Site Plan
Scale 1:200

Key

Denotes area of demolition works / proposed works to form POS

Denotes suggested Contractors site boundary enclosed by heras fencing (refer to notes adjacent); to be adjusted as works progress on site.

Denotes notional suggested scaffold / hoarding line to allow safe demolition of upper elements of buildings (using hand demolition); To be adjusted as works progress on site.

Denotes extent of existing buildings to be demolished

Denotes existing adopted highway
Note: Contractor top ensure existing adopted footway to be retained adjacent demolition is kept intact following demolition works.

Denotes existing NPG Substation & compound.
Contractor to observe & obey NPG working practices in vicinity of building and compound.
Refer to topo plan for cables routes.

Suggested Sequence of Work Proposal / Site Access

Note:
- The following are suggestions to allow the Client project team to consider site logistics.

- It is for the Principle Contractor to inspect the buildings and surroundings and put forward a suitable safe demolition methodology and sequence.

Sequence & Methodology Considerations:

- It is assumed the covered access way between No. 301 and 303 is inaccessible for demolition contractor plant / machinery / large vehicles & skips etc.

Contractor to form site access for plant / machinery / skips by either:

Option 1:
- Contractor to create access through the Victoria public house driveway utilising hand demo.
- BMBC to obtain permission.
- Demolish the lean-to extension to No.297
- BT/ Openreach fibre cabinet to be retained & protected throughout the works.

Option 2:
- Create access by hand demolition of No. 297 and attached lean-to extension utilising hand demo.
- BT/ Openreach fibre cabinet to be retained & protected throughout the works.

Note: Temporary dropped kerb will be required - Contractor to apply to BMBC Streetworks as required.

Demolition of buildings generally:
It is anticipated the order of demolition works will be carried out as follows:

- Construct scaffold with debris protection netting on suitable line to prevent debris falling into highway.
Footway and carriageway closures as required.

- Roof coverings and timbers to be stripped by hand due to the close nature off the roadside footpath location.

- Roof construction to be removed by hand to reduce height of demolition by 360° Excavator.

- Masonry construction from wall plate down to be demolished inwardly into the site using 360° Excavator.

- Consideration of the neighbour's driveway; Permission required to erect scaffolding onto that boundary. BMBC to obtain permission.

- The Contractor is to inspect the structures for structural soundness.

- A 360 excavator machine could be used on site to help with the clearance of masonry and timber etc.

- The debris could be stockpiled onsite at the rear ready to load away once clear access has been made

- Once the buildings have been reduced to a safe level by hand then a combination of machine and hand demolition can be used to clear to ground level.

Contractors Site Restriction Notes:

Note:

1. As part of Draft Principle Contractor Construction Phase H&S Plan (to be submitted at tender stage), the demolition sub-contractor is to provide a demolition method statement to describe methodology & sequence of building demolition including the following:
- Creation of suitable site access, removal of waste material temporary closures of footways / carriageways & associated traffic management.
As part of the Plan, the contractor is to produce a site plan showing temporary heras fencing arrangement including gate location (separate required for vehicle + pedestrian) / storage area for plant / machinery and lockable skip location.

2. Contractor to provide own suitable secure welfare / office / storage accommodation within site compound. Accommodation to include integral generator for electrical supply and suitable water supply to serve WC and welfare accommodation. Note: There will be no temporary services available on site.

3. It is envisaged an adopted footway / partial carriageway closure will be required to allow demolition of the front portion of the buildings facing Barnsley Road.
Suitable strategy & timing for closures (including signage, heras fence location & traffic management system) to be submitted by Contractor & agreed with BMBC Streetworks.

Contractor to apply to BMBC Streetworks for suitable licences (and allow for all fees) for any / all adopted footway and carriageway temporary closures.
All closures to be in accordance with BMBC Streetworks / Highway requirements.
Temporary closures to be kept to minimum time. Allow for traffic management & signage as required.

4. Contractor lockable skips are to be delivered and loaded within work areas and not on highway.

5. Driveway access to east side of The Victoria Public House to be protected / kept clear with exception of activities below. Contractor to ensure there is no interuption to deliveries to pub or any impact on customers.

6. Access to NPG sub-station to be kept clear at all times. Note: There is a wayleave through the covered access and into the rear yard to NPG compound gates at rear.
NPG may require access at any time and Contractor is to facilitate that at all times.

DRAFT

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO DRAWING AUTHOR AND PROPERTY SERVICES TEAM. DRAWING OR CONTENTS SHOULD NOT BE DUPLICATED WITHOUT PRIOR CONSENT.

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, SCHEDULES

0mm 10 20 30 60mm
1:1

NOTES

Contractors Site Restriction General Notes:

1. Site working hours and delivery hours (which should avoid peak hours):
Demolition and landscaping work to be restricted to the hours of between 8.30am and 5.30pm Monday to Friday and 9.00am and 12.30pm Saturday.

2. The parking of vehicles of site operatives and visitors: Any contractor operative parking on surrounding streets is to be considerate and kept to a minimum to prevent disruption / obstruction.

3. Loading and unloading of plant and materials / Storage of plant and machinery / Skips: The demolition contractor is to carry out localised demolition as described in notes adjacent to create space for plant / machinery and lockable skips to avoid these being on the highway for an extended period. Arrangements for removal of demolition waste from site (methodology + timing) to be agreed with Project Team.
As part of the CPH&S Plan, the contractor is to produce a site plan showing temporary heras fencing arrangement including gate location (separate required for vehicle + pedestrian) / storage area for plant / machinery and lockable skip location.

4. Abnormal loads or unusually large vehicles - Restrictions will be imposed - Vehicle / machine and load size are to suit site constraints and surrounding highway / building arrangement. Banksman to be provided for vehicle / machinery movements between site and highway.

5. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses. - The Contractor will communicate the CMP to site operatives via appropriate RAMS / site inductions / tool-box talks all in accordance with CDM requirements (and will be described in CPH&S plan). All visitors to site will require appropriate inductions / signing in procedure with PPE etc. Contractor to liaise with Neighbours / pedestrians as required given proximity of demolition works to adopted footways / highway and buildings in proximity.

6. Measures to prevent mud/debris being deposited on the public highway: Demolition Contractor to ensure suitable wheel washing provision is in place throughout the works.

7. During demolition works the Contractor is to use appropriate directional dust suppression system eg DustBoss to reduce the effect of dust created through the demolition process.

Rev	Notes	Date	Issued By
P1	First Issue	05/11/25	MJY

BARNSLEY
Metropolitan Borough Council
PROPERTY SERVICES

SERVICE
BMBC Economic Regeneration

PROJECT
The Crescent Cudworth
Demolition & Creation of Urban Park

TITLE
Contractors Compound & Site Restrictions

PROJECT REF	DRAWING REFERENCE	REV
The Crescent	DR-A-003	P1
SCALE	DISCIPLINE	SHEET SIZE
As Noted	ARCHITECTURE	A1

PURPOSE OF ISSUE: PRELIMINARY
Drawn: MJY
Checked: XX