

KEY

PHASE 1 SOFT STRIP FOLLOWED BY DEMOLITION - Area 115m²

PHASE 2 SOFT STRIP FOLLOWED BY DEMOLITION - Area 71m²

PHASE 3 SOFT STRIP FOLLOWED BY DEMOLITION - Area 422m²

PHASE 4 SOFT STRIP FOLLOWED BY DEMOLITION - Area 363m²

PHASE 5 SOFT STRIP FOLLOWED BY DEMOLITION - Area 602m²

AREA THAT REQUIRES DEMOLITION CONTRACTOR TO SUBMIT METHOD STATMENT FOR REMOVAL OF WORKS

PHASEING NOTES:

Demolition contractor to ensure each phase has a soft strip out followed by demolition and provide a schedule of what is included in soft strip out.

Demolition contractor to provide start / completion dates for each soft strip / demolition phase.

Schedule of Phase Areas	
Phase 1	- Total floor area for all levels = 485m²
Phase 2	- Total floor area for all levels = 244m²
Phase 3	- Total floor area for all levels = 1,420m²
Phase 4	- Total floor area for all levels = 1,022m²
Phase 5	- Total floor area for all levels = 2,190m²

All areas are approximate areas and to be confirmed on site

Once Phase 3 has been demolished and cleared all traffic will be able to drive into site, turn and exit the site forward facing.

Proposed lorry tacking to the site lorries to drive up Cleveland Street and then reverse into site with Banksmen attendance until sufficient space has been demolished at the rear to allow forward facing entry and exit

Redundant pump room to be removed)

Brick Pillar to be retained and made good and restored C20/150

Proposed site office to be prepared and made good where ever necessary for mobilisation. Detail list of works schedule contractor to advise.

ACTION LIST ONCE PLANNING HAS BEEN RECEIVED

- Application for relocation of pedestrian crossing.
- Application for the new crossover for proposed south side entrance on final development.
- Application for removal of street lamp & sign currently obstructing proposed new access route to south side.
- Application for new utilities for final development.
- Application for any drainage connections for the new development.
- Consideration to be given to potential renting of Tottenham Mews for the duration of the development.
- Early appointment of an enabling contractor.

EARLY ENABLING WORKS

Asbestos R&D survey of the entire site & following engagement with the selected specialist's contractor carry out the asbestos removal works.

Demolition Contractor to provide a method statement for isolation of incoming mains to listed buildings where necessary and the removal of mains to the buildings to be demolished (water, gas & electric).

Establishment of the temporary builders supplies water & electric for the construction works & its distribution across the sites.

Careful soft strip to each phase prior to demolition.

DEMOLITION & STRIP-OUT would be carried out in 2 stages:

1. ABOVE GROUND
2. BELOW GROUND

Creation of access routes for demolition & construction works.

Erection of hoardings to secure site.



Gates & Wall temporarily retained until works to Bedford Passage have be completed

Notes

- All dimensions to be checked on site

- Do not scale off this drawing

- All dimensions are shown in mm unless otherwise stated

- Refer to drawing issue sheet for purpose of issue

- If in doubt ask

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- These drawings are based on survey drawings by Greenhatch group and thorough investigation is required on site by contractor

Key plan

0246810

Metres

GENERAL DEMOLITION NOTES

Submit H&S risk assessment, control, prevention measures and Method Statement (RAMS). Submit MS for removal of Medical gas pipes and generators with associated elements, if present.

No work is to commence on site before a full ASBESTOS survey and removal by Specialist Contractor and Clearance Certificate issued.

Contractor to ensure that structural stability of the building during strip out and Demolition is maintained at all times. Submit design and Method Statement to SE for temporary bracings and proppings to safeguard that all new openings in walls, floors and staircases would not jeopardise the structural stability of the buildings or part of retained and adjacent structure at any time during the works. All openings to be weather proof protected.

Full investigation should highlight the load bearing walls for RAMS before Demolition and Strip Out works start on site. Prepare and Issue a Site management report including program, logistics, recycling and how to meet BREEM requirement list.

Submit Party wall award, local application for temporary road traffic, removal of signs and street light, application to utility companies.

In advance of any major demolition works the existing incoming services will need to be isolated. Contractor to provide action plan for establishment of the builders water and electrical supply for construction works and its distribution across the sites. Contractor should satisfy all Local Authority conditions & excavation work supervision as recommended in LA report.

For all works to listed building please refer to soft strip out drawings.

This drawing is to be read in conjunction with Architects and Engineers Demolition, Strip-out and Proposed drawings, details and specification.

FOR TENDER

FOR TENDER	10.10.2017	HA
Rev	Description	Date By
Structural Consultant		Services Consultant
AECOM		ARUP
Contractor		Cost Consultant
		EQUALS
Project Title		
MIDDLESEX ANNEXE		
Client		
MIDDLESEX UCLHC Ltd		
Drawing Title		
DEMOLITION STRATEGY LEVEL 00		
Project Number		Revision
D15 078.00		T1
Drawing Number		
MAS-LDW-DXX-00-DR-A-000003		
Scale @ A1		Date
1:200		13/10/2017
Architects		