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# Salvage Strategy

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The Post Building  
21-31 New Oxford St

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Prepared by: John Ballantyne

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John F Hunt Demolition Ltd



## **INTRODUCTION**

The following document has been produced to explain how John F Hunt will remove and store the salvageable items within The Post Building, 21-31 New Oxford St.

The items to be salvaged are documented within the Salvage Plan (R022\_Salvage Plan\_Rev\_B) produced by Allford Hall Monaghan Morris Architects.

John F Hunt will not remove any of the documented items until the removal methodology has been approved by all interested parties.

Secondly the asbestos verification works need to be completed and the R&D survey updated. Any salvageable items that contain asbestos will need to have it removed by a licenced contractor prior to the item being salvaged and stored.

## **REMOVAL METHODOLOGY**

### **Removal Team**

The items to be salvaged will be done by a dedicated team of operatives consisting of the following people

- 1no. Supervisor
- 2no. Carpenters/handyman
- Up to 6no. labourers

The works will be overseen by the demolition manager. All members will be briefed on both this document and the Salvage Plan and shown the exact locations of the items and where they are to be stored by the Project Manager.

### **Tools**

Great care will be taken at all times when removing and transporting the items. The list below highlights the tools required for removing the salvageable items.

- Screw gun
- Crow bar
- Mattock
- Timber bracing/ply board
- Pallet trucks
- Chain block and slings
- Fork lift
- Mobile tower/scissor lift
- Socket/spanner set
- Bubble wrap
- Corrugated cardboard
- Recip saw
- Lifting A frame and chain block

## Storage Location

The items being salvaged will be stored on the ground floor in a lockable storage room as identified in appendix 1.

The storage area will be inaccessible to the general workforce and locked at all times. The keys will be held by the Project Manager and only issued to the salvage team supervisor, demolition manager and client team.

All small items will be stored in storage crates, with larger items placed on timber bites on the floor with adequate gap between to gain access.

## Removal Method

Items 1, 2 & 8

These items be unscrewed from the walls, wrapped in bubble wrap and walked down the stairs and stored in packing crates. (Item 1 the black handle is already broken off the gauge but will be saved with the gauge)

Item 3.

The surrounding wall tiles will be prised from the wall using the crowbar & mattock then using the same method carefully prise the plaque from the wall. If the plaque will not come off, then it may be necessary to saw cut the wall it is mounted on. Removing both the wall and the plaque complete.

The plaque will be wrapped in bubble wrap placed on a piece of ply and transported to the storage area on a pallet truck.

Item 4.

The walls the cabinets are mounted in will be carefully removed first then element 1 will be transported to the well hole on level 3 and wrapped in ply. When protected it will have 2no. 6m slings wrapped round it and lowered to the ground floor using the chain block. Once on the ground floor a pallet truck will transport it to the storage bay.

Element 1 consists of 3 units, one of which will need to be unscrewed from the other 2 for transportation and lowering.

Element 1 will protected in the same manner as element 2, however once on the ground floor in the storage bay the 3 units will be fixed back together again.

Item 5

Element 1. Using the recip saw and metal blade the conveyor indicator will be cut from the frame. The frame will be cut below the blue dotted line as highlighted in the AHMM Salvage Plan wrapped in bubble wrap and carried to the storage bay.

Element 2. The conveyor catches will be unbolted from the track and placed in their own storage crate in the storage bay.

Item 6

A lifting SWL 5t A frame with chain block will be set up on level 2 above the gravity chutes. A lifting eye will be welded onto the top of the central spiral column. The chain block will be fixed to the lifting eye and the weight taken of the spiral chute. The holding brackets will be cut from the floor slab and the spiral chute lowered to the ground floor onto its side. A fork lift will transport the chutes to the storage bay.

#### Item 7

A forklift will be lifted onto the first floor via the well hole using the chain block. Working off a mobile tower with the forklift positioned directly under the relevant conveyor taking the weight. The conveyor section will be removed by unbolting and or cutting out using the recip saw and metal blades. Once free the forklift will transport the conveyor to the well hole, where it will be lowered to the ground floor using the chain block and then in turn transported to the storage bay.

This process will be repeated for all conveyor sections.

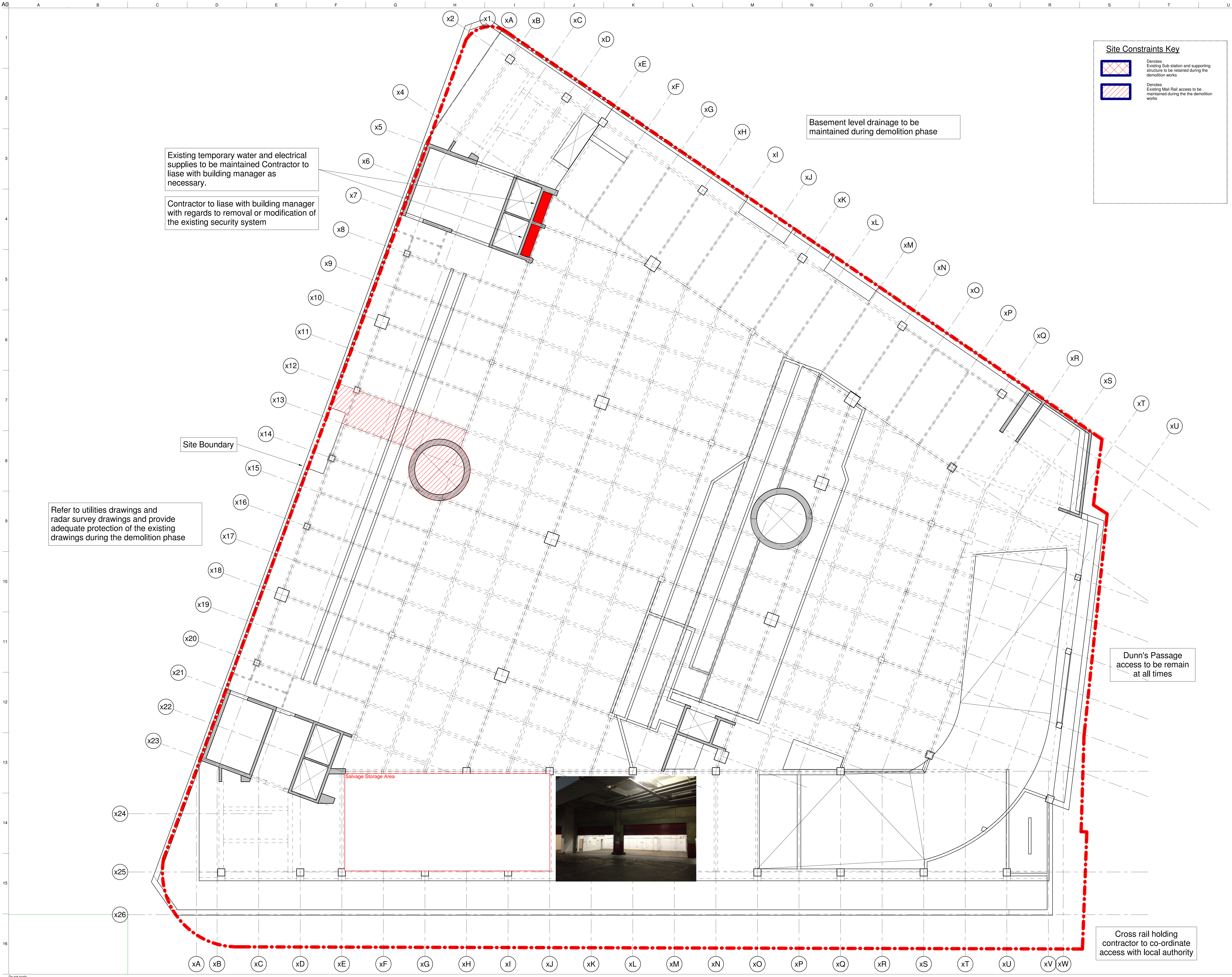
### **NOTES**

All items will be photographed before and after removal.

If any items cannot be removed due to unforeseen circumstances the client team will be notified immediately so that a suitable removal method can be agreed

If any damage is caused during removal works, work will stop immediately and the client team notified.





Existing temporary water and electrical supplies to be maintained Contractor to liaise with building manager as necessary.

Contractor to liaise with building manager with regards to removal or modification of the existing security system

Basement level drainage to be maintained during demolition phase

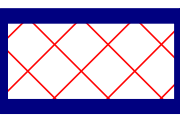
Site Boundary

Refer to utilities drawings and radar survey drawings and provide adequate protection of the existing drawings during the demolition phase

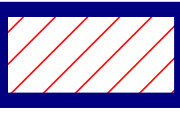
Dunn's Passage access to be remain at all times

Cross rail holding contractor to co-ordinate access with local authority

Site Constraints Key



Denotes Existing Sub station and supporting structure to be retained during the demolition works



Denotes Existing Mail Rail access to be maintained during the demolition works

Rev	Date	By	Chkd	Appd
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ARUP

4 Pierhead Street, Capital Waterside, Cardiff, CF10 4GP  
Tel: +44 (0)29 2047 2727 Fax: +44 (0)29 2047 2727

Client  
New Oxford Street Limited

Project Title  
The Post Building  
21-31 New Oxford Street

Key Plan

Drawing Title  
Site Constraints  
General Arrangement  
Level 00

Scale of A0 1 : 100

Disc Structural

Subsidiary Tender

Arup Job No

230602

Name

12141-ARP-00-00-GA-S-9001