DEFECTIVE BUILDING NOTICE BUILDING (SCOTLAND) ACT 2003 NOTICE UNDER SECTIONS 28 REQUIRING OWNER TO RECIFY DEFECTS

Address: 84-100 Union Street, Glasgow G1 3QW

Draft Response for Discussion with GCC NRS/Building Control

by USP Ltd and The Morrison Partnership

29th August 2025

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Background

USP will lodge via its lawyers (Mitchell Roberton) an appeal citing extenuating circumstances and genuine error caused it to miss the 21 day appeal deadline, and reinforcing during same period USP on-record collaboration with GCC if required. However a second approach has also been developed and is presented for assessment within the six month deadline required. It is believed to be massively challenging to discharge the Defective Notice as specified within the timescale set given the known and detailed public safety issues that required detailed appraisal before any works could be carried out, which GCC has not made any reference to. USP and its Directors have onerous fiduciary duties to adhere to and none more so than protecting and maintaining public safety. Which GCC has on file via the expert structural and architectural advice relevant to this from conservation accredited experts including GCC's specified Conservation Burden architect. The importance of this statutory notice is also realised, hence the time and resource allocated. Given protecting public safety is paramount.

Therefore this is certainly not a case of not implementing but one of assessing if it can be done and in what timescale? **Everyone wants the Scaffolding removed ASAP but it has to be achieved without compromising public safety.** Both TMP and WRD are on record stating the LBRN discharge is required to achieve this. GCC believe a partial scheme via a Defective Notice focussed on facade and now parapet can allow this but has provided no evidence to a) support this or b) counter the combined TMP/WRD advice. So for clarification this Defective Notice has not included any public safety assessment post Defective Notice implementation. And this needs to be factored in.

The timescales for a) scoping 6 months therefore cannot be met apart from proposing Demolition WHICH NOBODY WANTS AND WOULD NOT BE APPROVED b) Delivery of the Defective Notice cannot be established until structural integrity is re-assessed. And this was recommended July 2024 via WRD as WRD 3 but again has not been factored in by GCC.

We know the long stated GCC opinion that with repairs to the façade (now parapet) the scaffolding can be removed safely, and the floors, stairs, roof, walls etc can then follow. And on the face for the vast majority of buildings this would be true. And If so we'd have removed the Scaffolding years ago and not spent **£700k NET** protecting public safety. However this GCC belief has always been challenged by conservation accredited structural/architectural experts ie. TMP/Add Cons (NB GCC specified TMP as the Conservation Bond architect). And since 2019 WRD are in situ producing high quality expert assessment that supports and reinforces this. And further expert advice has been re-discovered in the archives, which supports the Addison/TMP/WRD body of work and now to a fair degree the May 2025 Narro study also

- **Nineveh on the Clyde 1999** http://www.egyptianhalls.co.uk/page12.html

Gavin Stamp/ Charles Jencks/ David Page (Page & Park) explain, praise and praise some more Thomson's genius. Apparently the building was designed to be upside down as all the weight is on the parapet and not as was the established practice the Ground Floor. Again reinforces why the structural interconnectivity of TMP's 2012 movie is so accurate ***How This Unique Structure has Worked for 150 Years. "The façade can't stand without the support of the floors, walls and stairs - not today's modern orthodoxy but it works."*** http://www.egyptianhalls.co.uk/page17.html

- **Thomson – Glasgow's Master Builder-BBC 2017**
  http://www.egyptianhalls.co.uk/page11.html

And look at 1.15 to 2.27 secs; how can the Scaffolding be removed? It can't be until the full scheme is scoped, funded and delivered (It's a 4-minute extract from BBC2 Scotland's recent excellent programme "Greek Thomson - Glasgow's Master Builder.)

Defective Notice Objective- How to approach its implementation- TMP opinion

It appears to Glasgow City Council that the above building has defects that require to be rectified in order to bring the building into a reasonable state of repair having regard to its age, type and location, the Council therefore require that the defects specified below are rectified.

The issues to reconcile are far more complicated than façade issues and asked for parapet stabalisation as per 19th August earlier email. And if we refer back to HES Feb 2020 it reinforces this "*There are some complex issues around Egyptian Halls. Solving those issues will need some creative solutions. It needs creative approaches to design and engineering, but also creative approaches to funding. It also needs a commitment from all involved to continue to discuss and test a wide range of options.*

- **Option A as part of the Feasibility Study subject to USP winning the "credible proposal" application late October**

- **Option B – Façade Retention (or New Build- which nobody wants)**

Hence why TMP has recommended that GCC/Narro and TMP/WRD should meet to discuss the Defective Notice objectives within the wider parameters of the USP/USI plan for A FIFTH Planning Application via the Feasibility Study/credible proposal concept being submitted by 17th October.

Assess against Top Line Structural Conclusions

- Floors are circa 33% of the required commercial strength, and cannot be walked upon safely
- Stairs are connected to the floors/walls and are weaker; we just don't know how much by hence physical load tests are recommended
- Roof requires to be replaced
- Rear wall requires to be replaced (approved 2013)
- Façade stonework increasingly fragmenting and friable 1995 onwards; evidence on record
- Massive dead weight parapet is balanced atop the structurally weak façade and is not tied to the floors or structure
- Nov 2019 – A protective Crash Deck was designed and constructed as a safety feature should the parapet move forward onto the scaffold
- Nov 2019, 75+ parapet stones were removed temporarily to protect public safety
- GCC also fails to cognisance of *How This Unique Structure has Worked for 150 Years. "The façade can't stand without the support of the floors, walls and stairs - not today's modern orthodoxy but it works."* ***http://www.egyptianhalls.co.uk/page17.html***
- Egyptian Halls Potential Progressive Collapse Scenario – GCC again fails to take cognisance of ***http://www.egyptianhalls.co.uk/StructuralMovie.html***

Option A- Broad Defective Notice specification- Summary Comments

THE FOLLOWING STEPS MUST BE TAKEN TO SECURE COMPLIANCE WITH THIS NOTICE:

For the front elevation to Union Street: In reverse order

8. Stabilise the distorted parapet wall and associated stone cornice below Refer to on record TMP/WRD expert advice/ comment and now the May 2025 Narro Report one would argue very strongly founded upon combined expert advice this is nigh impossible to achieve within timescales specified, whether it can be stabalised requires significant detailed scoping. And is whether it is actually a "Defect" requires detailed assessment. Further given the massive structural issues whether the cast iron frame can be retained requires again detailed analysis / assessment. Whether this breaches the obligations of the incumbent Conservation Burden should also be factored in.

1. Brace and fix all upper storey windows to ensure they continue to remain in place, remove any defective glazing, replace or adequately re-board and seal any openings to prevent water ingress, repoint the frames and glazing where missing or defective Refer to on record TMP/WRD expert advice comment but one would counter with the presence of the shroud (a breathable membrane from 2008 to Jan 2025 has contributed significantly to prevent water ingress.
2. Judiciously remove all loose/friable stonework and secure the condition of the remaining as required Refer to on record TMP/WRD expert advice comment but this appears to replicate the incumbent and legally non variable 1991 LBRN specification, which is non-viable and which both GCC and HES concur with.

3. Repair fractured areas of stonework Refer to on record TMP/WRD expert advice /comment, but this appears to replicate the incumbent and legally non variable 1991 LBRN specification, which is non-viable and which both GCC and HES concur with

4. Remove all vegetation and excessive pigeon droppings Was done 2016-2023 but stopped when GCC rescinded Maintenance budget funded by Ad Hoarding income. Will be actioned once the Scaffolding upgrade has been implemented.

5. Re-point all un pointed stonework joints Refer to on record TMP/WRD expert advice/ comment, but this appears to replicate the incumbent and legally non variable 1991 LBRN specification, which is non-viable and which both GCC and HES concur with

6. Re-point loose or defective stonework joints Refer to on record TMP/WRD expert advice/ comment, but this appears to replicate the incumbent and legally non variable 1991 LBRN specification, which is non-viable and which both GCC and HES concur with

7. Install a flashing/coping to the parapet wall Refer to on record TMP/WRD expert advice/comment but this appears to replicate the incumbent and legally non variable 1991 LBRN specification, which is non-viable and which both GCC and HES concur with

For the rear elevation:

Repair or replace the defective packing to the temporary structural bracing\ TMP/WRD to comment further; very likely to be actioned once the rescinded Maintenance budget funded by Ad Hoarding income is restored. Or GCC provide some of the £500k offered Dec 2021.

PROPOSALS TO SATISFY ALL OF THE ABOVE MUST BE SUBMITTED TO BUILDING STANDARDS & PUBLIC SAFETY FOR THEIR APPROVAL AS MEETING THE TERMS OF THE NOTICE PRIOR TO COMMENCEMENT OF WORK

What can be done and by when?

So USP advise the would be able to action the Rear Elevation works and also, Point 7, Point 4 and some of Point 1 can be reconciled by installing a new shroud, which is in effect a breathable membrane and between 2008 and Jan 2025 was responsible for reducing moisture to near ZERO.

Now given this would be approved Building/Construction Works the reapproval of the Ad Hoarding presence USP advise would generate the short term income to fund this. and also the required in parallel Scaffold upgrade would be needed for the points noted above. And any of the other outstanding points that are then assessed and can be delivered would be going forward.

It's worth noting this GCC specification is "estimated" at circa **£220k- £250k** May 2025 by the District Valuer for a GCC Valuation Report. When TMP estimated **£4.2M** for similar Aug 2022; probably now **£5M+.** Indicative of the scoping parameters used by GCC and by TMP who are the GCC specified Conservation Burden architects with 27 years' experience of **FOUR** approved Planning Applications.

What about the balance of specified works?

In a nutshell the balance can be delivered but not within the timescales specified Also as detailed by GCC these *defects that require to be rectified in order to bring the building into a reasonable state of repair* won't also bring the building into a reasonable state of repair. And the Defective Notice as it stands does not reconcile the aforementioned and therefore would not allow the removal of the Scaffolding for known, stated and reinforced public safety concerns. Neither TMP nor we believe WRD also would in effect sign of this as being safe as would compromise their Public Liability.

Dec 2019 WRD *Elements of the structural fabric are now considered to be in an unsafe condition and structurally unpredictable has primarily been caused by the deterioration of the roof and the upper floors from continued water ingress over a prolonged period of time,* ***and the fundamental lack of robustness in the structure with the potential for a trigger event to cause a structural failure*** *could have serious consequences with the risk to public safety and damage to surrounding buildings*

July 2024 WRD stated it would also scope a re-assessment of work to date including updating specialist testing reinforced by WRD 1& 2 stating "*Alongside the works to restore the building's structural integrity, a full holistic architectural feasibility study should be commissioned to develop a concept design for the building conservation project. There are now key decisions that will need to be taken as a result of the structural investigations. Whilst these decisions may be a difficult compromise for some parties, it is no longer possible to leave the building in its current condition"*

May 2025 Narro stated *'Any refurbishment programme would likely involve strengthening and repairs of the main structure, a new roof, complete replacement of internal finishes to the upper floors and a comprehensive restoration programme of the main façade. Additionally, the structural integrity of the rear elevation has been questioned.*

Aug 2025 TMP stated *In which case it is virtually impossible to stabilise the distorted parapet in isolation. QED – IS THIS AN INCONVENIENT TRUTH.*

How difficult is it then to discharge the current Defective Notice?

Given Requirement 8 states *Stabilise the distorted parapet wall and associated stone cornice below* And given it's a fact that the parapet has never ever been tied or joined structurally to the building for now 154 years. It's believed it's nigh impossible to discharge given the July 2024 WRD 1&2 Exec Summary states *the floors are considered to be inherently weak, with the risk of failure compounded by the buildings continued dilapidation. The stability of the structural frame has been compromised as the floor is no longer in a suitable to act as a structural diaphragm to transfer lateral loads to the stiff stair core and party walls. There is a lack of appropriate ties between the floors and vertical load bearing elements which presents a potential risk of disproportionate collapse. The cast iron columns and connections do not have sufficient tensile capacity to resist the resultant tying forces to suit the robustness and disproportionate collapse requirements of the modern codes of practice for buildings. The load carrying capacity of the roof and floors has reduced considerably over the last ten years which means the building is no longer fit for purpose and unsuitable in its current form to accommodate any future redevelopment proposals. Due to the level of deterioration over this time it has been concluded that the roof cannot feasibly be repaired and whilst repairing floors may be technically feasible, it is not considered the most viable option. It anticipated that a further piece of work, "Volume 3" of Will Rudd reporting will be required. "****Volume 3 will capture any physical load testing works on the structural fabric, with the proposals recorded and their results presented and interpreted. This testing will ultimately determine the viability of a development option where conservation is championed above all else.***

So if Point 8 can't be reconciled it calls into significant doubt the overall front elevation scoped works

Is Listed Building Consent required?

Given TMP are the GCC specified Conservation Burden architect they raise for discussion would any attempt to stabilise the parapet require Listed Building Consent as this would/could be radically affecting the design/structure which is an integral part of the Grade A listing

Would the current Defective Notice achieve its core objective of removing the Scaffolding?

Given the aforementioned what is asked by the Defective Notice will not deliver on this core objective that GCC has been seeking since 2014. It won't reconcile the scale, scope of remedial works required until the public safety issues have been assessed first. GCC decided to impose a Defective Notice prior to its scheduled Conditions Survey being carried out perhaps it would have been more prudent to wait for this first given this references structural strengthening issues also.

GCC have also now stated 22nd May 2025 as follows *At the end of March the Council served a defective buildings notice in terms of the Building (S) Act 2003 on the owners of Egyptian Halls.* ***This sets out work which the Council considers is necessary to rectify defects in the building and bring it into a reasonable state of repair. This would also result in the removal of the scaffolding which has been located in front of the building since 2010. These repairs are necessary to prevent a further deterioration, but they are not the comprehensive and long term solution which is required to secure the future of the building.***

Yet the approved CPO Review 5th Feb , states in order to prevent a significant deterioration occurring, which would result in ***an immediate public safety issue****, a defective notice using Building Standards powers is being served on the owners to address the condition of the façade and parapet wall*

Again as earlier these works won't reconcile the potential for a structurally unpredictable trigger event And given Public Safety is paramount then risk assessment needs to be factored in. Refer to Feb 2016 https://www.glasgowtimes.co.uk/news/14285327.warning-over-calls-for-egyptian-halls-facade-to-come-down/ Yet Feb 2020 GCC stated *a survey carried out by a conservation engineer found the building as in no danger of imminent collapse*. Then Feb 2025 GCC stated it had uncovered *"an immediate public safety issue*". If GCC could clarify why such a fundamental change it would assist.

Also the CPO Review references the *"building",* but the Defective Notice references the *frontage.* Which is in effect the combined façade/parapet. Further to repeat it ignores ENTIRELY the fact significant deterioration has already occurred notably as per 1991 LBRN specification B@ R Register 1995, approved Year 2000 scheme, GCC correspondence 2002, Approved 2013 scheme reinforced by http://www.egyptianhalls.co.uk/Egyptian Halls Structural Survey Glossary Year 2000-2023.pdf And http://www.egyptianhalls.co.uk/E-Halls LBRN Repairs Aide Memoire-June2023.pdf

TMP Further commentary; Hard Facts Or wishful thinking

'' *THE MARKET WILL DECIDE''* – is a truism. A harsh fact of life in the world of development and it is perilous to ignore. The assumption is that ALL DEVELOPMENT has potential, but not all potential is equal. Each potential opportunity must be measured against the costs and risks. Yes, it also applies to the EGYPTIAN HALLS, but not in equal measure. It has additional complexity, which in turn demands yet greater understanding and awareness from all concerned. To the 'casual or ill-informed viewer' that will not be recognised nor accounted for, unless their comments are somehow heavily qualified and beyond the norm!

To suggest that a phased development of the building be considered for some short- term localised repairs and thereby to remove the scaffold is not a solution, it does not address public safety as well as simply heightening structural risks by tying the masonry parapet back to a weakened and delicately balanced structure. All of which will need to be declared to any potential developer and inevitably makes any funding even more impossible. For many decades The Egyptian Halls has been on the BUILDINGS AT RISK REGISTER, so that potential must be measured against the ever- evolving technical deterioration, hidden technical challenges, conservation burden, and costs – all of which compound the risks both technical and financial. In short HARD FACTS trump WISHFUL THINKING. In the world of development, the only counter to those many unknowns are HARD FACTS. The fewer the hard facts the greater the speculation and therefore the risk.

In which case it is a question of balance and probability. A development fraught with greater risks is one that is difficult if not impossible to deliver. The history of The Egyptian Halls over the last 25 years or more makes clear it has become a perfect example. There is no question that considerable effort and money has been invested on it over the last 25 years and yet the various development proposals have not progressed? Over the years it has been offered repeatedly.

The two fundamentals in all of this are that the owners require a viable outcome and GCC wish for an acceptable outcome. In that one cannot not be achieved without the other. Constructive dialogue is the only option. If said requirements of both parties can be realised then it will be the most compelling response to any doubters that may remain.

Required Scaffolding upgrade = £100k+

GCC have refused a Scaffold Permit since 2018 as USP cannot meet GCC's T&C's for approval as the Egyptian Halls is uninsurable due to noted structural issues. Therefore until some form of permit is approved it cannot become a normal "working access scaffold". Hence again the six month deadline for Defective Notice proposals was nigh impossible to meet given no approved Scaffold Permit. GCC were aware this was required upgrade prior to rescinding all Ad Hoarding income. However it is needed to The upgrade = **£100k+** (maybe less if a hybrid lease/purchase GCC's advice/ input would be sought and welcomed) We'd also ask for streamlined options in terms of pavement depth.

Required Core Maintenance Budget = £100k+ (contractors tbcf)

- Points 7, 4 and part of 1 Defective Notice scoped with GCC and WRD
- Rear Wall safety work to be actioned.
- Funded via Ad Hoarding income over an agreed 18 month period 100% accountable period
- All income can be disclosed to GCC for this.
- No requirement to apply to GCC for grant funding given £500k was in the frame Dec 2021

Sub Total = £200k+

Funded via Ad Hoarding Income

Given this would be approved building/construction works GCC can look to re-approve the Ad Hoarding to fund this approved building/construction works are to carried out. Given this was the reason for rescinding the in place Ad Hoarding approval. NB for which the income funded the Scaffolding platform which USP, TMP and WRD all agree is protecting public safety**.** Savills have been working on this and have two commercial proposals to provide Ad hoardings on the frontage of. The proposed display system consists of a semi-permeable, breathable mesh membrane that will be affixed to the scaffolding structure. This mesh banner will act as a visual screen, displaying a 1:1 scale image of the Egyptian Halls façade or People Make Glasgow campaign

Option B – Façade Retention or New Build (Pages 7 to 16)

If Option A cannot be progressed and it's believed it can be given an agreed process is developed. Then given GCC state ***The buildings structure is the responsibility of the owners*** And given the clearly detailed since 2014 public safety issues, the potential for progressive collapse, and GCC have been asked to assess whether it's a Dangerous Building
http://www.egyptianhalls.co.uk/assets/files/The-EgyptianHallsPublicSafetyClarificationRequest.pdf,

Then Option B is put forward and B1 with extreme reluctance for consideration by GCC and HES

- B1 - Façade Retention we know is potentially acceptable

- B2- New Build is not wanted by anyone, anywhere but is very likely commercially viable

Either or both would require HES assessment and heritage stakeholder assessment. Costs are significantly lower (£2M+ compared to £5M - £20M -Page 16), timescales would be reduced similarly. And the implementation of the City Plan/Golden Z initiative could be greenlighted. Again not what is by desired or by any means ideal given Option A within the overall Feasibility Study/credible proposal options could /should deliver an agreed reconciliation for all key stakeholders.

Egyptian Halls, 84-100 Union St, Glasgow, G1 3QW

Indicative approach - Façade Retention Option

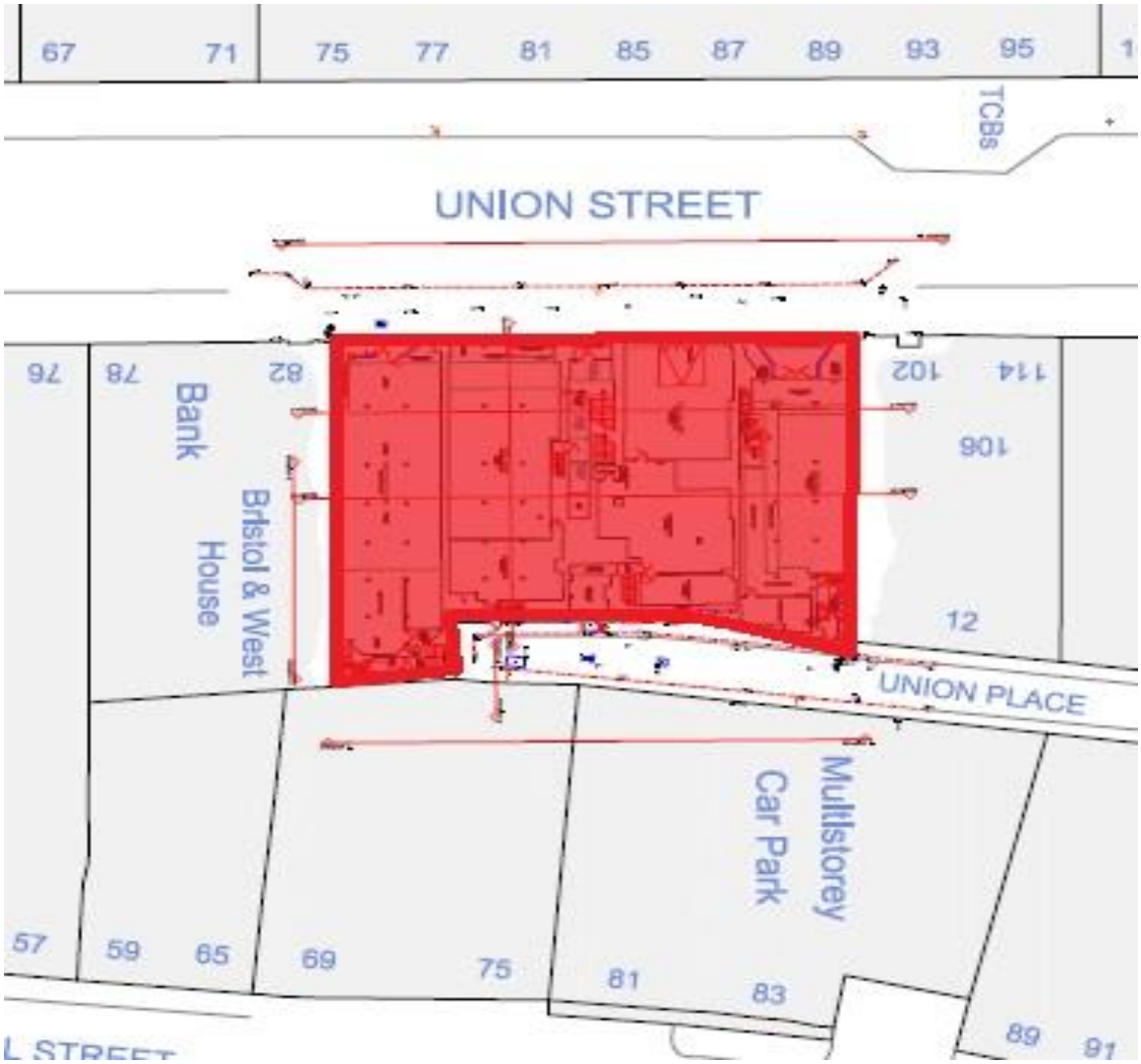
UNION STREET DEVELOPMENTS

Produced by an experienced construction/structural expert on premise of anonymity

Egyptian Halls, Union St, Glasgow.

1. Scope of works

The project comprises of the façade retention and demolition of the building as shown on site plan below.



2. Risk Assessment

The risks associated with this contract have been risk assessed but will be re-assessed and an updated version provided for detailed discussion and comment prior to commencement of the works.

3. Control Measures

The on-site works will be under the daily control of a supervisor who has successfully completed the Demolition Supervisor Course devised by the National Federation of Demolition Contractors, National Demolition Training Group (NDTG Scotland) and Construction Skills.

Welfare facilities will be established in Union St.

All USD site operatives will hold relevant training certificates confirming that they have sat and passed the training appropriate to their allocated task on site.

These training records/certificates will be available for inspection prior to the commencement of works on site.

All non-site personnel will be prevented from access to the site during the works, with safety exclusion zones being erected around the perimeter of the site.

Prior to entry all persons must be site inducted and will be required to sign in and out on a daily basis.

Traffic routes will be established for all lorries. This information will have to be conveyed to drivers, operatives and banksman etc via a pre-start site induction.

A hoarding will be erected around the perimeter of the site.

A pre-demolition asbestos survey will be carried out prior to demolition. All asbestos will be removed under the Control of Asbestos Regulations 2012 prior to demolition taking place.

During the works should any contaminated material be found then works will cease until full assessment is made and remediation plan developed.

All incoming services will be isolated to the site.

Traffic management system will be implemented on Union St and Gordon St.

4. Access requirements

Access for Demolition works will be via will be via Union Place. Access for façade retention will be via Union St. Separate pedestrian accesses will also be provided.

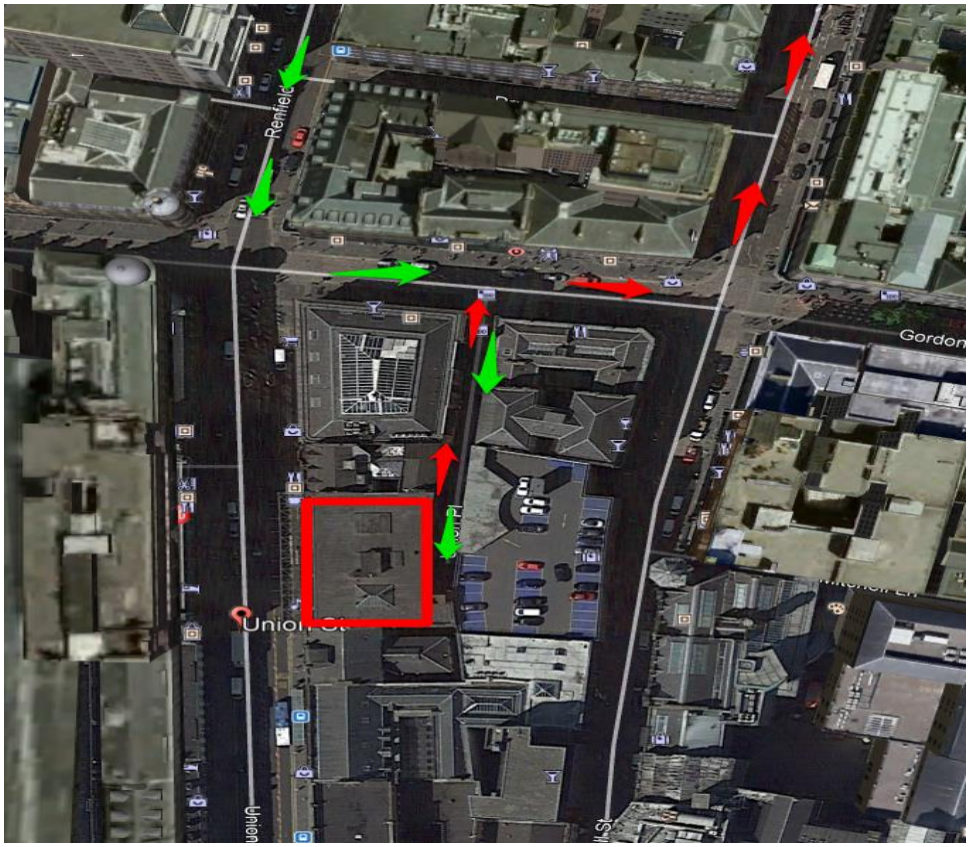
A partial road closure will be implemented on Union St to allow for installation of the façade retention system. A traffic management system will be installed by an approved traffic management contractor which will include for provision of lane closure and temporary pedestrian diversions during the erection of the façade retention. Upon completion of the installation of the façade retention systems pedestrians will be re-diverted to walk through the façade retention system within a protected walkway.

Demolition materials will be removed from site using Union Place for access. All vehicles accessing and egressing the site will be supervised by a competent banksman.

Welfare facilities will be established within the site compound set up on Union St.

A road sweeping machine will be utilised to keep roads clear. All footpaths will be swept clean as required. Lorry wheels will be cleaned prior to going onto the highway.

All movements on site will be under the direct supervision of a trained/competent banksman.



The works will be carried out in accordance with the following:-

- The Noise at Work Regulations 2005
- The Working at Height Regulations 2005
- Health and Safety at Work Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Health and Safety (young persons) Regulations 1997
- The Working Time (Amendment) Regulations 2003
- The lifting Operations and Lifting Equipment Regulations 1998
- The Provision and Use of Work Equipment Regulations 1998
- The Personal Protective Equipment at Work Regulations 1992
- The CDM Regulations 2015
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- The Control of Asbestos Regulations 2012
- The Asbestos (Licensing) Regulations (Amended) 1998
- The Manual Handling Operations Regulations 1992
- The Health and Safety (First Aid) Regulations1981
- The Control of Substances Hazardous to Health Regulations 2002
- The Control of Vibration at Work Regulations 2005

5. Personal Protective Equipment

The following will be issued and worn by all personal on site :-

- Safety helmet
- Safety boots
- Hi-Vis vest
- Gloves
- Overalls

The following equipment will be available for use when required :-

- Dust masks
- Ear defenders
- Goggles
- Safety Harness

6. Additional Information/Notes

USD will provide necessary adequate protection to adjacent properties prior to commencement of works,

Where USD utilises heavy duty plant to remove material from the site, adequate protection of the ground surface shall be installed, so plant can travel safety causing the minimum amount of damage to the ground surface.

Pre and Post demolition CCTV surveys will be carried out to drainage within the vicinity of the works. All neighbours will be notified of the works and provided with contact details should there be any issues with dust, noise or vibration.

7. General Method Statement

Site set up comprising of :-

- Full perimeter exclusion zone will be erected
- Site welfare facilities including hut and toilet will be installed.
- Means of safe access and egress from site are in Place.
- Pedestrian diversions to pavements where Required.
- Traffic management will be in place prior to commencement.
- Ensure construction/demolition signage is visible to public
- Ensure any temporary lighting that is required is installed.
- Identify any possible live service lines that may affected by works and carry out suitable protective measures and isolations

Asbestos removal works

A pre-demolition asbestos survey will be carried out. Any asbestos identified will be removed under the Control of Asbestos Regulations 2012.

Soft Strip Works

A full soft strip of the building will be carried out prior to commencing structural demolition. All doors, skirtings, stud partitions will be removed. Resultant materials will be deposited into skips situated in the rear lane and via enclosed debris chutes.

Façade Retention

Description of Work: The installation of RMD steel external façade retention system including the forming of concrete kentledge, installation of whalings and towers. The towers will be pre-assembled mostly in sections off site and delivered when required. The tower sections will then be hoisted into position using a mobile crane and bolted together.

Working from existing scaffolding install timber frame and bracing to all windows and openings.

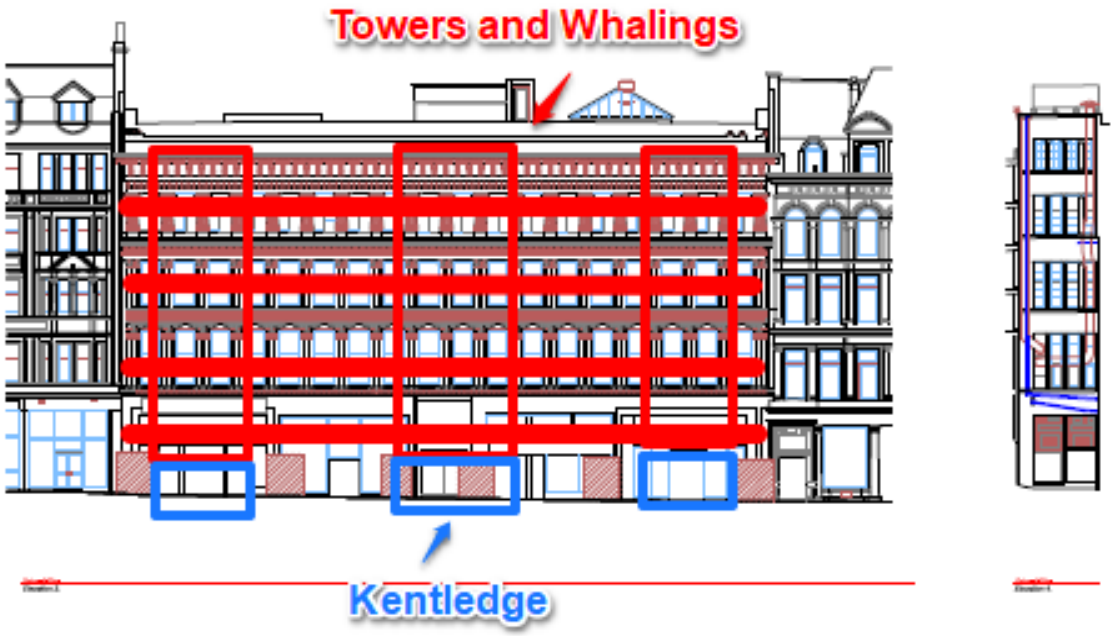
Working from existing scaffold, install whaling members. Manually lift into place inner sections of whalings and resin anchor to inside face of facade. Place on outer sections of whalings and attach to inner whalings through window apertures to sandwich the facade.
Commence forming the base for the towers. Set out and erect RMD shuttering system and install reinforcement and holding down bolt boxes ensuring that all necessary shoring is in place. Pour the required concrete by pumping into the shuttered areas and vibrate.

Deliver to site pre-assembled towers and using mobile crane lift steel tower sections into place, with each leg sitting on concrete kentledge and bolt to previously set in holding down bolts. Mobile platforms will be used to guide these members into place.

On completion of the erection of the towers connect the towers to the whalings using slim-short, tie-bars and packers.

Install further concrete kentledge weight blocks as required and form protected pedestrian walkway through the façade retention system.

During the demolition works and after, the retained façade will be monitored for movement by measuring target points attached to the façade.



Hand demolition

Due to the close proximity of neighbouring buildings and to separate from the retained façade there will be areas of hand demolition works as shown in the marked-up drawings below.

Due to the condition of the existing floors temporary dead propping will be installed to allow operatives to safely work on the floors

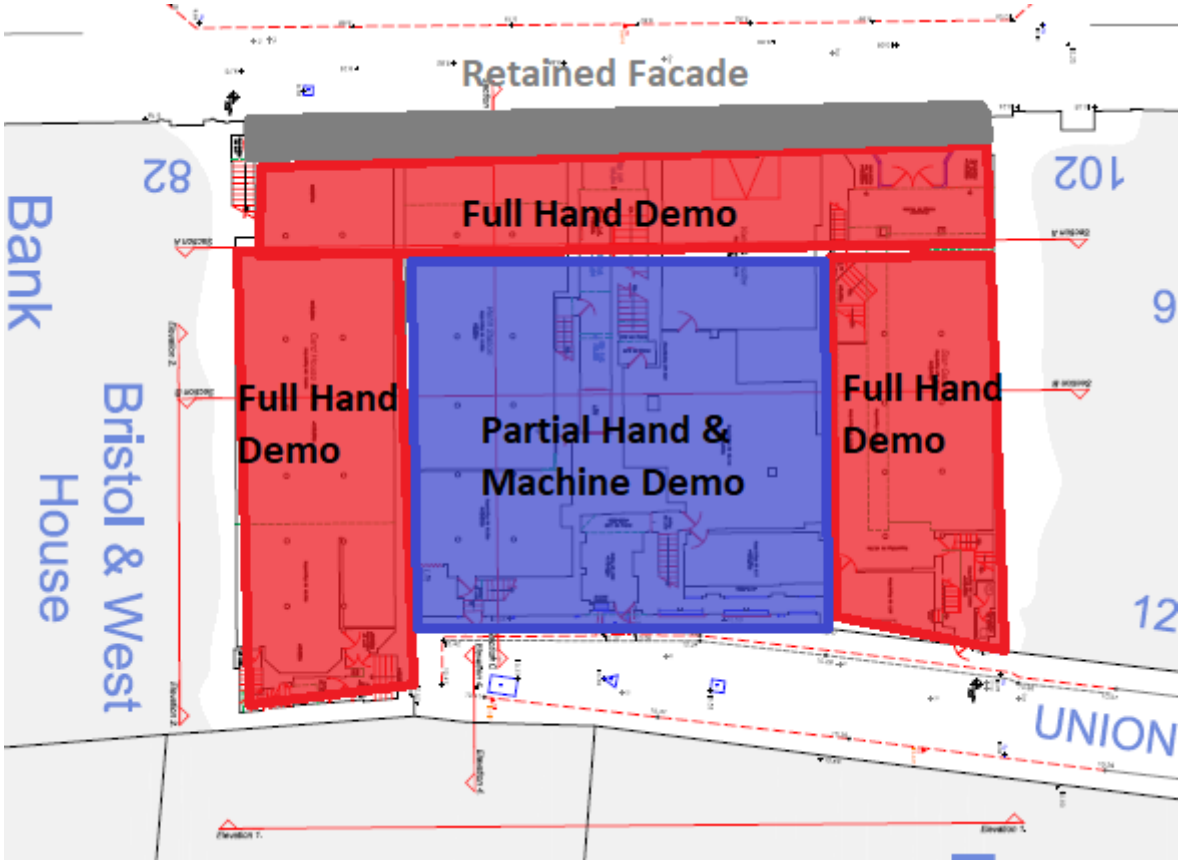
Hand demolition will only commence after installation of the façade retention system and installation of temporary dead propping

Full perimeter scaffolding will be erected around buildings to allow hand demolition from the roof down.

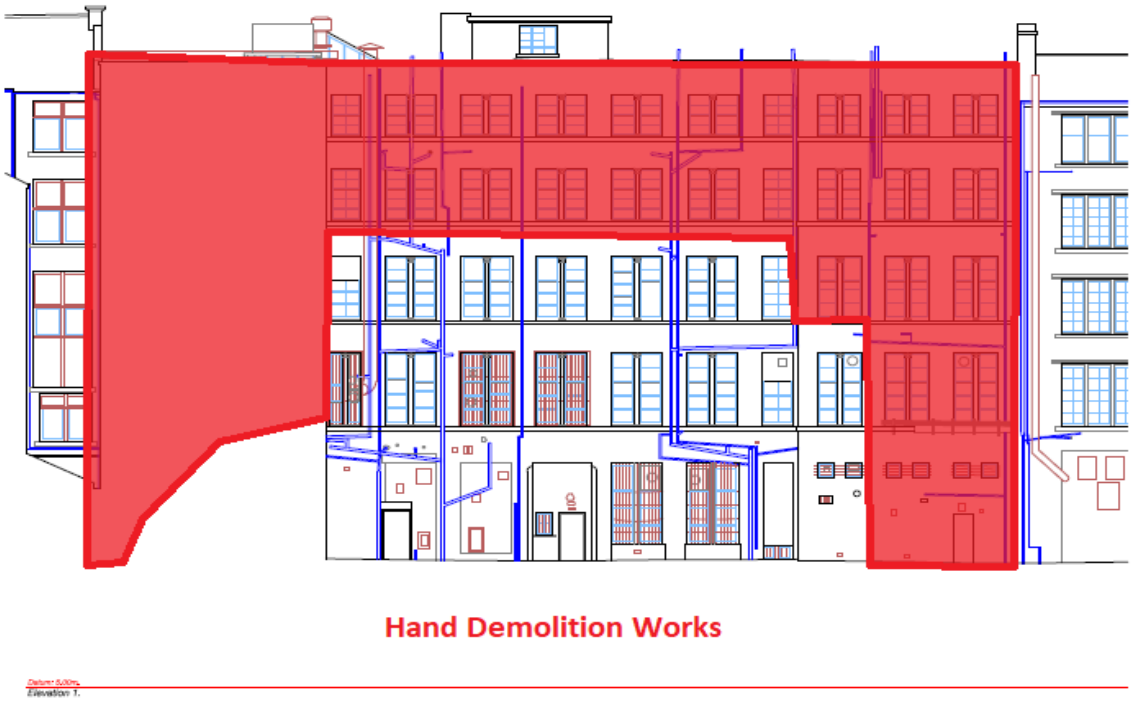
Works will be carried out storey by storey commencing from the roof, thereafter, walls and floors will be removed sequentially.

Protected drop zones will be formed through the building to the basement to allow demolition materials to be deposited

As hand demolition is progressed and any joist pockets etc. are exposed, they will be built up



Plan of Site



Rear Elevation

Machine Demolition

Machine demolition will commence after hand preparation works are complete.

The demolition sequence will be as follows:

1. Set up traffic management
2. Lay down protection to footpaths and roads
3. Take down of perimeter walls and floor removal sequentially
4. Grub out foundation and basements
5. Reinstate level ground

The demolition will be carried out by a Hyundai 380 Demolition Rig equipped with demolition attachments.

Demolition rig will initially be situated on the carriageway of Union Place during demolition operations then will break through into the site.

All floors will be pushed in to maintain a stable platform for the machine.

All demolition will be under the supervision of a competent demolition supervisor.

All plant operators will be fully qualified.

Recycling and Waste Processing

All active waste will be removed from site and taken for re-processing at a local transfer station.

All inactive materials will be processed on site in preparation for crushing off site.

Processed materials will be removed from site by tipper lorries and taken for recycling.

Crushed backfill material will be placed over the site and brought up to an agreed level and consolidated.

Dust Suppression

Water sprays will be utilised to dampen down materials during demolition, site crushing and loading operations. Works will cease if excess dust is produced.

Roads will be kept clear by use of mobile road sweeper and by washing of vehicle wheels.

Noise

Modern demolition equipment will be used to minimise noise. Noise levels will be monitored throughout the works. Should agree noise levels be exceeded then works will cease pending review.

There will be no noisy working outside of normal working hours.

Builderwork

As hand demolition works progresses, openings such as joist pockets, presses and fireplaces will be built up to the rear of the retained facade and the neighbouring gables.

Access scaffold will be installed to provide safe working access.

A protected walkway for pedestrians will be formed through the façade retention system. This will comprise of a timber enclose walkway and will include lighting.

Adjacent gables will have visqueen and strapping installed to provide temporary weather protection.

Temporary works

A full façade retention system will be installed to the front façade.

The perimeter of the site will have a temporary hoarding installed and a temporary pedestrian walkway will be formed.

Perimeter access scaffolding will be erected to allow safe working access to facilitate hand demolition works.

Temporary dead propping and crash decks will be required to floors to allow for safe demolition.

Steel plate protection will be provided to live services under the pavement.

All temporary works will be designed by our Temporary Works Engineer and submitted for approval.

Façade Retention/Demolition- Indicative Estimate

DEM-MASTER
DEMOLITION LIMITED

Head Office

Dem-Master Demolition Ltd
Pottishaw Place
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Bathgate
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EH48 2EN

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Directors:
Richard McCulloch

Peter H. Speedie

Richard J. Hay FRICS

11 September 2024

Budget Ref: Dem / MG / 8178

USD Limited
26 Foundry Lane,
DUNDEE
DD4 6AY

For the attention of: Derek Souter

Dear Sir,

FORMER EGYTIAN HALLS BUILDING, UNION STREET, GLASGOW; PROPOSED FACADE RETENTION & DEMOLITION WORKS, ETC.

Further to your recent enquiry we would suggest the following updated **VAT exclusive budgets** for the demolition options at the above:

- **Option 1** - Design and installation of a Temporary Works FRS for the complete Front (Union Street) Elevation of the building and the complete structural demolition to the rear of the FRS - **£2,150,000**

- **Option 2** – Full Structural Demolition without the requirement for an FRS at the Union Street elevation - **£1,550,000**

In considering our budget you should note the following on which it is based:

1. All services disconnections / diversions by others prior to any start onsite.
2. In the absence of full disruptive asbestos surveys, we have assumed that there is no asbestos present in the building.
3. Only includes for the removal of slabs and founds to depth of 1 metre below lowest slab level.
4. Excludes the removal of any site retaining walls / foundations which may affect the stability of the surrounding roads / footpaths / adjoining buildings to remain.
5. Excludes any temporary works to any retaining walls.
6. Excludes any builderswork / making good / temporary weatherproofing / temporary works to the exposed gable of the adjoining buildings.