

# DEMOLITION SCOPE

## DEMOLITION OF THE SPRINGFIELD PUBLIC HOUSE, SPRINGFIELD BOULEVARD, SPRINGFIELD, MILTON KEYNES, MK6 3JS

VERSION B [23<sup>rd</sup> August 2021]

### SUMMARY:

The full superstructure of the former public house above the concrete planks forming the ground floor is to be demolished with the basement and the concrete plank floor retained for future use. The existing ramp to the garage door into the basement is also to be retained. The existing hard standing to the former public house car park is not to be removed as part of the demolition works.

### THE MANAGEMENT OF MATERIALS FROM DEMOLITION:

Prior to the demolition works commencing the appointed demolition contractor will be required, under the terms of the contract, to develop and operate a Site Waste Management Plan (SWMP) that will set targets for waste reduction and recycling.

The materials/rubble from the demolition will be disposed of off-site in a safe and competent manner. Disposal of non-hazardous material will be in a manner approved by the Waste Regulation Authority. Hazardous material will be disposed of as directed by the Waste Regulation Authority and in accordance with relevant regulations. Recyclable materials will be sorted and disposed of at a Materials Recycling Facility approved by the Waste Regulation Authority.

Prior the commencement of the demolition the appointed contractor is to undertake a refurbishment / demolition asbestos survey to locate and identify asbestos-containing materials (ACM). All ACM's identified are to be removed and disposed of in accordance with the Control of Asbestos Regulations 2012 and all other relevant Health and Safety Executive (HSE) guidance.

All waste transfer documentation is to be retain on site by the appointed demolition contractor as proof of correct disposal.

All materials arising from the demolition works are to be collected and store in suitable containers. 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.

### UTILITIES:

The Client, Campbell Park Parish Council, is to ensure that all existing utilities/services (water, gas, electrics, etc) associated with the former public house are to be terminated prior to commencement of the demolition contractor. Certificates confirming termination and an updated version of the contractors constraints drawing showing service 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 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.

## FENCING TO SITE BOUNDARY:

Following completion of the building demolition the site will be permanently fenced and secured using 2000mm high V-mesh (weld-mesh) type perimeter fencing. Refer to SOA drawing 06325/106 (Proposed Fencing - Post Demolition).

The existing timber hoarding to the site boundary is to be retained until the permanent fencing is installed. Heras fencing is to be erected and left on site post demolition, until the permanent fencing is installed, in the areas where there is no timber hoarding.

## CONTRACTORS CONSTRAINTS:

For details of contractor constraints for demolition contract refer to SOA drawing 06325/101A (Demolition Constraints Plan), which details constraints associated with the following –

- Access & Parking
- Working Hours
- Existing Hedges & Trees
- Dilapidation Survey
- Traffic Management
- Contractor's Site Office & Welfare Compound Area
- Hoarding & Site Security
- Environmental Protection – Noise Level
- Environmental Protection – Airborne Dust
- Environmental Protection – Waste & Recycling
- The Highways Act
- Utilities
- Retention of Basement

