



DEMOLITION CONSTRAINTS PLAN 1:500@A1

CONSTRAINT NOTES -

- ACCESS & PARKING:
- Contractor access to the site is from Springfield Boulevard via V8 Marlborough Street Only
  - Due consideration to be given to vehicle and pedestrian movement.
  - Strictly no contractors vehicle movements between 08.00am-09.15am & 14.30pm-16.00pm Monday to Friday during school term time.
  - Strictly no Contractor parking outside of the designated Compound area as indicated on the plan
  - Contractors to visit site before tendering to ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the works
  - Contractor to provide suitable signage for directing staff/visitors
- WORKING HOURS:
- Works to be undertaken between 8.00am and 6.00pm Monday to Friday and Saturday 8.00am and 1.00pm. No working is permitted on Sundays or Bank Holidays.
- EXISTING HEDGES AND TREES:
- Existing hedges, shrubs and trees to be retained are to be protected during construction period in accordance with the provisions of BS 5837:2005 'Trees in Relation to Construction - Recommendations'.
- GENERAL:
- No smoking is permitted on site outside defined 'smoking areas' within contractor compound.
- DILAPIDATION SURVEY:
- Contractor to carry out full dilapidation survey in relation to the existing access, parking, paths and landscape areas associated with the contractors access and contractors compound/working area with the Project Manager and Council representative
  - Contractor to provide 2 sets of images on disc to Project Manager
  - Any damage caused by the contractor to be made good / fully re-installed at the Contractors expense
- TRAFFIC MANAGEMENT
- Production of a Traffic Management Plan detailing all aspects of construction related traffic, both vehicular and pedestrian, and the impacts and risks to both site personnel and the general public will be established. The plan will include details and controls for site access, egress and measures taken to ensure the safety of pedestrians at all times. This document should remain live for the duration of the contract evolving when necessary to take into account changing site conditions and processes.
- CONTRACTOR'S SITE OFFICES & WELFARE COMPOUND AREA
- Site accommodation should be established for the site based project team. This will also include contractor welfare facilities.
- HOARDING AND SITE SECURITY
- All construction/demolition staff, client representatives and visitors will sign in on arrival at the project offices receive a site induction and sign out on departure. No activity will take place outside the site boundary without the agreement of the Employer and other relevant authorities.
  - Contractors responsibility to ensure that work area is kept secure. Hoarding, heras fencing, etc to be utilised as required.
  - IMPORTANT NOTE - The existing timber hoarding to the site boundary is to be retained on site at the end of the demolition contract until the permanent fencing is installed. To ensure site security Heras fencing is to be erected in the areas where there is no timber hoarding and left on site post demolition, until the permanent fencing is installed
- ENVIRONMENTAL PROTECTION - NOISE LEVEL
- Contractor to comply with recommends of BS 5228-1, clause 9.3 to minimise noise levels during the execution of the works.
  - Contractor to be proactive in promoting and maintaining acceptable noise levels during the demolition works. All sub contractors to review and ensure that the correct tools and methods are adopted for specific operations and activities.
  - Strictly no radios to be used within designated work area
- ENVIRONMENTAL PROTECTION - AIRBORNE DUST
- The spread and effect of airborne dust, to be considered during the works. Subcontractors to ensure any required mitigation / prevention strategy is agreed and presented within the method statements for every applicable trade and operation. Further dust reduction measures may include:
    - Dust pads positioned in strategic locations prior to commencing works in order to record dust levels and migration patterns.
    - Consideration at material procurement stage to reduce the need for 'on-site' cutting of materials and then only allowing site cutting in designated areas
    - Dampening down of dust generating activities
    - Covered wagons to be used for the transportation of dust generating material
    - Existing roads will be kept clean and maintained
  - The management of dust-generating activities to be stated in appropriate method statements together with control measures The installation of a wind sock on the site will be used as highly visual indicator of the wind direction. The sock affords site management and operatives a quick indication of wind direction which will be used as an aid in monitoring and the suppression of dust.
- ENVIRONMENTAL PROTECTION - WASTE & RECYCLING
- A Site Waste Management Plan (SWMP) will be put in place, prior to works commencing, setting targets for waste reduction and recycling.
  - The plan should be implemented and kept up to date.
  - All licenses and transfer notes to be retained as proof of correct disposal.
  - A strict 'housekeeping' policy to be maintained to ensure that the site is checked daily and cleared for safe access and to eliminate the risks of injury and fire.
- THE HIGHWAYS ACT
- The Contractor shall be responsible for applying for any scaffolding/machinery access on the highway/footpath closure licenses required to safely undertake the proposed demolition work. The contractor shall be responsible for the payment of the associated licence/permit fees in respect of these works.
- UTILITIES
- The Client, Campbell Park Parish Council, is to ensure that all existing utilities/services (water, gas, electric, etc) associated with the former public house are to be terminated prior to commencement of the demolition contractor. Certificates confirming termination and an update version of the contractors constraints drawing showing service the termination points will be issued to the appointed demolition contractor.
- RETENTION OF BASEMENT
- The existing basement is to be retained for future use as storage by the Parish Council. Ultimately the intention is for concrete planks that form the lid of the basement to be waterproofed and landscaped. The existing ramp to the garage door position is to be retained, but the garage door is to be removed. In the interim period the basement is to be left totally secure with the appointed demolition contractor to infill both the existing stair and lift access from the ground floor level. The existing garage door opening is also to be infilled with a blockwork wall with a steel door that will prevent unauthorised access but facilitate periodic inspections until the basement is brought back into use. Temporary fencing will be installation by the Parish Council to prevent falling and vehicular access onto the basement roof. Permanent fencing is to be installed as part of a landscaping scheme when the site is redeveloped as the Campbell Park Parish Community Hub.
  - Demolition methodology to ensure that no damage is caused to the basement elements to be retained
- NOTES:

This drawing/design is for use solely in connection with the project.

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All dimensions/setting out to be checked on site by the contractor before construction proceeds. Use written dimensions only, do not scale from drawing.

This drawing is to be read in conjunction with all construction status information relevant to the project. Any apparent discrepancy to be brought to the attention of STENTON OBHI ARCHITECTS LTD.
- Status: **PL** - Planning **P** - Preliminary **T** - Tender  
**C** - Construction **R** - Record

LEGEND

  - Site Boundary / Contractor Compound
  - No Construction Traffic
  - Construction traffic route to and from the main grid road (V8 Marlborough Street)
  - Building to be demolished (From basement upwards)
  - Existing basement to be retained
- |     |          |   |
|-----|----------|---|
| B   | 24.08.21 | Note relating to retention of boundary hoarding updated |
| A   | 20.08.21 | Extent of basement shown on plan and notes updated      |
| Rev | Date     | Revision  |

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CLIENT

Campbell Park Parish Council

PROJECT

Site of 'The Springfield' Public House  
Springfield  
MK6 3JS

DRAWING

PLANNING  
Demolition Constraints Plan

SCALE:	DATE:	DRAWN:	CHECKED:
1:500@A1	Jul 21	QT	NS

Status:	Project No:	Drawing No:	Revision:
PL	06325	101	B