

OUTLINE DEMOLITION METHODOLOGY

**PROJECT: FLINT STREET NORTH, HUDDERSFIELD
DEMOLITION AND SITE CLEARANCE**

PROJECT NO: CLA550265

Background

Flint Street North consists of a complex of buildings with various construction dates that are currently being used as office, storage spaces and workshops. There is a large tarmacked area accessed from Flint Street which is used for car parking and for material storage with fenced-off areas. The main building which is of traditional masonry construction with external stonework and brickwork dates back to 1900. The buildings have traditional pitched roofs with gable ends clad with slate and profiled sheet roofs. There is a basement boiler room and store rooms below this building. There are two large diesel tanks within the basement boiler rooms which is currently in use.

There are a complex of prefabricated buildings linking into this main building dated between 1976-1995 with flat roofs. Part of the prefabricated buildings have a lower ground floor which opens-up into a courtyard area formed from brickwork retaining walls. The courtyard area is also directly accessible via steps from Flint Street. There is a basement boiler room and lift with a lift pit and lift shaft within these prefabricated buildings.

There are two outbuildings of traditional brickwork and stonework construction with steel and timber truss rafter roofs with gable ends and clad with profiled sheets and tiled roof coverings. The outbuilding fronting onto Flint Street has a timber canopy supported on steel posts to the rear.

There are steel containers housing a former CCTV monitoring unit and associated generator. There is a standalone back-up generator for the complex which is decommissioned. There is a substation within the site to the eastern boundary fronting onto Alder Street.

The buildings front onto adopted public highways including Flint Street, Alder Street and an unnamed narrow cobbled street to the west of the site which provides access to private properties and businesses which in turn front onto Bradford Road. There are street lighting columns in close proximity to the buildings both on the public highways bounding the site and within the site. Any street lighting columns in close proximity to the buildings on the site will either be removed or set aside for re-use.

The site has perimeter masonry walling and fencing to provide a secure area.

There is an adopted cycle way running to the north of the site with access to the north-west corner off Bradford Road.

The site is bounded by a depot and storage buildings to the south beyond Flint Street and to railway line to the east where major upgrade works are being undertaken.

Internally, the buildings have either traditional suspended timber floors to all upper levels with groundbearing floors of assumed concrete construction and/or suspended timber floors. The partition walls internally are a combination of either timber framed or traditional masonry construction. There are suspended ceilings throughout the main building and in some of the outbuildings. The containers and prefabricated buildings are assumed to be supported off paving slabs and/or stacked/mortared blockwork/mass concrete foundations.

There are ramps and stairs with railings providing access to various entrances to the main building.

There are timber sheds, plant beds, vegetation and trees, plant beds, street furniture within the site.

There are containers on the site which will be either moved to other parts of the site or removed from site.

There are both underground and overhead live services which cross the site. All statutory services to all the buildings on the site will be disconnected prior to the start of the demolition works.

A partial Refurbishment and Demolition Survey has already been undertaken with the subsequent report and asbestos scoping document. A follow-on survey will be undertaken in August 2023 once the buildings are fully vacated which is expected to be end July 2023.

Demolition Works

The demolition and site clearance works will involve:

1. Site set-up including welfare and securing site boundary. Allow for safety signage and fencing as appropriate to site boundary. Delineate the site from the adjoining cycle way to the north of the site. Access to site to be controlled through existing main entrance off Flint Street. Refer to Drawing No. S03.
2. Remove vegetation, trees, street furniture, redundant drainage, external plant, sheds, kerbs, raised foundations, plant beds, fencing, parapet walling, stairs, ramps, railings, rubbish etc. from site. Refer to Drawing No. SE02.
3. Remove all asbestos containing materials as identified in survey report and scope.
4. Allow for external asbestos analyst to confirm asbestos removal has been completed.
5. Remove all fixtures and fittings including loose furniture and any other rubbish internally from main building, outbuildings and containers.
6. Introduce signage, closure signage to block-off Flint Street, Alder Street and cobbled street to the west of the site. Erect scaffolding as required to elevations of building fronting onto Flint Street, Alder Street and cobbled

- street. Maintain for duration of works. Closure notices have been applied for already with Kirklees Council. Refer to Drawing No. SE03.
7. Protect all underground and overhead services crossing site. Disconnect all services serving site to be disconnected at site boundary. Street Lighting Unit to relocate lighting columns affected by the works.
 8. Remove diesel tanks in basement. Cut-off drainage runs at site boundary.
 9. Carefully demolish main building, outbuildings and containers down to ground level. Retain existing foundations, external hardstanding areas and internal groundbearing concrete floor slabs. Allow for concrete haunching to demolished external and internal walls. Refer to Drawing No. SE02. Allow for following measures:
 - a. Inform local residents and businesses of impending works.
 - b. Control dust and noise through dust suppression measures such as introducing water jets.
 10. Retain and reduce existing stone boundary walls to outbuildings and allow for strengthening and tying-in works as specified. Introduce stone copings to top of reduced walls. Refer to Drawing No. SE08.
 11. Allow for propping/temporary support to external walls to above and below ground level.
 12. Remove any suspended timber floors including floor supports/sleeper walls below.
 13. Allow for crushing of appropriate demolition material to form 6F2. Allow for testing as required. Allow for imported material as required for backfilling works. Remove remaining demolition material to appropriate tip.
 14. Drill holes in all basement floor slabs and courtyard area to allow for groundwater to drain out.
 15. Backfill all basement and courtyard areas with engineered compacted layers in accordance with Specification of Highway Works. Test for compaction. Refer to Drawings Nos. SE04-SE07.
 16. Introduce new palisade fencing to elevations fronting onto Flint Street including lockable gates. Refer to Drawings Nos. SE04-SE07.
 17. Allow for making good tarmac and hardstanding areas on completion of works especially at interfaces of existing demolished buildings.
 18. Remove site set-up including scaffolding.
 19. Undertake topographical survey of site.
 20. Clean and tidy site.

The works are currently being tendered under a design and build contract and tenderers are being encouraged to visit site prior to submitting their tenders. All risks associated with the works have been highlighted in the attached CDM Pre-Construction Information Pack. The appointed contractor will then provide a Construction Health and Safety Plan which will include method statements and risk assessments to undertake the necessary works.