

Ground Floor Plan Demolition & Removals - Sheet 1

Scale: 1:50

Demolition Notes:

- Demolition:**
- Before starting deconstruction/demolition work, examine available information, and carry out a survey of:
- the structure or structures to be deconstructed/demolished,
 - the site on which the structure or structures stand, and
 - the surrounding area.
- Form, condition and details of the structure or structures, the site, and the surrounding area.
 - Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures, or by noise, vibration and/ or dust generated during deconstruction/ demolition.
 - Identify and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - Proposed programme of work, including sequence and methods of deconstruction/ demolition.
 - Details of specific pre-weakening required.
 - Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - Arrangements for control of site transport and traffic.

Should any features such as unrecorded bench marks and other survey information be located the Contractor/Sub-Contractor must give notice. Marks must not be removed or the structures on which they are found until the correct authority to do so has been ascertained.

Groundworks: Old foundations, slabs and the like: Break out in locations and to the extents stated.

Contaminated Material: Remove and carry out remediation required by the Enforcing Authority.

Contractor to include for / price any temporary propping that may be required in accordance with structural engineers details

Services:

All demolition works affecting new and/or existing services are too be carried out in accordance with the regulations of the relevant Statutory Authority. It is the Contractor/Sub-Contractors responsibility to proceed with caution surrounding underground utilities and services. All affected services to be located and marked. Accordance with National Joint Utilities Group 'Guidelines on the positioning and colour coding of underground utilities' apparatus.

Contractor/Sub-Contractor to arrange with the appropriate authority for disconnection of existing on site services and removal of fittings and equipment owned by those authorities prior to commencement of any demolition works.

Drains and Drainage (Decommissioned): Locate, disconnect and seal all disused foul and surface water drains permanently within the site.

Existing fire alarm system to be decommissioned by specialist nominated sub-contractor for the contractors work areas.

Fire alarm system serving the existing building where no works will take place, must remain in operation throughout the contract.

Main contractor to coordinate tails and fitting(s) locations with nominated s-subcontractor . New and existing systems to be reintegrated and commissioned upon completion.

Drains and Drainage (Live):

A CCTV survey of the drains is to be completed to provide evidence of their existing condition. All existing drains which are to be retained are to be protected and normal flow retained during demolition/deconstruction works. Any damage caused to existing drains during demolition/deconstruction works is to be notified to the relevant authority and to be made good to the satisfaction of the relevant authority and to be left clean and in good working order at completion.

Service Bypass Connections:

Where necessary, services are to be bypassed during demolition works to maintain continuity to other occupied areas of the site. If shutdown of the services is necessary during the changeover then 72 hours notice must be given to all adjoining owners and affected occupants.

Any damage caused to existing services during demolition/deconstruction works is to be notified to the relevant authority and to be made good to the satisfaction of the relevant authority.

Workmanship:

Structures to be demolished in accordance with BS 6187. All operatives are to be appropriately skilled and trained with the relevant CITB certification for the type of demolition works being undertaken. Site supervision staff must be experienced in the assessment of risks involved and the methods of demolition to be used. Precautions must be taken to prevent fire and/or explosion caused by gas and/ or vapour.

Dust Control:

Airborne dust is to be reduced by periodically spraying the demolition works with an appropriate wetting agent and all public paths and roadways are to be kept clear of mud and debris. Method statements are to be submitted for the control, containment and clean-up regimes or any Lead dust.

Structures to be Retained:

All to be protected throughout demolition phase. Strip away and cut away with care around all interfaces between retained structures and demolition to minimise making good.

Asbestos:

The Asbestos Management Survey must be inspected and a Refurbishment and Demolition Survey must be carried out prior to the commencement of any demolition/ deconstruction works. Risk assessments and Method Statements must be submitted detailing the proposed methods of removal of known occurrences of asbestos. Where unknown and suspected asbestos containing products are discovered, notice must be given immediately and statutory risk assessments and method statements must be submitted along with details of the proposed removal methods.

Completion:

All debris is to be cleaned away. Materials arising from demolition can be recycled or reused elsewhere on the site subject to compliance with the appropriate specification and in accordance with any waste management plan. The Contractor must allow adequate time within the programme to allow for verification of compliance of recyclable waste.

Key:	
Existing to be retained	<div></div>
Existing to be removed	<div></div>



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Rev	Date	Drawn	Note
P02	01/04/2022	KRJ	Updated to included replacement of windows to street elevations
T01	02/07/2024	KRJ	Updated to show two phases (phase 1 the Cottage & End of Terrace) (phase 2 refurbishment of the remainder) Drawing updated to "Tender" status



Client	Action Homeless		
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Drawing Status	Tender		
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