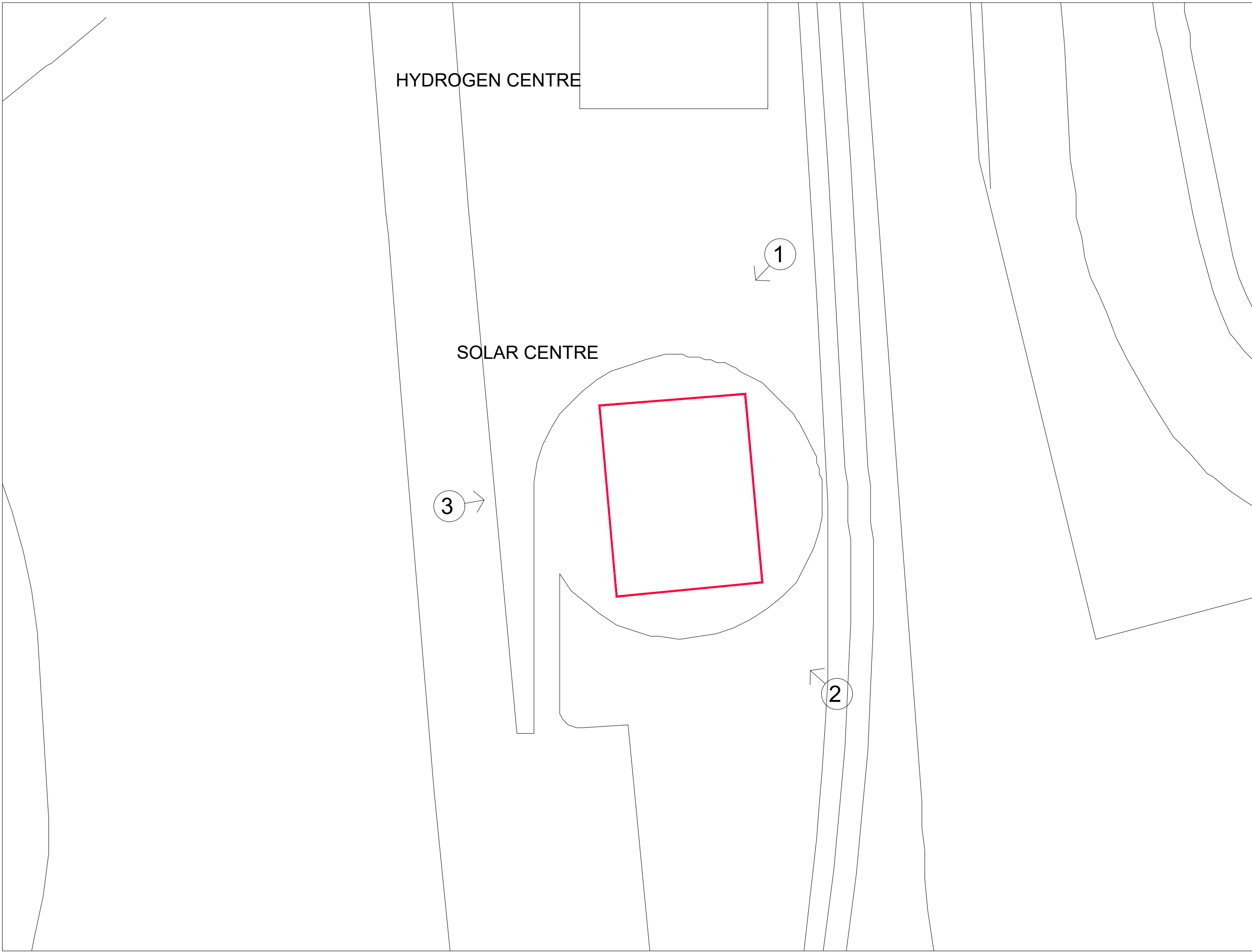




Site Plan
Scale 1:200



Photo 1



Photo 2



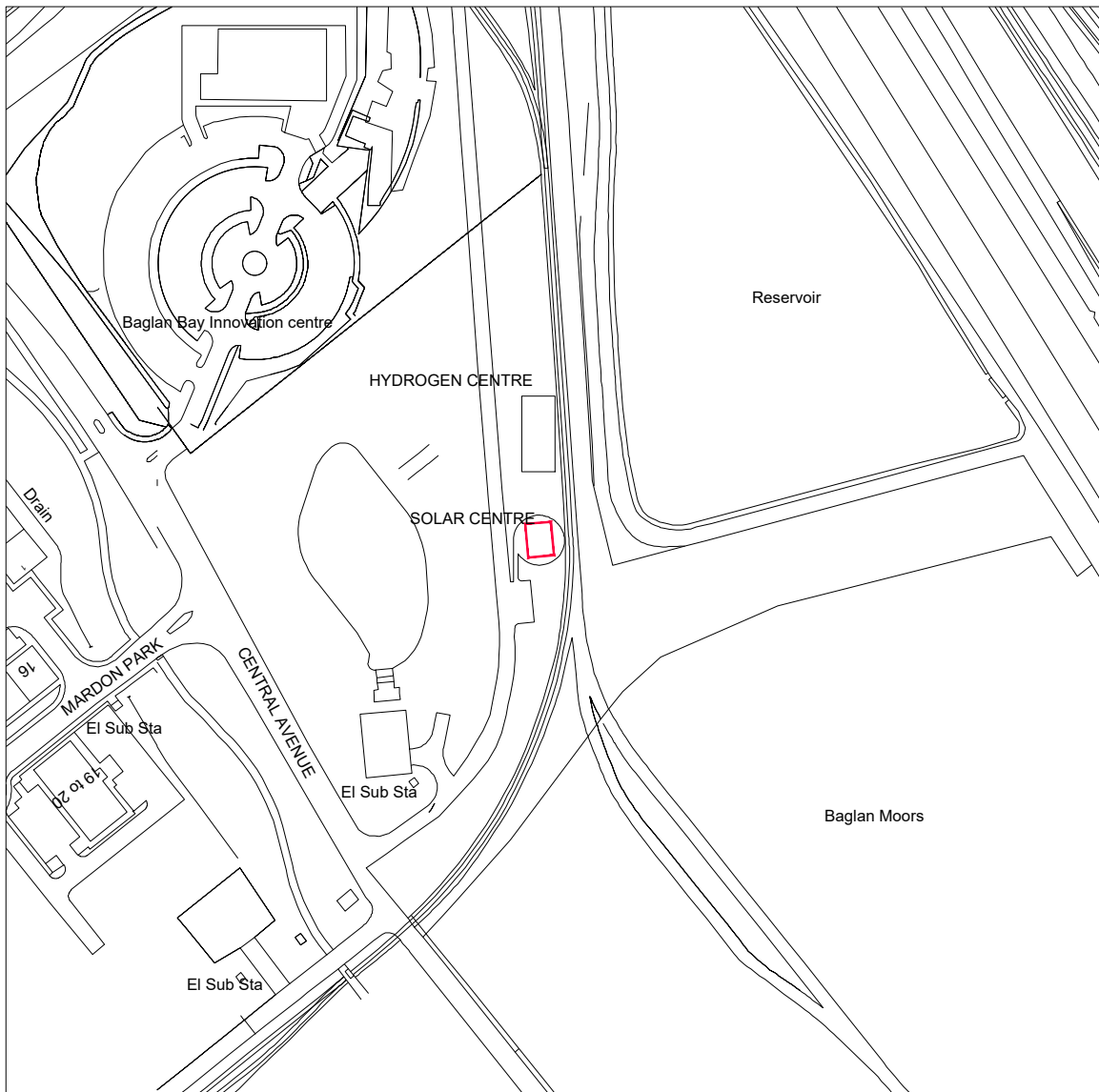
Photo 3



Internal Photo



Internal Photo



Location Plan
Scale 1:2500

Solar Center building description & demolition notes;
The building is built on a raised level ground and on plan measurement of 12m x 9m by 9m high approx. The building is A-frame shaped timber framed structure with solar panels covering the south elevation and glazing to all other elevations. the building is supported by 3 bow formed timber trusses, across the south and north elevations, and at mid. height of the east and west elevation and all stabilized via tension wires. In addition to timber skirting on all elevation, see views attached

Internally, the floor is of suspended timbers with joists spanning on sleeper walls and concrete hard-standing/ assumed. Also timber made benching to concealed heating pipes and vents all round, and over a meter high cupboards to electric meters and fittings- all under the solar paneled elevation.
There is a timber constructed mezzanine platform; 3m x 3m x 2.5m in height, with stairs metal railing and walls for function areas, toilet and sink units.
There are desks, tables, chairs, floor carpet, work-tops, heaters and other fittings and all to be removed from site. In addition to the solar paneled elevation and electric fittings that will require decommissioning and removal (by specialists) and prior to commencement of any demolition works.

- Demolition notes;
1. for plant access and material delivery refer to the location plan and on a site set up at nearby location to be agreed and to include for securing the site area, on daily basis, and to maintain the shared access lane use by nearby office- building.
 2. The PV solar panels and storage meters are to be disconnected, decommissioned and removed safely from site (to appropriate recycling/ tipping facilities) with all poofs in writing and prior to start of any demolition work.
Note; this item work is to be arranged by the demolition contractor and be carried out by dedicated Collection facility (DCF) and all on quotation obtained on the following web site; <http://www.pvcycle.org.uk/collection-waste-disposal/vees-collection-guidance/>
Alternatively there are other recycling companies online that are prepared to carry out this item of work and on agreed price, by the client, and added on top of the demolition work costs.
 3. The contractor is visit the site and consider all safety measures needed, in line with the R&D survey and finding of any hazardous material, and the appropriate method for stripping, demolition and disposal of all arising to appropriate tipping and recycling facilities, including all waste transfer notes and waste tipping certificates as required by NPT- Contract administrator.
 4. The building is to be demolished with all material cleared from site, to 150mm below the ground. Also to fill in and cap any redundant pipework and drain covers. The site footprint is to be levelled and finished with good quality topsoil and to suit the grassed field.

- The shut down procedure for the Photo voltaic cells are as follows;
- 1) Turn the AC isolator to the off 'position. The AC connection to the inverters will be lost. This has been completed as the AC supply to the building has been disconnected and the supply previously locked off.
 - 2) The inverter will detect the loss of AC and will have immediately disconnect from the AC distribution system and switch the DC inputs to ' open circuit'.
 - 3) Although DC voltages will still be present in the DC cabling there will be no DC current flowing through the cables. As long as there is sunlight the panels will produce a DC voltage. To stop this voltage the only method would be to cover the panels with blanket or tarpaulin or similar to stop the sunlight getting to the solar panels..
 - 4) Turn the DC isolator off and lock off with padlock
 - 5) The system is now turned off

The above has been carried with the exception of covering the solar cells with the tarpaulin. The contractor is to employ an electrical contractor who is a member of the Niceic regulatory organisation to verify that the system has been isolated and is safe to be disconnected and removed from site.

NOTES						
1. All dimensions in millimetres unless otherwise stated.						
1. 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.).						
2. The Contractor is to provide his own method statement / risk assessments and submit to the principal designer as part of his Construction Phase Plan.						
3. The contractor is fully responsible for the security of the site during possession.						
4. Demolition works are to be carried out in accordance with BS6187 and Health and Safety guidance notes for demolition works. The contractor is to assume the role or appoint his own 'Principle Designer' in accordance with the Construction (Design and Management) Regulations 2015.						
5. 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.						
6. The contractor is to flush all surface and foul drainage from the buildings 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. 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.						
7. 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.						
8. 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.						
9. The contractor is to read the management and R&D asbestos reports and prior to demolition works. All ACM's (asbestos containing materials) and hazardous 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.						
10. All internal fixtures and fittings are to be removed and disposed of prior to demolition works. Floor finishes are to be removed prior to demolition.						
11. Any suitable demolished material 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. All recycled material other than used for levelling of the site and filling basement etc. are to be removed from site.						
12. All building is to be demolished down to below ground level 150mm min. All demolished material is to be removed off site.						
13. External steps / retaining walls including edge protection (handrails / fencing) are to remain untouched.						
14. The site footprint is to be prepared and levelled off with 150mm good quality top soil & grass seed.						
15. Dust management: 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/dampening. Air quality would also need to be monitored during demolition.						
16. Noise management: 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.						