



COVER SHEET

Title:	Southern Valley Golf Course (SVGC) Clubhouse Survey & Demolition Scope
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1.0 Summary

Southern Valley Golf Course (SVGC) is a disused golf club which consists of an 18-hole golf course over 140 acres and a clubhouse consisting of brick and wood construction. The property boundaries border on a local leisure complex, agricultural farmland and a main road as depicted in figure 1 below. The Contractor, Balfour Beatty has been engaged by National Highways to commence planning for the demolition of the existing clubhouse.



Figure 1 - SVGC Location

The scope to demolish the existing clubhouse including concrete slab, external patio area and brick walls has been split into two stages, the first is to conduct pre-demolition surveys and confirm all utilities have been isolated to the clubhouse and the second is to complete the demolition works. Balfour Beatty have summarized the works involved in each stage of the works in section 2.

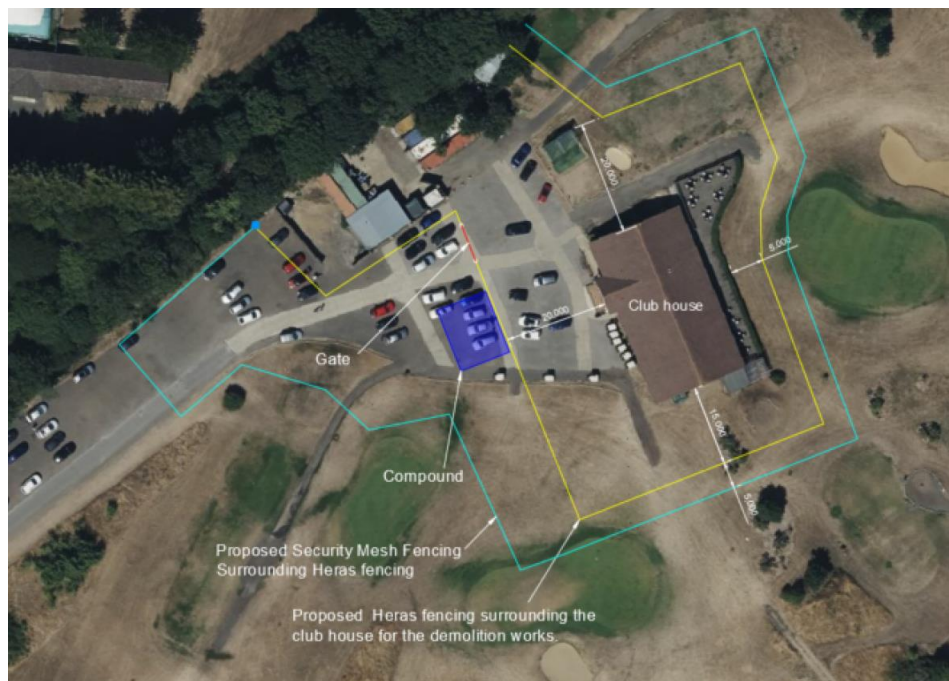


Figure 2 - SVGC Clubhouse Demolition Layout

2.0 Scope

2.1 Surveys & Pre-demolition works

1. The Contractor is to complete all necessary surveys of the building and surrounding areas that are required prior to demolition as well as any associated testing & reporting. Pre-demolition surveys will include but not be limited to the below:
 - Structural Condition Survey
 - Preliminary Ecological Assessment (PEA) and following additional Ecology Surveys
 - Refurbishment and Demolition Survey
 - Hazardous Wood Survey & Testing
2. The Contractor is to complete any additional works identified from the pre-demolition surveys i.e. asbestos removal or hazardous wood removal and complete additional follow up surveys to confirm that hazardous materials have been cleared removed prior to the commencement of demolition.
3. The Contractor is to confirm that all utilities being supplied to the clubhouse have been isolated prior to demolition works commencing.

2.2 Demolition

1. The Contractor is to fence off the demolition area and provide welfare facilities as per the site layout provided in figure 2.
2. The Contractor is to demolish the existing Southern Valley Golf Course clubhouse including the existing concrete slab, patio area and brick walls utilising non-diesel-powered plant and machinery as per the below sequence:
 - a. Internal of the building to be soft stripped removing all loose fixtures and fittings and then remove all internal structures, ceilings, floor finishes, doors, windows and partition walls with the waste split between different waste bins depending on the type and classification.
 - b. Electrical excavators powered by 3-phase power supplied by non-diesel generators will be used to demolish the building, external patio area and brick walls. An excavator will demolish the building with the necessary attachments and then a second excavator will process materials on site and store in the respective waste bins.
 - c. Once the building has been demolished and all waste has been removed the concrete slab will be removed and either broken up to backfill the void left behind or removed from site.
 - d. An electrical excavator will then excavate areas of fill around the clubhouse for use as backfill over the demolition area to allow grass to grow and natural regeneration of the area.
4. The Contractor is to separate and segregate waste and remove off site using tippers or skips.
5. The Contractor is to utilise dust cannons around the building for dust & debris control.
6. The Contractor is responsible for undertaking any necessary air, noise or vibration monitoring if deemed required through the planning application process.
7. The Contractor is to make good and civilize the area west of the clubhouse where a water tank was previously removed. This scope includes leaving the existing slabs in place and backfilling 200mm above the slabs and grading back to natural ground level.
8. Upon completion of demolition and once the surrounding area has been made good, the Contractor is to de-mobilize all fencing and welfare facilities.
9. The Contractor is to provide a briefer who will provide access to the site at the entrance to Southern valley Golf Course.
10. The Contractor is to provide patrolling site security during the works.