



Internal Soft Strip Specification – Section 3

January 2026

Revision A

PROPOSED REDEVELOPMENT

TURNBRIDGE MILLS

QUAY STREET

HUDDERSFIELD

HD1 6QT

for

JLB PROPERTY LTD

TDJ 3310

PROPOSED STRIP OUT AND DEMOLITION WORKS
TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT

Specification to be read in conjunction with tender drawings as listed in the drawing issue sheet and pre-tender health and safety plan.

The existing and proposed drawings are listed in the drawing issue sheet reference;

1.0 GENERAL CONDITIONS

1.1 The contractor is to price the individual items as set out in the Schedule of Works and where lump sums are inserted covering more than one item at the time of tender, the contractor will be required to give a detailed breakdown into the relative items should this be required.

1.7 The contractor is to provide a noise, dust and vibration plan (Environmental Management Plan) and implement on site. Plan to include location of monitoring stations, frequency of checks etc.

1.8 R & D Survey will be provided within the tender package and a copy is to be included in H & S File on site.

1.9 The contractor is to allow for bringing all necessary plant to site and removing the same for each section of the works in this specification.

1.10 All works are to comply with the latest editions of Health and Safety legislation, Code of practice, B.S. & Building regulations.

Contractor is to produce a fire strategy for the site works phase including supply and install of temporary signage, fire alarms and firefighting equipment.

Contractor is also to provide a rescue boat and life jackets for works being undertaken adjacent the canal in accordance with Canal and Rivers Trust and EA Guidance.

2.0 ASBESTOS REMOVAL

2.1 Contractor to remove all asbestos identified within the R & D survey

2.2 All asbestos removal works to be carried out in accordance with The Control of Asbestos Regulations 2012 (CAR 2012), H.S.E. Approved Code of Practice (ACOP) L143 Managing and Working with Asbestos.

3.0 LIFTS / STAIRCASES

3.1 Carefully remove existing goods lift and passenger lift serving Building B, Load and cart away.

Removal of existing goods lift – refer to BS 6187:2011 Clause 8.2 (i) & BS 7255:2012 Code of Practice for working on lifts – Appendix E Clause E.7 Dismantling.

3.2 Carefully remove existing goods lift serving Building D, Load and cart away.

Removal of existing goods lift – refer to BS 6187:2011 Clause 8.2 (i) & BS 7255:2012 Code of Practice for working on lifts – Appendix E Clause E.7 Dismantling.

4.0 BUILDING D - STABILISATION WORK

4.1 Building D

Carefully remove existing timber staircase structure and part of floor structure to enable additional masonry walling to gable elevation, load and cart away.
Form new temporary staircase in position of existing good lift shaft including temporary balustrading and handrails to all floors and openings.

4.2 Building D

Carefully supply and install additional RC28/35 concrete foundation and 140mm blockwork walling to Building D with steel wind posts to enable building D1 to be demolished, all works in accordance with the working drawing 3310-19
Include all temporary propping, access and scaffolding and all stainless steel ties, DPCs and building sundries.

5.0 INTERNAL STRIP OUT

5.1 Demolition work must be carried out in accordance with BS1687:2011 Code of practice full or partial demolition.

Contract Administrator to issue Section 80 notice, contractor to be responsible for obtaining all further permits and licences required to complete the works.

5.2 Soft stripping works to Building B, C, D, D1 and G to include the following.

Contractor to remove one window per floor to Buildings B and D, windows to be carefully removed and kept to one side intact, to allow refuse chutes to be fitted to building externally for removal of debris.

Soft strip works to be completed prior to demolition as follows;

Building C

All loose fixtures and fittings
All floor finishes including floor coverings.
All internal doors, frames & architraves.
All skirtings.
All plasterboard and/or timber linings to ceilings.
All internal non-loadbearing partitions.
All mechanical and electrical services.

Building B

All loose fixtures and fittings
All floor finishes including floor coverings.
NOTE: STRUCTURAL T&G TIMBER DECK TO UPPER FLOORS REMAIN
All internal doors, frames & architraves to staircase.
All skirtings.
All plasterboard and/or timber linings to windows, wall and ceilings.
All suspended ceilings.
All internal non-loadbearing timber partitions.
All sanitary ware and internal pipe work.
Removal of all kitchenettes.
All mechanical and electrical services.

Building D & D1

All loose fixtures and fittings

All floor finishes including floor coverings and asphalt, original T&G timber decking to remain in situ.

All internal doors, frames & architraves.

All skirtings.

All plasterboard and/or timber linings to windows, wall and ceilings.

All suspended ceilings.

All internal non-loadbearing partitions.

All sanitary ware and internal pipe work.

Removal of all kitchens.

All mechanical and electrical services.

Good housekeeping practices must be maintained; the work area should be cleared as work progresses, and waste will not be allowed to accumulate.

All corridors, walkways to the disposal point must be kept clear of any obstructions to eliminate slip and trip hazards.

All materials arising from the soft strip activities will be segregated into recyclable and non-recyclable materials for separate disposal. And placed into the relevant waste skips.

As and when required the waste skips will be removed off site and the contents disposed of at a recycling centre or an approved tip.

Contractor is to provide copies of all waste disposal tickets to confirm all material have been transferred to a licensed waste disposal or transfer site.

5.3 Carefully carryout dry sand blasting to internal walls of Building D, all waste product to be cleaned up and removed from site.

5.4 Carefully carryout dry sandblasting to internal exposed main timber beams and main roof structure, all waste product to be cleaned up and removed from site.

5.5 Carefully carryout dry sandblasting to internal cast iron columns, all waste product to be cleaned up and removed from site. Once columns are complete prepare and decorate columns with 2 coats zinc phosphate ($Zn_3(PO_4)_2$) immediately after sandblasting to form corrosion protection.

6.0 MAINS SERVICES

6.1 Include for installation of temporary main services to Building A and disconnections as follows

6.2 Stage 1

Disconnect all gas/electric/telephone/fire alarm/sprinkler supplies to the following buildings C/D1/E/F/G

6.3 From existing external service trench in yard excavate and lay new Armoured cable sized to suit supply rating and distance to existing distribution board in Building A. Include for sand surround and protection tape and back fill with as dug material.

6.4 From existing external service trench in yard excavate and lay new 110mm OD MDPE sprinkler main diversion suit distance to existing sprinkler valve set in Building A. Include for additional 25mm OD MDPE potable water supply to

toilets. Include for sand surround and protection tape and back fill with as dug material. Include for fusion welding to all joints and all necessary fittings and stop valves.

- 6.5** Disconnect all gas/electric/telephone/fire alarm/sprinkler supplies to buildings B and D. Retain switch gear and transformer in the basement of Building D to supply temp power to site and to Building A until completion of new HV substation and LV supplies to Building A and the proposed development. Include for necessary protection boarding to floor over substsion to allow for soft strip demolition to Building D above.
- 6.6** Excavate and lay new sprinkler main to Building A from Old Leeds Road as shown, Include for all costs associate with YW quotation and connecting new 110mm OD MDPE sprinkler main from new connection point to valve set in Building A. Allow for Supply and lay MDPE barrier water pipe (blue/red colour) min 750mm deep below FFL. Include all excavations, backfilling, builders work, draw cord and junction pits as necessary. Include for additional 25mm OD MDPE barrier potable water supply to toilets. Include for sand surround and protection tape and back fill with 6F2 materials. Include for fusion welding to all joints and all necessary fittings and stop valves. Include also for galvanised uni-strut supports and fixings and trunking to underside of GF ceiling level within Building A from service entry point to sprinkler valve set location.

Revision: a