

Fatkin Ltd

GWR/Moreton-in-Marsh Town Council

# Moreton-in-Marsh Demolition

220427-FTK-BL-XX-A-10000

Demolition Specification

For Tender

T3

08-05-2025

Demolition of ex-Royal British Legion Building

Contents

Ac\_10\_10\_25/120 Demolition .....1

# Ac\_10\_10\_25/120 Demolition

## Activities

### Ac\_10\_10\_25/120 Demolition

---

1. Description: Demolition of ex-Royal British Legion building and associated groundworks
2. Requirement: [Ac\\_10\\_10\\_25/210 Demolition requirements](#); [Ac\\_10\\_10\\_25/220 Site clearance](#)  
Act as Principal Contractor in accordance with the requirements of the Construction (Design & Management) Regulations (CDM 2015).

Demolition to follow BS6187:2011 Code of practice for full and partial demolition.

[Ac\\_10\\_10\\_25/205 Information submittals](#)

3. Contract survey
  - 3.1. Scope of contract survey: Pre-condition survey of the site prior to the start of demolition works.
4. Animal species control: Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology.  
A further survey has been carried out on 25/02/2025 confirming no evidence of bats or nesting birds. Refer to Pre-commencement survey by PJH Ecology.
5. Vegetation control: Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology.
6. Ground treatment
  - 6.1. Decontamination: Decontamination to be confirmed by the Employer.

All hazardous materials and items associated with the site are identified on a risk register with control measures implemented by the demolition works and residual risks remaining are identified with action owners on completion of demolition.

7. Execution: [Ac\\_10\\_10\\_25/615 Demolition generally](#); [Ac\\_10\\_10\\_25/618 Contractor](#); [Ac\\_10\\_10\\_25/625 Services affected by demolition](#); [Ac\\_10\\_10\\_25/635 Disconnection of services](#); [Ac\\_10\\_10\\_25/660 Health hazards during demolition](#); [Ac\\_10\\_10\\_25/665 Gas and vapour risks during demolition](#); [Ac\\_10\\_10\\_25/675 Removal of asbestos-containing materials](#); [Ac\\_10\\_10\\_25/670 Dust control](#); [Ac\\_10\\_10\\_25/680 Unforeseen hazards](#); [Ac\\_10\\_10\\_25/690 Treatment of adjoining property affected by demolition](#); [Ac\\_10\\_10\\_25/705 Management of water on the site during demolition](#); [Ac\\_10\\_10\\_25/715 Components and materials arising from demolition](#); [Ac\\_10\\_10\\_25/720 Recycled components and materials](#)
8. Completion: [Ac\\_10\\_10\\_25/810 Condition of services on completion](#); [Ac\\_10\\_10\\_25/820 Site condition following completion](#); [Ac\\_10\\_10\\_25/830 Site records](#)

## System performance

### Ac\_10\_10\_25/205 Information submittals

---

1. Description: Method statements and;  
Copy of employer's liability insurance to be provided.
2. Method statement
  - 2.1. Purpose: To demonstrate compliance with BS6187 and CDM 2015
  - 2.2. Contents: Methods of removal of materials for reuse or recycling.  
Arrangements for disconnection and removal of services.  
Sequence and method of demolition including details of specific pre-weakening.  
Arrangements for protection of personnel and the public, including exclusion of unauthorized persons.  
Arrangements for control of site transport and traffic.

Regimes for control, containment and clean-up of lead dust.  
Disposal of hazardous waste. Programme of work.  
Site waste management plan development and proposals.  
Statutory risk assessments.

- 2.3. Format: Electronic
- 2.4. Timing: Submit before starting work.

## **Ac\_10\_10\_25/210 Demolition requirements**

---

1. **Scope of the demolition works:** Remove British Legion building to ground level, grubbing-up and clearance of building ground floor slab to provide level compacted surface. Below ground level substructure walls and foundations to remain. Refer to Water Management section.  
[Ac\\_10\\_10\\_25/705 Management of water on the site during demolition](#)  
Demolition to include the removal of Cotswold stone.
2. **Structures to be retained:** None
3. **Designated items to be retained:** Contractor to provide price for 2no chimney pots to be carefully removed and delivered to the Moreton-in-Marsh Town Council offices at:  
Moreton-in-Marsh Town Council  
Old Town  
Moreton in Marsh  
Gloucestershire GL56 0LW

## **Ac\_10\_10\_25/220 Site clearance**

---

1. **Required outcome:** Site to be clear of materials, animal species and vegetation that may potentially impact on future development of the site, or potentially harm occupants.  
  
All buried services to be either removed and disposed of or diverted in accordance with the requirements of the respective statutory authorities. To be confirmed by the Employer.
2. **Protected species:** Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology and Bat Survey Report by PJH.
3. **Limitations**
  - 3.1. **Prohibited operations:** Use of explosives site-wide.
  - 3.2. **Timing:** Demolition should be undertaken outside of the nesting bird season (usually March to August). If this cannot be avoided, a pre-works nesting bird check should be carried out by an experienced Ecological Clerk of Works. Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology.  
Note that a further survey has been carried out on 25/02/2025 confirming no evidence of bats or nesting birds. Refer to Pre-commencement survey by PJH Ecology.
4. **Considerations for vegetation**
  - 4.1. **Species to be protected:** Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology.
  - 4.2. **Trees, hedgerows and conservation areas:** Refer to Preliminary Ecology Appraisal September/December 2022 reference SEB2645\_01 V2 by Seasons Ecology.

## **Execution**

### **Ac\_10\_10\_25/615 Demolition generally**

---

1. **Description:** Demolition to be carried out to relevant British Standards.
2. **Standard:** To [BS 6187](#).

### **Ac\_10\_10\_25/618 Contractor**

---

1. **Quality control:** To [BS EN ISO 14001](#).
2. **Personnel**

- 2.1. **Supervisory staff:** Required to be experienced in the assessment of risks involved and methods of demolition to be used.
- 2.2. **Operatives:** Holding, or in training to obtain, relevant Construction skills certificates of competence. Appropriately skilled and experienced in the type of work.

### **Ac\_10\_10\_25/625 Services affected by demolition**

---

1. **Statutory services:** Execute work which may affect statutory services in accordance with the by-laws or regulations of the relevant statutory authority or statutory undertaker.
2. **Private services:** Execute work which may affect the operation of privately supplied services in accordance with the requirements of the individual services providers.

### **Ac\_10\_10\_25/635 Disconnection of services**

---

1. **Disconnection of supplies and removal of fittings and equipment :** Arrange with the appropriate authorities and responsible private organisations. Gas supply to be terminated at boundary meter chamber, meters removed.  
Water supply shut-off at stopcock.  
Remove or seal any sewer or drain to which the building was connected as per Local Authority requirements.
2. **Drains:** Locate, disconnect and seal disused drain connections. Agree where drains are to be sealed.
3. **Decommissioning action plan:** Known information is shown on the surveys and report included with the Pre-Construction Information pack.

Existing services within the proximity of the building include drains, gas, BT/Data/Comms, HV/LV electrics, storm and foul water as identified (note some are noted as 'TFR – Taken From Records'), however there may be others and these may be affected during works.

The Principal Contractor should be aware of, and make other contractors aware of, the existing services.

The Principal Contractor is to carry out a visual inspection of the existing services where exposed to ascertain their location prior to commencing work.

The Principal Contractor should allow for carrying out a CAT Scan survey to establish accurate routes and locations of concealed services in the area of his works prior to exposing them where routes cannot be physically established by inspection. Statutory undertakers drawings are likely to be applicable off site in relation to the elec substation upgrade works.

Existing services must be isolated (and terminated at the perimeter of the site to allow future reconnection) where affected by, or within the area of, the works before any clearance or demolitions commence, to ensure they are not a safety or environmental hazard. Coordination will be required with the Employer to ensure service disruptions to any neighbouring buildings are minimised during these works.

The Contractor is to liaise with the security company for the decommissioning of alarms and security doors prior to commencing works. Contact Clearway at :

**Clearway**

Customer services tel: 01322 332211

<https://www.clearway.co.uk/>

Further information included in the Pre-Construction Information file.

4. **Person or organization responsible for arranging disconnection of supplies with appropriate authorities:** Contractor.
5. **Timing:** Before demolition works start

### **Ac\_10\_10\_25/660 Health hazards during demolition**

---

1. **Description:** Refer to all relevant legislation  
The Personal Protective Equipment at Work Regulations  
The Control of asbestos regulations 2012  
as well as guidance by  
the Health and Safety Executive: Guidance Booklets 151 and;  
Construction Industry Publications manual Construction health and safety manual.
2. **Precautions:** Protect site operatives and general public from hazards associated with vibration, dangerous fumes and dust arising during the course of the works.
3. **Dangerous openings:** Illuminate and protect. Keep safe outside of working hours.
4. **Unauthorized persons:** Prevent access and erect relative signage.

### **Ac\_10\_10\_25/665 Gas and vapour risks during demolition**

---

1. **Description:** As per BS 6187
2. **Requirement:** Prevent fire or explosion cause by gas or vapour.

### **Ac\_10\_10\_25/670 Dust control**

---

1. **Requirement:** Minimise airborne dust. Keep public roadways and footpaths clear of mud and debris.

All asbestos removal work to conform to BS 8520.

### **Ac\_10\_10\_25/675 Removal of asbestos-containing materials**

---

1. **Description:** Asbestos is present in building.
2. **Recorded asbestos**
  - 2.1. **Position of asbestos:** Refer to Asbestos Demolition Report by Socotec reference 234636-98772 for known locations.
  - 2.2. **Requirement:** Submit method statement. All asbestos removal work to confirm to BS 8520.
  - 2.3. **Timing:** Prior to commencement of demolition works
3. **Discovered asbestos:** Give notice immediately. Do not disturb. Appoint a suitably experienced surveyor to provide advice, take samples and provide supplementary reports.
4. **Managing personnel or organization:** A contractor licensed by the [Health and Safety Executive](#).
5. **Timing:** Before other works start in these locations.

### **Ac\_10\_10\_25/680 Unforeseen hazards**

---

1. **Unrecorded voids, tanks, chemicals, etc. discovered during demolition:** Give notice immediately.
2. **Removal of unforeseen hazards:** Submit method statement

### **Ac\_10\_10\_25/690 Treatment of adjoining property affected by demolition**

---

1. **Extent of adjoining property:** Refer to site plan
2. **Requirements:** Minimise disturbance. Protect neighbouring property from noise and sust.
3. **Foundations of adjoining property:** Do not disturb.

### **Ac\_10\_10\_25/705 Management of water on the site during demolition**

---

1. **Requirement:** Consult the appropriate authority at an early stage
2. **Disposal of excess water**
  - 2.1. **Approvals to discharge:** Seek approval from the appropriate regulatory authority.

- 2.2. **Requirements:** A risk assessment management plan is to be prepared by the Contractor and a water management plan. Contractor to consult with the local planning authority. Intention is for the water to infiltrate into the permeable ground. The services of a drainage engineer are to be sought by the Contractor to advise the appropriate strategy.

### **Ac\_10\_10\_25/715 Components and materials arising from demolition**

---

1. **Components and materials arising from demolition work:** Property of the contractor, except for designated items which remain the property of the employer.
2. **Hazardous materials:** All hazardous materials are to be identified, removed off-site in a controlled manner as per the Contractor's environmental management plan.
3. **Employer's property**
  - 3.1. **Designated items:** 2no chimney pots
  - 3.2. **Protection of designated items:** Protect designated items until delivered to a required place of storage.
  - 3.3. **Treatment of designated items:** Deliver to Moreton-in-Marsh Town Council offices at  
Moreton-in-Marsh Town Council  
Old Town  
Moreton in Marsh  
Gloucestershire  
GL56 0LW
4. **Contractor's property:** Remove from site as work proceeds where not to be reused or recycled for site use. Contractor to produce a Waste Management Strategy as set out under WCS Policy 02 - Waste Reduction, prior to demolition works start.

### **Ac\_10\_10\_25/720 Recycled components and materials**

---

1. **Description:** Waste Management Strategy
2. **Materials arising from demolition work:** Contractor to produce a Waste Management Strategy (WMS) as set out under Waste Core Strategy Core Policy 02 - Waste Reduction
3. **Compliance**
  - 3.1. **Evidence of compliance:** Submit full details and supporting documentation
  - 3.2. **Verification:** Allow adequate time in programme for verification of compliance

## **System completion**

### **Ac\_10\_10\_25/810 Condition of services on completion**

---

1. **Condition of services:** Isolate or disconnect services/utilities at site boundary in coordination with relevant organisations.

### **Ac\_10\_10\_25/820 Site condition following completion**

---

1. **Condition of site:** Clean, tidy and secure.
2. **Security:** Site to be left clear and in a safe condition to the satisfaction of the Employer.  
All access keys to be handed to the Employer.  
Hoarding to be erected around the perimeter of the site to protect GWR current station lease area and to prevent unauthorised access to MiMTC controlled worksite before, during and on-completion of the demolition works. The hoarding must remain in place, with the site made safe for public and adjacent properties. Refer to MiM Location Plan included with Tender documents.

#### **Minimum Requirements for the hoarding:**

- **Height:** 2 metres
- **Posts:** 75mm x 225mm or 150mm x 75mm square section timber, Grade C24 or C16
- **Rails:** 75mm x 100mm or 100mm x 47mm square section timber, Grade C24 or C16
- **Sheet Materials:** 18mm Softwood Ply CE2+ or approved equivalent

- **Length:** 125m
- **Double Leaf Access gate:** to be installed at the site entrance, wide enough for vehicular access.

**Please note:**

- Timber hoarding must be installed in front of the existing hedgerow, which is to remain in place due to bird nesting season. No disturbance to the hedgerow is permitted.

Colour of hoarding and imagery to be confirmed by the Employer.

Signage to be installed on the hoarding, warning of dangers and prohibiting access to site along with a telephone number for emergencies.

Ensure lighting is working to the perimeter of hoarding.

## **Ac\_10\_10\_25/830 Site records**

---

1. **Reports to be submitted:** Provide all relevant information required for the health and safety file to the Principal Designer (CDM).  
Dated photographs to be taken on a daily basis showing each stage of demolition and made available (electronically) during works.
2. **Timing:** Health and Safety File information following completion of demolition works.  
Dated photographs during the works.

Ω End of Activity





Specification created using NBS Chorus