



156 West End Lane

PHASE 1 & PHASE 2 DEMOLITION:
OUTLINE DESCRIPTION

04.12.2019



Purpose of this report:

Child Graddon Lewis (CGL) have been instructed to prepare outline information describing the scope and extent of partial demolition (Phase 1 & Phase 2 demolition) of existing structures at 156 West End Lane. For clarity, within this document and accompanying drawings we have highlighted the proposed areas of demolition and those structures that are to be retained. Accordingly, this report contains the following information:

1. Survey plans, sections and elevations showing the extent of the demolition in each phase. This will be limited to:

- PHASE 1** - the single story shed and hardstanding including concrete slab below.
- PHASE 2** - two storey Travis Perkins building (retaining the northern boundary wall).

2. Site photographs crossed referenced to the plans/ elevations indicating the structures to be demolished and those that are to be retained.

3. 3-dimensional diagrams crossed referenced to the plans/ elevations indicating the structures to be demolished and those that are to be retained.

The above information to be read in conjunction with scope of works and Construction Management Plan by Silver DCC (EA / PM) and IESIS (Structural Engineers).

Background

The site is currently occupied by an existing multi story building (formally office) and a Travis Perkins Showroom facing West End lane, with an open tarmaced area containing a single story shed to the rear.

Features to be note: (See plan below and on the next pages).

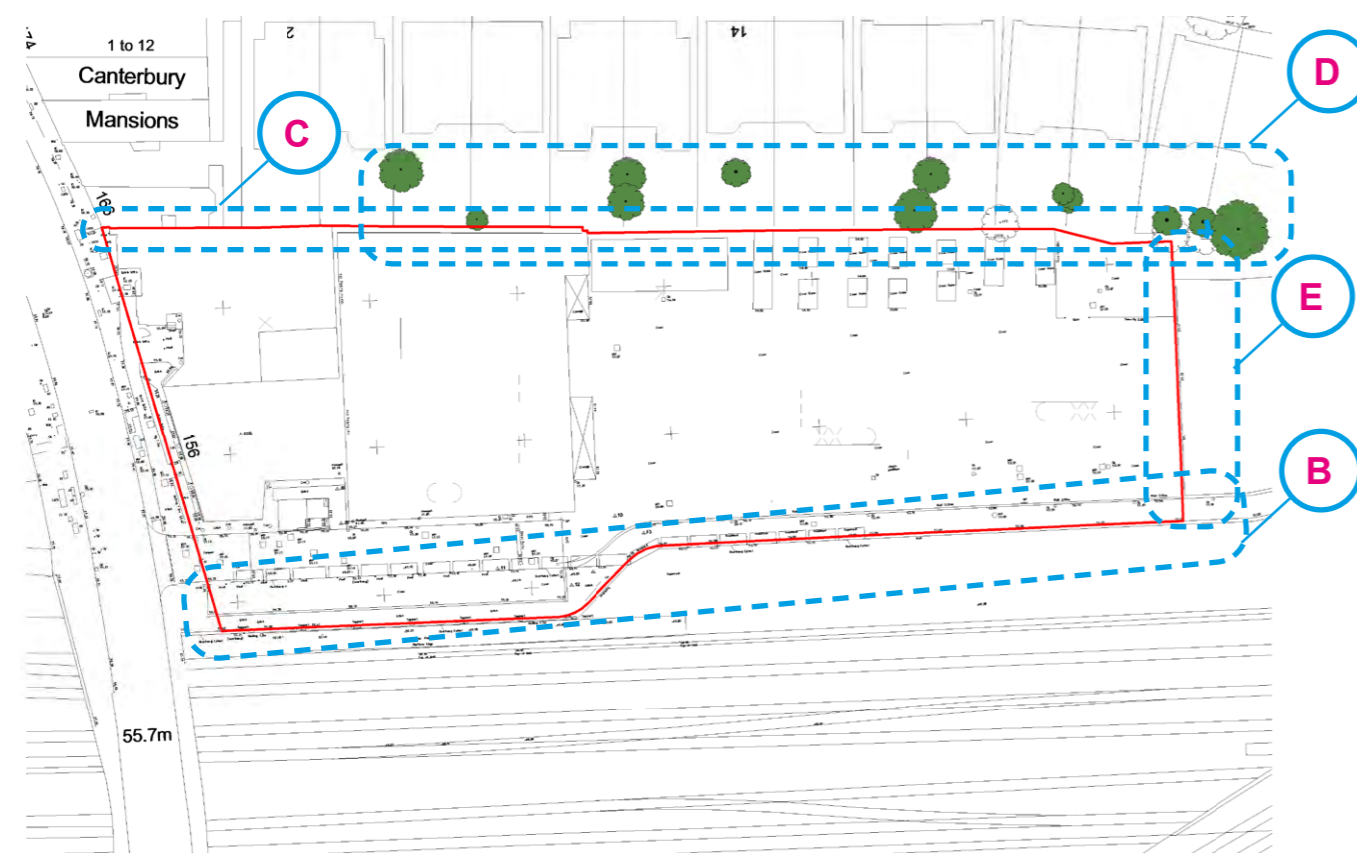
A. The site is partly decked over Network Rail. There is an exclusion zone within 6m of the railway. These areas to be retained for all phases.

B. The site is bounded to the south by Potteries Path and walls to Network Rail. This area to be retained for all phases.

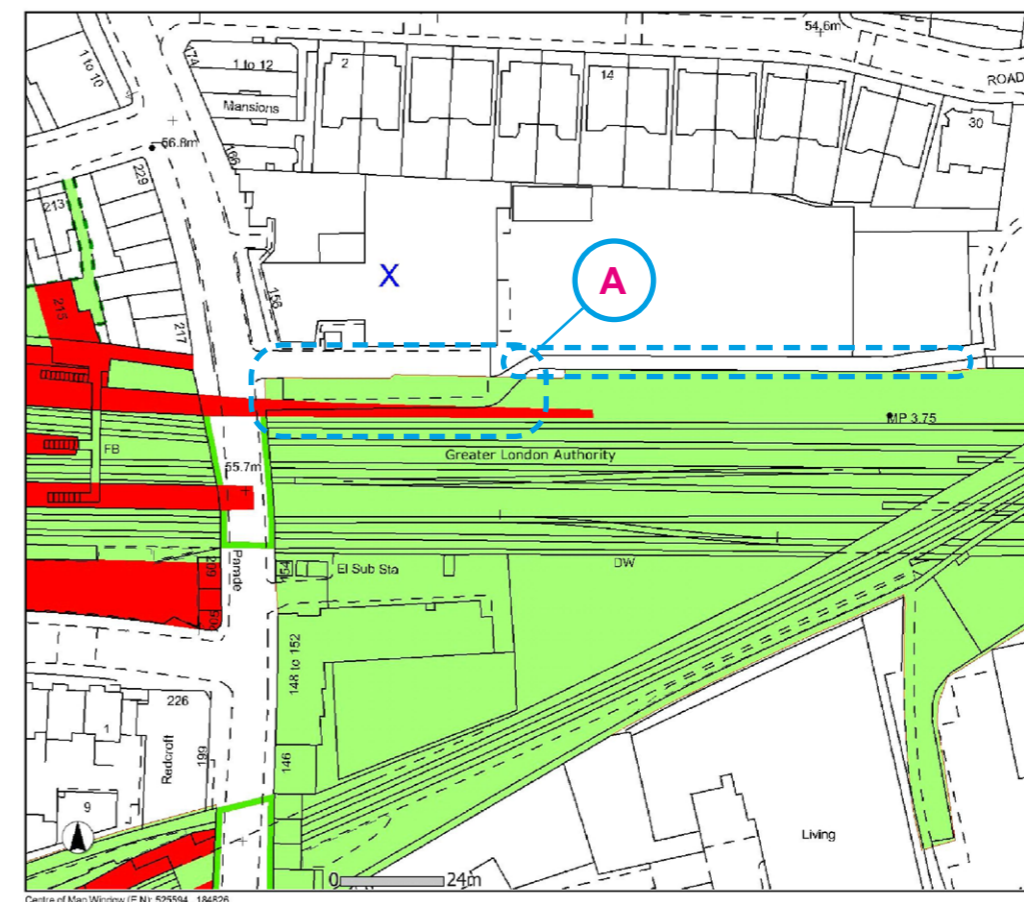
C. To the north are private properties and back gardens, separated by a concrete wall. This area to be retained for all phases.

D. Existing trees within private back gardens and root protection areas to be preserved. Refer to Tree Constraints Plan.

EXISTING SITE PLAN WITH SITE BOUNDARY.



NATIONAL RAIL LAND (IN GREEN)



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WEST END LANE

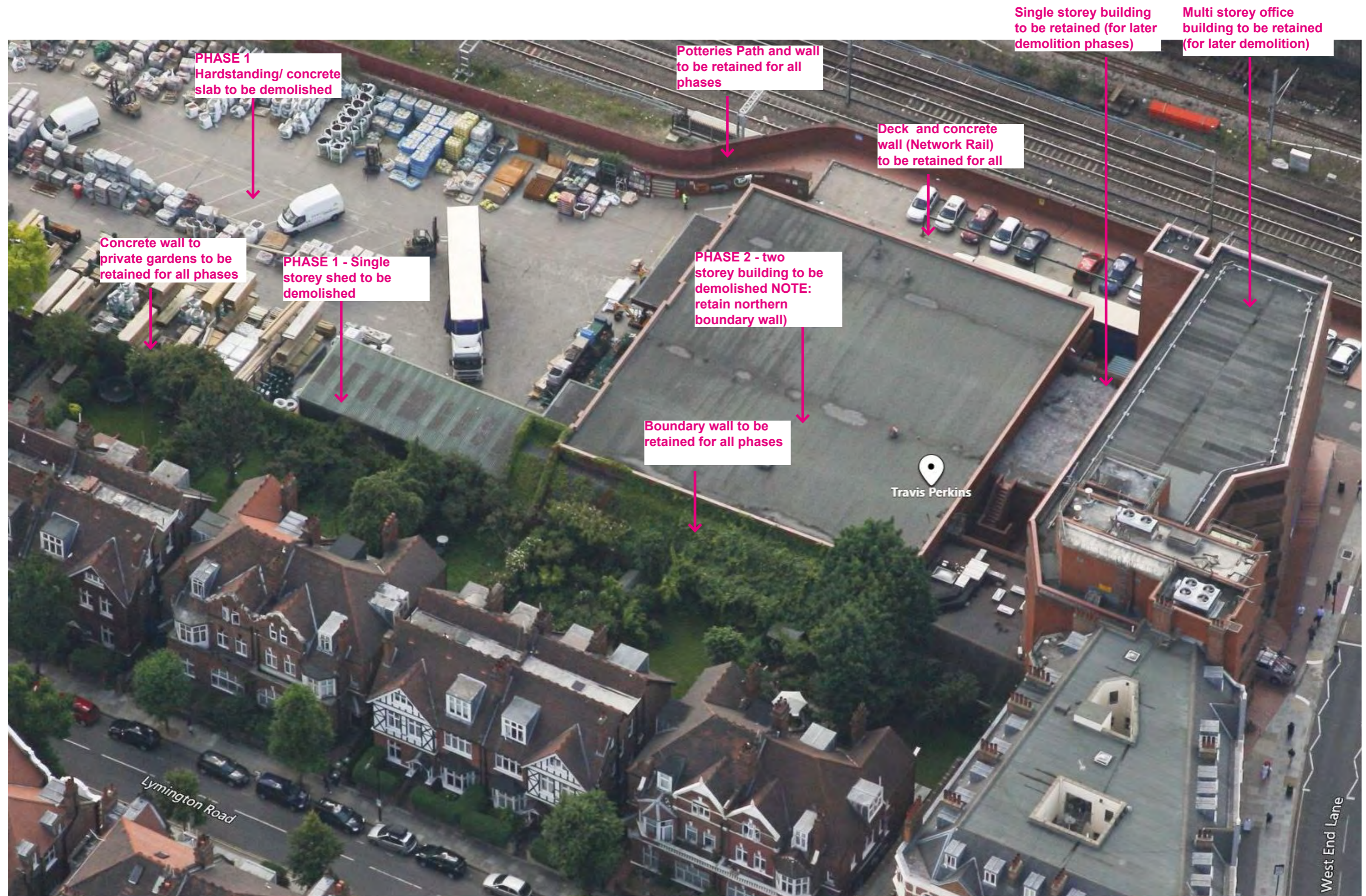
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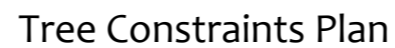
Output Created from the GI Portal - A4 Landscape

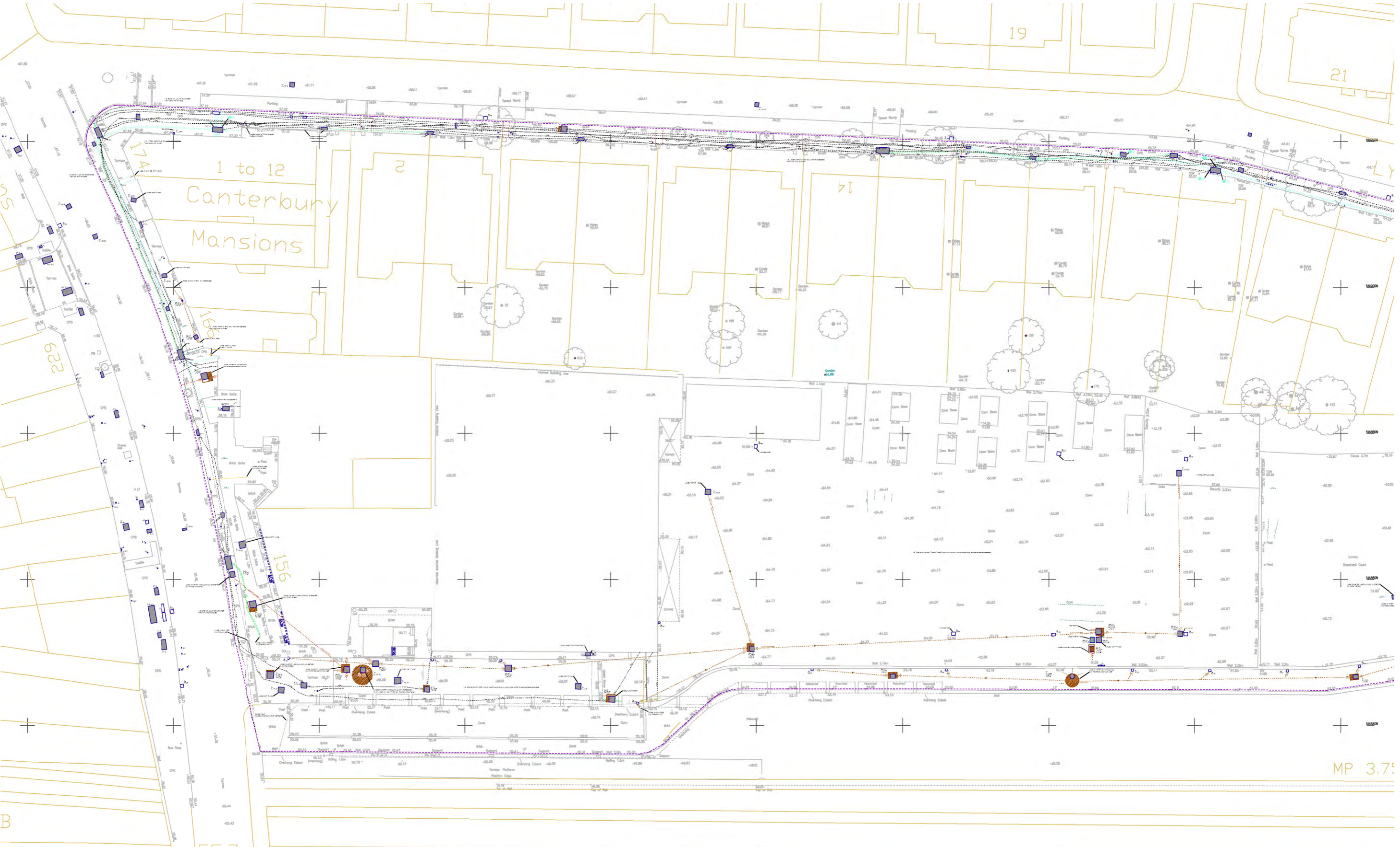


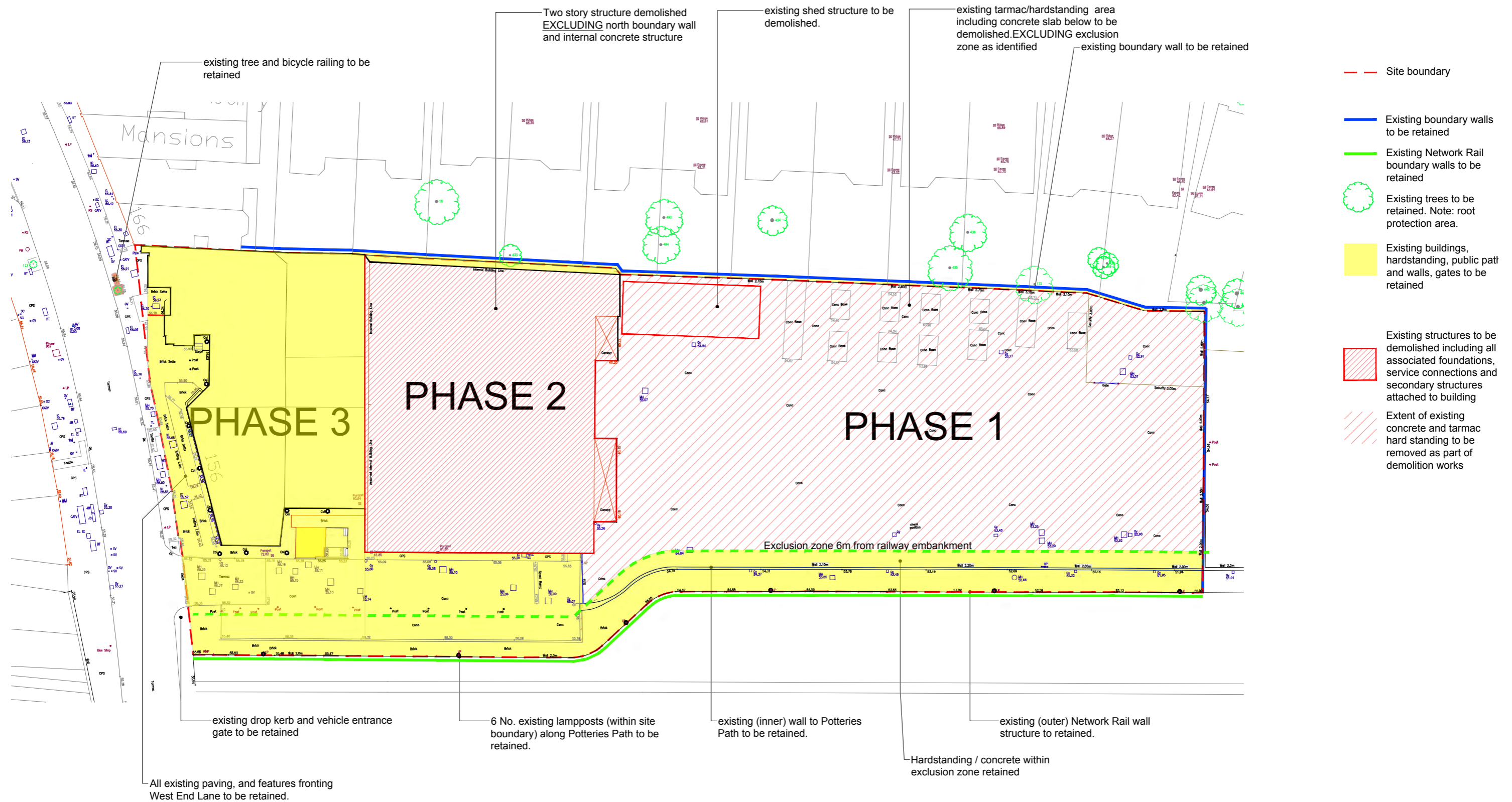




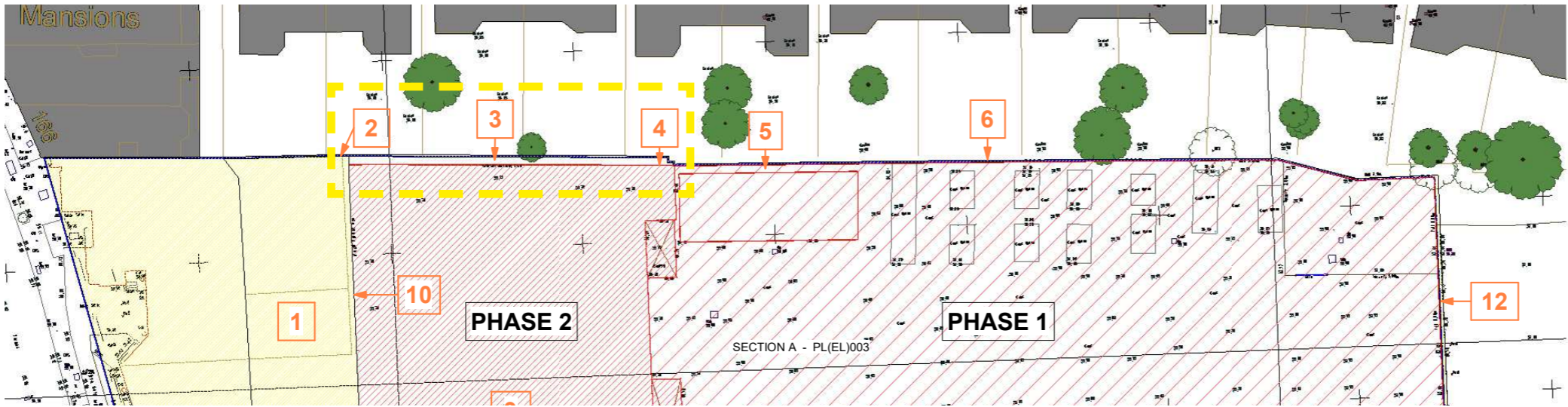












PHASE 1 & PHASE 2 DEMOLITION - 3D DIAGRAM

NOTES

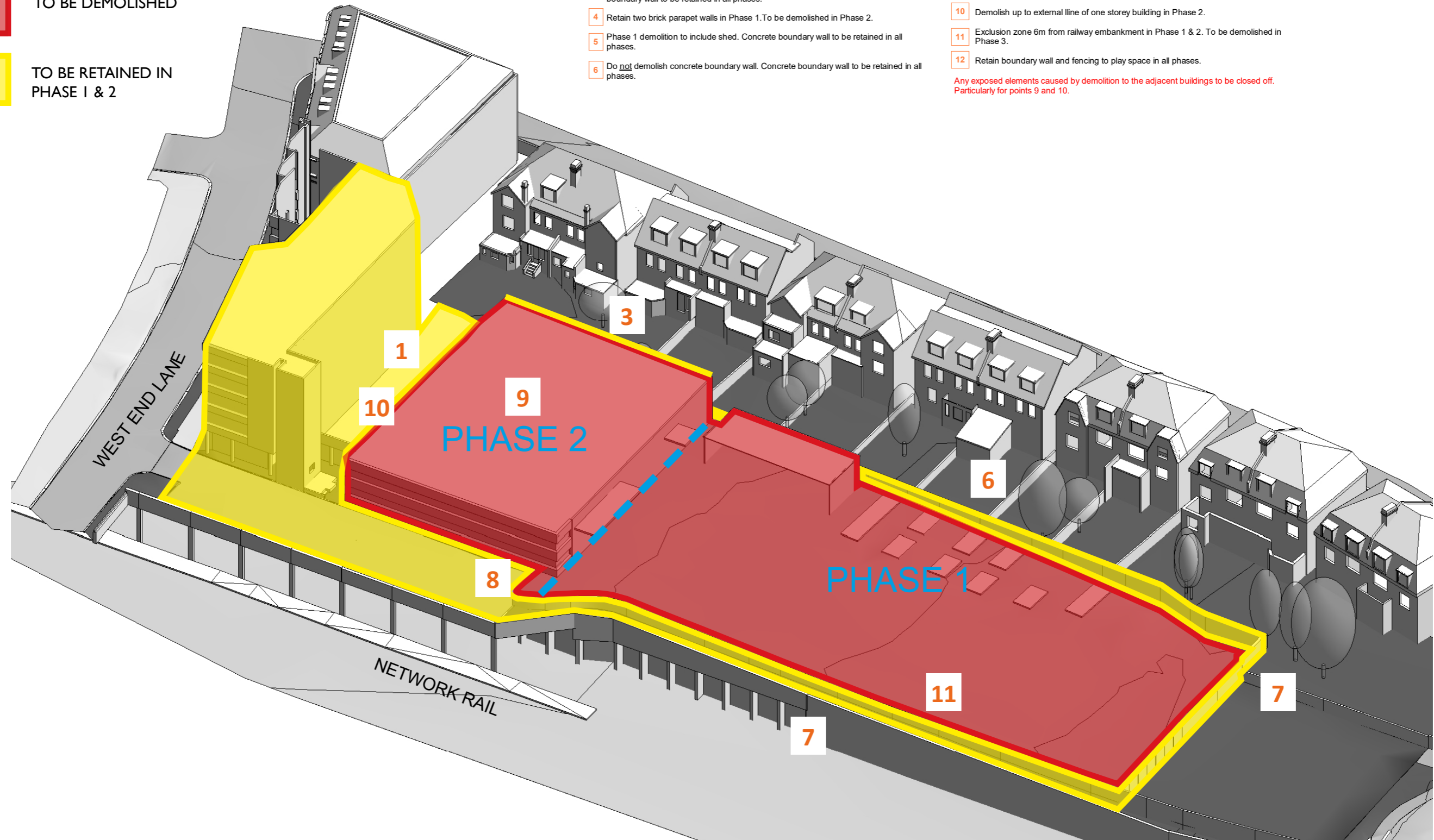
- 1 Retain single storey building in Phase 1 & 2. To be demolished in Phase 3.
- 2 Retain brick parapet wall between two chamfered roofs in Phase 1 & 2. To be demolished in Phase 3.
- 3 Retain chamfered roof in Phase 1 & 2. To be demolished in Phase 3. Concrete boundary wall to be retained in all phases.
- 4 Retain two brick parapet walls in Phase 1. To be demolished in Phase 2.
- 5 Phase 1 demolition to include shed. Concrete boundary wall to be retained in all phases.
- 6 Do not demolish concrete boundary wall. Concrete boundary wall to be retained in all phases.

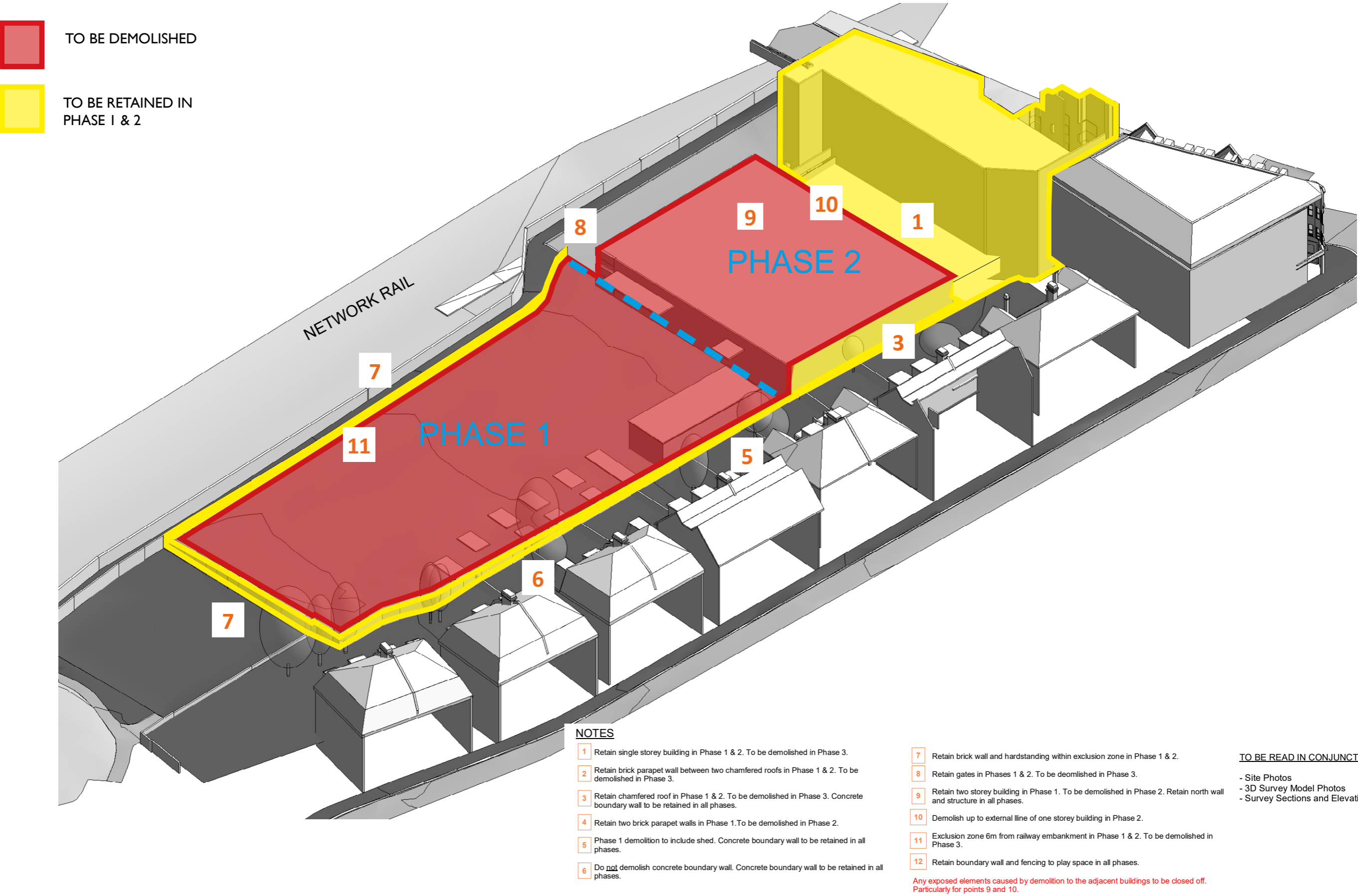
- 7 Retain brick wall and hardstanding within exclusion zone in Phase 1 & 2.
- 8 Retain gates in Phases 1 & 2. To be demolished in Phase 3.
- 9 Retain two storey building in Phase 1. To be demolished in Phase 2. Retain north wall and structure in all phases.
- 10 Demolish up to external line of one storey building in Phase 2.
- 11 Exclusion zone 6m from railway embankment in Phase 1 & 2. To be demolished in Phase 3.
- 12 Retain boundary wall and fencing to play space in all phases.

Any exposed elements caused by demolition to the adjacent buildings to be closed off. Particularly for points 9 and 10.

TO BE READ IN CONJUNCTION WITH:

- Site Photos
- 3D Survey Model Photos
- Survey Sections and Elevations





SITE PHOTOGRAPHS


NOTES:

To be read in conjunction with Phase 1 & Phase 2 Demolition Plan - Drawing No. PL(00)P003

Any exposed elements caused by demolition to the adjacent buildings to be closed off. Particularly for points 9 and 10.v

KEY

 TO BE DEMOLISHED

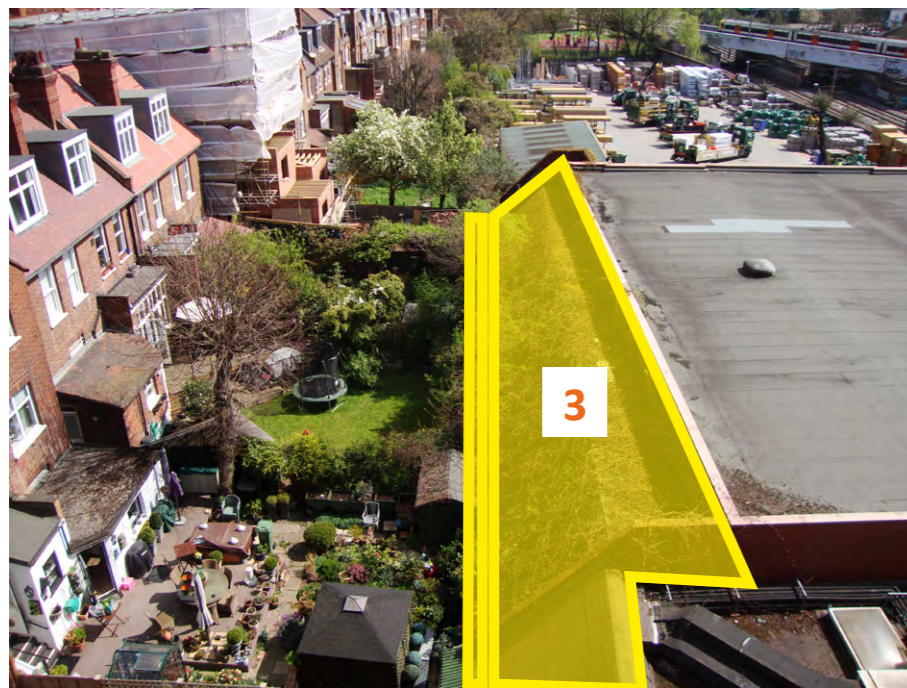
 TO BE RETAINED



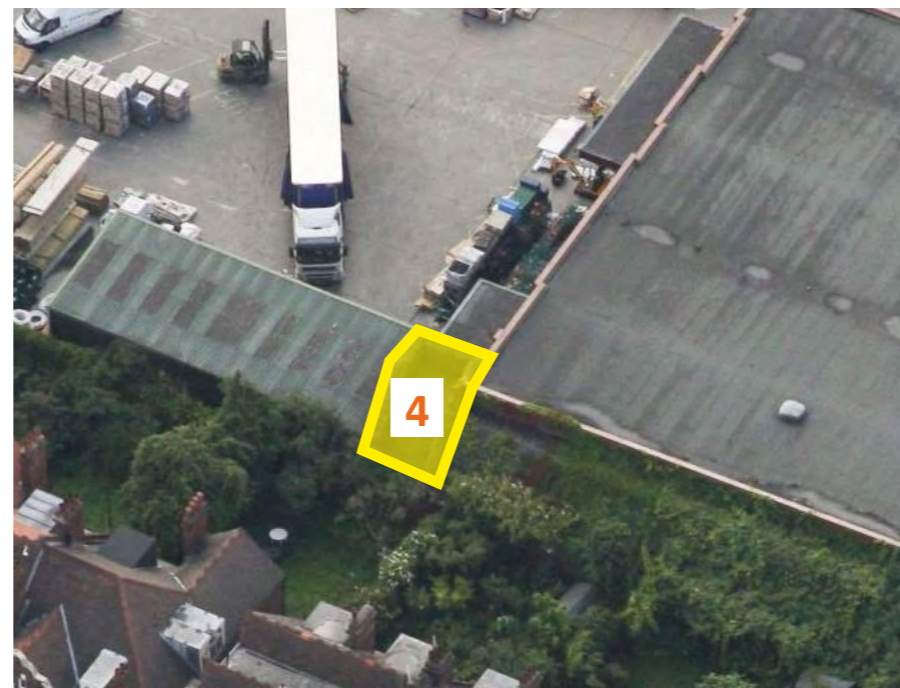
1. Retain single storey building in Phase 1 & 2. To be demolished in Phase 3.



2. Retain brick parapet wall between two chamfered roofs in Phase 1 & 2. To be demolished in Phase 3.



3. Retain chamfered roof in Phase 1 & 2. To be demolished in Phase 3. Concrete boundary wall to be retained in all phases.



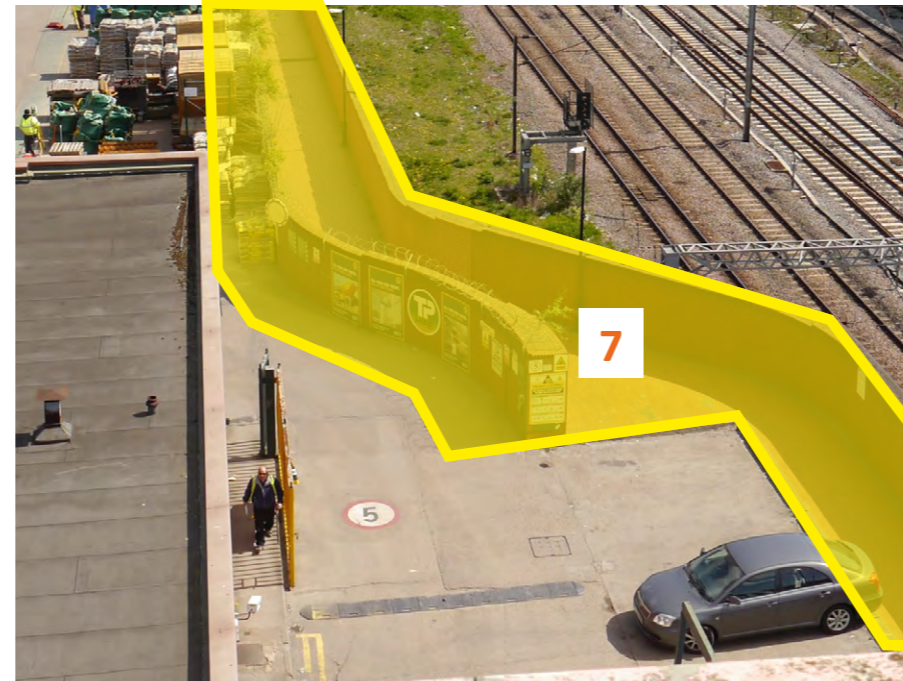
4. Retain two brick parapet walls in Phase 1. To be demolished in Phase 2.



5. Phase 1 demolition to include shed. Concrete boundary wall to be retained in all phases.



6. Do not demolish concrete boundary wall. Concrete boundary wall to be retained in all phases.



7. Retain brick wall and hardstanding within exclusion zone in Phase 1 & 2.



8. Retain gates in Phases 1 & 2. To be demolished in Phase 3.



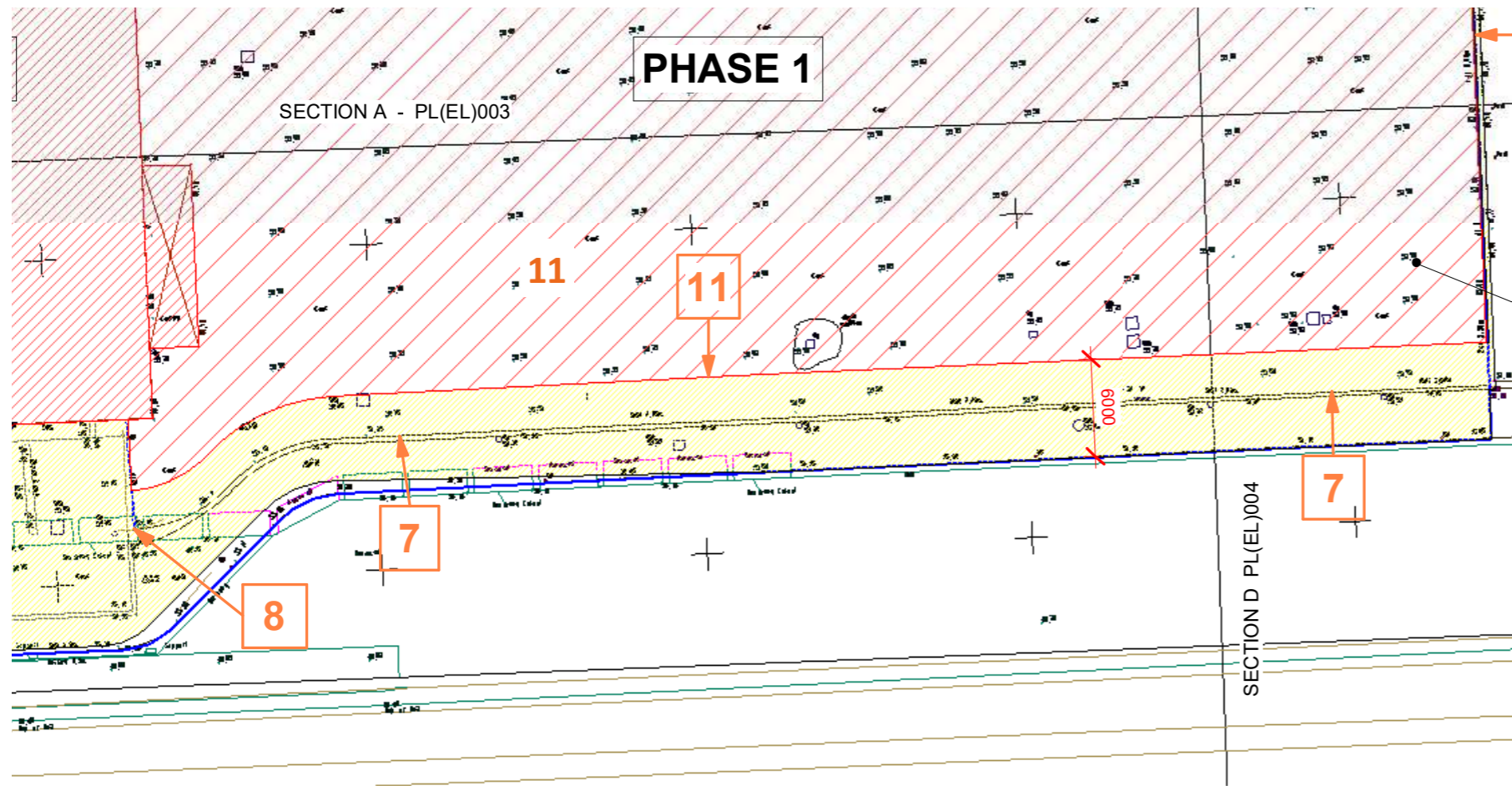
9. Retain two storey building in Phase 1. To be demolished in Phase 2. Retain north wall and structure in all phases.



10. Demolish up to external line of one storey building in Phase 2.



10. Demolish up to external line of one storey building in Phase 2.

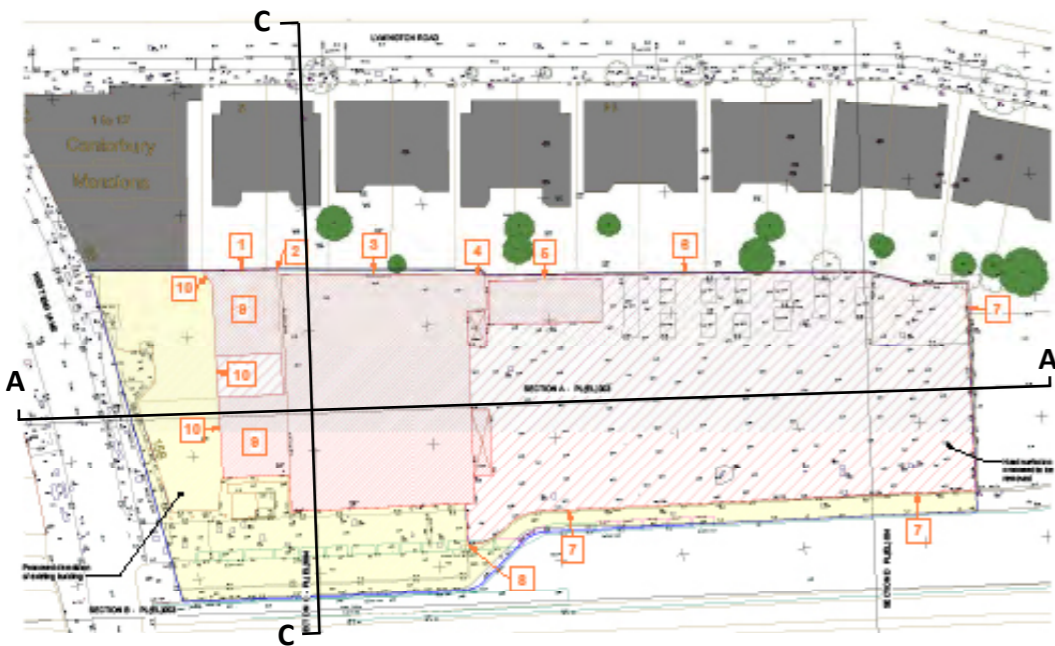


11. Exclusion zone 6m from railway embankment in Phase 1 & 2. To be demolished in Phase 3.



12. Retain boundary wall and fencing to play space in all phases.

SURVEY ELEVATIONS





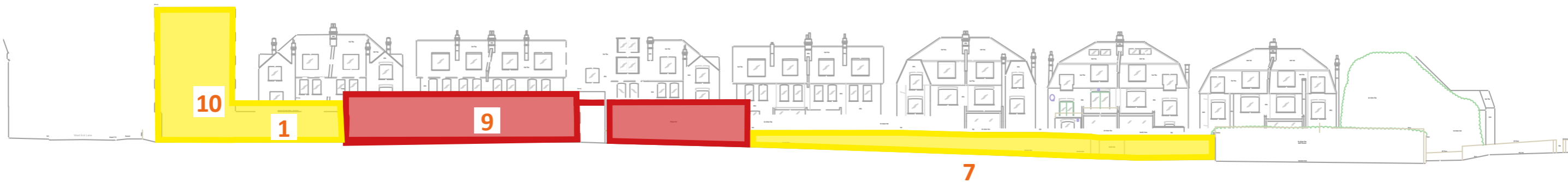
NOTES:

To be read in conjunction with Phase 1 Demolition Plan - Drawing No. PL(00)P003

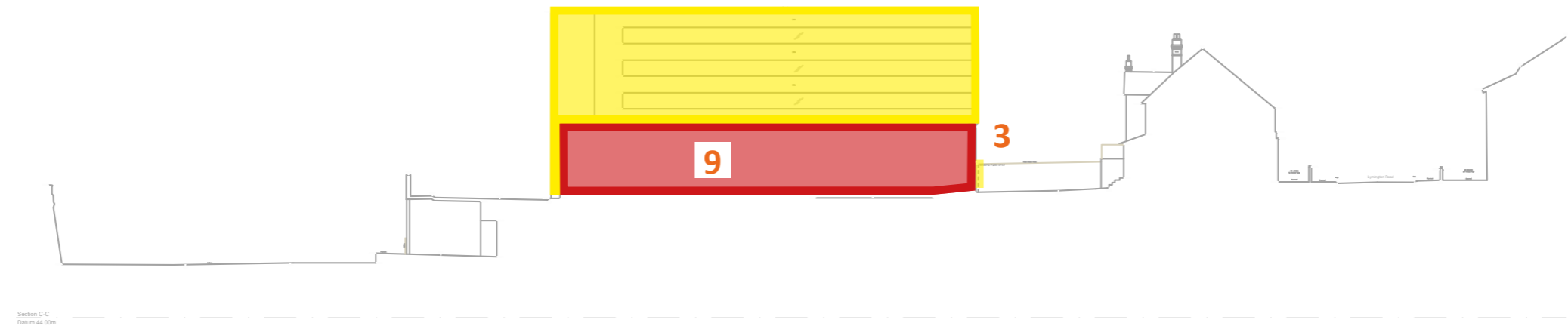
Any exposed elements caused by demolition to the adjacent buildings to be closed off. Particularly for points 9 and 10.

KEY

-  To be demolished
-  To be retained

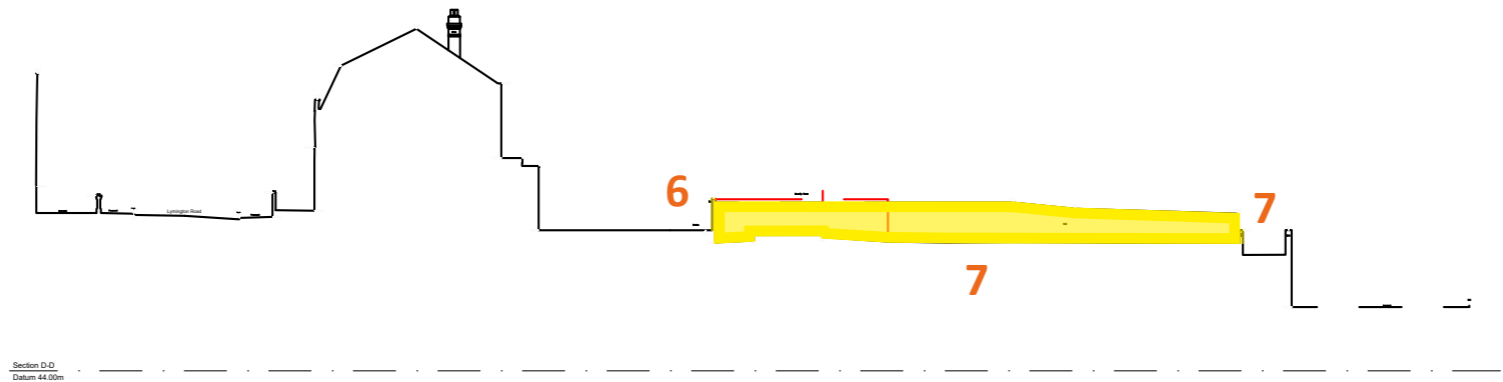
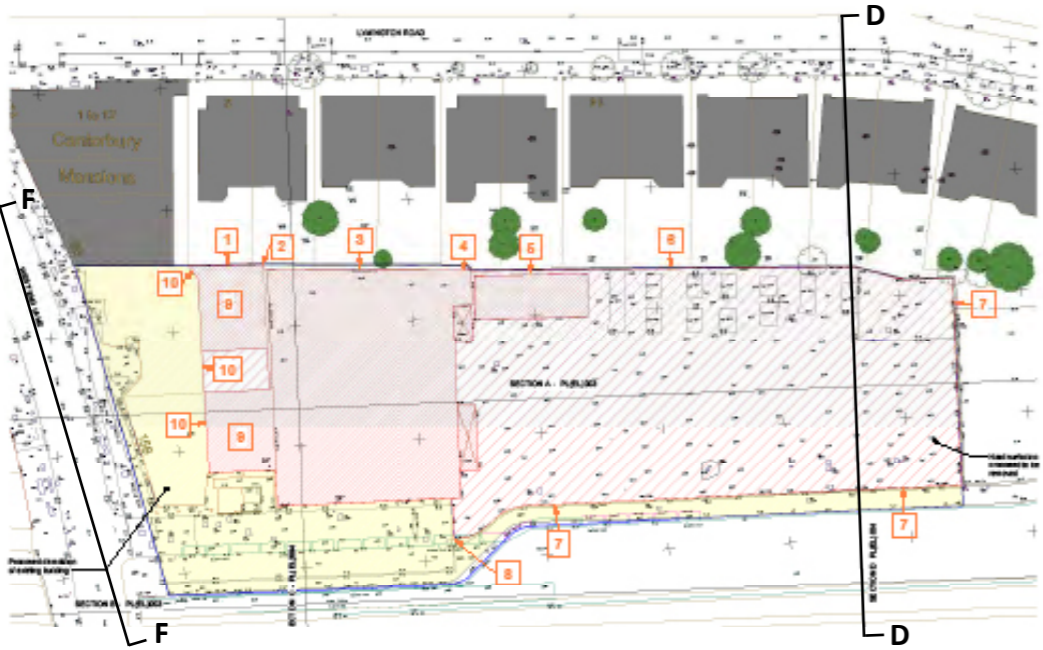


Section A-A



Section C-C

SURVEY ELEVATIONS



Section D-D



Elevation F





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