

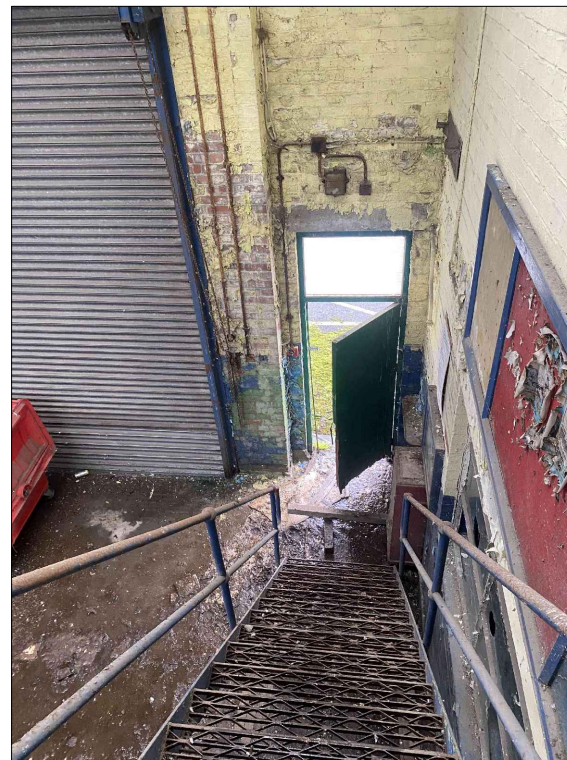
Rev.
Dwg No.
Project



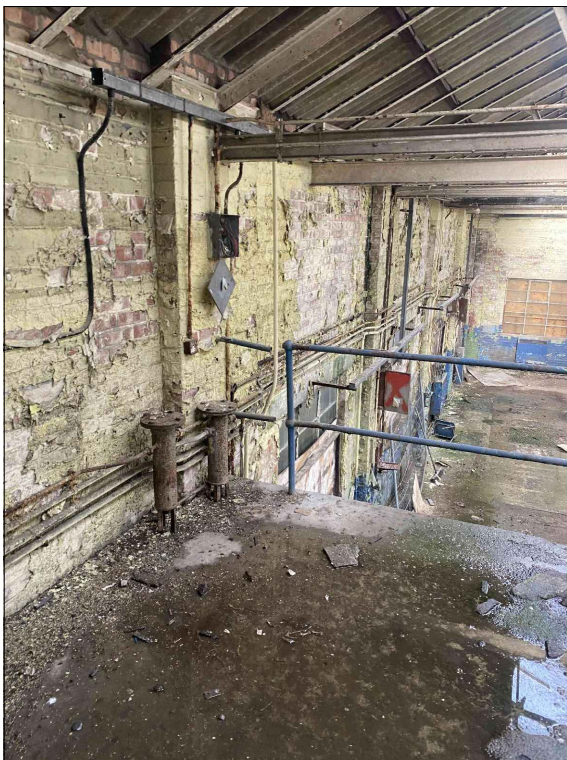
Photo 5 (lamp post)



Photo 6 (lamp post)



Internal Photo



Internal Photo



Internal Photo



Photo 4



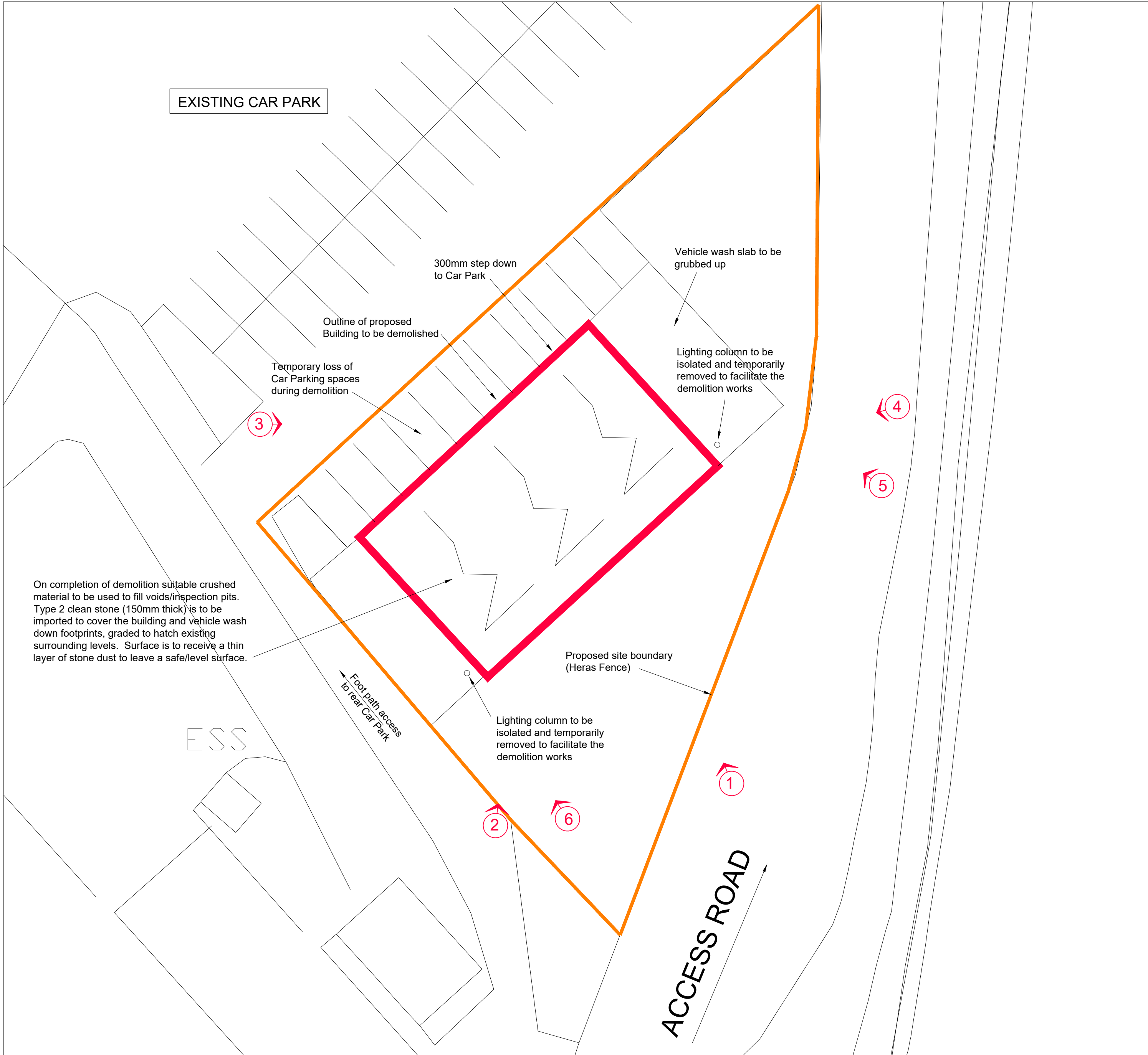
Photo 3



Photo 2



Photo 1



Site Plan
1:200



Internal Photo



Internal Photo



Internal Photo



Internal Photo



Internal Photo

Demolition notes

(Note: Please read in conjunction with Contractors demolition environmental management plan DEMP)

- The contractor must visit site to familiarize himself with any considerations that will affect the demolition of the structure (this could include public safety, access, traffic site management, dust management, confined site etc.). Pre-construction information is to be fully reviewed by the contractor with any queries directed towards the NPTCBC contract administrator.
- The Car Park behind the building is used by Hale Construction staff. Access is not to be impeded during demolition.
- The contractor is fully responsible for the security of the site during possession and is to provide Heras fencing to the perimeter of site during construction and removed thereafter
- Demolition works are to be carried out in accordance with BS6187 and Health and Safety guidance notes GS 29/1,3 & 4. The contractor is to assume the role or appoint his own 'Principle Designer' in accordance with the Construction (Design and Management) Regulations 2015.
- Refer to the PCI and PUWAS for plans showing locations of existing statutory services. All services to the building will be disconnected/re-routed by NPTCBC as required prior to hand over to the contractor.
- The contractor is to provide a Construction Phase Plan to the NPT contract administrator (CA) prior to starting on site in accordance with CDM regulations. The contractor is also to provide a DEMP (Demolition Environmental Management Plan) to the NPT CA prior to starting on site which is to include their full method statement. This is to be submitted to support the Prior Notification application to Planning.
- The contractor is to flush all surface and foul drainage from the building prior to plugging all SVP's and manhole entry pipes to avoid any discharge/potential demolition debris from entering the main combined sewerage system. All redundant manholes are to be filled with suitable fill material. The contractor must carry out a drainage survey to ensure that there are no live drainage runs compromised.
- Hazardous waste: If the demolition is likely to produce hazardous waste as classified by NRW (Natural Resource Wales formerly known as the Environment Agency) in excess of 500kg the site is to be registered with the NRW. No hazardous waste can be removed from site until a unique premise code has been obtained from NRW following registration.
- Non-hazardous waste: The contractor must provide valid NRW compliant copies of all WTN's (Waste Transfer Notes) for all waste removed from site to the contract administrator and to be included in the H&S file on completion. The local Authority cannot be held liable for any non-compliant waste transfer by the contractor.
- The contractor is to read the asbestos refurbishment and demolition survey report provided by NPT as part of the tender package and deal with any ACM's accordingly.
- All internal fixtures, fittings and any left over loose items are to be removed and disposed of prior to demolition works. Floor finishes are to be removed prior to demolition. The building is full of pigeon droppings. The Contractor is to arrange cleaning prior to working inside
- All suitable demolished material ie: concrete, block work and plaster is to be crushed on site by means of a mechanical crusher to comply with general fill class 6F2 as defined by Table 6/2, volume 1 of the Specification for Highways Works. The contractor is to get the crushed material tested and certified for use as 6F2 fill and processed in accordance with WRAP Quality Protocol.
- The building is to be demolished with the floor slab with foundations grubbed up to a depth of 300mm. Any damage to the existing pavement is to be reinstated following demolition to its original finish up to the building envelope. All demolished material apart from suitable crushed material is to be removed off site. Suitable 6F2 material is to be used to fill any floor voids and leave to site safe/level with excess material removed from site.
Biodiversity:
A bat survey will be carried out by NPT biodiversity and the report issued to the Demolition Contractor. If during the demolition work the contractor encounters any ecology that he is unsure of he is to contact the contract administrator immediately. Full biodiversity protocols can be found on NPTCBC website.

Dust Management:

- The Clean Air Act 1993 sets out the responsibility to ensure dust, emissions and odours generated on construction sites are limited failure to comply with these limits can result in abatement notices being served. The control of dust shall be undertaken in accordance with IAQM Guidance on the Assessment of Dust from Demolition and Construction January 2-24 (Version 2.2). Dust shall be monitored daily and in line with project specific tasks implementing suitable control measures to minimise the production of dust and ongoing management.

15. During demolition process the contractor shall:

- Continuous damping down shall be implemented by banksmen using water cannons, direct feed dust suppression on excavators and direct high powered jet washers, all aimed at suppressing dust at source;
- All roads shall be kept clean and damped down to minimise the formation of dust layers on hard standings that may give rise to dust plumes, wind blow dust etc;
- All transport shall remain on hard standings to minimise the transfer of soils from site;
- Jet washers shall be implemented to wash wheels of transport that will keep highways clean and minimise dust creation;
- Undertake progressive controlled demolition that will avoid sudden drops and pluming of dust;
- Retain external windows/doors and walls of building as works progress so any dust within building is contained during demolition process.

Noise management:

- The contractor is to provide a noise impact assessment and management plan in accordance with BS5228:2009.
- The control of noise and vibration on construction sites is covered in BS 5228-1:2009 +A1:2014. This standard provides details of the importance of community relations, training, protection of people in the work environment and control of noise and vibration. Other legislation such as the Control of Pollution Act 1974 also provides guidance for the best practicable means of controlling noise from construction sites.
- To minimise emissions the following measures will be adopted, this is not an exhaustive list:
 - Restrict working hours to standard hours of 8am - 6pm Monday to Friday and Saturday 8am - 1pm . Other weekend working by arrangement only
 - Restrict deliveries and vehicle movement where possible
 - No working on bank holidays
 - All equipment must have appropriate noise control measures
 - No burning is allowed on site
 - Ensure engines are switched off when not in use
 - Use modern equipment
- As a means of monitoring permissible noise levels, Table E2 of BS 5228-1:2009 +A1:2014 shall be used to determine thresholds at which noise levels are deemed acceptable. The contractor shall undertake periodic noise recordings during noise activities such as use of hydraulic breakers when removing slabs and foundations. Should average limits be exceeded the contractor shall implement continuous noise monitoring, review methodology/control measures to bring levels back within permissible average times/noise levels. Note the measurements are predicted/measured at a point of 1m in front of the most exposed of any windows and doors of any eligible dwelling. Measurements taken within the site boundary may exceed these limits. In this case further monitoring shall be undertaken at point of 1m in front of the most exposed of any windows and doors of any eligible dwelling. If still exceeded and methods cannot be changed, the contractor shall reduce the average readings via short duration and sporadic work methods.

Site description and existing building construction

- The building is situated on the former Metal Box site and is currently occupied by Hale Construction, together with NPT office and industrial units held under lease agreements.
- The building used to be a vehicle maintenance work shop and has remained unoccupied for many years
- The building comprises face brick load-bearing walls supporting steel roof trusses with asbestos cement roof sheeting. The floor construction consists of a reinforced concrete slab, while the foundation details are unknown. Internally, there is a small brick-built office/mezzanine structure incorporating concrete floor and roof construction. Access to the building is provided via four large steel roller shutter doors.

NOTES

1. All dimensions in millimetres unless otherwise stated.



PROPERTY & REGENERATION
Nicola Pearce BSc(Hons) DipTP MRTPI
DIRECTOR OF ENVIRONMENT AND REGENERATION
THE QUAYS, BRUNEL WAY
BAGLAN ENERGY PARK SA11 2GG
www.npt.gov.uk

Project
**Demolition of
Metal Box Garage compound**

Drawing Title
Site Plan / Demolition Drawing

<u>File No.</u>		<u>Property Ref. No.</u>			
<u>Drawn</u>	J.Hughes	<u>Checked</u>	T.Preece	<u>Approved</u>	T.Preece
<u>Date</u>	Aug,'26	<u>Date</u>	Aug,'26	<u>Date</u>	Aug,'26
<u>Scales</u>	1:200				
<u>Drawing No.</u> D32330/S343/02					<u>Rev.</u>