

Project Briefing Document 2022

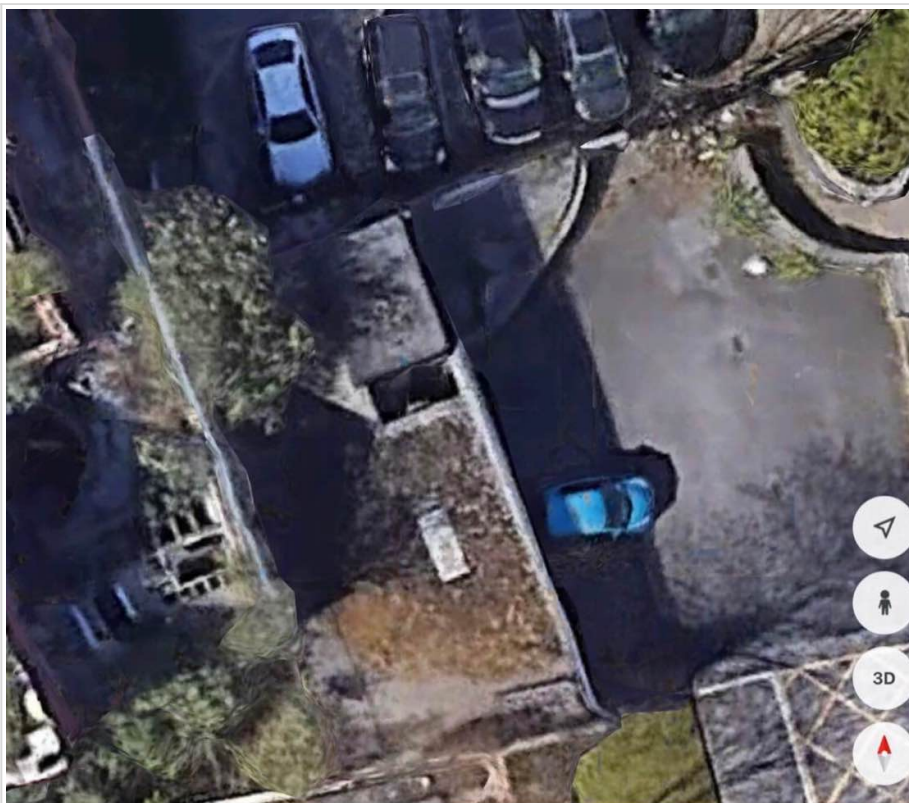
Job Details

Job Description	Crumpsall - Crescent Bank Clinic - Demolition of Outbuilding
Description of Works	The removal of a collapsing garage out-building within the boundary of Crescent Bank. Works will be a single phase with following elements :- 1/ ACM removals 2/ Hoarding 3/ Demolition 4/ Repairs to retained walls 5/ Surfacing and bollards 6/ Fencing and line marking
Target Customers / Key Stakeholders	NHS Property Services Capital Team NHS Property Services FM Team Tenants / Customers.
Initial Anticipated Project Budget for this site.	£
UDC Job Number	J000428
UDC's Roles & Responsibilities	Design Services
Other Consultants Involved (Where applicable)	Asbestos Surveys / Advice & Sampling JPR Asbestos Services Ltd Chambers Business Centre Chapel road Hollinwood Oldham OL8 4QQ Contact: John Robbie Email: john@jprasbestos.com Mobile: 07989329656 Landline: 0161 302 3532 Structural Engineering MCSE Ltd Castlevue 45 Dobcross New Road Dobcross Saddleworth Oldham OL3 5AY Contact: Matt Cocking Landline: 01457 877 980 Mobile: 07771 766 691 Email: matt@mc-structuralengineers.co.uk Website: www.mc-structuralengineers.co.uk
UDC Project Lead	Fanny Paupardin Project Portfolio Manager Email: fanny@udc-ltd.co.uk Mobile: 07919 356 502 Landline: 0845 468 0250 Website: www.udc-ltd.co.uk
UDC Project Team	Director in Charge: Dave Percy Project Lead: Fanny Paupardin Finance / Admin: Hayley Clarke Health & Safety Consultancy: Marta Madej Project Support Officer: Ashley Howlett Architectural Technologist: Zeinab Hussain Project Surveyors: Mike Deacon / Howard Russell
Target Start Date	26/09/2022
Target Completion Date	31/10/2022

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Contractor to Provide Own Welfare Facilities?	Yes
Welfare Facilities if Provided by Contractor	The contractor shall allow for their own welfare facilities to be provided outside of the building and in compliance with the requirements as detailed in the PCI Pack. Welfare facilities shall either be self-contained or the contractor shall allow for connecting to Health Centre Services at the contractor's expense. NHSPS will pay for utilities costs once connected.
Proposed Location(s) for Site Setup	Car park area adjacent to works
Proposed Site Setup Location Photographs	  Circled = location of garage

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Orientation

UDC Contact Details

WEB:- www.udc-ltd.co.uk
EMAIL:- info@udc-ltd.co.uk
TEL:- 0845 468 0250 (24/7)
Urban Design & Consult Limited
Unit 9A
Dinting Lane Industrial Estate
Dinting Lane
Glossop
SK13 7NU

Client Details

Name of Client's Organisation	NHS Property Services Limited (Otherwise referred to as 'NHSPS')
Client	Zach Beacham
Client's Job Title	Minor Works Manager - North West
Clients Address	Preston Healthport, 1st Floor Vicarage Lane Fulwood Preston PR2 8DW
Client's Contact Telephone Number	07593500169
Client's Email Address	zachary.beacham@property.nhs.uk
Queries / Access Requests Etc	

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Property Details

Main Property Photo	
Name of Property	Crescent Bank
Approximate Age of Property	1970
Property Address	Crescent Bank Humphrey Street Crumpsall Manchester M8 9JS
Use of the Property	Primarily NHS Office and staff facilities. Some patients attend the centre.
Property Opening Hours	08:30 to 16:30 Monday to Friday
Please confirm if any of the following specific hazards relevant to the site apply.	
Provide further detail in relation to any of the above hazards identified during the initial visit / inspection.	
Is the site known to have any of the following social issues?	Rough Sleepers, Recreational Drug Usage, Anti-Social Behaviour, Theft
Is there an existing Health & Safety File for the Property?	N/A

Phasing Requirements

Number of Phases Required	1
Description of Phases	Single phase
Anticipated duration of each phase.	5.0Weeks
Anticipated Total Project Duration	5.0Weeks

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Please detail any discussions held around phasing of works.	Single phase with the requirement to run some elements concurrently.
Out of Hours Works	Aside from the following works, all works shall be undertaken outside of the 'normal working hours' as detailed in this schedule. The contractor shall allow for all additional costs associated inclusive of sub-contract uplift, attendance and supervision accordingly.
The following works may be undertaken during normal working hours.	All works can be undertaken during normal hours. Out-building is located within perimeter and is separate to main Health Centre building
Project Notifiable?	No

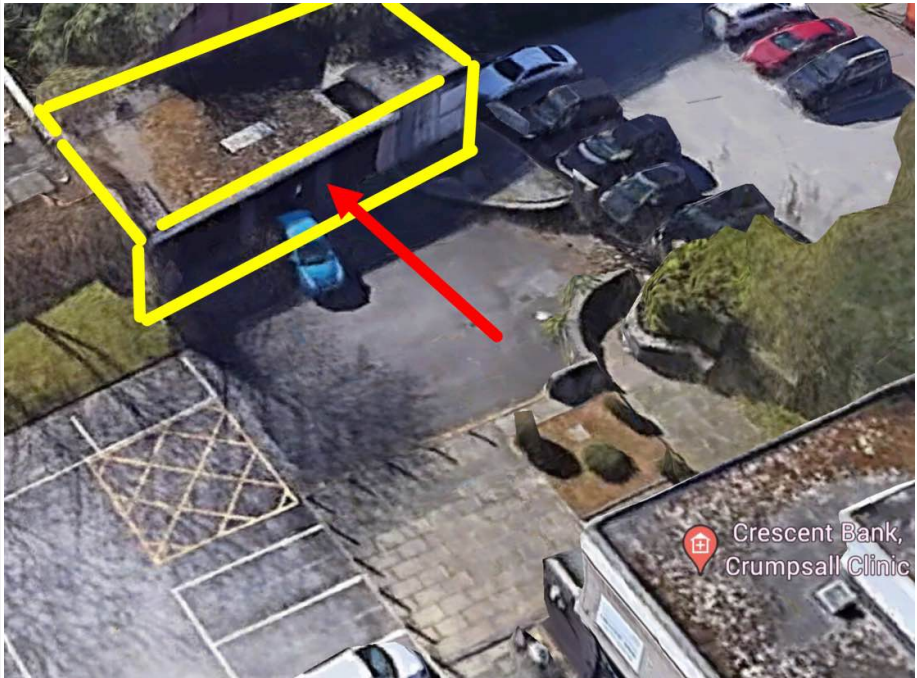
Removals

Removals to be done by	
Contractor to Provide Storage Crates	No
Anticipated number of crates required	
Contractor to Provide Container for Use by Health Centre?	No
Size and number of storage containers required for use by tenant(s)	

Asbestos Survey Requirements

Refurbishment & Demolition Survey Required?	Yes
Any known ACMs in the Building	Yes
Details of the above (where applicable)	A specialist report has been commissioned. The building is known to have 'loose' ACMs due to the breakdown in condition of the out-building. The flat roof has partially collapsed.

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Detail Areas to be Surveyed on plan	
Extent of Survey Required	Walls (demolition)
Summary of Relevant Works	Demolition Repairs to retained walls

Internal Work Item

Title	
Description of Work Item	
Quantity (if applicable)	
Photographs	

External Work Item

Title	Hoarding
Description of Work Item	Timber hoarding to safely encapsulate working area
Quantity (if applicable)	

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Photographs



Timber Hoarding - with gated access



Timber Hoarding across 14.5m front elevation with 7m return as shown

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Timber Hoarding 8m south elevation



The wall indicated is external and lies within the demise of public shopping car park.

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A form of encapsulation is required during the demolition stage, and during any subsequent re-build noted elsewhere within this report.



Green = main building

Red = out-building

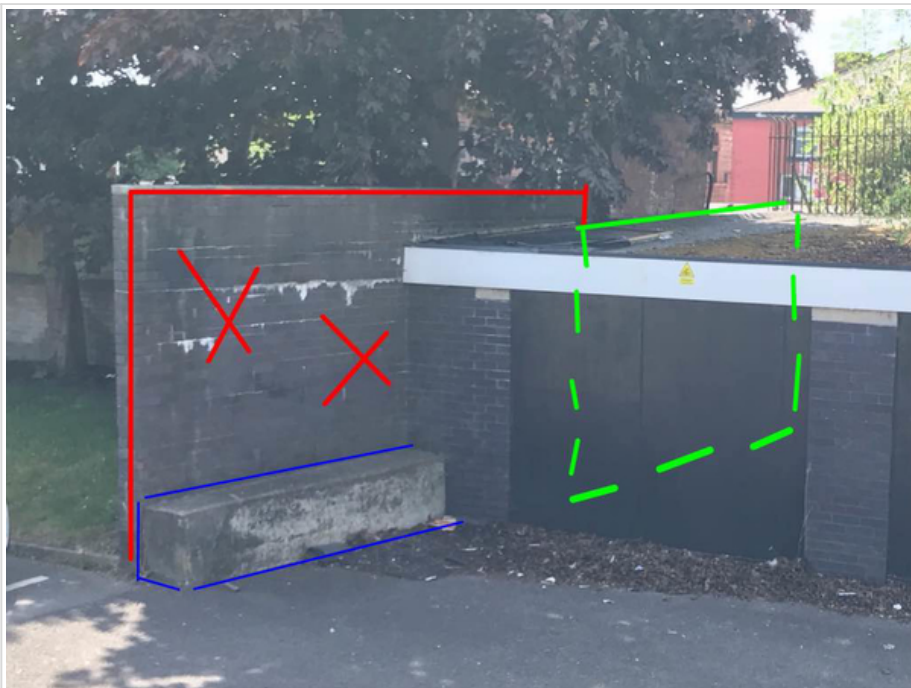
External Work Item (1)

Title	Demolition
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Description of Work Item	Demolition of the roof, steels and internal dividing walls whilst retaining the rear (west) wall. Retain any existing internal brick buttresses which prove to be connected directly to rear (west) wall. Allow to breakout existing floor structure within out-building approx 100m2 (to be replaced with macadam top-surface for vehicle parking).
Quantity (if applicable)	
Photographs	 Green = walls which are to be retained Red = roof, side walls and front elevation to be demolished
	

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Blue = utilise if practicable or remove and rebuild concrete flaunch as support wall to grassed area where south wall is removed.

Red = demolish

Green = retain

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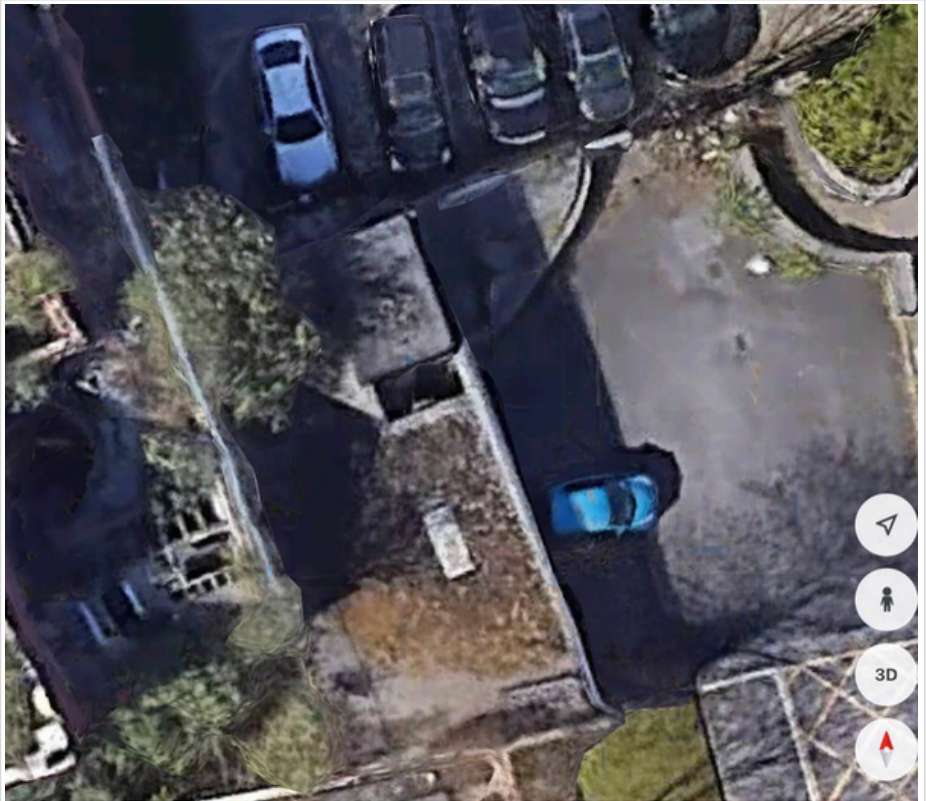


View from front elevation to rear (west) wall :-
Brick buttresses form part of west wall which forms external wall to shops

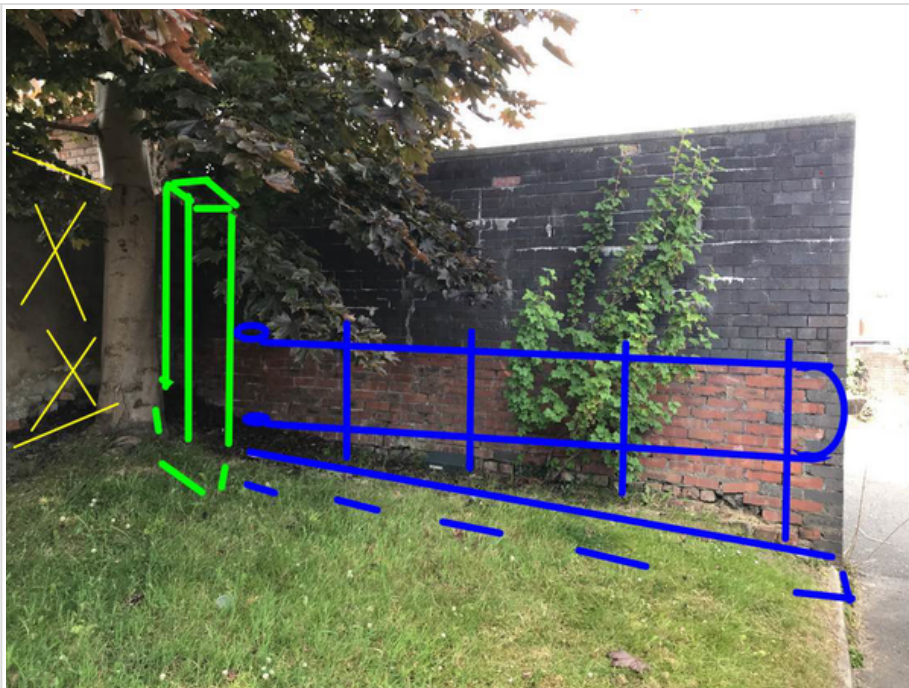
External Work Item (2)

Title	Repairs to Retained Walls
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Description of Work Item	South wall :- Red = Remove brick wall - note that a retaining feature is required to grassed area. Green = retain shared wall and install coping stone to tidy. West wall :- 14.8m x 2.2m Retain wall - forms rear of shops which adjoin this out-building. Remedial works to 'internal' west wall ie: remove paint finish and re-point brickwork as necessary. North wall :- 6.6m x 2.4m Remove entirely wall to out-building - appears to not be bonded to rear (west) wall. Allow to build a 'retaining wall' to act as support to existing boundary with shopping centre car park. Mount fencing installation to this retaining wall.
Quantity (if applicable)	
Photographs	 Orientation

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South wall , external view :- linear 5.8m

Remove freestanding wall

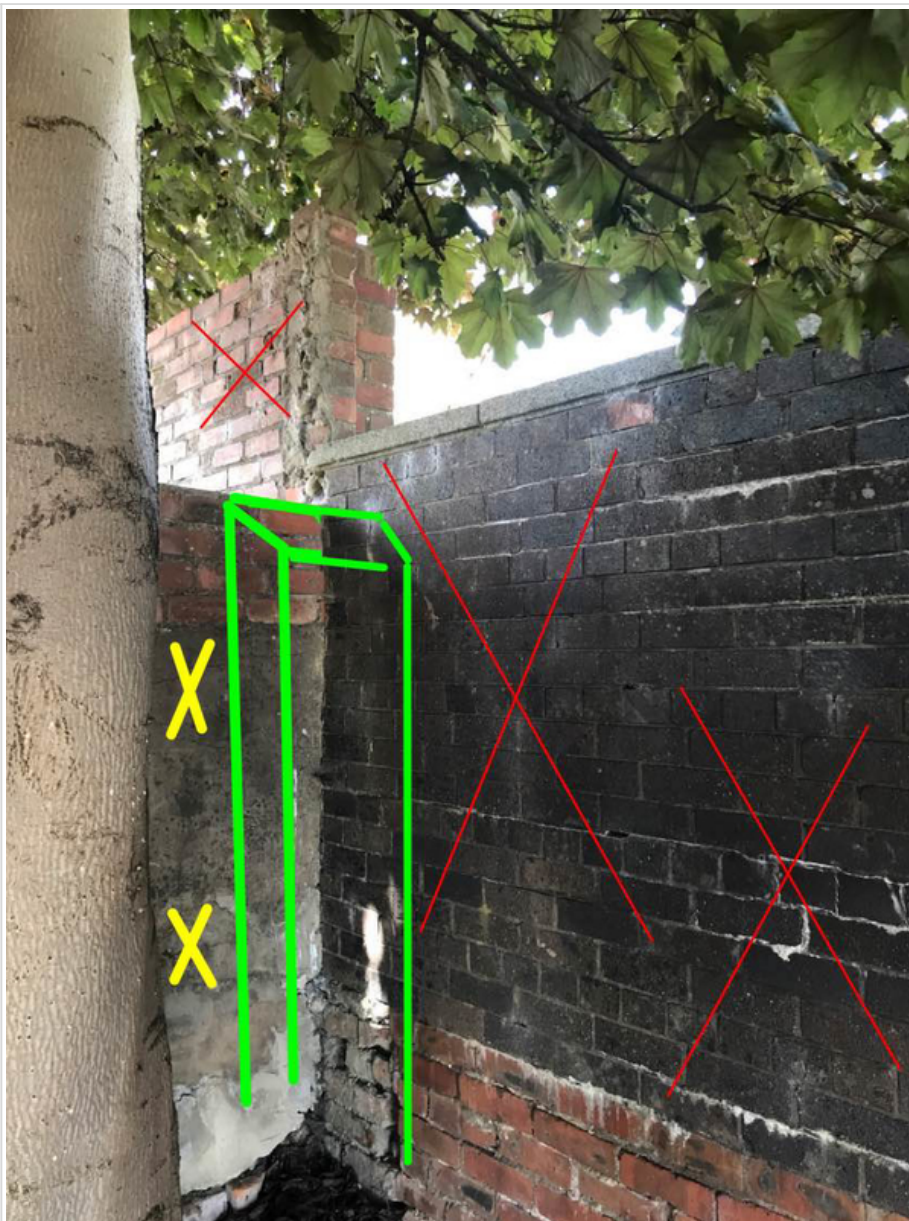
Green = replace with new buttress tied to act as support to adjoining 'yellow' shop walls.

Blue = Provide retaining structure between grass and car park with approx 5m galvanised handrail as shown

Remedial works to 'internal' side of retained wall -

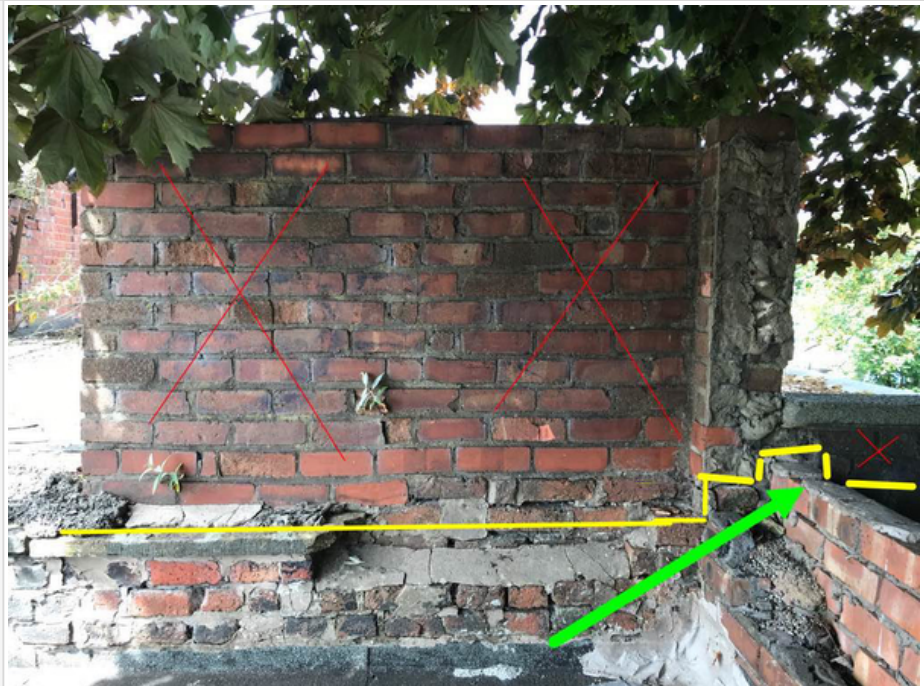
Allow to remove paint and re-point as necessary to approx 12m2

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South wall buttress

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South wall

Red = remove redundant brick pillar

Green = retain existing boundary wall

Yellow = indicated final height



North wall -

Red = for demolition

Green = to be retained - car park wall

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North wall - Rebuild structural wall as part of existing support to proposed vehicle parking bays above.

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West wall , internal view :- 14.8m x 2.2m

Allow provisional sum

Remedial works to 'internal' west wall ie: remove paint finish and re-point brickwork as necessary.

External Work Item (3)

Title	Surfacing , Fencing and Bollards
Description of Work Item	Allow to remove the following area as photographs :- 1/ Remove existing 12m2 approx area of raised macadam. 2/ Remove existing grey brick wall beneath macadam. Dig out surface to extend proposed car parking area ie: allow surface areas 1/ and 2/ to provide a consistent vehicle surface to surrounding macadam. 3/ Remove external brick wall located by boundary gate (1365 x 1880mm) 4/ Install fencing within north perimeter (from shop to boundary gate) approx linear 13.2m - heights as per photographs. 5/ Macadam - Allow to resurface existing floor structure to out-building approx 100m2 Install bollards at 1.5m intervals to west wall to eliminate vehicle impact with west wall to shops.
Quantity (if applicable)	

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Photographs



- 1/ Remove existing 12m2 approx of raised macadam.
- 2/ Remove existing grey brick wall beneath macadam

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3/ Remove external brick wall located by boundary gate (1365 x 1880mm)

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4/ Provide fence to area shown -
1.2 x 2.8m at perimeter gate
12 x 2m at perimeter to shop wall (west)

External Work Item (4)

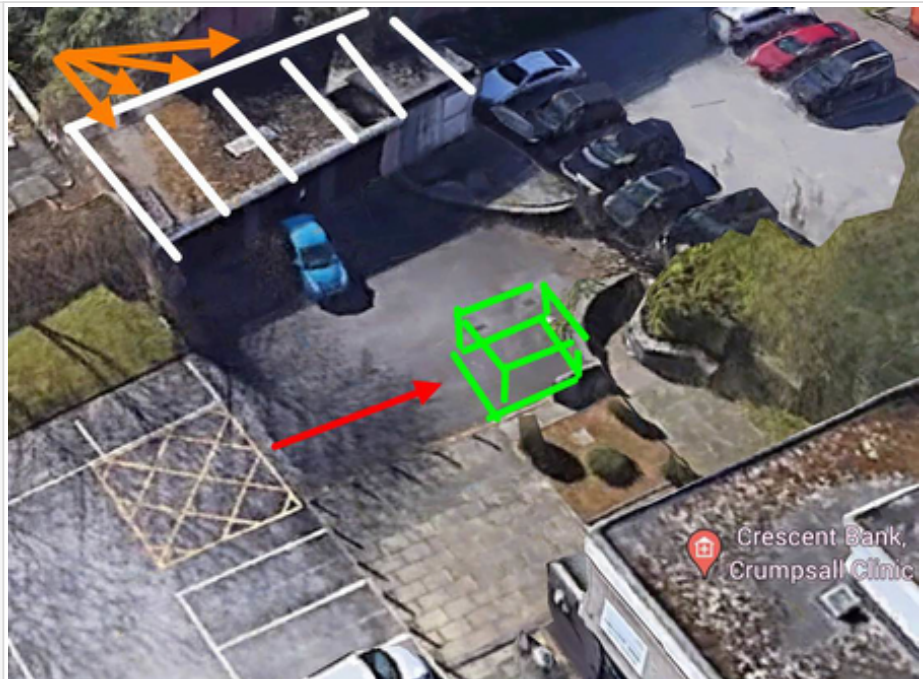
Title	Services to be removed
Description of Work Item	UDC are not aware of any services (either connected or disconnected) within the building. None are observed externally. Further information can be provided following the ACM inspection to site.
Quantity (if applicable)	
Photographs	

External Work Item (5)

Title	Parking Spaces
Description of Work Item	Allow to line mark for 5 parking bays to west wall - approx 13m available
Quantity (if applicable)	

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Photographs



White = parking bays
Orange = bollards located 1.5m intervals

Existing bin store and access route indicated



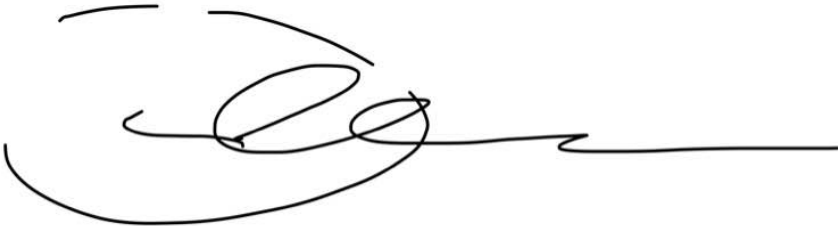
Existing bin store and access route indicated

For or on behalf of UDC

Organisation

Urban Design & Consult Limited

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Signed	
Signed By	Mike Deacon
Position	Building Surveyor
Date	20/06/2022

For or on behalf of the Client

Organisation	
Signed	
Signed By	
Position / Job Description	
Date	20/06/2022

Project Briefing Document Prepared By

This Project Briefing Document has been prepared by:-	Urban Design & Consult Limited Unit 9A Dinting Lane Industrial Estate Dinting Lane Glossop SK13 7NU www.udc-ltd.co.uk info@udc-ltd.co.uk 0845 468 0250
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