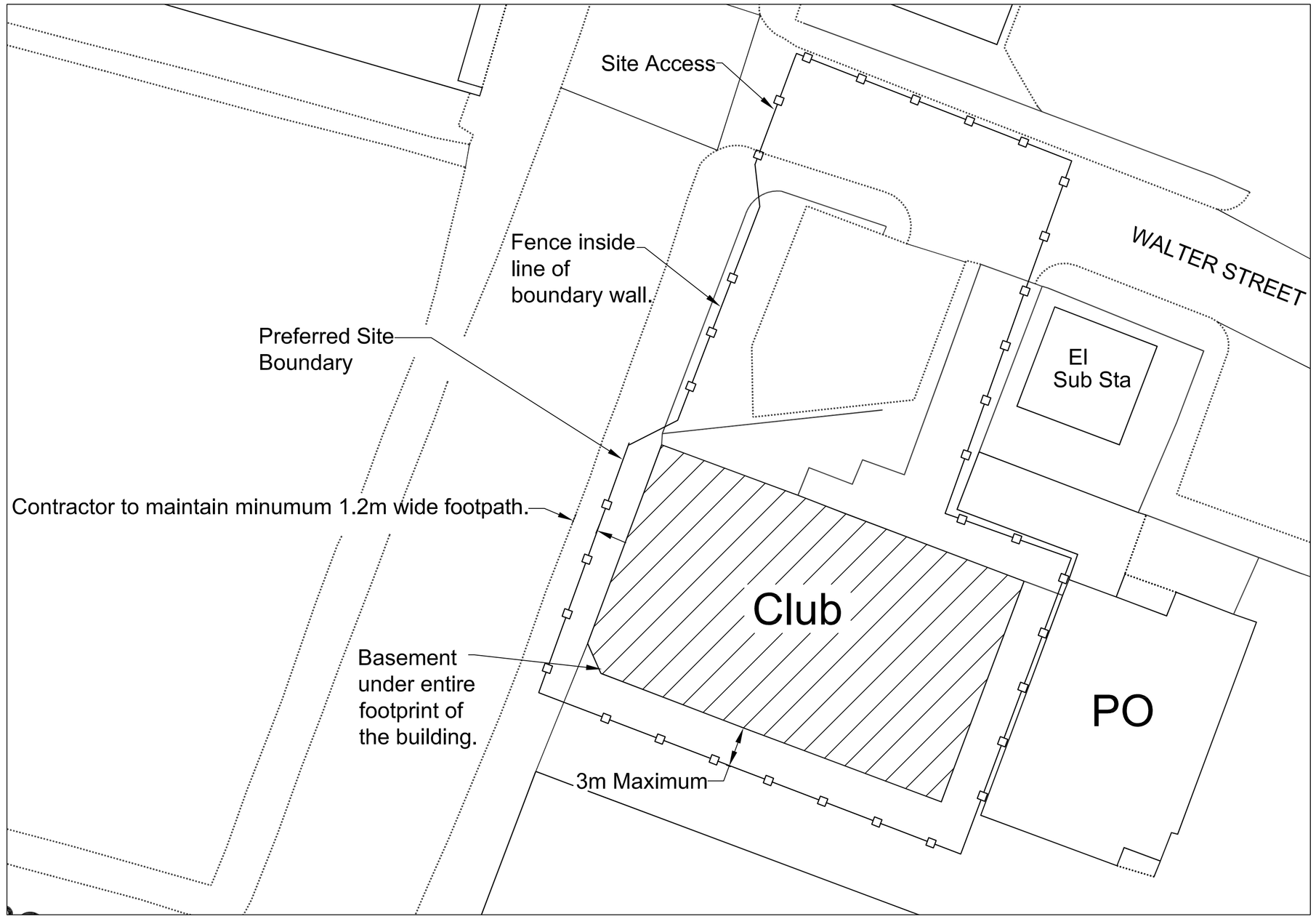
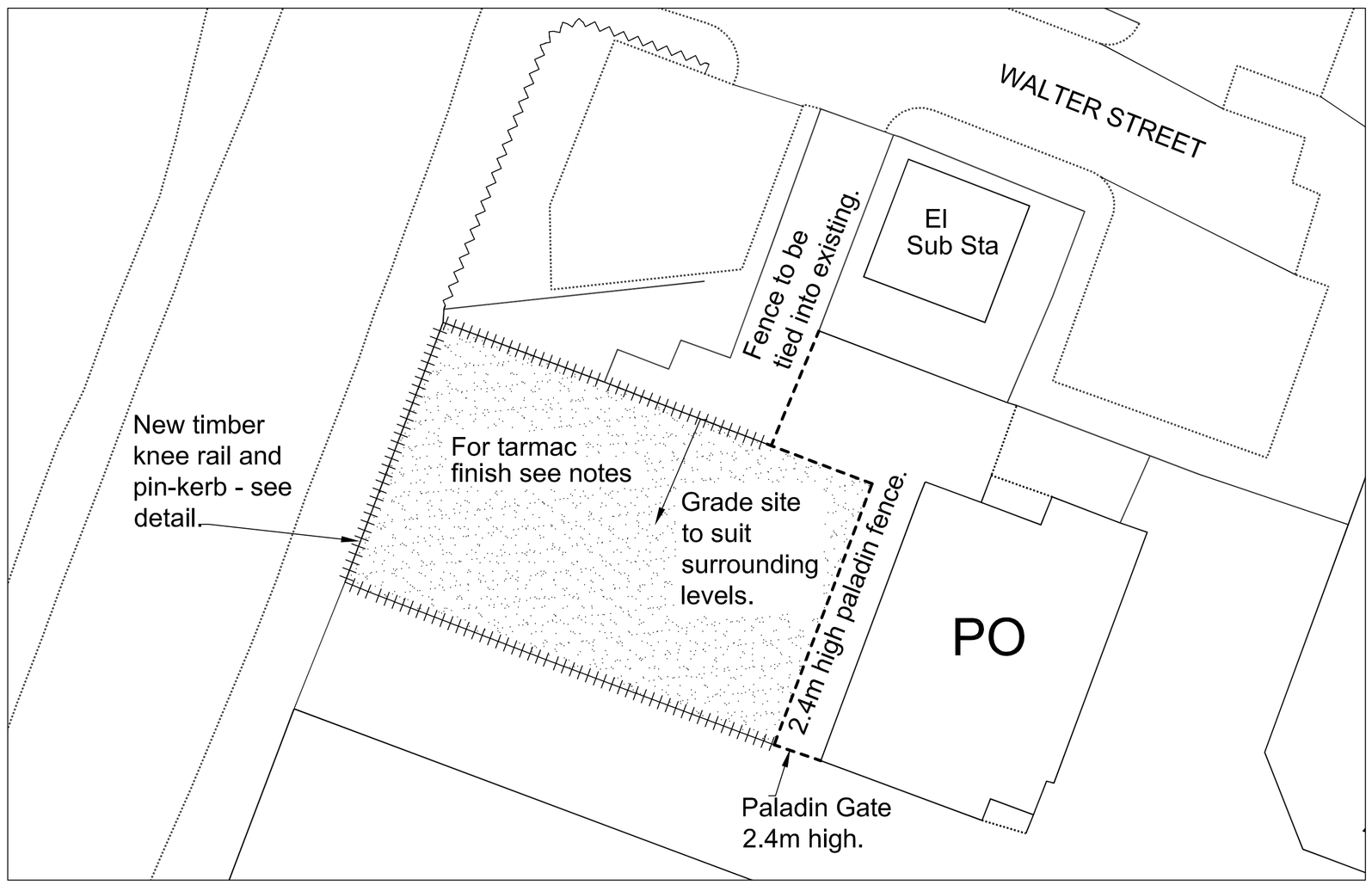
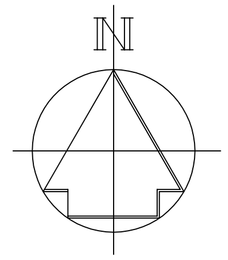


Rochdale Road, Conservative Club – Existing

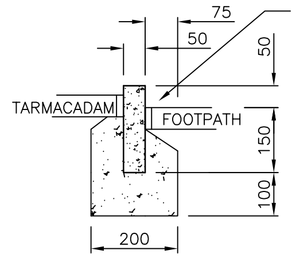


Rochdale Road, Conservative Club – Proposed



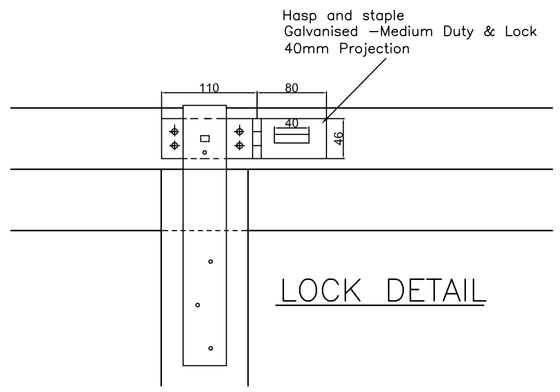
KEY

- Temporary weldmesh fencing.
- Existing wall to remain.
- New knee rail and pin kerb – see detail.
- New 2.4m high paladin fence with lockable gates.
- Buildings to be demolished.
- Area for tarmac finish.

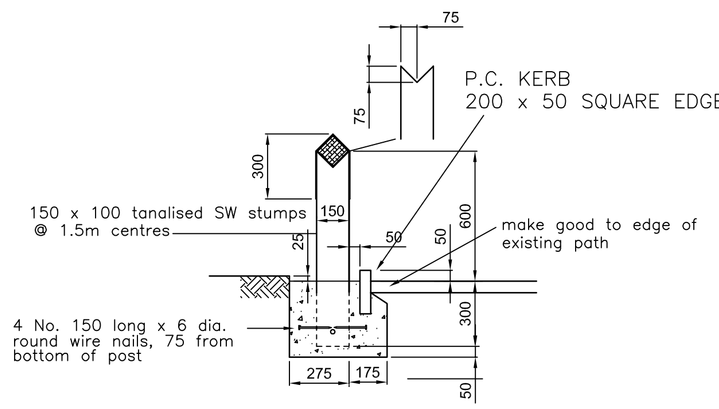


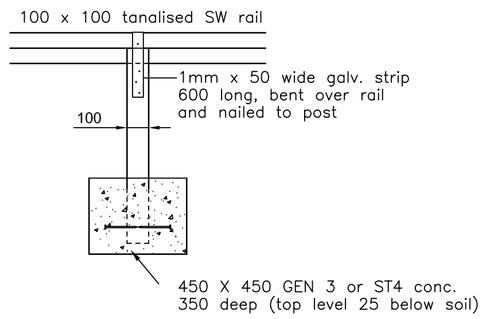
PIN KERB DETAIL

(SCALE 1:10)



LOCK DETAIL





TIMBER KNEE RAIL DETAIL 1:20 (for location see plans)

SCOPE AND MANAGEMENT OF THE WORKS

B1. A pre–tender inspection must be carried out by the Contractor who will be deemed to have fully appraised the condition and structural complexity of the buildings to be demolished and made due allowance for the difficulties involved. 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 closures necessary for the safe completion of his works. Costs to be included in the price of the works.

B3. The existing buildings to be demolished are shown on the plan. They are to be cleared of all fixtures, fittings, furnishings, equipment, debris and other unwanted items, which must be removed from site.

B4. All structures within the boundary lines are to be demolished as shown on the drawings and described in the Specification. All walls are to be taken down to 1.0m below ground level if appropriate and all foundations and ground floor slabs removed. The areas where foundations have been removed must be filled with imported clean granular material meeting the hardcore filling specification (clause D20/710A), not demolition rubble.

B5. All existing manholes to be adjusted to suit final site levels.

B6. Existing tarmac surface/roadway must be protected. Any damage to be made good by agreement with C.A.

B7. All street lights and trees are to remain.

B8. Access to the works will be via Rochdale Road into Walter Street.

SITE FINISH & BOUNDARY TREATMENT

C1. Any external paving or tarmac disturbed by the works should be restored to its pre–commencement condition. The Contractor is responsible for photographing and recording the condition of all site areas before he commences work.

C2. Finished edge levels to match adjacent ground levels. Surface to be smooth, without dips or irregularities which could cause ponding.

C3. Boundary treatment to be timber knee rail with pin kerb as shown on plan and details shown on drawing. One section of knee rail to be removable with hasp, staple and padlock each end.

2.4m high paladin fence with gates to be provided along boundary opposite the Post Office. Fence to be tied into existing fence at the rear of the sub–station.

C4. Footprint of the building to receive new hardstanding construction.

- Puncture the basement slab and remove walls as agreed with the Structural Engineer. All walls to be removed a minimum of 450mm below pavement level.
- Backfill basement with 6F2 in layers not exceeding 300mm compacted to give a minimum CBR of 5%.
- Provide pin kerb to full perimeter of the site.
- Provide 1 layer of compacted MOT type 1 subbase 100mm thick.
- Provide finished layer of 30mm asphalt surface course with 10mm aggregate.

PROGRAMME

D1. Length of contract 18 weeks.

HEALTH & SAFETY HAZARDS

The scheme as drawn incorporates measures taken by the designer to minimise construction hazards where possible and practical. To assist the contractor in the formulation of control measures in his Construction Phase Plan, outline guidance is 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 notes A10, A11)– Act on asbestos report, comply with Control of Asbestos regulations, be vigilant for possible additional asbestos, use licensed asbestos removal sub–contractor, get method statement approved and work checked by MCC Asbestos Group.
3) Falling objects or building collapse during demolition–Provide written method statement regarding method and sequence of work, protection, etc. Issue courtesy copy to the MCC Structural Engineer.

GENERAL NOTES

Addresses of properties to be demolished:–

744–746, Rochdale Road Conservative Club, Harpurhey, Manchester M9 4BP.

Works comprise the asbestos removal and demolition of building, followed by site finishes and boundary treatment as described. To inspect the properties during the pricing period, contact Kath McVicker tel. no. 0161 234 4261.

A1. Refer to the Specification document, asbestos report and risk log 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, B.S.6187, 2000 and Guidance Notes GS29 Parts 1 to 4, Control of Asbestos Regulations 2012 (including Revisions), The management of Health and Safety at Work Regulations 1999 & the CDM2 Regulations 2007.

A3. The Contractor must obtain written confirmations for completed disconnections.

A4. Disconnection of redundant drains – Dig out drains to 1m 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. Contractor's sign with contact details to be erected at the Client's preferred location. Sign warning of danger to the public to be erected at appropriate intervals around the site perimeter.

A10. Asbestos removal – see asbestos report and specification clauses 390A & 391A.

A11. Contractor to allow a cost as IDENTIFIED RISK for removal of asbestos which is additional to quantities identified in the report.

A12. 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.

A13. The Contractor must provide and erect protective fencing around the properties to be demolished, for the duration of the preparation and demolition process. 150x150 min. size timber or suitable steel section posts at 2.4m c/c, cast into concrete at their bases and supporting 2.4m high welded mesh panels. (specification clause Q40/410A) will be the minimum acceptable standard.
Secured gates (one set per enclosure) shall be provided at locations agreed with the Supervising officer.
Free standing "Heras" type fencing will not be permitted around demolition sites.

A15. No crusher will be permitted on site.

A16. 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.

A17. The Contractor must provide all necessary hard standings for the operation of mechanical plant.

A18. Contractor to provide all information needed for the Health and Safety File to the CDM Co–ordinator by the date of practical completion.

A19. The Contractor must ensure that all traffic through the park must observe the speed limits and all debris left from teraffice movement must be removed immediately.

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Rev	Description	Date	by	chkd

MANCHESTER CITY COUNCIL
Corporate Technical Services Group
4th floor Heron House
47 Lloyd St
Manchester
M2 5LE

JOB TITLE: ROCHDALE ROAD, CONSERVATIVE CLUB, DEMOLITION

DRAWING TITLE: SITE LOCATION PLAN

COMPUTER FILE	DATE	SCALE	DRAWN	CHECKED
	July 2013	1:200@A1	ML	

JOB NO.	DRAWING NO.	REVISION
VP/41538	99/02	