



Photo 1



Photo 2



Photo 3



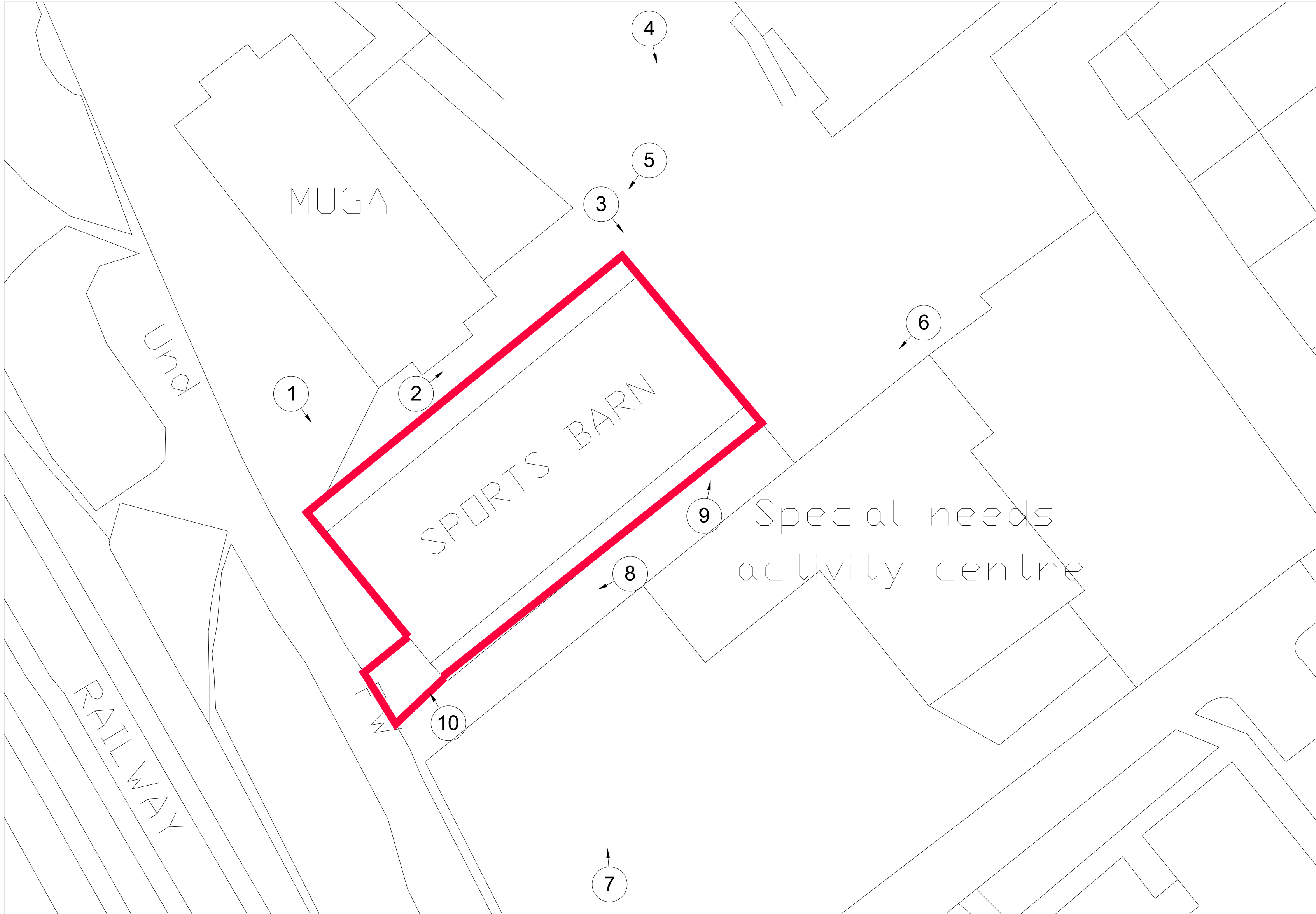
Photo 4



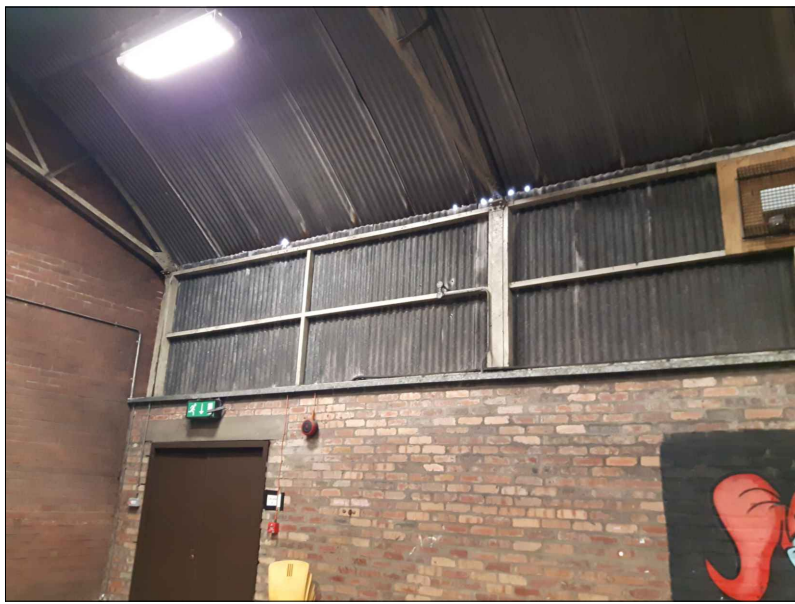
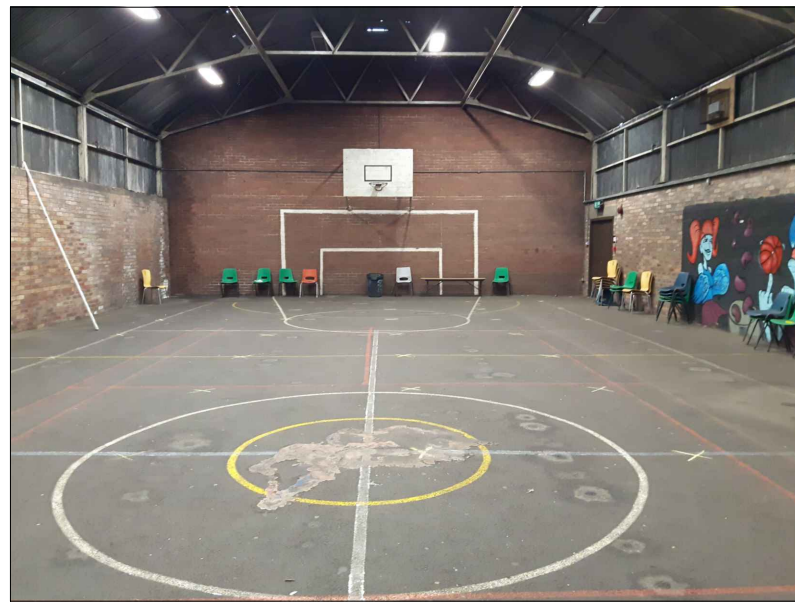
Photo 5



Photo 6



Site Plan
Scale 1:200



Internal Photos



Photo 7



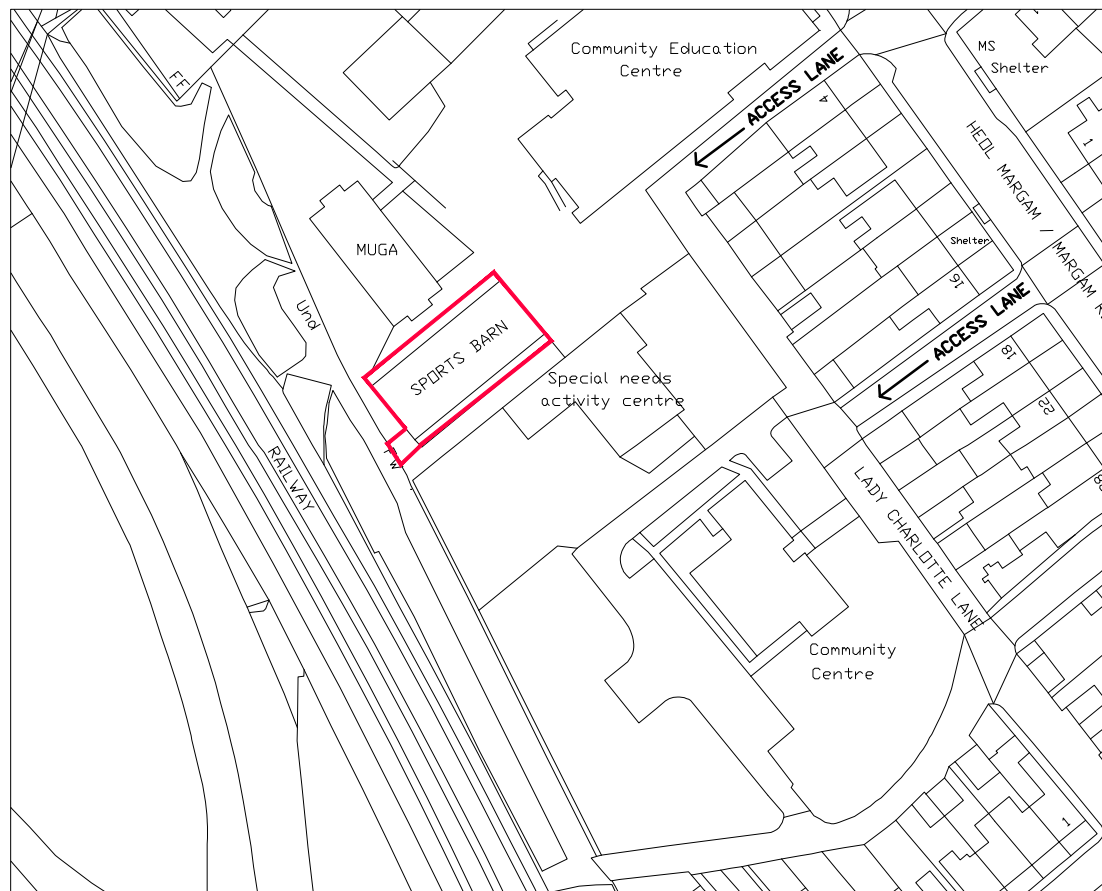
Photo 8



Photo 9



Photo 10



Location Plan
Scale 1:1250

NOTES

1. All dimensions in millimetres unless otherwise stated.

General notes

The contractor **must visit site** and familiarize himself with all considerations that will affect the demolition of the structure (this includes nearby Taibach Community and Special Need Centre site access and boundaries, traffic management, dust management, confined site etc.) The pre-construction information is to be fully reviewed by the contractor and any queries be directed to NPTCBC contract administrator. More site specific & information as provided in the site description section, below.

The contractor is fully responsible for the security of the site during possession and is to provide Heras fencing to secure the perimeter of site and with suitable H&S signage.

Demolition works are to be carried out in accordance with BS6187 and Health and Safety guidance notes for demolition work. The principal 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 PUSWAs 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 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 sewerage system/s. Any redundant manholes are to be securely covered with a steel plate. If there is any doubt that a drainage run affected by the demolition is live and servicing other buildings in the vicinity of the site, the contractor must bring this to the attention of the contract administrator. The contractor is to refer to the drainage survey provided. Existing foul and surface water drainage infrastructure is to remain intact with any surface water gullies remaining operational for future use.

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.

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.

The contractor is to read the asbestos Management Survey (type 2) report issued by NPTCBC.

The contractor is to organise his own R&D survey. All identified ACM's (asbestos contaminated 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.

The contractor will be responsible for the removal of all internal fixtures and fittings, in addition to any furniture and equipment prior to demolition works.

All suitable demolished material i.e. brickwork 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 down to ground level and the floor hardstanding is to remain in place. The perimeter walls and pillars are to be grubbed up 300mm below the yard level and reinstated in tarmac/ hardstanding finish to suit existing. Any damage to the existing pavement/tarmac is to be reinstated following demolition to its original finish. All demolished material is to be removed off site.

Biodiversity: A bat survey has been carried out and the report will be issued as a tender addendum. If during the demolition works 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. Refer to survey in the tender information pack and for any mitigation works requested.

Dust Management:

The principle contractor is to provide a Dust Management 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 monitoring would also need to be implemented during demolition.

Noise management:

The contractor is to provide a noise impact assessment and management plan in accordance with BS5228:2009. A suitable noise barrier is to be provided along the Heras fence line adjacent the rear gardens to residential properties along High Street when breaking out the floor slab.

Site description & Demolition Note

The barn is located to the rear of Taibach Community Education Centre and bounded by Special Need Activity Centre to the right and outdoor sport MUGA to the left, and on a short access lane off the main A48 Margam road, Taibach, Port Talbot. See O/S location plan. The Barn is constructed from 7no. steel portals and predominately of corrugated curved roof sheeting on angle purlins and girders spanning on H section columns; in-cased in brickwork pillars, and equally spaced over the shell framed building on approximate measurements of 28m long x 15m wide x 7m max. height. Part of the roof cantilevers 1.5m over the side perimeter walls, which are of 275mm cavity brickwork (assumed) and measuring 3m high on the east/west elevations and 7m high max on the gable sides, which in turn have a 3m width recess and brickwork end returns. There is a small store to the rear and the barn floor is of hard standing for multi-use indoor games. Refer to plan layout with views inside the drawing.

Demolition & site clearance notes

- The contractor is to visit the site and consider all safety measures needed to protect the surrounding buildings and boundaries. Also for safe traffic flow and the general public and to include for all in his risk assessment & the method statement in the Construction Stage H&S plan.
- For site compound, welfare and plant access refer to plan and for site setting up at near-by location to be agreed and to include for securing the site area, on daily basis. Also to maintain the shared access lane use by the community centre and nearby day centre.
- The contractor to account for all safety measures, in line with the R&D survey finding and any hazardous material, and consider the appropriate method for stripping all prior to the demolition works. In addition to the disposal of all arising to a licensed tipping/ recycling facilities, and for all waste transfer notes / waste tipping certificates to be made available and as required by NPT- Project Manager.
- The building is to be demolished with all arising to be cleared off site. Footprint of removed perimeter walls are to be grubbed up, to 300mm below yard level, and levelled off in tarmac and to suit outside levels (The barn floor is to remain in place) Also, fill in and capping any redundant pipework and covers serving the demolished barn and to protect any other laterals or covers serving the surrounding building.
- Allow for 2.1m high palisade fencing to be erected on the boundary line off the day centre and other areas as directed on site. Fencing work is to be in accordance to BS1722-12-2006, GP 21 fence ref. to table 1, and for total length of 30m approx.

Rev	Details	Dr	Ch	Apr	Date

Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cynghor Bwrdeistref Sirol
Making a difference Gwahaniaeth er gwyl

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

Demolition of
Taibach Sports barn

Specification and
Plans with Photographic views

File No.		Property Ref. No.			
Drawn	J.Hughes	Checked	M.Jama	Approved	T.Preece
Date	Nov.'23	Date	Nov.'23	Date	Nov.'23
Scales	As Shown				
Drawing No.	F20430/S334/01				Rev.