



Address of property to be demolished:-

17 - 47 Eastford Square, Collyhurst, Manchester, M40 7QT

A1. Refer to Specification document DXH45304 Specification of Demolition Works and Designers Risk Assessment DXH45304in 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 at Work Regulations 2006 (including Revisions), The management of Health and Safety at Work Regulations 1999 & 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 Sand Street 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, Prohibition& 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

A14. 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 galvanised steel framework and sheets with a box profile for extra strength. The hoarding shall be supported on high visibility block feet. The hoarding panels shall be bolted to the adjacent panel with a minimum of 2No. anti-tamper 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 with have supporting back stays fitted every two bays to prevent instability. 1 pair of secured vehicle gates & a pedestrian gate shall be provided.

A15. 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 providing temporary diversions for pedestrians as required by the Highways Officer. Pavement to be made good on completion to the satisfaction of the Highways Department.

A16. All road/paving to be plated and protected when accessing the site.

A17. A crusher will be permitted on site.

A18. 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.

A19. The Contractor must provide all necessary hard standings for the operation of mechanical plant.

A20. 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 formulation of control measures in his Construction Phase Plan, outline guidance is given below for main hazards which are known to remain:-

1) **Metrolink Tunnel** - The metrolink tunnel runs directly underneath Eastford Square, see plans attached. TGFM have confirmed that this is a Victorian structure and will provide structural information in due course. It is anticipated that the demolition works will primarily take place from Sand Street to prevent excess loadings to the area above the Metrolink tunnel. All demolition proposals and site setup plans will need to be shared with TGFM for review / approval

2) **Asbestos** (see notes A10, A11) - Act on asbestos report, comply with Control of Asbestos regulations, be vigilant for possible additional asbestos, use asbestos removal sub-contractor licensed by the Health and Safety Executive, 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 copy to the MCC Contract Administrator.

4) **Topography** – The building is constructed on a significant change in level. The block contains basements and is situated on a slope with the access to the basement being at road level to the rear (Sand Street) and ground floor being at street level to the front (Eastford Sq). This needs consideration in developing an appropriate site treatment.

5) **Anti-Social Behaviour** – The contractor should be aware of multiple recent break-ins to the properties, along with significant building damage. On possession of the building, the contractor shall prevent unwanted access to the buildings and carry out frequent checks to ensure that the buildings are empty prior to demolition.

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 and make 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 and road closures, diversions, scaffold permits, hoarding permits etc which are necessary for the safe completion of his works. The contact for this will be Highways Officer Matthew Turner, 0161 234 5815 (see also note A14). 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;
- Radiators & 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 17-47 Eastford Square** - To allow for carrying out the complete demolition of the building. The existing buildings to be demolished are shown on the plans. They are to 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 below ground level where appropriate, the foundations are to remain insitu with new drainage holes broken out. All concrete paving, exg. areas of tarmac or hardstanding indicated 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 Sand Street.

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 restored to its pre-commencement condition. The Contractor is responsible for photographing and recording the condition of the site before he 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 new top soil and grass seed. See Specification for further details.

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 will be left exposed without fencing. Allow for supplying & erecting a new gabion basket retaining wall to the rear elevation along Sand Street.

PROGRAMME

D1. Contract period will be 8 weeks.

AIR QUALITY RISK ASSESSMENT

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

- Undertake an air quality risk assessment (AQRA)
- Evaluation of the potential impact of the demolition works on sensitive receptors close to the site i.e. Residential properties on Hamerton Street, Dalton Street, 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:

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

E3. Damping Down - The demolition contractor shall include for washing and damping down the section of Sand Street, Hamerton Road, Dalton Street which are immediately adjacent the demolition site and the site entrance. Ensure effective clearing 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 his 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 boundary of the demolition site 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.



**MANCHESTER
CITY COUNCIL**

**Capital Programmes
Division**

Manchester City Council
PO Box 532, Town Hall
Manchester
M60 2LA

DRAWING STATUS **PLANNING**

PROPERTY TITLE
17 - 47 Eastford Square
Collyhurst, Manchester, M40 7QT

UPRN

DfE NO.

PROJECT TITLE
Demolition of 17 - 47 Eastford Square

DRAWING TITLE
Ground Floor Layout Plan & Demolition Specification

JOB NO.
DXH/45304

DATE
19/12/2022

REV

SCALE
NTS @ A1

AUTHOR
JK

CHECKED BY
TH

APPROVED BY
TH

DRAWING NO.
MCC ZZ GF DR B 0003