

Scope of Works
and
Specification for Site Investigation and Appraisal
of the existing structure to
The Old Dairy, Bloomsbury

Scope of Works and Specification

1.0 GENERAL

- 1.1 The Old Dairy site in Bloomsbury, Camden, is located close to Great Ormond street hospital just north of St Georges Gardens. Refer to the attached location plan 1492/10/SK01
- 1.2 The site is accessed from Wakefield Street; access can be arranged when requested as noted in 14.2.
- 1.3 The site was originally a burial ground up until the 1810's when it was developed to comprise mews buildings to the adjacent houses on Regents square. These mews buildings were demolished and replaced with The Old Dairy in the 1960's, which served as a bottling plant. In 2013, the building was converted to an Arts centre.
- 1.4 The site is wedge shaped, and contains two adjoining single storey light industrial buildings. The first has masonry walls and a pitched steel trussed roof. The trussed roof is partly supported off steel columns and partly off the masonry walls. There is also a mezzanine supported off blockwork walls (the floor structure of the mezzanine is currently unknown). The second building is formed of external masonry walls and a flat reinforced concrete roof supported by reinforced concrete beams.
- 1.6 The building is not listed, however the wall of St Georges Park abutted to the building to the south of the site is listed.

2.0 PROPOSED WORKS

- 2.1 The existing building is to be mostly demolished, with only the northern wall retained. The site will then be developed to provide 2 storey + basement mixed commercial and residential use.

3.0 GEOLOGY

- 3.1 Research using the BGS borehole logs suggests that the site is underlain by a variable depth of made ground (between 1 – 6m) and/or sand and gravels over London clay.
- 3.2 The area was previously used for excavation of brickearth. When the land was backfilled to create the gardens to houses of Regents Square, they probably used waste material, which is now of some archaeological interest.

4.0 PROPOSED SITE INVESTIGATION

- 4.1 The proposed investigation is to include the following:
 - i. 2 internal and 1 external boreholes, 25m deep, each to include the installation of a standpipe. 3No. return visits to record water level.
 - ii. 8 internal and 2 external trial pits, approximately 1m x 1m and 1m deep.

- iii. 12 window samples (or a full days window sampling), both internal and external, to 5m depth.
- iv. An allowance for a total of 2m of core drilling through existing brickwork walls.
- v. Contamination, moisture content and plasticity index testing.
- vi. Backfilling trial pits and making good to match existing.

These site investigation works are illustrated on drawing number 1492/10/SI01.

5.0 CONDITIONS OF CONTRACT

- 5.1 The ICE Conditions of Contract Minor Works 3rd Edition incorporating amendments included with this scope of works/specification will apply.

6.0 SPECIFICATION

- 6.1 Unless otherwise agreed the specification shall be the Specification for Ground Investigation, published by Thomas Telford Services Ltd 1993.
- 6.2 This Specification shall take precedence over the Specification for Ground Investigation only where the Specification for Ground Investigation is unclear or does not address the issues involved or where there is a contradiction.

7.0 SERVICES

- 7.1 The positions of mains, services, drains, sewers and tunnels owned by statutory services providers, public authorities and private individuals, where shown on the drawing(s), are based on information provided to date from the records of the various bodies and are approximate only. Services to individual properties are likely to exist but are not shown on the drawing(s). Enquiries have not necessarily been exhaustive and the Contractor shall make his own enquiries of the various bodies and satisfy himself as to the exact location and extent of all existing services on site. Where the presence of underground services is suspected exploratory holes shall be started by means of a hand-excavated inspection pit. Repairs to damaged services shall remain the responsibility of the contractor.

8.0 CONTAMINATED GROUND

- 8.1 As part of the site investigation the contractor shall carry out a contamination appraisal of the Old Dairy site and any sampling and testing required, in order to advise the client on the nature, extent and level of ground contamination on the site.
- 8.3 The drawing(s) attached show the boreholes, trial pits and other works required for the geotechnical investigations, sampling and testing. The Contractor shall produce a fixed price for producing a desk top contamination appraisal and include a provisional assessment of his costs for carrying out all contamination sampling and testing necessary, in accordance with BS10175:2001 – Investigation of Potentially

Contaminated Sites, in order to provide a full report to the client on contamination of the site.

8.4 Following confirmation of their appointment for the site investigation, the contractor shall carry out his desk top contamination appraisal and provide copies to the client and the Engineer for information.

8.5 The Contractor shall then confirm his final fixed cost for carrying out all investigations/sampling/testing on site and for reporting on geotechnical issues (as required by this specification) and contamination matters as indicated in his appraisal, along with his programme for carrying out these works and providing the reports. The final price and programme shall be agreed with the client prior to works commencing on site.

8.6 The Contractor is to perform tests on the spoil from the trial pits and boreholes to a depth of 4m below ground level to determine the classification for Waste Acceptance Criteria.

9.0 TESTING OF SOILS

9.1 SPT tests required at 1.5m centres throughout the whole depth of the borehole, and U100 tests required at 1.5m centres in London Clay.

9.2 Carry out all sampling and testing necessary in order to advise on the appropriate Design Sulphate Class and Aggressive Chemical Environment for Concrete Class in order that suitable concrete mixes can be specified for use in the ground on this site.

9.3 Install a water stand pipe in each borehole and allow for 3No. return visits

10 REPORT

10.1 Contractor to provide initially a factual report with a separate cost for an interpretative report to follow.

10.2 A draft copy of the report is to be sent to Alan Baxter & Associates for comment prior to the production of the final report. Four paper copies and a pdf of the final report are required.

11. PROGRAMME

11.1 The starting date for the investigation is to be as close as possible to Monday 22th of December 2014 or Monday 5th January at the latest, with the final report to follow as close as possible thereafter.

12.0 PROTECTION AND SAFETY

- 12.1 The Contractor shall ensure that the stability of all excavations and adjoining premises is maintained at all times. The Contractor is to design, install and maintain all necessary temporary work and programme the works accordingly.
- 12.2 Where personnel access to trial pits is necessary, excavations must be adequately shored to maintain stability.

13.0 SPECIAL REQUIREMENTS

- 13.1 The Contractor should include with his tender confirmation that he is insured for carrying out all these works, and provide a copy of such insurance.
- 13.2 Access to the site can be arranged by contacting the Client (i.e. Robert Handley of CHP Management Ltd on 02074333333).
- 13.3 At the same time as this site investigation is to be carried out on site, an archaeological investigation including the excavation of trial trenches will be ongoing. The approximate location of their trenches is shown on the enclosed drawing Figure 1- Proposed trench locations by Pre Construct Archaeology Ltd.
- 13.4 The site investigation Contractor is required to liaise with the archaeological contractor, Mr Tim Bradley (Telephone number 02077323925, Email tbradley@preconstruct.com) to ensure coordination of works.
- 13.5 The site investigation Contractor is to inspect the archaeological trenches exposed at the time of their works on site and include their observations in this report, effectively using the archaeological trenches as an extension of their geotechnical investigation.
- 13.6 The site investigation Contractor is to allow the archaeologist access to their own trial pits, but should assume in their tender that the geotechnical investigations are not impeded by the archaeological. Any issues arising for this will be addressed by the Engineer.

