

PRE-DEMOLITION WORKS SURVEY

The purpose of this checklist is to help to ensure that those persons completing a pre demolition survey provide a report that maximises the sustainable recovery, reuse or disposal of construction materials.
 In carrying out this check-list it is assumed that all necessary health and safety issues will be taken into consideration in any activities or recommendations.
 Depending upon the nature of the demolition project the following document may require amendments, as necessary.

GATHERING INFORMATION		STATUS
1	Survey all of the properties, structures, roads, footpaths and services etc to be demolished in sufficient detail to describe the materials and construction used.	Environmental Survey Completed. Asbestos Type 2 Completed and Type 3 surveys completed.
2	Provide drawings in sufficient detail and scale to fully describe the site and where necessary adjoining sites and locate all services crossing under, over or on the site.	A number of Maps and Drawings have been obtained for the site. Sources a) Environmental Survey b) Archaeological Survey c) Paul Fox-PPH Valuation Survey d) Existing Old Site Canvas Plan Drawing e) Google Earth & OS Maps f) Electrical Distribution File-Map-Drawings g) Old Aerial Photographs h) EDM Survey Buildings Drawing I) Wells Cundall Original Sales & Land Plot Literature
3	Provide photographic records, of all properties, structures, roads, footpaths and services etc adjacent to or crossing the demolition site in sufficient detail to record existing condition before the start of demolition activities.	Photographs are in the above Surveys as per 2) above. New Additional Photographs of buildings and site In Logical Strategic Locations and Produce Maps in Preparation for Demolition
4	Confirm the status of the proposed properties, structures, roads, footpaths, and services etc are for example; listed, scheduled, within a conservation area, area of townscape character or other projected areas etc and there are no trees with Tree Preservation Orders within the area for demolition or identify all relevant consents required before demolition.	Status of Properties on Site and Adjacent 1) Adjacent M & M Mouldings Warehouse & Land - Currently Redundant - 30 Flats Planning Granted - Right to Access Premises 2) Adjacent C Chapman - Leased to Bike Maintenance Garage Tenant - Right of Way & Potential Party Wall 3) Substation YEDL - Right of Way 5) Planning Application 4) Potential Conservation Order on AREA 17 - W/S 10 PAINT SHOP ON SOUTERGATE
5	Confirmation of the environmental status or any other legal obligations arising in connection with demolition activities.	Environmental Survey Completed. Asbestos Type 2 Completed and Type 3 to be Completed 12th September 2011.
6	Source a copy of the health and safety file prepared for the structures, works or buildings if available.	No specific H & S file available due to age of buildings e.g no electrical certificates but info may be available in archives.
CONSIDERATIONS		
7	Consider any effects of demolition on all surrounding land and building uses that may need to be mitigated.	Wallas & Fences Enclose the site boundaries and are generally well away from any Domestic & Industrial Buildings and the Site is Secure by Gates & Walls, as such the majority of work can be carried out without such interference. The areas of potential effects are as follows:- 1) The Property North West - Mash/ M & M Mouldings has Right of Way to his Workshop and Land. Any interference will be minimal and can be mitigated as no Party Walls and significant space between the properties. 2) There is a school to the North of the Site this is separated by boundary wall and fencing. Demolition Works in this area will be carried out with careful preparation of R & M's and Mitigation of any risks to the property next door by way of protecting and segregating works from the School and Predominately Children and Staff and undertaking such work out of school hours. 3) The Property East - Chapman has access rights to his property and there is potentially some Party Wall Effects which would need to be mitigated. 4) The Property East - Codd in Similar Vicinity to Chapman there may be some Party Wall interference in an old derelict area falling down on the site. 5) South East - YEDL Substation - The Isolation of electricity to neighbouring demolition workshops will rendering majority of cables redundant the building is separate from any being demolished and any effects can be mitigated with careful preparation of R & M's in the area. 6) South East - Area 17 Conservation Area - This Property is adjoining to Public Foot Path and is in a state of disrepair and will need to be mitigated with detailed R & M's. 7) South - Area 21/22 - This Property is adjoining to Public Foot Path and is in a state of disrepair and will need to
8	Consider any preparatory works and required accesses and egresses to and from the site before demolition can proceed.	No Preparatory works required
9	Consider the use of the site by the proposed demolition contractor and provide recommendations on those areas to be made available for demolition activities, storage and access and egress to and from the site and how the demolition should be conducted.	Significant areas of land for storage are available as existing large areas West and this is increased during the careful planning and execution of demolition and land becoming available. Generally working from South to North where land is secured. Existing natural zones exist by existing fencing. There are 3 Acces and Egress Routes to the site West onto Marsh Lane, South onto Soutergate, South East onto Soutergate. All Access Routes are secured by gating and segregated into different zones of the site.
10	Consideration of all necessary tests of materials to ascertain the presence and toxicity of hazardous materials and all potential sources of pollution.	Asbestos and Environmental reports completed. Demolition work is to ground level therefore no intervention. All workshops base structures are by concrete floors where there is no contamination. Any moveable products on site will be correctly disposed of in Non Hazardous or Hazardous Skips as necessary.
11	Consider any areas off the site required for demolition, for example; on or adjacent, to the site, needed to allow the safe demolition, recovery or storage to take place with recommendations on any consents required.	Considered and None Required.
12	Consider the practicality, safety and economy of recovery of demolition materials by either on-site or off-site recovery processes. May '07 SUSTAINABLE CONSTRUCTION GROUP Page 8 of 32	Considered in Contractors Tender and Review of Demolition on Recycling and Cost Zero Items and potential future site usage.
13	Consider all foreseeable security and public safety issues including the potential use of explosives and detail all relevant risks.	Considered in the above. No significant security issues as site is completely segregated by boundary walls. Any Public Effects can be mitigated. No Explosive works will be undertaken as not necessary.
RECOMMENDATIONS		
14	Recommendations on foreseeable health and safety risks before, during and after demolition and recommendations on how these can be minimised, reduced or avoided.	No specific Health & Safety risks that will not be highlighted in the R & M's pre demolition.
15	Recommendations on any tests that are required to ascertain the presence or not of hazardous materials.	No specific presence/ existence of hazardous materials foreseen. Any such info required will have been undertaken during Asbestos and Environmental Surveys.
16	Recommendations on any consents that are required.	Nop Consents required other than any stakeholders notifications and any Party Wall Interferenc should this be required.
17	Recommendations on any temporary provisions to be made on site or adjacent to the site to enable the carrying out of the demolition works	No necessary temporary provisions required.
18	Recommendations on the timely notification of relevant authorities of demolition and recovery activities to expedite the carrying out of the demolition.	Notifications to all relevant stakeholders. HSE - CDM 2007 Regs and North Lincs Council Demolition.
19	Recommendations on the form of contract, content of tender documents and length of contract period.	Owner Soutergate. Contractor Meldan Engineering. Contract to be written as appropriate Standard Form required. Current Estimated Contract Period 2 years.
20	Recommendations on the protection or making safe of services during demolition activities	In line with R & M's Isolation/ Protection of services such as Electricity to specific buildings to be undertaken as necessary. Relevant utility authorities to be notified as necessary to execute safe demolition.
21	Provide a schedule of indicative materials and quantities to be recycled on site, removed off site for recycling, sent for land fill etc (including for example estimates of steelwork or concrete to be recovered based on an activity schedule) in a format suitable to applying to Risk/Reward Assessment (See Annex A)	Complete Survey of Site Materials and Quantities to be completed. Generic Building Assessment and Drawing Form Created to analyse buildings for preparation of a) Quantities for Recycling/ Disposal b) R & M's