B. POST CONSTRUCTION: FITTING OUT BY TENANTS AND FACILITIES MANAGEMENT

Fitting out by tenants

Where the tenants of a development are responsible for fitting out the building(s), we will require the developers to inform them that they also fall under the provisions of this s106 on local procurement and provide guidance in writing to their tenants setting out the above clauses contained in section 2 above, which will apply to them as the developer, their main contractor and subcontractors.

Facilities Management

The developer and their agents shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

The Council will assist the developer, occupier and their contractors in identifying suitable local companies to bid for facilities management contracts and to source local goods and services.

SCHEDULE 4

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THE COMMUNITY SPACE - FINISHES AND SPECIFICATION

Finishes and specification to include:

	Floors	Lino to dance studio spaces, painted screed access and common areas including entrance area
•	Walls	Glazed curtain walling system
3	Ceilings	Painted plasterboard
	Doors	Flush painted doors with vision panel
-	Partitions	Painted plaster/plasterboard, folding partition to ground floor multi-use space
	Lighting	Low energy lighting
•	WC	White sanitary fittings, laminate faced cubicle partitions and vanity unit, painted plasterboard walls, non-slip ceramic tiling to floors.
		Separate WC fitted out to disabled standards with white sanitary ware

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SCHEDULE 5

THE INTERIM ONE STOP SHOP - FINISHES AND SPECIFICATION

Finishes to include:	General fit-out and design to be as drawing PCF01569-006 Rev19
Windows	Double-glazed windows with sufficient opening casements. Lockable. Security shutters to be provided as described below
Floors	Wet areas non-slip vinyl, main area carpet tiles
• Walls	Vinyl faced plasterboard with joint strips
Ceilings	600x600 suspended ceiling system
Doors	Sapele veneered doors. Glazed vision panels to Corridor doors & Interview Rooms
Partitions	Vinyl faced plasterboard with joint strips to form required layouts including Front 'shop' area, WCs/Shower, Cleaner's Cupboard, 2No Meeting Rooms, Copier/Store Area, Back office area for minimum of 6No, Kitchen
• WCs	White sanitary fittings, tiled splashback. Fitted out to disabled WC standards. Separate further Standard WC with Shower enclosure c/w electric shower
Power Points	Sufficient double sockets mounted within desk height compartment trunking to all walls including 8No floor mounted within 4No concealed floor traps
Lighting	Low energy lights; LG3 office compliant standard to working areas
Kitchen	To include stainless steel sink, 2 base units and 1 wall cupboard; tiled splashbacks above worktops
Shelving	Provision of considerable quantity of wall spur shelving as required by WEP
 Heating/Ventilation 	Air conditioning to provide heating/cooling to all office and meeting room areas. Electric heaters and mechanical extract ventilation to Kitchen & WC areas. Extract fan to IT Cabinet location
Security Alarm	Current Insurance standard security detection/alarm system
 Security shutters 	Steel security shutters to all windows/doors/ patent glazing. Electric operation to large patent glazed area and also to main front door

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•	Door Entry Intercom	Door entry intercom to main front door with 2No separate internal handsets
•	Fire alarm	Full fire detection and warning system with smoke/heat detectors throughout. Provision of sufficient fire exit & directional fire exit signage
•	Structured cabling	Blank back boxes and containment to dado trunking ready for installation of structured cabling by Council's preferred installer. Category 5e Cabling installation & floor-standing IT Cabinet
•	Incoming Data (Virgin/Telewest) & Voice Links (BT)	Installation (NB. To be by Council nominated supplier).
•	External Access	External ramp and complimentary steps designed to meet current Building Regulations and DDA standards
•	External landscaping	Good quality external landscaping to reinstate grassed areas around temporary building including some planting, preparing of ground, providing topsoil, and re-turfing. Maintaining grassed areas in case of failure within first year
•	Signage	External signage above glazed shopfront windows. Signage to end elevation to direct the public. Enclosed public information Noticeboard with external cover/signage near gate to walkway leading to building from Hampstead Road
•	Letter Box	Provision of a safe type of letter box
•	External lighting	Sufficient external lighting to ensure illumination around building, of fire exit routes, and to illuminate the main access walkway/steps from Hampstead Road. Light controls to be switch/sensor controlled and on a 24 hour seven day programmer
•	Cycle Storage	Secure cycle parking facilities on hardstanding by entrance steps
٠	Refuse provision	Provision of required facilities
•	Relocation of WEP	Including removal costs, project management, and sundry expenses
•	Remoted of Temporary Facility	Following the relocation of WEP back to the newly provided Premises (the One Stop Shop', agree, a detailed landscaping plan for the site area including:-
		1. Removal of temporary building
		2. Removal of ramp/steps
		Grubbing up of concrete foundations

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5. Landscaping to include preparation of ground, provision of topsoil

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6. Provision of designed landscaped area to include grass (turf), shrub planting, seating, and paved areas

SCHEDULE 6

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THE ONE STOP SHOP PLAN - FINISHES AND SPECIFICATION

Finishes to include:	General floor areas to be two storey as drawings to include mezzanine area with stairs & lift. Partition arrangements to be agreed
• Windows	Full height shopfront windows
	Double-glazed windows.
Floors	Wet areas non-slip vinyl, main areas carpet tiles. Entrance way barrier matting
• Walls	Vinyl faced plasterboard or plastered walls
Ceilings	600x600 suspended ceiling system
Doors	Pre-finished timber veneered doors. Glazed vision panels to Corridor doors & Interview Rooms
• Partitions	Sound-proof vinyl faced or painted plasterboard partitions to form required layouts including Front 'shop' area, WCs/Shower, Cleaner's Cupboard, 3No four person Meeting Rooms, 1No Large Training/Conference Facility Room for 15No, Copier/Store Area, Back office area for minimum of 8No, Kitchen, Cleaner's Store. Glazed walls/double-glazed with blinds to create some areas and to ensure confidentiality/ visibility/safety
• WCs	White sanitary fittings, tiled splashback. Fitted out to disabled WC standards. Separate further Standard WC with Shower enclosure c/w electric shower
• Cleaner's Room	White cleaner's Belfast type sink, tiled splashback, wall shelving, hooks
Power Points	Sufficient double sockets (up to 25 no) mounted within desk height compartment trunking to all walls (or chased within walls). Sufficient concealed floor traps for power/data to suit required layouts where large areas are planned (max 16 of 25 above)
Lighting	Low energy lights; LG3 office compliant standard to working areas
Kitchen	To include inset stainless steel sink, 4 base units and 3 wall cupboard; tiled splashbacks above worktops
Shelving	Dismantle existing wall spur shelving in the Interim One Stop Shop and refit in the Final One Stop Shop

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- Heating/Ventilation
- Security Alarm
- Door Entry Intercom
- Fire alarm
- Structured cabling
- Incoming Data (Virgin/Telewest) & Voice Links (BT)
- External Access
- Letter Box
- Relocation of WEP from the Interim One Stop Shop

Air conditioning to provide heating/cooling to all shop, office and meeting/conference room areas. Electric heaters and mechanical extract ventilation to Kitchen & WC areas. Extract fan to IT Cabinet location

Current Insurance standard security detection/alarm system

Door entry intercom to main front door with 2No separate internal handsets, with facility to release door to open

Full fire detection and warning system with smoke/heat detectors throughout. Provision of sufficient fire exit & directional fire exit signage

Blank back boxes and containment to dado trunking ready for installation of structured cabling by Council's preferred installer. Category 5e Cabling installation & floor-standing IT Cabinet

Installation Capped contribution of £5,000 for this element

Level access leading to main front doors. Re-programmable digital code to open facility for out of hours access as well as auto open facility when open/close to the public

Provision of a safe type of letter box

VEP from the Interim One Including project management up to a cap of £2,500

SCHEDULE 7

THE TENANTS MEETING ROOM - FINISHES AND SPECIFICATION

Finishes and specification to include:

•	Floars	Carpet Tiles
	Walls	Painted Plasterboard
•	Ceilings	Painted Plasterboard
•	Doors	Painted flush doors
•	WC	White sanitary fittings, non-slip floor tiles, ceramic wall tiles. Fitted out to disabled WC standard
	Power Points	10 double power points
•	Kitchen	To include stainless steel sink, 3 base units and 3 high level cupboards.

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ENERGY STRATEGY - PROPOSED SCOPE OF ENERGY FEASIBILITY STUDY

BRITISH LAND **REGENT'S PLACE**

ENERGY STRATEGY - PROPOSED SCOPE OF ENERGY FEASIBILITY STUDY Rev 5 - 25.06.2008

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1.0 INTRODUCTION

This document describes the proposed objective, vision and methodology for the Energy Feasibility Study.

ENERGY FEASIBILITY STUDY 2.0

Objective

The objective of this feasibility study will be to identify viable opportunities for CO₂ reductions from gas-fired Combined Heat and Power (CHP) within and around Regent's Place, i.e. opportunities that are viable financially and in terms of engineering and contractual considerations. The study will be led by British Land in consultation with:

- Greater London Authority:
 - Camden Council; -
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 - London Development Agency; Regent's Place tenants.

Vision

The approach on the study will be two fold. Firstly the connectivity of the Regent's Place buildings (which North East Quadrant (NEQ) forms part of) into an estate (i.e. the Regent's Place estate) wide energy distribution system will be reviewed. As the willingness of the existing buildings' tenants to participate is crucial, the framework used for this first phase will be Regent's Place Environmental Working Group which works with tenants on issues such as climate change, refuse and recycling, sustainable sourcing and water management. Secondly the potential for Regent's Place buildings to link into other estates around Regent's Place will be reviewed.

Methodology

The study will:

- Take into account the current formal planning policies on decentralised energy (e.g. London Plan), the current consultation on potential policy changes (e.g. OFGEM consultation on decentralised energy) and research carried out on the subject (e.g. Camden's Climate Change Action Plan, London First's research on Decentralised Energy);
- Identify buildings within and around Regent's Place which could potentially benefit from community energy and gas-fired Combined Heat and Power (CHP). The 380 units identified by Camden Council (name and address to be confirmed) will be among the properties identified;

Milestones

- 1st milestone: After an initial appraisal, selection of the buildings which could realistically be connected together.
- Detailed appraisal of the identified buildings: electricity and heat requirements, servicing strategy, plant location and replacement strategy.
- Investigate options for the incorporation of CHP.
- Ar praisal of the energy infrastructure masterplans in the area (e.g. Euston) and how the selected buildings could connect to these networks, now or in the future.
- 2^{n:} milestone: After an initial appraisal, selection of the most appropriate CHP option(s).

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BRITISH LAND REGENT'S PLACE

ENERGY STRATEGY – PROPOSED SCOPE OF ENERGY FEASIBILITY STUDY Rev 5 - 25.06.2008



- Preliminary technical, commercial and contractual appraisal of the selected option(s).
- Whole life cost analysis of the option(s) based on benchmark, including capital costs, running costs, public and private funding options. Sensitivity analysis based on the variation of selected key parameters.
- Investigate options for potential future alternative fuel sources for CHP.
- <u>3rd milestone</u>: identification of the preferred option, potential risks and future proofing strategy.

Timescales

From instruction, it is anticipated that the study will take 6 months.

Properties for investigation for the provision of decentralised energy and heating



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DEMOLITION WORKS REQUIREMENTS

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DEMOLITION METHOD STATEMENT

REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1

SOFT STRIP, ASBESTOS REMOVAL, STRUCTURAL DEMOLITION

H Smith (Engineers) Limited, Fordcroft Place, Fordcroft Road, Orpington, Kent BR5 2DB Tel : 01689 833581 Fax : 01689 820218e-mail : mail@hsmith.co.uk

GENTS PLACE NORTH EAST QUADRANT, LONDON NW1

INSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL MOLITION

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Statutory Notifications

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Security

Site Set-Up & Welfare facilities

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- . Maintenance of Highways / Road Cleaning
- . Asbestos Survey and Removal

. Plant / Labour Resources

. Services

- . Mobile Craneage
- . Temporary Support Works
- Hazardous Materials
- Weatherproofing
- **Scaffolding**
- Site Access Routes
- Demolition Sequence of Works

Enabling Works Prior to Structural Demolitions

Structural Demolition

pendix 1: Risk Assessment of Works



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REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1 CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

General Description

The site demise consists of four buildings overlying a podium type slab at ground level, with a full basement extending beyond the site boundaries to the South and West.

Demolition will be phased in accordance with the Contract Programme and each building will be demolished following asbestos removal and removal of remaining soft strip items.

Subsequent to demolition of the buildings, the ground level deck slab will be removed to basement level following installation of suitable retaining wall propping to the North and East boundaries.

1. Supervision

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Our supervision structure will be as follows:

William Nickell
Alan Wilsher
William Hepburn
Paul Moody
Michael Brown
Hurst Setter Associates – Peter Lodge
John Burch

2. Insurances / Performance Bond

The works will be covered by our existing blanket insurance covers as follows:

E.L. cover:	£10m
P.L. cover:	£10m
P.I. cover:	£ 10 m

3. Statutory Notifications

We shall undertake the following notifications as necessary:

- F10 Notification
- Section 80 Demolition Notice
- ASB5 Notification

The Client Team are currently undertaking services terminations to the subject buildings and it is assumed that all services will have been terminated and made safe prior to our possession of the buildings.

4. General Safety

All our works will be in compliance with appropriate legislation and guidance.

We shall also undertake weekly site inspections using an independent safety consultant, which will be in addition to our in house / daily safety support on site.

Please refer to our Health and Safety Policy for details of our procedures and systems.



GENTS PLACE NORTH EAST QUADRANT, LONDON NW1

INSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL

ardings

We shall erect 2.4m high timper hoardings to the external perimeters of site boundary to form a secure and safe segregation of the site works from public areas.

Any pedestrian site access doors shall be formed using solid type doors and secured using security coded locks which shall remain closed at all times when not in use.

There will be the requirement for fire escape doors exiting from the site onto the adjacent public areas. In this respect, the doors shall be required to be opened outwards and to prevent accidental clashes with the public the doors shall be recessed and the doors fitted with push bar exits.

The proposed location and areas surrounding the perimeter of site has been identified on the initial site logistics plan included within this document. The hoarding line will be agreed with the Local Authority in advance of its erection.

Working Hours

Demolition works will be confined to the following hours:

Mon – Fri : 8am – 6 om Sat : 8am – 1pm

We will voluntarily adopt Settion 60 noisy works time periods between 08:00 to 10:00, 12:00 to 14:00 and 16:00 to 18:00 Monday to Friday. 08:00 to 13:00 on Saturdays.

Special arrangements will be agreed as necessary for any works to be undertaken outside these hours for special deliveries or out of hours work etc.

Security

We shall provide a fully secure site by erecting hoardings to the perimeter public areas as identified within the relevant section of this Method Statement.

All entrances to site shall remain secure during the site working hours, although should any gates or doors be required to be opened then these shall be suitably manned to prevent unauthorised access.

Upon completion of works a_{\parallel} the end of each working day, the site perimeter shall be checked and all entrances and doors secured prior to leaving site. It is not envisaged that any out of hours security shall be required over and above the perimeter secure hoardings.

All scaffolding or temporare structures shall be located within the hoarding/site area leaving no opportunity for unauthorised access to intruders to climb the structures etc.

Relevant emergency numbers shall be posted on the hoardings and fencings should persons with any concerns require contact with H Smith (Engineers) Ltd relating to the site conditions.

Security at basement level will be maintained by the erection of blockwork walls around the site perimeter and hazardous areas will be fenced off with proprietary Heras type fencing and signage as appropriate.

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REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1

CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

Site Set-Up & Welfare Facilities

The site welfare and offices will be located in a convenient location within the building. These will be relocated as necessary and ultimately be housed in mobile units during the final phases of our Contract.

In addition to the provided welfare facilities, additional toilet facilities shall be provided on site using chemical booths to cater for site operatives as necessary.

7. Site Communications

All written communication should be directed to the relevant H Smith (Engineers) Ltd representative ensuring that a copy is always sent to Head Office for records.

All H. Smith (Engineers) Ltd directors, contracts managers and site managers are contactable by mobile phone – a full list will be issued and displayed on site prior to contract start.

Mobile Telephone facilities will be available to assist in the day-to-day running of the site and to contact emergency services.

8. Maintenance of the Highways/ Road cleaning

We shall undertake all necessary cleaning of vehicle wheels prior to exiting onto the highway. This will be by means of an on site hose system as we shall opt to maintain hard standing areas to prevent excessive debris entering the highways.

Site operatives will operate the vehicular gates to site, and shall be required to maintain the roadways, keeping them clean and swept at all times.

9. Asbestos Survey and Removal

A type 3 asbestos survey has been undertaken prior to commencement of the contract demolition phase and a copy has been forwarded for H Smith (Eng) Ltd consideration.

We have inspected the site to confirm the asbestos identified within the Type 3 survey and have been instructed to carry out the removals as part of our works.

An ASB5 notification will be submitted to the Health and Safety Executive and the 14 day period will follow prior to the removal of the notifiable asbestos materials.

Once the 14 day period ends, we shall remove the notifiable asbestos materials from site under controlled conditions and dispose of the materials as per the licensed conditions. Copies of the relevant disposal consignment notes shall be held on site and at Head Office.

Non-notifiable asbestos materials such as roof tiles and vinyl floor tiles, Bakelite toilet cisterns etc shall be carefully removed as part of the soft strip works to suit the works progress and safely disposed of as licensed waste.

Method statements and plans of work are prepared as part of the ASB5 notification and forwarded to the HSE at the time of notification.





GENTS PLACE NORTH EAST QUADRANT, LONDON NW1

<u>INSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL</u> <u>MOLITION</u>

Please refer to our Asbestos Procedures Manual for full details of our systems and procedures with regards asbestos removal.

. Plant / Labour Resources

The level of labour and plant will vary from stage to stage of the contract. We indicate below an approximation of the resources envisaged:

Labour:

- Up to 50 demolition staff and operatives
- Up to 20 scaffolders mostly fewer)
- Plus intermittent attendance from specialist contractors (eg Hoardings, temporary electrical and plumbing contractors steel erectors etc)

Plant:

- Occasional mobile cranes (in support) with certificated lifting equipment
- Ground based demo tion plant for loading away materials arising
- Upper floor demolition midi excavator plant with demolition attachments.
- Skid Steer loaders
- Hand tools

Services

Upon our possession of the individual site areas, the Client Team will have terminated and made safe all services within each area. Our site services sub-contractor will carry out such reassurance inspections as may be required.

We shall employ our service: contractor to undertake site services installation within the properties to ensure that all feeds are cut hack to the incoming meters, allowing the demolition works to proceed on all floors.

Temporary site 110V power shall be provided initially from a specific incoming feed best suited to the demolition phasing. When it is no longer practical to use this feed, we will change over the supply to a super silent diesel generator which will be maintained throughout the remainder of H Smith (Engineers) Ltd contract works.

We will maintain use of the existing water supplies to suit our works progress. In this instance, we shall cut back existing supplies to the incoming meters, and then connect poly pipe risers to supply the upper floor demolitions for the use of water suppression hoses. All water supplies shall be in the process of being cut off via the relevant utility.

There is an existing sub-stat on on site and this will be protected and waterproofed throughout the course of our works as necessary. EDF will be decommissioning this sub-station during the course of our Contract and we will subsequently demolish the sub-station enclosure.

Mobile Craneage

Mobile craneage will be utilised to lift demolition plant to the upper level of each building and this will be the subject of individual lifting plans. Crane outrigger positions will be back-propped if necessary, dependent upon our Technice Director's analysis and designs.

Cont : 1158 MS001 WEH-sja Date : 12 May 2008

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REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1 CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

All mobile craneage will come with certificated lifting equipment and all lifts will be pre-planned and subject to suitable lifting plans and supervision.

REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1

CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

13. Temporary Support Works

There are a number of temporary support works required to be designed and installed to allow the demolitions of various structures as well as temporary works to assist the demolition practices. These can be defined as follows;

Propping to Existing Perimeter Retaining Wall, Northern & Eastern Boundaries

Raking shore supports to the existing retaining walls will be designed and installed prior to removal of the ground hoor slab. At this stage, we propose to install these early in the demolition phase whilst access in the basement is likely to be at its best. At tender stage, it is assumed that the raking shores will be supported on existing foundation pads, which will be retained throughout the follow-on groundworks phase. If necessary to accommodate co-ordination between propping and piling, new pads can be cast if necessary. At initial design stage, we intend to utilise structural steel, consisting of twin rakers onto vertical addiers fixed to the retaining wall at 4 to 6m centres along the wall; the existing retaining wall will be checked to ensure its capability of arching the distance between the soldiers.

Temporary / Permanent Blockwork Separation Walls at Basement Level

Blockwerk separation walls are proposed at basement level on the Southern and Western boundaries. These will be constructed early in the Contract following handover of the car park area in January 2008 to facilitate safe segregation of the site.

Assessment of existing floors for loading by demolition plant

Prior to ufting any demolition plant onto the floors to be demolished, our Technical Director shall inspect the existing slab construction and assess for loading capabilities, based upon the conditions of the works, i.e. following clearance of furniture/floor coverings and soft strip materials. As required, the site team shall carry out investigation works to assist the assessment.

The assessment will confirm the size and type of demolition plant to be utilised on the floors, and if required any necessary additional back propping support to be installed. This information will be held on site within the site files.

The ground floor will be assessed at various stages in the Contract as required to ensure the safety of the craneage and heavy plant / loading operations. Our Technical Director will design all necessary propping and instigate suitable regular inspections.

Chute Formation

Our Technical Director will attend site and agree suitable chute locations with the Site Team and slab edge propping and barriers will be designed and installed as appropriate.

14. Hazardous Materials

Prior to structural demolition, we shall conduct a visual survey of the existing buildings, internally and externally to establish the likelihood of hazardous materials being present, for example air conditioning plant for refrigerants, halon gas fire suppressants, and oil fuel tanks, equipment etc.





Cont : 1158 MS001 WEH-sja Date : 12 May 2008

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REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1 CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

Once the presence of these materials is confirmed, H Smith (Engineers) Ltd shall arrange for the safe removal and disposal of hazardous materials in accordance with the relevant legislation. All certificates for removals are kept on file, including consignment notes at Head Office.

REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1

CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

15. Weatherproofing

A small section of Block C will be retained during the Phase 1 demolition of Block C and the occupied area of Block E will be segregated with secure barriers at all entry points on the boundary with Block C. Water ingress will be avoided by the use of Monarflex sheeting and bunding where necessary.

The existing EDF sub-station located within the Block C basement shall be temporarily weatherproofed to prevent water ingress during the execution of the demolition phase, until the sub-station is made reduncent.

16. Scaffolding

One or the key considerations with regard to the execution of demolition practices is the use of scaffolding as an important method of protection to external elevations and access for operatives to safely carry out the works.

Specifically, demolition scaffolding will be erected to the external facades, with particular attention paid to the p ablic pedestrian footpaths and highways elevations.

All external scaffolding is erected full height of the building to be demolished and fully encapsulated with a flame retardant Monarflex sheeted cladding which will extend 1.5m above the highest point of demolition.

The demolition scaffold shall be constructed with the top two lifts fully boarded at the demolition

Pedestman protection gantries with soffits and lighting on pavements will be erected in accordance with Local Authority requirements, where pavements cannot be closed. Protective fans will be erected as necessary during scaffold erection.

Scaffolding to the internal courtyard areas will be erected to suit the varying building lines.

All scattold erection and dismantling will be strictly supervised by a competent scaffold foreman in conjunction with our Site Manager.

All scafiold structures will be furnished with a handover certificate prior to use. The scaffold inspection register will be completed and updated weekly or following adaption or extreme weather conditions.

The scalfold will be tied through existing window openings and around existing structural elements at suitable intervals.

All scafeolds will be struck progressively along with the demolition, maintaining a height of 1.5m above all working levels.

The appointed specialist scaffold sub-contractor will be experienced in demolition operations.

17. Site Access Routes

Access to the site for the duration of the Contract shall be via dedicated access points installed to the site perimeter hoardings. Where a pedestrian access is formed, a secure keypad lock shall be used to maintain



REGENTS PLACE NORTH EAST QUADRANT, LONDON NW1 CONSTRUCTION PHASE METHOD STATEMENT FOR SOFT STRIP, ASBESTOS REMOVAL AND STRUCTURAL DEMOLITION

the site security when not in use. Wherever possible, it is intended that pedestrian access shall be segregated from any defined vehicular access.

Pedestrian site routes shall, wherever possible, be via the existing building routes, staircases, etc, in which case they shall be maintained free from obstruction, and defined using access route signage and lit using 110V lighting, if natural light is insufficient.

Vehicular access to site shall be under the control of competent banksmen; the vehicles shall be reversed into position as per the site logistics layout plans.

18. Demolition Sequence of Works

- 1. Set up site welfare
- 2. Survey and identify live incoming services, which should have been terminated by the Client Team. Install temporary site power. Cut back live mains to incoming heads, if necessary
- 3. Erect secure site perimeter hoardings to external elevations
- 4. Erect external scaffolding protection and access structure
- 5. Carry out soft strip works to remove all soft furnishings and non-structural elements. Remove from site. Asbestos removal will be completed during this phase
- 6. Install temporary support works (if defined elsewhere in this document, or following site investigative works)
- 7. Remove roof structure
- 8. Demolish and remove top floor walls
- 9. Demolish and remove top floor structure
- 10. Repeat items 7 and 8 for each floor, down to ground floor level.

19. Enabling Works Prior to Structural Demolition

Services

At tender stage, the Client Team are identifying live incoming services and terminating them prior to our possession of each building. Upon our occupation of each building, our site services sub-contractor will carry out a full survey of the buildings to ensure that this has been carried out in full.

Any remaining live services shall be identified and arrangements sought for their safe termination. Temporary site 110V power and lighting installed, and all remaining live services cut back to main incoming heads at boundary locations by our nominated services contractor, Woodlands Site Services. Certificates of isolation and installation records shall be kept and maintained on site.

Adequate temporary water risers shall be installed so that each building has an adequate water supply at each floor level so that additional fire fighting facilities and dust suppression is available throughout the course of the works.

If live gas supplies are identified following site inspection and using all available information issued as part of the Contract Documents, these shall be cut back to incoming meters and the utility company / Client Team contacted to make arrangements for final isolation.

Hoardings

