

Address of property to be demolished:-

Former Shop Units 10-20, Kirkstead Close, Manchester M11 3SW

To inspect the property during the pricing period, contact Tony Lumsden, Project Manager, at the following telephone number:-
Capital Programmes & Procurement 0161 600 792 / 07789 984213

A1. Refer to Specification document CL45190 Specification of Demolition Works and Designers Risk Assessment CL45190 in addition to the information given in these notes.

A2. All work will be carried out in accordance with the requirements of the Health and safety at Work Act, BS 6187, 2000 and Guidance Notes (GS2) Parts 1 to 4, (Code) of Asbestos at Work Regulations 2002, (Code) of Asbestos at Work Regulations 1989 and Safety at Work Regulations 1989 & the CDM2 Regulations 2007.

A3. Generally, all statutory service providers will have been instructed to terminate their supplies to the site and remove any recoverable equipment, in advance of the Contract commencement. However, the Contractor must allow for contacting the relevant authorities as soon as he is appointed, and to obtain written confirmations for completed disconnections.

A4. Disconnection of redundant drains - Dig out drains to 2m deep from building to the main and including capping off at the main. Backfill in hardcore to specification - see clause C20/240A.

A5. Retention of drains in use-see clause C20/250.

A6. The Contractor is to be responsible for the provision of a marked up site plan for the Health and Safety File on completion of the demolition, showing the following:

- A6.1. The position of all drainage manholes.
- A6.2. The location of all service termination points at the site boundaries.
- A6.3. The location of all drain caps.
- A6.4. The location of any underground obstructions or other features discovered during the removal of foundations and left in place at the direction of the Contract Administrator.
- A7. The Contractor is to notify all adjacent property occupiers / owners of the intended demolition works and the anticipated start date.
- A8. No site burning allowed.

A9. Site Entrance Signage - To erect temporary signage at the site entrance clearly detailing the name of the Principal Contractor and the name of the competent person who has been appointed to supervise and control the demolition operations. Also include for erecting appropriate warning signage at the site entrance on Kymerne Way detailing:

- **DANGER** Construction Site Entrance
- **CAUTION** Site Traffic Emerging
- A.10 **Signage to the Site Hoarding** - Allow for the supply & fixing of appropriate signage warning of the danger of the demolition works, **along the length** of the site hoarding, i.e.:
 - **DANGER** Demolition in progress
 - Construction Site Keep Out
 - Children must not enter this site

N.B. The signage listed above is not an exhaustive list & the contractor shall include for all appropriate Mandatory, Prohibitory & Warning signage to comply with relevant legislation / Risk assessments whilst carrying out the demolition works.

A11. Asbestos removal - Include for the removal of all asbestos containing materials as detailed in the Pre-Demolition Asbestos Survey Report, a copy of which is included in the tender documents & refer to asbestos removal works section of specification.

A12. Contractor to allow a cost as IDENTIFIED RISK for removal of asbestos which is additional to quantities identified in the report.

A13. The Contractor shall assume that cavity fill material is present in all external walls and must allow for its removal in accordance with current health & safety regulations.

TEMPORARY WORKS

A.14. The Contractor must provide and erect a temporary site hoarding to ensure a complete protective barrier around the site during the contract. It shall be 2.4m high, constructed with hoarding panels manufactured from galvanneal steel framework and sheets with a box joint light gauge cladding. The hoarding shall be bolted to the right vertically lock fast. The hoarding shall be bolted to the right hand panel with a minimum of 2Nc. anti-lamper bolts (top & bottom that can only be removed with a specialist anti-lamper tool). All gaps below the panels shall be infilled to prevent any debris from the site spilling out. The hoarding panels will have supporting back stays fitted every two bays to prevent instability. 1 pair of secured vehicle gates & a pedestrian gate shall be provided.

A.15. Where it is necessary to puncture the pavement to install fence posts, the contractor must apply to the Highways Officer at Manchester City Council for a temporary closure and to complete a New Road & Street Act Certificate. Contractor to check to ensure that no services could be damaged by these excavations. Contractor to include for the reinstatement of the pavement to original condition and satisfaction of the Highways Department.

A.16. All road/paving to be plated and protected when accessing the site.

A.17. A crusher will be permitted on site.

A.18. No weekend working will be allowed except under exceptional circumstances, and with the permission of the Contract Administrator. The Contractor shall work between 08.00am and 16.30pm, Monday to Friday.

A.19. The Contractor must provide all necessary hard standings for the operation of mechanical plant.

A.20. Contractor to provide all information needed for the Health and Safety File to the CDM Consultant by the date of practical completion.

HEALTH & SAFETY HAZARDS

The scheme as drawn incorporates measures taken by the designer to minimize construction hazards where possible and practical. To assist the Contractor in the demolition of contract measures in the Construction Phase Plan outline the guidance given below for main hazards which are known to remain:-

- 1) Possible live services (see note A3 and note on plan regarding live services on the boundary line) - Obtain written confirmation of disconnections prior to commencement, make appropriate physical checks on site. CAT scan for exact location of known services or for suspected 'rogue' services.
- 2) Asbestos (see note A11) - The Contractor must comply with Control of Asbestos Regulations (the 'violet' for possible additional asbestos, use asbestos removal sub-contractor licensed by the Health and Safety Group, get method statement approved and work checked by MCC Asbestos Group.
- 3) Failing objects or building collapse during demolition - Provide written method statement regarding method and sequence of work, protection, etc. Issue copy to the MCC Contract Administrator.

SCOPE AND MANAGEMENT OF THE WORKS

B1. A pre-tender inspection must be carried out by the Contractor who must fully appraise the condition and structural complexity of the buildings to be demolished. Details shown on any archive drawings, provided cannot be assumed to represent existing construction, without verification by contractor's site inspection.

B2. The Contractor must apply for and obtain any temporary footpath and road closures, diversions, scaffold permits, hoarding permits etc which are necessary for the safe completion of the works. The contract for this will be included in the tender documents. The Contractor shall be responsible for the anticipated cost of these closures and permits must be included as identified risk items within the contractor's cost plan. All demolition sub-contractor quotations must have identical provision in identified risk. The contractor's programme must account for the time taken to obtain these permits and licences.

B3. **Soft Strip** - The contractor shall allow for carrying out a 'soft strip' of all internal areas within the building. Include for the removal of all internal waste and non-structural items, including all loose fittings / materials within the building e.g.

- Loose furniture & equipment - any tables, chairs, filing cabinets etc.
- Demountable partition walls & doors.
- Timber, & pipework.
- Suspended ceilings.
- Loose floor coverings & debris on floors throughout the building.
- Any materials that the demolition contractor would regard as soft strip items, prior to the demolition of the main structure.

B4. **Demolition of the Former Shop Units at Kirkstead Close** - To allow for carrying out the complete demolition of the Shop Unit Building 10-20. The building shall be demolished in a controlled manner and debris shall be cleared of all fixtures, fittings, furnishings, equipment, debris and other unwanted items, which must be removed from site.

B5. All structures within the boundary lines are to be demolished as shown on the drawings and described in the Specification. All ground floor slabs are to be broken up and removed. All walls are to be taken down to 2.0m above ground level. The application of these boundaries are to remain in situ. All concrete slabs shall be broken up and removed. All standing masonry on plan should remain in place and left undisturbed.

B6. Any underground voids uncovered to be cleared of debris and backfilled with consolidated 6F2 material.

B7. Existing manholes to be adjusted to suit final site levels.

B7. Access to site will be via Kymerne Way.

SITE ASSESSMENT

B.8 Demolition Plan - The contractor shall prepare a demolition plan prior to the works commencing, with a level of detail proportionate to the risks involved.

B.9 Avoidance of Unplanned Collapse Survey - Include for employing an experienced structural engineer to carry out a detailed structural inspection of the building to be demolished, prior to works commencing on site. The survey shall identify any weak elements, supports or connections to inform the chosen methods of work and ensure that demolition activities can be carried out in such a way that the unplanned collapse of any part is avoided, by maintaining structural stability of the remaining parts at all times.

SITE FINISH

C1. Any external paving or tarmac disturbed by the works should be removed and replaced with new material. The contractor shall be responsible for photographing and recording the condition of the site before the commences work.

C2. Trees, bushes & shrubs are to remain in place.

C3. Site Surface on Completion / Grading Oversite - The site surface shall be finished with a minimum 150mm thick layer of 6F2 crushed oversite as indicated on drawing. Finished edge levels to match existing ground levels. Surface to be approximately flat, without dips or irregularities which could cause ponding.

C4. All areas within the boundary line to be left level and tidy on completion. All demolition rubble to be removed.

C5. Following the building demolition, a section of the rear boundary wall will be left exposed without fencing. Allow for supplying & erecting approx. 37m of 368 Secur-mesh welded mesh panels and posts, 2.44m high, with a zinc alloy coating & with a powder coated finish.

PROGRAMME

D1. Contract period will be 5 weeks.

AIR QUALITY RISK ASSESSMENT

E1. The demolition contractor shall allow in the tender price the following:

- Undertake an air quality risk assessment (AORA)
- Evaluation of the potential impact of the demolition works on sensitive receptors close to the site i.e. Residential properties on Beaswath Street, Walslow Street, East Manchester Leisure Centre and other adjacent properties which could be affected by high levels of pollution or dust.

E2. Dust Control Measures - The demolition contractor must follow best practicable means at all times to minimise dust & emissions include for:

- Misting (atomisers) to suppress dust over the demolition site and nozzle lines.
- Security cover skips and minimise drop heights - all loads entering and leaving the site to be covered.
- Keep stockpiles for the shortest possible time.

E3. Dampening Down - The demolition contractor shall include for washing and dampening down the section of Kymerne Way and Grey Mare Lane which is immediately adjacent the demolition site and the site entrance. Ensure effective cleaning of haul routes and include for the use of mechanical road sweepers on a weekly basis or at more frequent intervals if the situation warrants.

ENVIRONMENTAL MONITORING

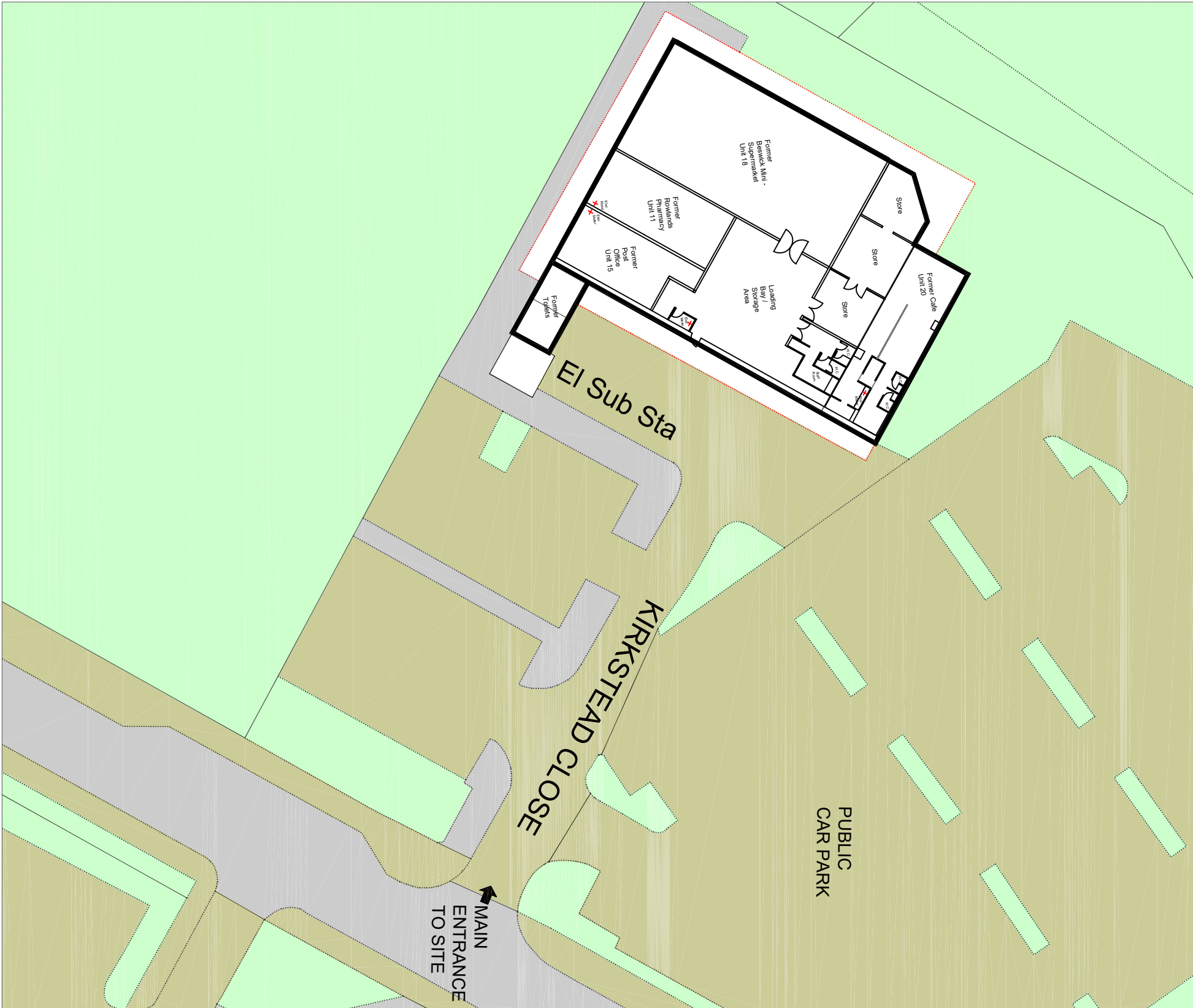
E4. The demolition contractor shall allow in the tender price the following:

- Establish baseline noise levels. Record noise levels at the site boundary prior to the demolition works commencing to establish baseline noise levels.
- Environmental Noise Monitoring - Allow for deploying a continuous noise monitoring system during the demolition works. The equipment shall be sufficient to take a series of fixed duration noise measurements at the site boundary and to store these measurements, to report readings on a weekly basis.

- E5. Demolition Vibration Monitoring** -
 - To record vibration levels whilst the demolition works are carried out.
 - Establish baseline vibration levels and deploy suitable equipment around the site with with beacons, to show a visible alarm alert when pre-set vibration levels have been reached.
 - To report readings on a weekly basis.

IDENTIFIED RISK ITEMS

1. Include the sum of 25,000 pounds for asbestos removal works.
2. Include the sum of 2,000 pounds for independent air monitoring for the asbestos removal works.
3. Include the sum of 5,000 pounds for any unforeseen ground conditions.
4. Include the sum of 5,000 pounds for additional Manned Security.
5. Include the sum of 5,000 pounds for additional Class 6F2 crushed brick / concrete granular material that may be required to level the site, if insufficient back fill material is not generated by the demolition of the buildings.
6. Include the sum of 10,000 pounds to cover any making good to the gable end of Electricity Sub-station at Kirkstead Close.



DRAWING NO			
MCC_ZZ_GF_DR_B_0012_S2			
PROJECT TITLE			
Demolition of former Shop Units at Kirkstead Close			
DRAWING TITLE			
Ground Floor Layout Plan & Demolition Specification			
JOB NO		DATE	
CL45190		Nov. 2021	
SCALE		REV	
NTS @ A1		A.J.	
CHECKED BY		APPROVED BY	

MANCHESTER
CITY COUNCIL

Capital Programmes
Division

MANCHESTER CITY COUNCIL
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Manchester
M60 2LA

DRAWING STATUS
PLANNING

PROPERTY TITLE
Former Shop Units 10-20, Kirkstead Close, Beswick,
Manchester M11 3SW

DRAWING NO
MCC_ZZ_GF_DR_B_0012_S2