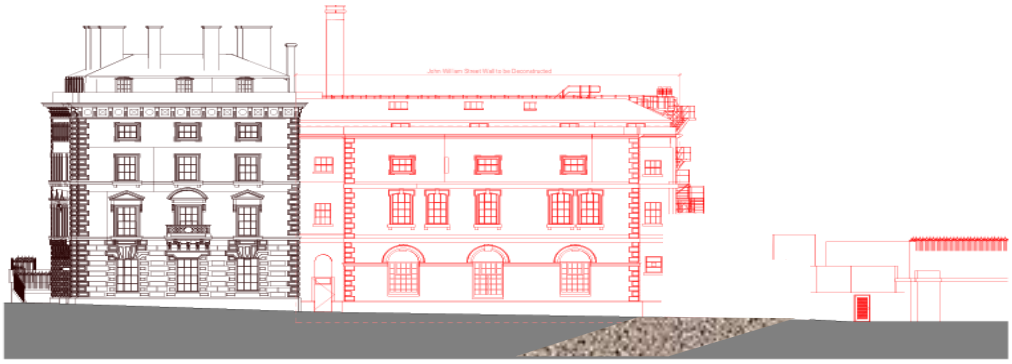
Block B Low Level Building



The low level stone building and associated fire escape stairs will be demolished to help implement the waste chute and access point into the rear of site, Henleys will be attendance during the demolition to try and salvage some of the stone works and the stone window surround to stock for additional replacements during the façade removal works

- Prior to any demolition, the footpath / road will be protected using either road plates or crane mats to ensure the highways services and surfaces are protected during the works
- A skid steer loader will be used to position the protection, lifting the protection in to place using the pallet tines attachment or selector grab.
- A demolition rig will be position adjacent to the building and within the confines of the footpath / road closure and protective mat
- Working in conjunction with Henleys the demolition rig will carefully remove the façade stone work and window.
- The stone will be carefully removed using a selector grab attachment lifted and placed into a safe lay down area adjacent to the works area to allow for Henleys to retrieve and palletise the stone work
- Following removal of the façade and from the static position on the footpath the roof structure will be removed and side elevation walls drawn into the building footprint, the hardcore generated will be temporally moved to expose the slab of building
- The demolition operator must **not** access onto the building slab as this forms part of the buildings over basement footprint.

- The demolition rig operator will engage the breaker attachment and proceed to puncture the building slab forcing the arisings into the shallow and gradient basement



- The demolition aggregates temporarily stock piled will be used to back the fill the section of basement until 300mm - 400mm below footpath height
- 8 wheeled wagons will import 6f5 to fill the remaining basement void, this material will be tracked in to compact the layer and create a stable platform for access into the rear of the structure
- The remain fire escapes along the end elevation will be removed using the demolition rigs selector grab
- This early engagement work will allow for the scaffold close boarded chute to be installed to service Block B

Dormer Removal Block C

The dormer level of the building is supported and hung on steel work located on level 3 during hand demolition works on the dormer and fourth floor the structural metal steel work must remain in situ to prevent the collapse of the floors above.

- Demolition operatives deployed at dormer level will remove the dormer, using demolition hand tools to remove the roof covering and support trusses and purlins
- Any lead dressing will be removed and processed.
- Material will be brought back through the building to the newly formed closed boarded waste chute
- Materials to be removed as per dedicated waste steams, aggregates for the exterior elevations will be discharged into the basement to help fill the basement for mechanical demolition works

Fourth and Third Floors Block C

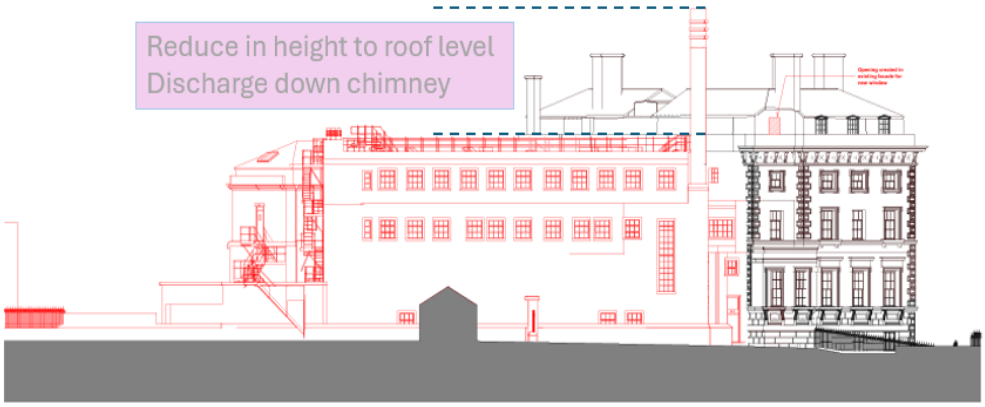
A temporary works design for the propping of the fourth floor and associated steel work will be developed by Nolan Associates the methodology updated to reflect the design.

At this stage its assumed the fourth floor will be removed working from the confines of the third floor using tower scaffolding to remove the floors exterior walls and associated steel work from below

All exterior wall will be reduced in height at the same speed as Hanley's Stone masons to ensure the building keeps its structural integrity

Block B Chimney

- Accessing from the scaffolded installed around the chimney by Rowland Scaffolding operatives using a variation of demolition hand tools or 110v breakers will course by course reduce the chimney in height
- Until the chimney has been reduced in height to the building level, all arisings must be discharge back down the chimney



- Any internal liner will be cut into sections and discharged back with the chimney
- Once the point that roof level has been reached, all stone and internal liner from the chimney removal will be discharged via the waste chute along the Block B Elevation scaffolding

Block B Roof.

- The woodcrete roof covering will be removed from below floor by operatives deployed from the mobile access equipment
- Waste from this process will be discharged down the waste chute on Block B
- Exterior walls on the compound side will be demolished by hand working from the scaffolding and discharged down the waste chute
- Exterior walls on the courtyard side will be demolished by hand working from the scaffolding and discharged into the basement

Block B Fouth and Third Floor

The floors within Block B are reinforced concrete floors, a specified robotic demolition rig will be used to remove the forth and third floors

Dependent on the floor loadings a crash deck may be installed by Rowland scaffolding and progressively cleared by Demex ltd.

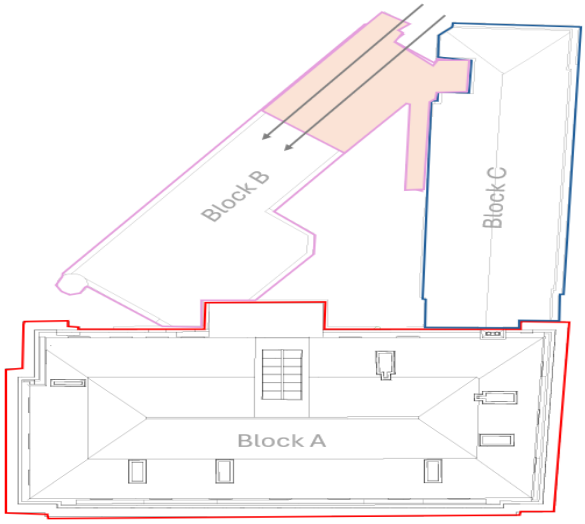
This element of works will be recorded on separate SSoW once the loadings of the floor have been established, Demex will appoint Adept Concrete Cutting to undertake any Robotic Demolition works.

In order to access the forth and third floor specialist crane company PP Engineering will be appoint to lift the Robotic Demolition rig to each floor, this will be done under a separate lift plan and under a contract lift.

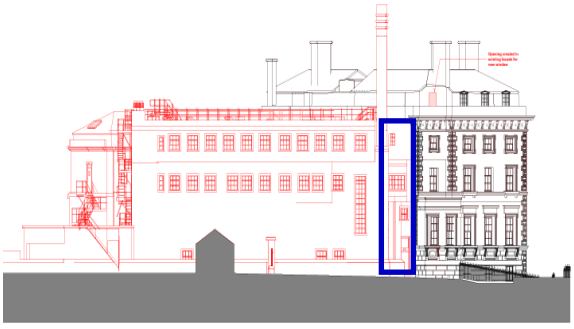
All exterior walls will be reduced in height from the scaffolding and discharge at points mentioned above.

Mechanical Demolition Block B+C Second Floor to Basement

Following hand reduction works to the upper floors and the removal of internal and external scaffolding from block B and the Rear of Block C the demolition rig will use access from the rear of block C and demolish the end of Block B and the glass atrium forming a ramp and way into the basement slab in the process.



- The demolition rig fitted with either the pulverise attachment or selector grab will remove section of flooring and draw in any masonry stone or brick works.
- The glass atrium will be sheared down using the shear attachment, cutting the roof system at strategic points
- Waste from this process will be loaded into dedicated waste containers and removed from site
- The remaining section of Block B will be demolished from within the building footprint





- Any points where Blocks B+C meet Block A will be separated by hand to ensure block A is not damaged as part of the demolition process by Henleys Block C and Demex Block B
- Block C will be mechanically demolished in line with the façade reduction works undertaken by Henleys, with the scaffold progressively being stuck as the block is reduced in height.
- The Large compound steel work running from Block C and Block A will be removed under a separate SSoW, following a review and design from Nolan associates
- This process will be completed until Block B and C have been demolished in their entirety to basement level.

Removal of Substructure Slab and Foundations

Prior to any substructure works a CAT scan of the area must first take place to identify any unknown services, in accordance with HSG47, and the relevant permit to break ground obtained by either Demex Ltd or GMI.

Any saw required will be made using floor sawing equipment, cutting below the depth of the slab to achieve a neat finish

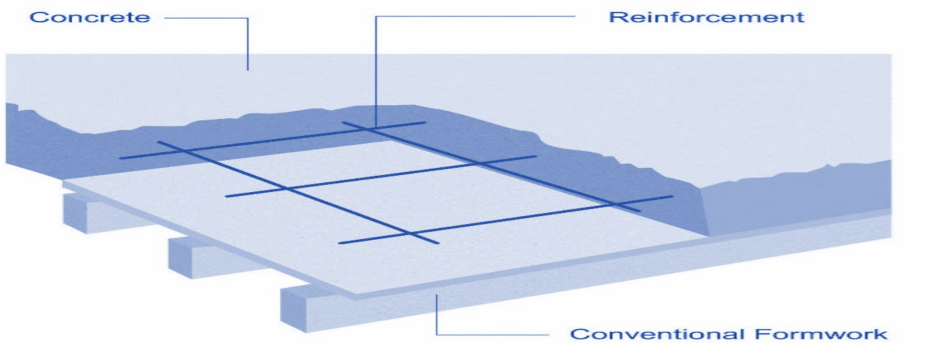
The demolition rig fitted with a hydraulic breaker attachment must first fracture the slab
In various location roughly 1m apart.

If noise and vibration become an issue during this element of works options such as night works or overcutting of the slab will be considered

Careful consideration shall be implemented when operating the breaker, ensuring these works are undertaken at a sensible time, preferable during early afternoon and mid day, Demex will work closely with GMI to establish suitable breaking times

Once fractured the demolition rig shall remove the slab using the bucket, exposing the foundations in the process, the arising's shall be placed into a neat pile for processing

Traditional slab make up



Once the slab a has been removed the demolition rig operator shall begin works removing the building foundations to a depth of 1.5m, digging down the side of the foundation and using the bucket to lever the foundation out.

Any excavation formed from the removal of foundations shall be either fenced off or backfilled in compacted layer using site won material at the end of each shift.

All arising's generated from the substructure removal will be loaded into a 8 wheeled waggons delivered and collected by a dedicated supply chain partner of Demex and disposal off site.

Banksmen to supervise both excavators and lorries whilst on site.

Dust will be suppressed by jets of water trained onto both the demolition areas and loading areas. This will be suppled by a **1125lt 3000 PSI Pressurised Water Bowser**

The location of the equipment shall be set out by first checking wind speed and direction of wind, the results of this shall be recorded on the daily briefing sheets.

The site shall be graded and level following substructure removal, backfilling any voids before tracking in the ground to leave a satisfactory finish free of any hazards.

Further information to be supplied by GMI regarding the Extent of the Works, any cut and fill works will be completed on a SSoW in line with series 600 highways specification.

General Note Dust Suppression

Externals

Dust will be supressed throughout the works via the use of a fine mist sprayer trained at the demolition area, the position of the dust suppression equipment is subject to changing wind direction and weather conditions.

Allowances must be made in the event of inclement weather conditions such as high winds.

Given the close proximity to the other operational areas works my need to be suspended until favourable conditions are present

The Site Supervisors will make an assessment of wind direction and speed prior to commencing, reviewing data from the XC Weather application

Internals

A board range of dust fighting equipment will be used in internal areas around the site such as dust cubes and sump stray bottles

Pump Spray Bottles

1. Prepare the Solution: If using a dust suppressant, dilute it according to the manufacturer's instructions. Otherwise, fill the spray bottle with clean water.

2. Safety Precautions: Wear appropriate personal protective equipment (PPE) such as masks, goggles, and gloves, particularly if using chemical suppressants.

3. Test the Spray Bottle: , Adjust the nozzle to the desired spray pattern (mist, fine spray, etc.), test spray in a safe area to ensure proper functioning.

4. Application: Hold the spray bottle upright, aim the nozzle towards the dusty area, squeeze the trigger evenly to spray the solution over the dusty surface, apply in a sweeping, overlapping motion to ensure even coverage.

5. Monitoring and Reapplication: Observe the treated area for dust accumulation ,reapply as necessary, particularly in high-traffic or high-use areas.

General Note Waste Removal

All waste will be handled in accordance with all statutory current legislation and GMI site processes with all transfer documents, notifications etc, being available for inspection by GMI

Any items which are suspected of being chemically contaminated will be analysed to establish the correct disposal method.

All waste material produced will be disposed of at a licensed waste handling facility under the duty of care regulations with a fully traceable document trail.

Skip locations and working stockpiles of materials will be positioned as directed by the site manager and at convenient locations within the demarcated working area, these are to be away from known services and operational structures

The skips are to be positioned such that they offer ease of loading for segregated materials and minimise plant & vehicle movements and double handling.

There is a commitment to reduce the amount of material sent to land fill.

A copy of transfer note will be retained on site for auditing purposes.

General Note Banksmen

Banksmen will be positioned in strategic positions throughout the demolition process, they shall establish a clear line of communication with the demolition rig operator via the use of two way radios.

They shall stop any works that are deemed to be dangerous or alert the demolition rig operators of any changes within the structure that may affect the safe demolition of the structure.

The location of the banksmen are changeable as per developing conditions, this will be instructed by the site supervisor, who is responsible for ensuring the banksmen are suitably located in positions that are safe distance for the demolition works.

During any movement of plant within the fenced site, a qualified banksman will be assigned to oversee and direct the movements of all vehicles and plant machinery, This practice aligns with the Health and Safety Executive (HSE) regulations, which stipulate that a banksman must be present to control the movement of vehicles and provide clear guidance to operators, ensuring the safety of workers and preventing potential accidents or collisions.

Regulation and guidance notes, such as the Construction (Design and Management) Regulations 2015 (CDM), require the appointment of a capable and experienced banksman to manage vehicle movements in areas where there may be a risk to health and safety.

The role of the banksman is crucial in ensuring that the movement of plant machinery is executed safely and efficiently, especially in areas with restricted visibility or high pedestrian traffic, by providing visual and verbal signals to vehicle operators, the banksman contributes to the prevention of workplace incidents and upholds compliance

The Health and Safety Executive's "L117 – Guidance on Regulations" outlines the specific responsibilities and competencies required of a banksman, emphasising the importance of proper training and certification, this guidance emphasises the need for comprehensive training for banksman roles, covering areas such as signalling, hazard recognition, and communication with vehicle operators.

Mobile Oxy Propane Cutting (Set up)

Operators should always follow the manufacturers instruction for the specific equipment in use

Safety data sheets for the gases being used be available and understood, please refer to the following

- COSHH Assessment - **Propane**
- COSHH Assessment - **Oxygen**

Light up Procedures

Check

- Local fire procedure are followed
- Fire extinguishers are available
- Appropriate task specific PPE is in use

Visual Check

- Complete before use visual checks on the equipment, refer to inspection sheets

Purge Oxygen and Propane Hoses in Turn Whiles Setting Working Pressure
Purging may only take place in a well ventilated area not in a confined space

- Purge **Oxygen** and **Fuel** assembly in turn
- Open Cylinder valve to maximum 1.5 turns
- Open torch valve
- Open regulator and adjust to set internal working pressure
- Completely purge each hose and gas assembly checking for gas flow from torch
- Close torch valves

Leak Check

- Leak check every joint

Ensure torch valves are closed before proceeding

Purge Torch

- Open **Oxygen** torch valve purge for 3-5 second then close torch valve
- Open **Fuel** torch valve purge for 3-5 second then close torch valve

Lighting the System
Naked flames must not be used

- Open **Fuel** gas torch valve
- Use the correct spark lighter to ignite the gas
- Light the torch for **Propane** increase fuel gas valve to reduce smoke if necessary
- Slowly open the **Oxygen** valve until a clear sharply defined flame is achieved

Mobile Oxy Propane Cutting (Shut Down)

Shut Down Procedures

- Close **Propane** torch valve first, then close **Oxygen** torch valve .
- Turn / Close off the **Propane** regulator
- Open **Propane** torch valve to release the pressure off regulator
- Close **Propane** torch valve.
- Turn / Close off the **Oxygen** regulator
- Open **Oxygen** torch valve to release the pressure off regulator
- Close **Oxygen** torch valve using specialist oxygen key
- Uncouple regulators from **Oxygen** and **Propane**
- Coil hose and return to storage area
- Place bottles into dedicated gas storage cages kept a minimum of 3_m apart

Standard Operating Procedures : Uncovering or damaging materials that may contain asbestos

Non-Licensed and Licensed Materials

This information has been adopted to help Demex Ltd to comply with the Control of Asbestos Regulations (CAR) 2012.

This sheet covers the points you must adopt to reduce exposure to an acceptable level.

All in accordance with Health & Safety Executive (HSE) ' Asbestos Essential information'

Scope of Works

This sheet describes good practices that must be adopted if you presume that asbestos has been discovered or accidentally damage during demolition works

Please refer to the flowchart on the next page for additional.

Immediate Action

- Stop work immediately
- Contact your site foreman/site supervisor and/or Head Office
- Seal off the affected area (s) to prevent unauthorised access.
- Minimise the spread of contamination to other area (s).
- Prevent unauthorised access to keep exposure as low as you can.
- Clean up the contamination following the flowchart on the next page

Preparation of the Working Area.

Place Warning Notice (s) of 'No Unauthorised Access, 'Danger Asbestos & Warning Notice (s) prominently displayed around the affected area.

Mark out an exclusion zone with warning tape will be placed around area (s) that will be completed within a short duration.

Any area that cannot be cleaned up immediately should have Heras type fencing erected to prevent any unauthorised access.

Personal Protective Equipment (P.P.E.)

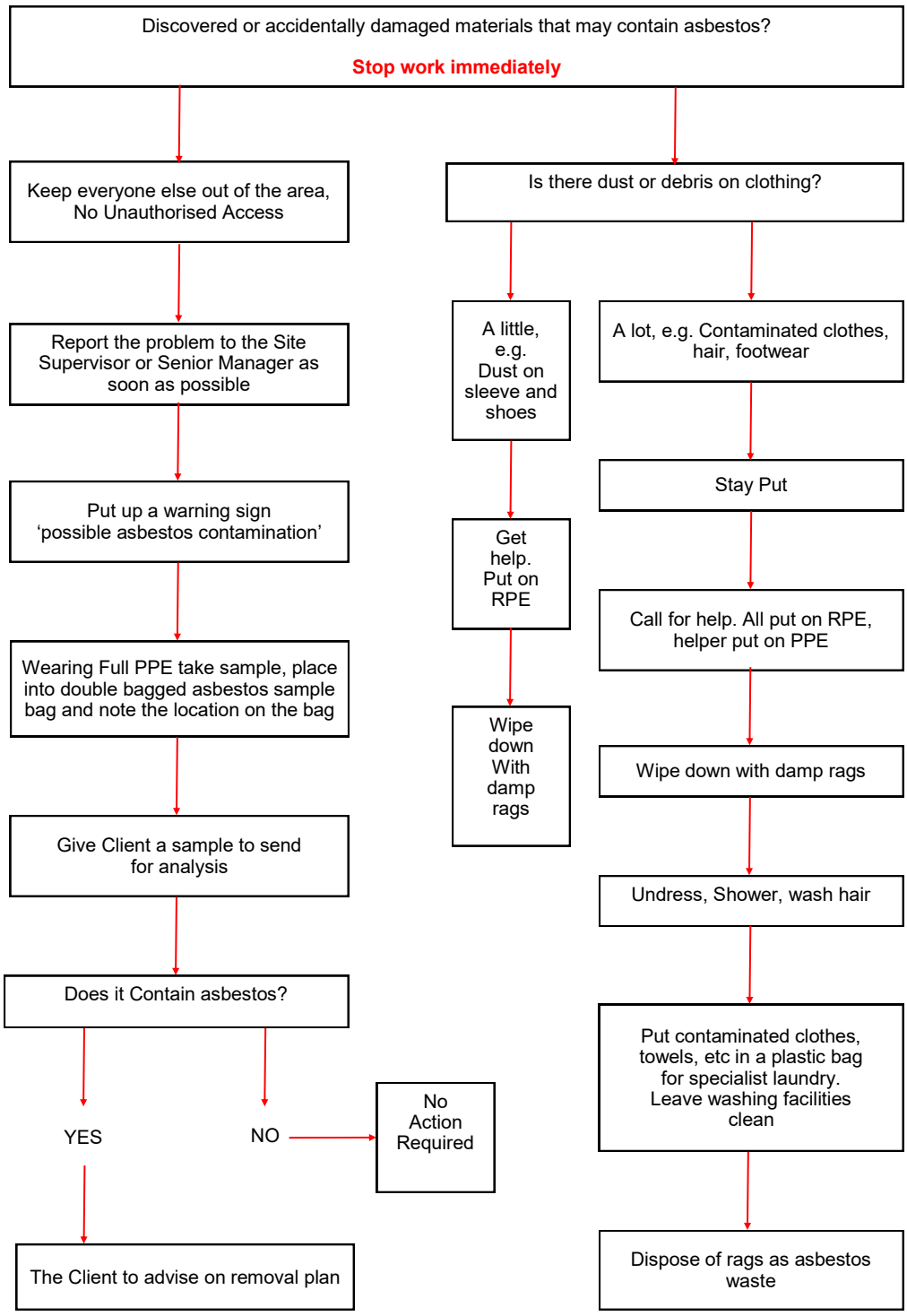
All working personnel will wear Personal Protective Equipment (P.P.E.), i.e. Safety Helmet, Safety Footwear, Hi-Visibility Clothing, Cloves, Safety Goggles or Glasses, CAT 3 Disposable Coveralls.



All Personnel will wear Dust Masks, where necessary. If you are using Ori-nasal Half Mask (R.P.E.) check with your Site Foreman and / or Site Supervisor that you are using the correct dusk mask for your working activities. Ori-nasal Half Masks are supplied with P3 Filters, if you are wearing this mask you should be clean shaven at all times to insure that you are achieving the maximum Protection Factor (PF).

Carry out a face fit check in accordance with manufacturer's instructions and wear overall hood over the straps of the mask. Keep Ori-nasal Half Mask clean and inspect regularly. After use, store away in a safe place away from contamination.

Flowchart


Discovered or accidentally damaged materials that may contain asbestos?
Stop work immediately
Keep everyone else out of the area, No Unauthorised Access
Report the problem to the Site Supervisor or Senior Manager as soon as possible
Put up a warning sign 'possible asbestos contamination'
Wearing Full PPE take sample, place into double bagged asbestos sample bag and note the location on the bag
Give Client a sample to send for analysis
Does it Contain asbestos?
YES
NO
No Action Required
The Client to advise on removal plan
Is there dust or debris on clothing?
A little, e.g. Dust on sleeve and shoes
Get help. Put on RPE
Wipe down With damp rags
A lot, e.g. Contaminated clothes, hair, footwear
Stay Put
Call for help. All put on RPE, helper put on PPE
Wipe down with damp rags
Undress, Shower, wash hair
Put contaminated clothes, towels, etc in a plastic bag for specialist laundry. Leave washing facilities clean
Dispose of rags as asbestos waste

Amendments to Method Statement : 001

Project :	
Contract Number :	
Date :	
Person making Amendment :	
Section :	

Amendment :

Acknowledgement :		
Name	Date	Sign

Amendments to Method Statement : 002

Project :	
Contract Number :	
Date :	
Person making Amendment :	
Section :	

Amendment :

Acknowledgement :		
Name	Date	Sign

Amendments to Method Statement : 003

Project :	
Contract Number :	
Date :	
Person making Amendment :	
Section :	

Amendment :

Acknowledgement :		
Name	Date	Sign

Contract Reference Number	C600 - 857
Tender Number	T6092 - 24 - D
Site Address	**The George Hotel -** St Georges Square, Huddersfield United Kingdom, HD1 1JA
Subject	Soft Strip / Demolition and Associated works

I Confirm I have received Site Induction and reviewed, read and understood the method statement and associated risk assessments foe the project highlighted above

I sign to confirm and fully understand the method of works and control measures and will following procedures as set out within the site documentation

Site Manager or Supervisor	**Name :**
	Sign :
	Project Lead For Demex Ltd

Acknowledgement :

Name	Date	Sign

Acknowledgement :		
Name	Date	Sign

George Hotel Huddersfield

High Level Heritage Take-Down & Re-Build Philosophy

East elevation St John Williams Street, Huddersfield.

DRAFT

25/02/25



Henley Restoration and Remedials Limited, has been instructed by GMI to produce an initial high-level sequence of planned works intended to safeguard the façade during the planned take-down and rebuilding of the façade on the east elevation of St John Williams Street. This sequence will require further insight and development as we progress with the survey works currently instructed.

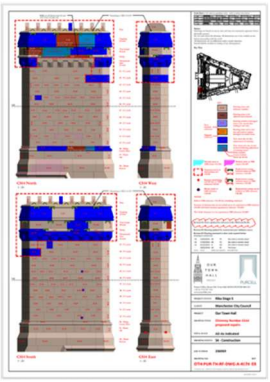
The sequence for the take-down and rebuild of the east elevation of the George Hotel, a listed building façade, involves several key phases to ensure the preservation of historical values and compliance with heritage regulations.

The sequence of works planned is:

1) **Survey**: Conduct a thorough high resolution façade photogrammetry 3D survey. The survey of the building will document the existing condition of the facade and identify any areas requiring special attention, prior to any scaffolding or intervention works taking place, providing more time for all stakeholders to review the existing condition of the building. The survey will also provide a benchmark for its current condition. See QR code for example.

SCAN TO VIEW 3D MODEL OR ctl + CLICK TO VIEW 3D MODEL

2) **Preparation:** Complete a survey to provide each stone with a unique reference recorded on bespoke stone take-down drawings. These drawings annotated with the following and will be developed during the take-down with the aim of having suitably developed drawings produced once the take-down works are completed:



I. Unique stone reference number
II. Stone sizes
III. Repair plan
IV. Alternation plan
V. Opening dimensions
VI. Setting out points
VII. Running measurements
VIII. Structural investigation requirements
IX. Comments and notes for takedown and rebuild info
X. Existing fixings
XI. New intervention works i.e. restraints and new stone items
XII. Arch formers

3) **Planning**

Produce a robust QA procedure and take -down stone schedule to record data and information to enable design development and rebuilding of the façade.

I. Size of stone
II. Condition of stone
III. Photo of stone
IV. Pallet number
V. Status – spare, alteration, repaired or reused

4) Temporary works

Develop, design and produce a scaffolding access plan to accept loads from stone units on the building that need to be taken down, incorporating suitable lifting provisions, barriers, pit lanes and logistical systems around the facade to ensure safety for workers, public and heritage assets. Secure the area to prevent damage to surrounding elements of the building.

Develop a temporary works strategy to safely transport stone, materials and equipment around the façade and in addition install supports and props to safely distribute façade loads ensuring suitable and effective removal and rebuilding of the stone façade. The control of the load paths during a façade take-down need careful and thorough planning and installation.

5) Investigations before take-down

I. Inspect and understand the existing adhesive and mechanical qualities of the existing stones and jointing arrangements.
II. Analyse the condition of the mortar and reproduce similar samples for reuse.
III. Understand adhesive nature of existing stone and mortars.
IV. To avoid excessive damage to the historical stone fabric of the building, a clear understanding of the jointing arrangement used during its original construction is essential.
V. Typically joints of large historic stones are often grouted using at times a cementitious grout with an addition of a joggle joint arrangement to reduce lateral movement in the stone. Considerations around removal need to be developed before completing take-down starts and test take-downs should be considered and reviewed to avoid any uncontrolled or unnecessary damage.
VI. Bronze dog cramps and or slate pegs are also used on heritage buildings to further strengthen the stone joints. Establishing suitable removal and reintroduction methods needs to be considered during the take down and rebuilding phases.





6) Structural Assessment and Stabilisation Before and during the facade take down, vigorously assess the structural integrity of the remaining framework. Make any necessary repairs or reinforcements to the underlying structure to support the rebuild is essential. Systematic planning will be needed with other trades involved in the scheme including demolition contractor, temporary works designers and installers thereby ensuring unison of working practices is understood and the works delivered to client satisfaction.

7) **Careful Dismantling of Facade**: Using specialised equipment, hand tools, chain blocks, lewis pins and stone lifting straps begin the systematic removal of stone units and materials. Work in a top-down manner, ensuring that any reusable materials, such as bricks, stone, or architectural elements, are carefully catalogued with a permanent mark (on an unseen face) or tagged items to distinguish them, so following its storage time, it can be relocated in the same position for rebuilding.

   During the take-down phase it is important to clean stone bed joints and jointing materials at this point, before they are placed into storage, to avoid double handling and possible damage. All stones will be palletised with suitable softening placed on strap locations, once secured the stones are checked to ensure number references are visible and correct coding noted. Then the pallet will be weatherproof shrink rapped and logged on the take-down schedule QA document.

   Once all checks are completed the stone can then be sent to the designated storage facility. At this point the positioning of the stone should be ordered in a manner that enables the first stone is the last to be taken and vice versa for the last stone to be placed into storage. Stone should be stored on a hard surface and stillages to ensure good airflow around the unit and that they do not become overly saturated.

8) **Storage:** All stones will be placed into storage; at this point the stones that need reworking can be carefully resized to suit any new proposed plans. Alteration stone will be picked out from storage and reshaped in our masonry workshop. Once reshaping has been completed this will be logged on QA check sheet and the stone allocation schedule amended. Keeping good records is critical to any rebuilding project.

9) **Rebuilding Process**: Begin reconstructing the facade by using approved GA drawings and take-down information that have been developed during the take-down is highly important. Reusing original materials is the primary objective of all rebuilding of listed or historically significant buildings. If new materials are required, careful selection of compatible stone that match the historical stone is utilised.

10) **Restoration of Architectural Features**: Once the stonework element has been rebuilt it is important to survey the completed structure and restore or replicate any decorative features, including mouldings, cornices, windows, and doors, to match the original design. Provision of this must be completed sympathetically to ensure the historical qualities of the building are not lost.

11) **Finishing and Final Inspection**: Complete the facade rebuild by applying appropriate finishes, ensuring they blend with the building's historical appearance, along with selective cleaning methods. Perform a final inspection to verify that all work complies with preservation standards.