



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 20



PHOTO 19



PHOTO 18

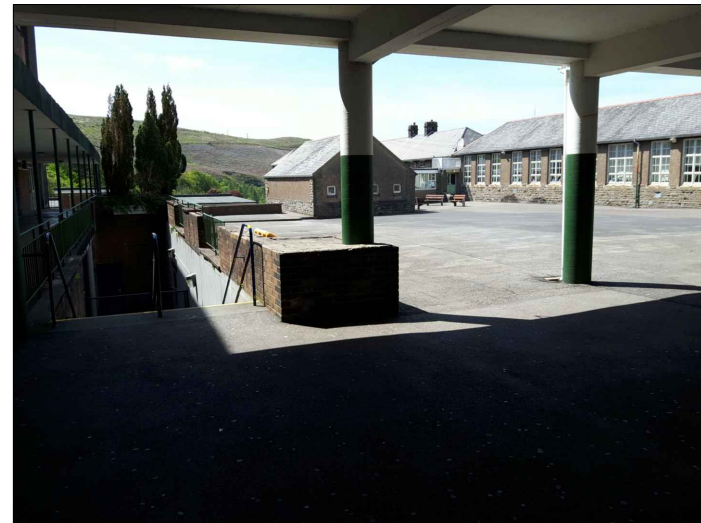


PHOTO 17



PHOTO 16



PHOTO 15



PHOTO 14



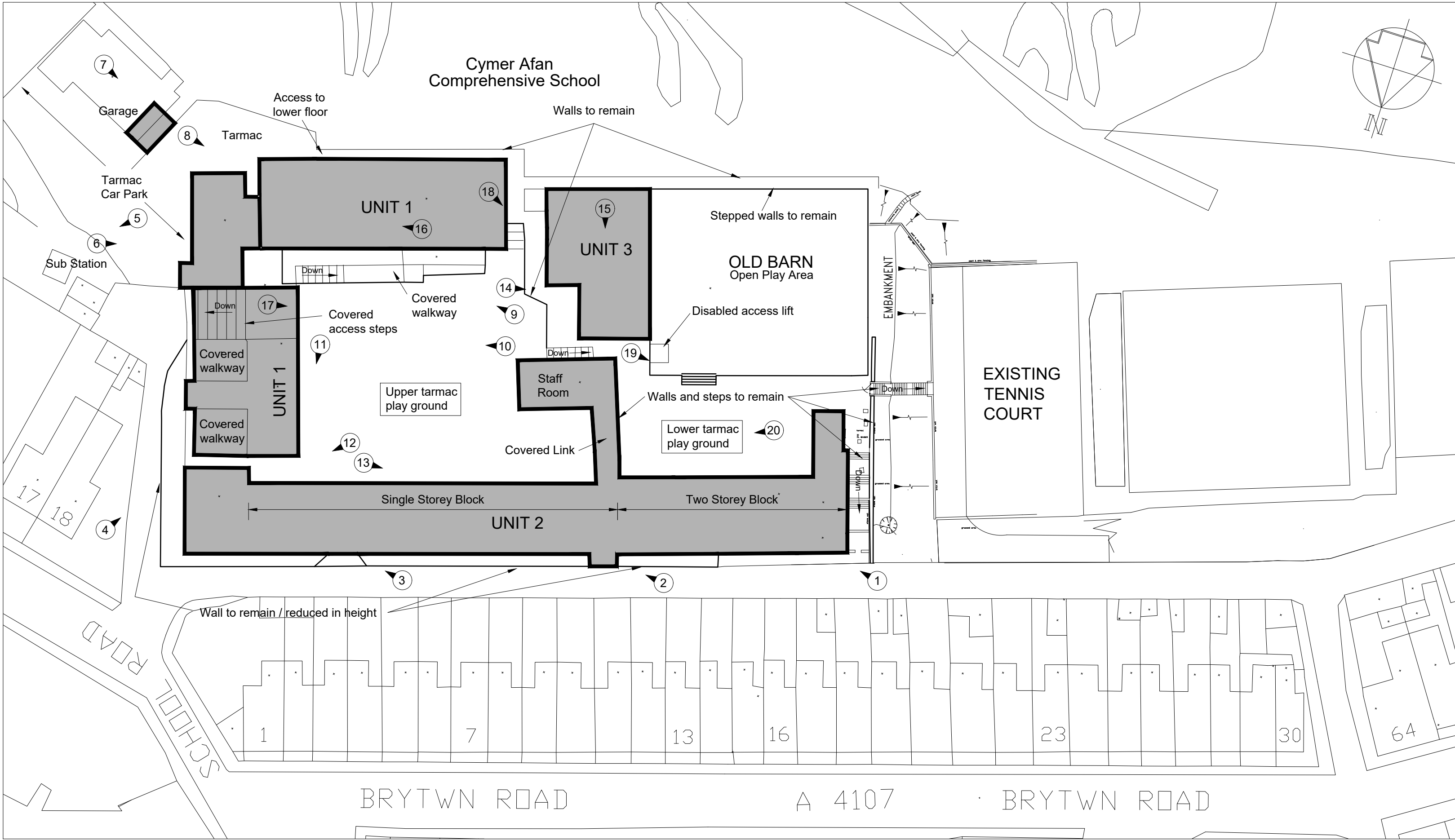
PHOTO 13



PHOTO 12



PHOTO 11



SITE PLAN
(Scale 1:500)

Cymmer Comprehensive School

The school is located south of Afan valley, just off Brytwn road on the A4107, some10 miles east of Port Talbot and surrounded by residential properties and nearby Cymmer swimming pool. See location plan. The school is built on a sloping grounds, at the bottom of a hill site, with gradual fall from front to back of the school complex. It comprises of two large teaching units and a third multi-gym small unit. There are a large court yards, steps and paths, boundary retaining walls, and covered ways maintaining access to and between the units. Further away from the school buildings there are number of multi-use play areas secured by walls and metal fencing. Also a car park with masonry built garage, boundary walls with fencing and secure access gate to front of the school. See plan layout with pics and detailed units layout as shown in the re-inspection Asbestos report- attached separately.

Unit 1: Teaching unit

4 to 5 storey building measuring 90m long x 15m wide x 15m average height and comprises of; classrooms, offices, laboratories, halls, canteens and sport halls. There is tarmac yard and concrete steps; providing access to and from unit, lower floors, also covered walkways steps and stairwells serving access to other units and the unit floors.

The unit is an L shaped plan layout and predominately constructed from reinforced concrete frames with pitched roof over the unit, front block, and felted concrete decking over the rear block. The floors are of reinforced slabs on reinforced conc. deep beams; spanning 13m max and spaced 3.4 m c/c between the reinforced concrete columns.

External elevations finish in curtain walling and large pvc widows, with tile cladding and brick cavity panels, to all four long elevations of the unit, and mainly of facing brick cavity walls to the gable ends.

Internally, there are various layouts between the unit floors with masonry partitions to suit each floor use, also corridors and stairwells providing access to and between the floors.

Externally, there is large tarmac yard including covered walkways and access steps to various parts of the unit.

Foundations assumed as conc. pads under the frame columns and strip footings for internal and external walls. Refer to unit 1 plan and pics.

This unit is to be demolished to ground floor slab levels, leaving all retaining elements to the remaining floors and other boundary walls in place.

Notes:

- There is a 20m high Brickwork tower, located above the boiler room, and to be demolished in controlled safe manner. Also boiler, pipe works and fittings may require decommissioning prior to dismantling and removal off site. Refer to type 2 asbestos reports.
- Lower floor slabs to be broken up as porous formation for acceptable crushed fill material all as directed on site.
- Any laboratories hazardous material, left by the school, will be dealt with and disposed of site by NPT- Education services.

Unit 2: Old teaching unit

1 to 2 storey building comprises of classrooms, library, kitchen and dining hall, staff rooms, long communal corridors and small basements. The unit is 100m long x 10 to 14 m wide x 5 to 8.5 in heights, respectively, and mainly constructed from slates traditional roof with timber trusses spaced at 4m/c max.

The walls are 0.45m thick rendered stonework, with glazed and timber frame large windows to all elevations. The classrooms floor of solid concrete covered in wood block. This unit is built on split ground levels, where part of the unit constructed as 2 storey block. Refer to unit layout and photos.

Internally there is a communal corridors linking all classrooms and staircases to 1st floor parts of the unit. Externally, there is a large tarmac yards and covered way link between the unit and the staffroom room. This link is built on masonry wall which is retaining 2 to 3m ground between the upper and lower unit blocks and external yards.

Also, stepped walls to the former covered barn floor, some 2m below the lower block court yard. This unit is to be demolished to the ground floor slabs with all retaining masonry (to remaining floors) including other boundary walls, steps, elevated access and railing- are all to be maintained/ left in place. Some of acceptable crushed material is to be used against any boundaries, in access of 2 m high, and on other areas as directed on site.

The boiler in basement including pipe work and fittings may require decommissioning prior to dismantling and removal off site. Refer to type 2 asbestos report.

Unit 3: Multi- Gym

A single storey masonry hall built from solid roof of felting layers on precast planks over 6 no. steel beams; 12m long x 0.4m deep and spaced at 3m c/c over the hall open layout.

There is changing rooms and toilets attachment with a basement for boiler room and fittings. The unit is 4m high x 22m long x 15m wide with brick cavity walls and high level windows all round. The floor slab is reinforced concrete containing a swimming pool, which was filled-in over the years.

The unit is current use as Multi gym hall with various sports equipment kept inside by the local community group. Externally there are access steps and walls as the unit is built on ground some 2-3m below the upper school court yard, and 1.5 m above the former barn yard at the back of the unit.

This unit is to be demolished to floor slab level with all retaining elements to floor, including other walls and steps to higher grounds are to be protected and left in place.

The boiler inside the basement including pipe work and fittings may require decommissioning prior to dismantling and removal off site. Refer to type 2 asbestos reports.

External stand alone Garage:

single storey steel portal frame, steel cladding

External works:

- The car park and masonry garage, including boundary walls, fencing, security fencing and gates are all to be maintained and kept in place.
- All existing ground retaining walls and reduced masonry elements (to left in place floors) are to be made good and left in place.
- All tarmac yards and hard standings are to be left in place. This includes all internal walls and steps inside the school site.
- Acceptable crush material is to be used to fill the lower floors, basements and voids on site. The remaining crushed material is to be left in stockpile on site, no more than 1.0 m high.
- Allow for 20 no. block stones, 1m cube, on areas and as directed on site.
- A disabled access lift and fitting is to be carefully dismantled and kept a side for further instruction.
- Refer to drawing/ General Notes.

NOTES

1. All dimensions in millimetres unless otherwise stated.
2. 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 control, proximity of surrounding properties, etc.).
3. The Contractor is to provide his own method statement / risk assessments and submit to the principal designer as part of his Construction Phase Plan.
4. The contractor is fully responsible for the security of the site during possession.
5. Demolition works are to be carried out in accordance with BS6187 and Health and Safety guidance notes GS 291.3 & 4. The contractor is to assume the role or appoint his own "Principal Designer" in accordance with the Construction (Design and Management) Regulations 2015.
6. All services to the building will be disconnected/re-routed as required prior to hand over to the contractor. The contractor is to be responsible for purging any pipework in the building from gases and provide certification to the contract administrator.
7. The contractor is to flush all surface and foul drainage from the buildings prior to plugging all SVPs 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. If there is any doubts as to whether a manhole is live, other than serving a building to be demolished he is to contact the Contract Administrator.
8. 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 of the NRW following registration.
9. 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. The local Authority cannot be held liable for any non-compliant waste transfer by the contractor.
10. The contractor is to read the asbestos Management Survey (type 2) reports and organise a full Refurbishment and Demolition Survey prior to demolition works. All ACM's (asbestos containing materials) are to be removed from the building prior to demolition by a licensed operator and disposed of at a licensed tip. Proof of competence, copies of waste transfer notes and waste tipping certificates will be required by the contract administrator.
11. All internal fixtures and fittings are to be removed and disposed of prior to demolition works.
12. Floor finishes are to be removed prior to demolition. The Contractor is to refer to the Type 2 (Management) asbestos survey reports. See notes 9 & 11.
13. 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. Recycled material not used for levelling of the site and filling basements etc. is to be stockpiled on site, 1.0m high max.
14. All buildings are to be demolished down to ground level with the ground floor slab and retaining walls to remain. All demolished material is to be removed off site with the exception of suitable recycled crushed material used to leave the site in a safe condition with all voids / basements / ducts filled, with no vertical drops exceeding 600mm in height. Any vertical drops greater than 600mm where battering of crushed material is not possible to have edge protection installed (temporary barriers left in place)
15. All boundary walls / retaining walls / external steps including edge protection (handrails / fencing) are to remain untouched.
16. All hard standing/tarmac areas to remain untouched.
- Dust management:
17. The principle contractor is to provide a Dust Impact Statement and Dust Management Plan in accordance with IAQM guidance notes. Mitigation measures would normally ensure any dust arising from demolition will be controlled via water spraying/damping. Air quality would also need to be monitored during demolition.
- Noise management:
18. The contractor is to provide a noise impact assessment and noise management plan with regards to demolition for inclusion in his method statement. This is to be in accordance with the recommendations and guidelines given in BS5228-1:2009 with particular attention to Annex E setting noise limits arising from demolition.

Rev	Details	Dr	Ch	Apr	Date
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Project
Demolition of Cymmer Afan Comprehensive School

Drawing Title
General Details and Specification

File No.	Property Ref. No.				
Drawn	J.Hughes	Checked	M.Jama	Approved	T.Preece
Date	May'19	Date	May'19	Date	May'19
Scales	As Shown				
Drawing No.	W12940/S301/01				
					Rev.