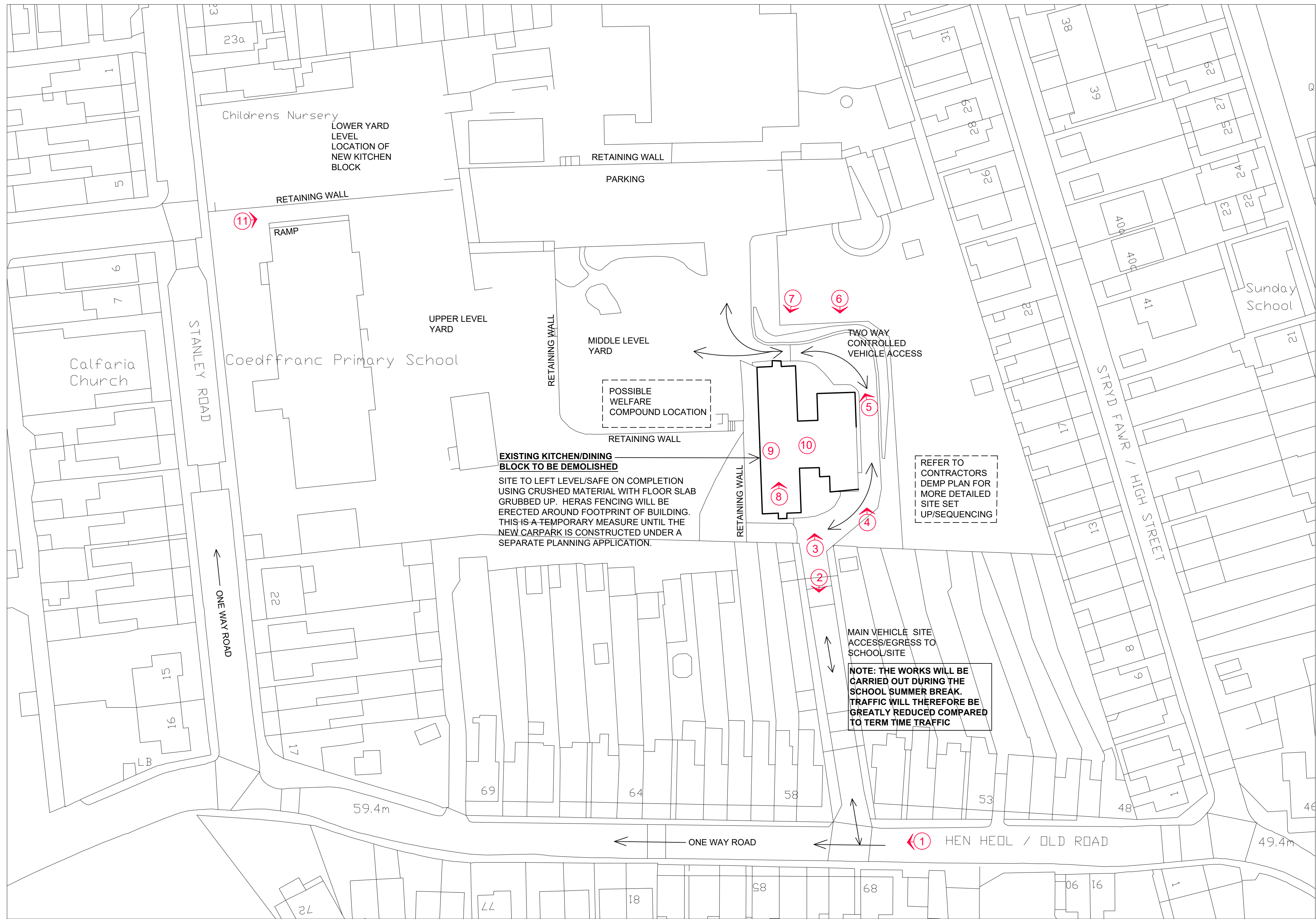




Site Plan

1:500



Photo 1



Photo 2



Photo 3

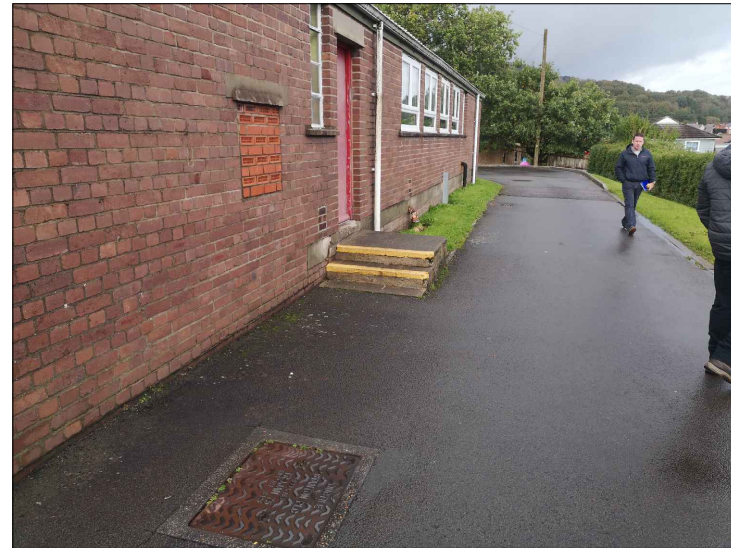


Photo 4

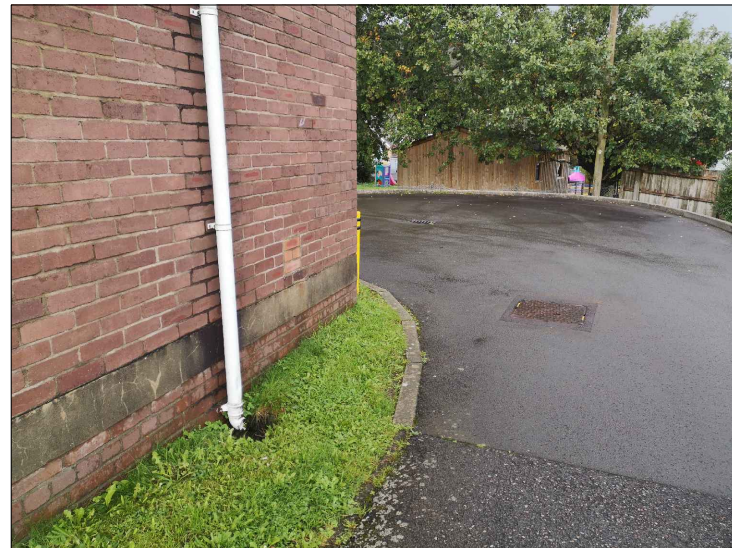


Photo 5



Photo 6



Photo 7

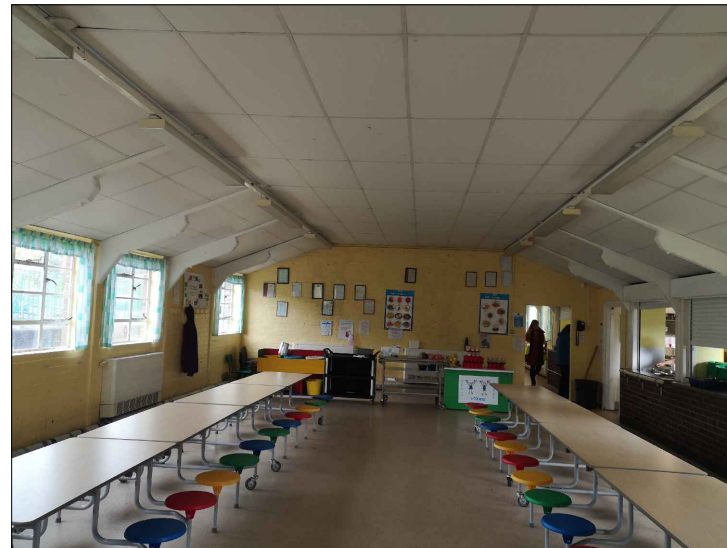


Photo 8



Photo 9



Photo 10

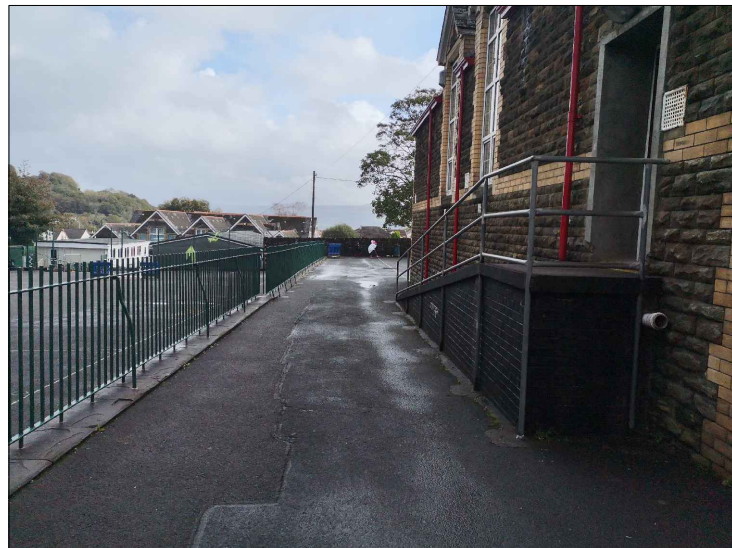


Photo 11



Photo 12 (3D IMAGE OF SITE)

NOTES

Notes

1. All dimensions in millimetres unless otherwise stated.
The contractor **must visit site** to familiarize himself with any considerations that will affect the demolition of the structure (this could include public safety, school staff, parents, 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. More site specific information is provided in the site description section below.
2. The contractor is fully responsible for the security of the site during possession and is to provide secure Heras fencing to the perimeter of site with suitable H&S signage.
3. Demolition works are to be carried out in accordance with BS6187 and Health and Safety guidance notes GS 29/1,3 & 4. The principal contractor is to assume the role or appoint his own 'Principle Designer' in accordance with the Construction (Design and Management) Regulations 2015.
4. 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.
5. 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 systems. 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.
6. 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.
7. 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.
8. The contractor is to read the asbestos R&D survey issued by NPTCBC. 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.
9. The majority of furniture and kitchen equipment will be removed from the kitchen block by NPTCBC prior to handover to the contractor. The contractor will be responsible for the removal of any remaining items including all internal fixtures and fittings and disposed of prior to demolition works.
10. Floor finishes are to be removed by the contractor prior to demolition.
11. 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.
12. The building is to be demolished down to ground level with the ground floor slab broken up/removed and existing foundations grubbed up to a depth of 400mm below existing ground level. Any damage to the existing pavement/tarmac is to be reinstated following demolition to its original finish up to the building envelope. All demolished material is to be removed off site with the exception of suitable recycled crushed material used to leave the site flat and level with no trip hazards. The Heras fence is to be moved back to the building footprint and left in a safe/secure until such a time the new car park is constructed which is part of a separate planning application in conjunction with the new kitchen block.
13. A bat survey has been carried out and the report has been issued to the contractor. 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. Note: no bat activity was identified in the survey/report.
14. 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. More detail is provided in the contractor's DEMP and in the outline method statement.
15. Noise management:
The contractor is to provide a noise impact assessment and management plan in accordance with BS5228:2009. More detail is provided in the contractor's DEMP and outline method statement.

Site description and existing building construction

16. The site is within Coedffranc primary school grounds near the main rear vehicular access gate/road off Old Road, Skewen. The school is amongst a residential area. Old road to the south of the site is a one way system with vehicles parked both sides of the road. The contractor is to provide his own site assessment as to the methodology of using this road as the main access/egress to site especially for any large plant/lorry movement. More detail can be found in the contractor's DEMP.
17. The demolition contract is to be done during the school summer break so traffic disruption to Old Road will be minimal, however, banksmen are to be present during any plant entering or leaving site and the contractor is to carry out a letter drop to residents on Old Road near the site/school entrance.

B	Construction issue	TAP			June 25
A	Construction issue	wgh			may 24
Rev	Details	Dr	Ch	Apr	Date



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Project
Demolition of existing kitchen/dining block, Coedffranc Primary School Skewen

Drawing Title
Demolition of existing kitchen/dining block

File No.	Property Ref. No.				
Drawn	TAP	Checked	TAP	Approved	WH
Date	Oct '23	Date	Oct '23	Date	Oct '23
Scales	1:500				
Drawing No.	A1188-120				Rev. B