

Construction (Design and Management) 2015

Project Pre Construction Information Pack

Project: Nantwich Civic Hall
Client Nantwich Town Council
Works **Single Storey Rear Extension to Nantwich Civic Hall**

Address Market Street Nantwich CW5 5DG
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Reviewed BSP
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This document is to be completed and issued in accordance with the requirements of the Construction (Design and Management) Regulations 2015

Pre Construction Information

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Pre Construction Information

1.0 Introduction

- 1.1 The Pre-construction information has been compiled from information provided by the Client, and is a basis for the preparation of the construction phase plan which is to be prepared by the Principal Contractor with assistance by the Principal Designer.
- The Pre-construction information is defined as information about the project that is already in the client's possession or which is reasonably obtainable by or on behalf of the client such as survey or investigation reports.

bpArchitecture were appointed 20th August 2020 prepare drawings for Technical Design from stage 4 for a flat roofed rear extension, internal alterations to access the extension and provide means of escape to the rear, together with alterations to the car park to facilitate the extension. This is on the basis of stage 3 design produced by Visualise UK.

bpArchitecture are Contract Administrator, Principal Design with Quantity Surveyors Structural Engineers and M&E consultants as part of the Team , thereby providing a full complement of construction consultancy services using the Shared Business Services Consultant Group.

2.0 Description of the Project

Location

Nantwich Civic Hall Market Street Nantwich CW5 5DG

Geographical Area

Cheshire

Local Authority

Cheshire East-
Nantwich North & West

Client Team:

End User Client

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Consultant Team

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Principal Designer

Bp Architecture

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Lesley Turner; Lesley@bpArchitecture.co.uk

Quantity Surveyor – None appointed

Structural Engineer

C2C Consulting Engineers

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M&E Consultant

Subcontractor design.

Ventilation advice from

Perins

Contract Team

Tenderers - Confidential

TBC

Planning Department

Ref 19/5836N approved 12/03/2020

Development Management PO Box 606 Municipal Buildings Earle Street
Crewe CW1 9HP

Minor amendment to be submitted.

Building Control

Ref 20/29301/APPL Internally raised by Nantwich Town Council 8/9/2020

Construction Plans & Regulations Ltd Head Office: P.O Box 1948

Trentham

Stoke-on-Trent

Staffordshire ST4 8YR

t.: 01782 658929

admin@cprbuildingcontrol.co.uk

www.cprbuildingcontrol.co.uk

Adjoining Owners:

The Library is the closest neighbour – mini-piles not considered to be an issue

Nantwich Library

Beam St, Nantwich CW5 5LY

t. 01270 375361

Marks and Spenser Food Hall,

Beam Street Woolshops 29, Nantwich CW5 5LY

01270 629548

Peter Wilson Fine Art Auctioneers Ltd

Victoria Gallery

Market Street

Nantwich

Cheshire

CW5 5DG

Telephone: +44 (0)1270 623878

Email: auctions@peterwilson.co.uk

Opening Times are by appointment only. Live Auction Calendar to be confirmed
Monday-Friday 9am-5.30pm

Well Pharmacy

West View, Church Rd, Aston juxta Mondrum, Nantwich CW5 5NX

01270 627565

Advertised opening 8am till 18.30 generally

Church View Primary Care Centre

[01270 610181](tel:01270610181)

Dentists 01270 610686

Kiltearn Medical Centre [01270 610200](tel:01270610200)

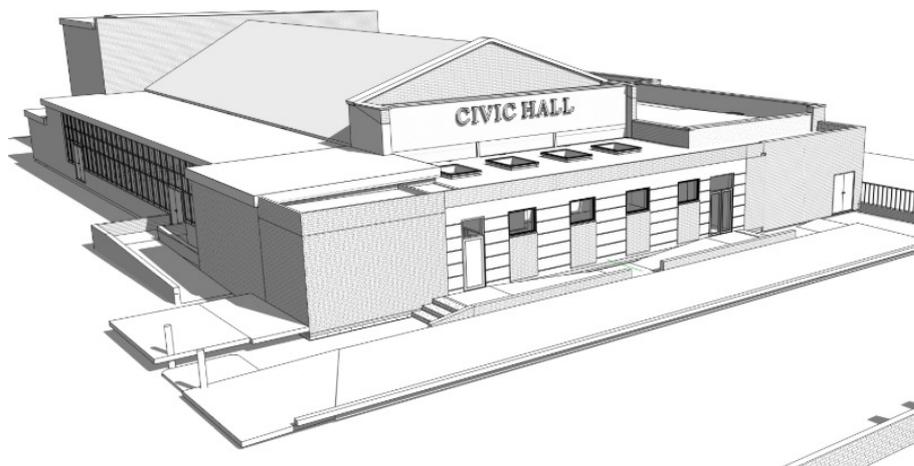
Tudor surgery 01270 610686

2.1.5 The nature of the Project:

- Construction of single storey extension creating a multi-purpose space with bin store and changing facilities in place of the existing rear yard area. The additional floor area to cater for the anticipated increase in usage for entertainment, leisure activities, luncheon clubs and private functions etc. Loss of one parking space within the Civic Hall curtilage and reconfiguration of parking in the adjacent car and road lining to suit.
- The structural design is to support future first floor extension.



The scheme includes the demolition of single storey 9" brick extension and a prefabricated concrete garage with a profiled metal roof.



The rear elevation is clad above the infilled area.

2.1.6 Key dates

Meaningful start 1st Dec with ability for the Town Hall functions to recommence as soon as practical in Jan/Feb and in full by 1 April ie all services and changing area. Rear extension works could be incomplete. Tenderers to submit proposed construction programme.

2.1.7 The site is notifiable because the project is likely to exceed 500 person-days and will have more than one contractor working at a time.

2.1.8 Like all construction projects this project will require a written construction phase plan. This plan will follow the guidance given in appendix 3 of the HSE L153 document “Managing Health and Safety in Construction. The Construction phase plan should be a document that is site specific and helpful in the delivery of the project that shows clear planning has taken place.

2.1.9 Site Investigations

Topographical survey has been carried out by Malcolm Hughes Chartered surveyors picking up visible features, levels and access covers, gullies and above ground services.

Two Inspection pits on 2/9/2020 by Kerl Jervis of C2C concluded that the existing kitchen extension appears to be constructed on a fairly shallow raft foundation (possibly flat slab raft).

The newer extension containing the changing rooms and toilets appeared to be a more traditional footing but the soil was very weak at 1m depth.

The rear wall to the stage was constructed using a precast concrete post and panel system and although the roof structure could not be seen, was presumably precast concrete purlins and rafters tying back to a beam on the original hall.

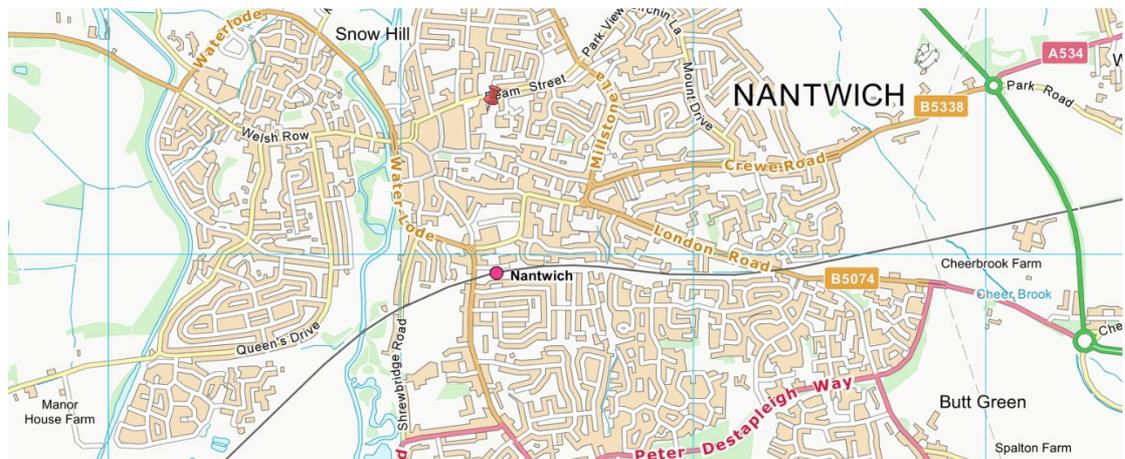
On this basis the design was developed as a steel framed building on piled ground beam foundations and a suspended beam and block floor slab.

Tenderers to lift all manholes and establish SW and Foul to confirm the proposal.

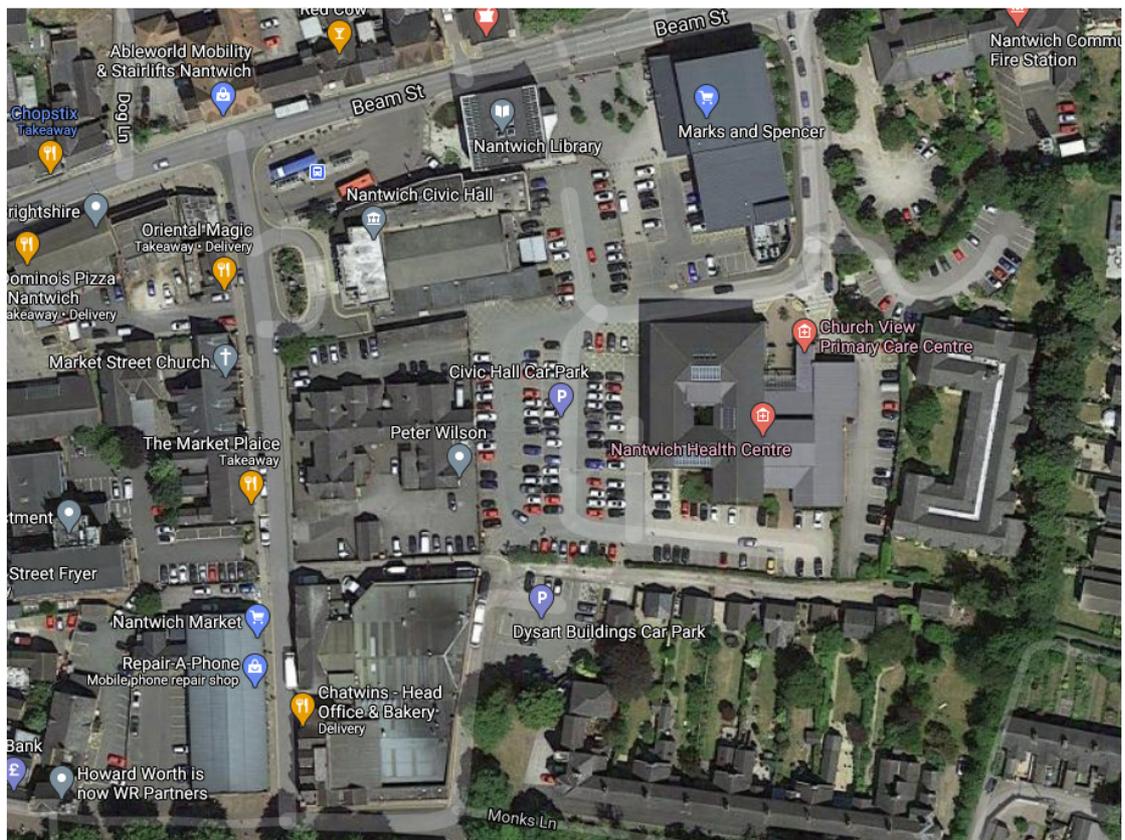
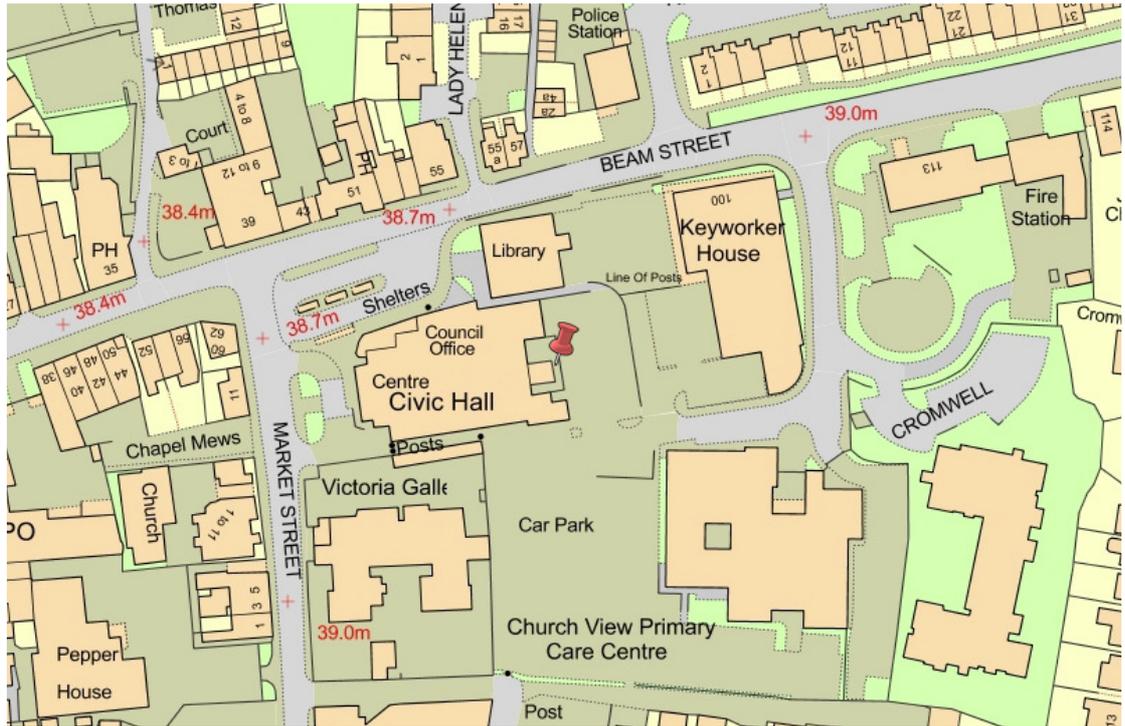
2.2 The Existing Site

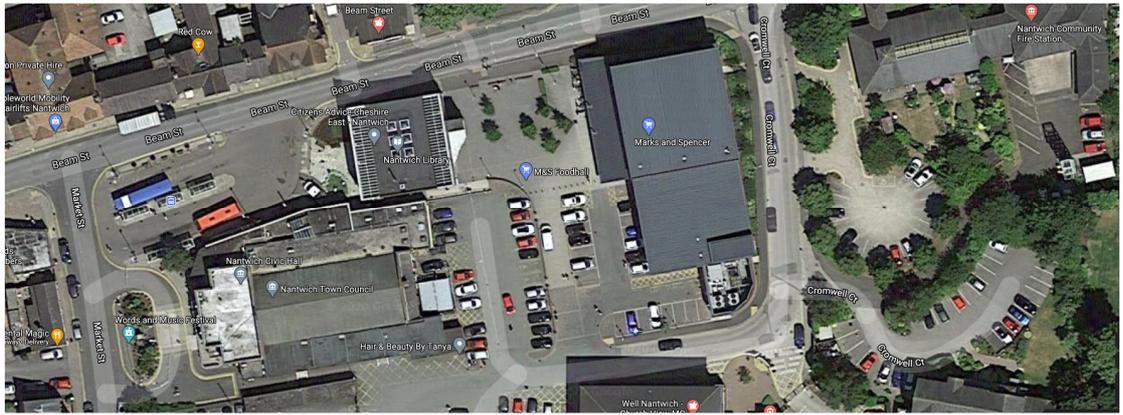
2.2.1. The site is in the heart of Nantwich Town Centre

2.2.2.



2.2.3. From Cheshire East interactive mapping – The Victoria Gallery is an Auction house operated by Peter Wilson, Keyworker house is Marks and Spencer Food Hall.



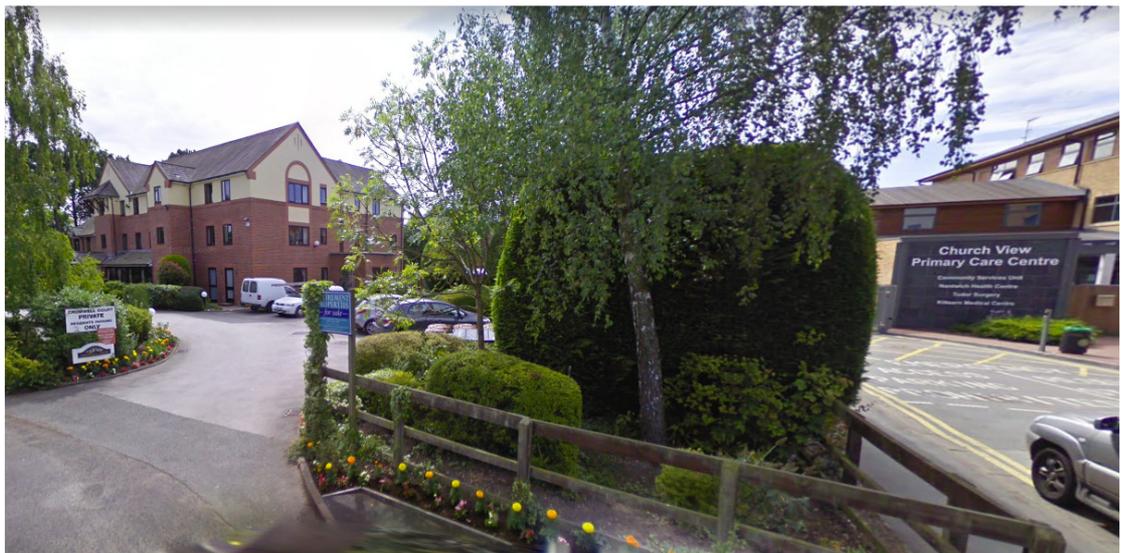


From Google maps

Access to the rear of the Civic Hall, where the extension is going, is via Cromwell Court off Beam Street. Cromwell court is a dead end access road used by cars parking in the M&S food Hall car park and the short stay public pay and display 151 space car park serving the Library and Civic Hall. It is also access to the 42 Cromwell Court retirement flats developed by MaCarthy and Stone and Peter Wilson Auctioneers. The food Hall deliveries are made to the rear of the building serviced from the shared access road.



Excerpt from Visualise Planning submission



The nearest dwellings affected at in Cromwell Court. These are shielded from the site by the health centre.



The Primary Healthcare centre has several practices including Dentists.



Peter Wilson Auctioneers' yard is accessed from Market Street it is also accessible from the public car park.



There is a bus station to the East of the Civic Hall with direct access .



The bus station is served by D&G buses routes 70,72 & 73 and Arriva buses 84 chester to