

25 May 2012

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Planning Services
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Blueschool Street
Hereford
HR1 2ZB

Please reply to: PL/25.05.12/3327-5.3

Dear Russell

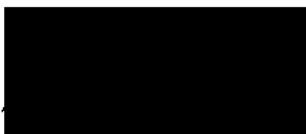
**Application for approval of details reserved by condition
Application Ref DMS/111694/F – Condition 4
Redevelopment of Hereford Livestock Market, HR4 9HX**

Please find enclosed the following in relation to the submission for approval of condition 4 to the above application: -

- Original and 3 copies of the specification for Archaeological monitoring of demolition works
- Original and 3 copies of the completed and dated application form.
- Cheque for £85 for the application fee

If there are any queries regarding this submission please contact me.

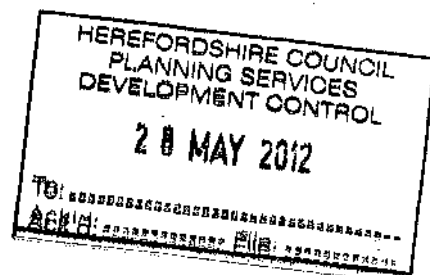
Yours sincerely



PETER LAWRENCE
ASSOCIATE
For LESLIE JONES

Enc.

CC. G Bourne Stanhope (Letter Only)
J Myall Gardiner & Theobald (Letter Only)



Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR			First name:	G.		
Last name:	BOURNE						
Company (optional):	WIDEMARSH GATE DEVELOPMENTS LTD						
Unit:		House number:		House suffix:			
House name:	NORFOLK HOUSE						
Address 1:	31 ST JAMES' SQUARE						
Address 2:	LONDON,						
Address 3:							
Town:							
County:							
Country:							
Postcode:	SN14 4JJ						

2. Agent Name and Address

Title:	MR			First name:	PETER		
Last name:	LAURENCE						
Company (optional):	LESLIE JONES ARCHITECTURE						
Unit:		House number:	121	House suffix:			
House name:							
Address 1:	GREAT PORTLAND STREET						
Address 2:	LONDON						
Address 3:							
Town:							
County:							
Country:							
Postcode:	W1W 6QL						



3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	<input type="text" value="CONDITION 4 - ARCHAEOLOGY"/>	6.	<input type="text"/>
2.	<input type="text"/>	7.	<input type="text"/>
3.	<input type="text"/>	8.	<input type="text"/>
4.	<input type="text"/>	9.	<input type="text"/>
5.	<input type="text"/>	10.	<input type="text"/>

Has the development already started?

☐ Yes ☒ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/05/2012

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

+44 [redacted] [redacted]

Country code: Mobile number (optional):

[redacted] [redacted]

Country code: Fax number (optional):

[redacted] [redacted]

Email address (optional):

[redacted]@com

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

+44 (0)207 2551150

Country code: Mobile number (optional):

[redacted] [redacted]

Country code: Fax number (optional):

[redacted] [redacted]

Email address (optional):

peter.lawrence@leslie-jones.co.uk

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

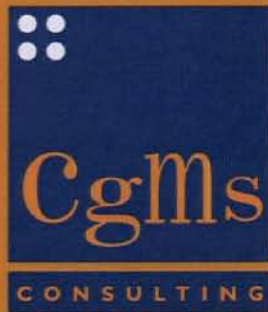
☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



**SPECIFICATION FOR
ARCHAEOLOGICAL
MONITORING OF
DEMOLITION WORKS**

**LIVESTOCK MARKET
HEREFORD**



MAY 2012

**Local Planning Authority:
HEREFORD COUNCIL**

**Site centred at:
350869, 240307**

**Author:
CATHY PATRICK BA, DipArchaeol,
MPhil, MIFA**

**Approved by:
GREG PUGH BA MIFA**

**Report Status:
FINAL**

**Issue Date:
21.05.12**

**CgMs Ref:
CP/12135**

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Appendix 1: Demolition Plan (551_07_PD_003 Allies and Morrison 21/04/2011)

Appendix 2: Demolition Specification (Ramboll 2011)

LIST OF ILLUSTRATIONS

Fig. 1	Site location
Fig. 2	Areas of the site where archaeological monitoring will be required
Fig. 3	Location of attenuation tank (Ramboll 2012)

1.0 INTRODUCTION AND SCOPE OF DOCUMENT

- 1.1 This document has been prepared by CgMs Consulting on behalf of Stanhope Plc, at the instruction of Ramboll.
- 1.2 It presents a Specification for carrying out archaeological monitoring of demolition works on land at the Livestock Market, Hereford (centred on NGR 350869, 240307), hereafter known as the site (Fig. 1). The overall site is approximately 5 ha in extent.
- 1.3 The proposed scope of demolition works is shown on a demolition plan included here at Appendix 1.
- 1.4 A condition (Condition 4) requiring archaeological input has been placed on permission to demolish existing buildings at the Livestock Market:

The developer shall commission a limited archaeological watching brief to record and report on any items of archaeological significance and interest that are revealed by the demolition and clearance works. The watching brief shall be submitted to the local planning authority for approval prior to commencement of any demolition works hereby permitted and the demolition and clearance shall be carried out in accordance with the watching brief.

- 1.5 In line with discussions held with the Planning Archaeologist, there will be a phased approach to archaeological investigations of the overall site and targeted monitoring of the demolition works forms one part of this phased approach.
- 1.6 The results of this phase of monitoring the demolition works will feed into and will also inform the archaeological mitigation strategy for the overall site.
- 1.7 This Specification addresses the targeted archaeological monitoring of demolition works (the scope of which is shown on a plan included at Appendix 1).
- 1.8 It has been agreed with the Planning Archaeologist that no above-ground demolition, slab break-up or slab removal will require archaeological monitoring.
- 1.9 It has also been agreed with the Planning Archaeologist that no below-ground works within the uppermost 500mm across the whole site will require archaeological monitoring.
- 1.10 **Archaeological monitoring will be required at depths greater than 500mm only in the areas shown on Figure 2.**

- 1.11 It is noted that within the area of the proposed **attenuation tank** (Fig. 3), there will be a requirement for the area to be archaeologically excavated and recorded should intact archaeological deposits be recorded during ground reduction works. The exact archaeological response will be agreed at an on-site meeting with CgMs, the Planning Archaeologist and the groundworks contractor once above-ground demolition works are underway.
- 1.12 In accordance with the Institute for Archaeologists' Guidance and Standards relating to archaeological investigations, this Specification summarises the available archaeological and topographic information in order to document the archaeological potential of the site and provide a reasoned justification for the proposed investigation.

2.0 GEOLOGICAL AND TOPOGRAPHIC BACKGROUND

2.1 Geology

2.1.1 The Site is underlain by mudstone and marl associated with the Old Red Sandstone deposits, overlain by Fluvio/Glacial deposits (Archaeological Investigations 2007).

2.1.2 Geotechnical investigations have taken place within the Site; results are analysed within CgMs reports 2011 and 2012.

2.2 Topography

2.2.1 Originally the Site would have been located on a gravel terrace adjacent to a floodplain. Now, levels within the overall Site are largely consistent at c55m AOD. This is a result of the 19th century landscaping which would have taken place ahead of the Livestock Market being created. There are some variations within carparking areas to facilitate drainage. A more pronounced decrease in levels can be seen in the southwest corner where levels drop from the southern boundary into the Site. Levels here also decrease more gently from west to east.

3.0 ARCHAEOLOGICAL BACKGROUND

- 3.1 An archaeological desk based assessment has been carried out (CgMs 2010); the detail contained within that report is not repeated within the main body of this Specification.
- 3.2 A separate Archaeological Mitigation Strategy has been prepared for the southeastern corner of the Site (CgMs 2011).
- 3.3 There have been two phases of archaeological evaluation of the Site (SMR 44131 and 44732; Archaeological Investigations 2007a and 2007b). Plans showing the locations of the evaluation trial-trenches are included within the CgMs desk based assessment (CgMs 2010).
- 3.4 The evaluations recorded a Late Neolithic/Bronze Age pit close to the Blackfriars Street entrance. The pit contained pottery, carbonised wood and burnt stones and was recorded at 0.80m below the present ground level. Two undated stake-holes were recorded at depths of 0.95 and 1.05m below the present ground level within the northern one-third of the site and may also date to the Prehistoric period.
- 3.5 The majority of the Site lay outside the developed City in the Medieval period and within Port Fields, a large common field where arable strips were cultivated by the towns' occupants and by tenants of the lord (Baker 2007).
- 3.6 The potential of the Site for undesignated assets is moderate to high for the Prehistoric and Medieval periods. A low potential is identified for all other periods.
- 3.7 The two phases of evaluation (Archaeological Investigations 2007a and 2007b) have demonstrated that the area of the Auctioneers Office, the Edgar Street entrance and tarmac carpark are located on the site of a former refuse tip, with refuse deposits extending 2.70m below the present ground level.
- 3.8 The evaluations also demonstrated a reduction or rationalisation of levels ahead of the Livestock Market being established in the late 19th century.
- 3.9 A key aim of the archaeological monitoring of below-ground demolition works will be to clarify and, where possible, extend our understanding of the site's stratigraphic sequence and the impacts of Post-Medieval and Modern development.

4.0 AIMS AND OBJECTIVES

4.1 The objectives of the archaeological monitoring are, where possible within the constraints of monitoring below-ground demolition works, to:

- i. to determine the presence or absence of archaeological and deposits and define any level of truncation;
- ii. to date and characterise any surviving archaeological deposits;
- iii. to clarify, if possible, the role of the site in Hereford's historic development.

5.0 METHOD STATEMENT

- 5.1 In order that the investigation supplies information of the required quality, the Codes, Standards and Guidance issued by the Institute for Archaeologists (IfA) form a requirement of this Specification.
- 5.2 The archaeological works on the site will be project managed by CgMs Consulting.
- 5.3 The scope of the demolition works is shown on a plan included at Appendix 1.
- 5.4 The scope of archaeological monitoring is shown on Fig. 2. **Archaeological monitoring will only be required for below-ground works at 500mm depth or more within the areas shown on Fig. 2.**
- 5.5 It is noted that a more detailed response may be required for the attenuation tank shown on Fig. 3. The exact nature of archaeological mitigation will be agreed at a meeting between CgMs, the Planning Archaeologist and the groundworks contractor once above-ground demolition works have begun.
- 5.6 The archaeologist will monitor and record the stratigraphy. With the exception of the attenuation tank, there is no provision for any additional excavation at this stage.
- 5.7 However, particular care should be taken not to damage any areas containing significant remains, which might merit preservation in-situ. Such evidence would normally include deep or complex stratification, settlement evidence and structures. Such areas should be protected and not left open to the weather, or other forms of deterioration.
- 5.8 All excavated material will be visually examined for archaeological material.
- 5.9 The demolition contractor's method statement will be included as an Appendix within this archaeological WSI once it has been issued. This archaeological WSI will be updated, as appropriate.
- 5.10 Any human remains must be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice (MoJ) licence and environmental health regulations. Such removal must be in compliance with the Disused Burial Grounds (Amendment) Act 1981.

5.11 All human remains will be treated with dignity and respect in accordance with standard MoJ directions.

5.11 Provisional Programme

5.11.1 The above-ground demolition is due to commence May 2012.

5.12 Monitoring

5.12.1 Monitoring meetings with the Planning Archaeologist, Julian Cotton, will be arranged to ensure that the archaeological monitoring is progressing satisfactorily.

5.12.2 Arrangements for all archaeological meetings will be made by CgMs Consulting.

5.12.3 The Planning Archaeologist will be notified at least five working days prior to commencement of work on site.

5.12.4 A draft report will be sent to the Planning Archaeologist, ahead of formal submission, for comment.

5.13 Recording Systems

5.13.1 Context sheets should include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram should be employed. This matrix should be fully checked during the course of the investigation.

5.13.2 The site archive will be so organised as to be compatible with other archaeological archives produced in Hereford. Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording sheets. Sample recording sheets, sample registers, finds recording sheets, access catalogues, and photo record cards will also be used. This requirement for archival compatibility extends to the use of computerised databases.

5.13.3 Plans of archaeological features on the site should be drawn at 1:20 or 1:50, depending on the complexity of the data to be recorded. Sections should be drawn at 1:10 or 1:20 depending on the complexity of the feature.

- 5.13.4 All archaeological plans and sections should be on drawing film and should include context numbers and OD spot heights for all principal strata and features.
- 5.13.5 Other plans will include a site location plan, a general plan (e.g. OS 1:1250) showing investigation area and development site in relation to surrounding locality and street pattern. These will be supplemented by trench plans at 1:500 (or 1:200), which will show the location of the areas investigated in relationship to the investigation area, OS grid and site grid (if any). The locations of the OS bench marks used and site TBMs will also be identified.
- 5.13.6 A photographic record of the project is required. This will include digital, black and white prints and colour transparencies (on 35mm film) as appropriate, illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. The transparencies will be mounted in suitable frames.
- 5.14 Finds and Samples
- 5.14.1 A high priority should be given to dating any remains and so all artefacts and finds are to be retained.
- 5.14.2 Assessments of artefacts and environmental samples should be made by appropriately qualified named specialists.
- 5.14.3 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained. No finds will, however, be discarded without the prior approval of the local authority's Archaeological Advisor.
- 5.14.4 All finds and samples will be treated in a proper manner and to the standards of the UK Institute of Conservators Guidelines. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the UK Institute for Conservation "Conservation Guideline No 2". Appropriate guidelines set out in the Museums and Galleries Commissions "Standards in the Museum Care of Archaeological Collections (1991)" will also be followed.

5.15 Reports and Archives

5.15.1 Currently it is proposed that a report will be produced three weeks of completing the on-site archaeological monitoring and passed to the Planning Archaeologist for consideration. A digital copy in PDF format will be sent to the Planning Archaeologist once approved.

5.15.2 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

- (i) a summary of the project's background;
- (ii) the site location;
- (iii) a methodology;
- (iv) a description of the project's results;
- (v) an interpretation of the results in the appropriate context;
- (vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (vii) site layout plans on an O S base, with the location of the trenches;
- (viii) plans of each area in which archaeological features were recognised;
- (ix) trench sections and feature sections (with OD heights);
- (x) site matrices where appropriate;
- (xi) analysis of palaeoenvironmental remains (as appropriate);
- (xii) a consideration of evidence within its wider context. However, no recommendations on the need for any further work are required;
- (xiii) a summary table and descriptive text showing the features, classes and numbers of artefacts located, and soil profiles, with interpretation;
- (xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).

5.15.3 It is recommended that the written, drawn and photographic records of the evaluation, are deposited in an appropriate museum within a reasonable time of completion. The finds will be deposited subject to the agreement of the site owner. The deposit will be accepted in accordance with the guidelines issued by the Society for Museum Archaeologists, *Transfer of Archaeological Archives to Museums*. Finds must be deposited in the standard boxes used by the museum and be accompanied by box

lists. The site archive will conform to guidelines set down in Appendix 3 of the Management of Archaeology Projects.

- 5.15.4 The results of the report will be published and disseminated in an appropriate form. A summary will be submitted for inclusion in the West Midlands Archaeology publication. Herefordshire County Council supports the Online Access to Index of Archaeological Investigations (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer-funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>.

Archaeological Contractor

- 5.15.5 The Archaeological Contractor will have a proven track record in undertaking archaeological investigations on complex multi-period urban sites.
- 5.15.6 The field team deployed by the Archaeological Contractor will include only full time professional archaeological staff. All staff in supervisory positions should be members, at an appropriate level, of the Institute for Archaeologists (IfA).
- 5.15.7 The Archaeological Contractor will be a body on the IfA Register of Archaeological Organisations.
- 5.15.8 The composition of the project team must be detailed and agreed in advance with CgMs Consulting and the Local Authority Planning Archaeologist (this is to include any subcontractors).

6.0 HEALTH AND SAFETY CONSIDERATIONS

- 6.1 All relevant health and safety regulations must be followed.
- 6.2 A risk assessment should be prepared and a copy should be sent to CgMs prior to commencement of the contract.
- 6.3 The archaeologist will be working to Ramboll and the demolition contractor and will be required to attend a site induction and adhere to their Health and Safety policies.
- 6.4 In any case, machinery should be kept away from unsupported trench edges and access routes and machine movements should be supervised and controlled. Safety helmets and high visibility jackets are to be used by all personnel as necessary.
- 6.5 As a matter of course, all trial-pit positions should be scanned with a CAT Scanner prior to and during overburden removal works. Extreme care should be taken to ensure that any services located are avoided.
- 6.6 It is anticipated that the main contractor will secure the Site ahead of demolition works commencing.
- 6.7 Especial care should be taken whilst plant is moving and operating on site.

7.0 OTHER MATTERS

7.1 Communication

All queries and communication are to be directed through CgMs. No comment is to be made about this Specification or project to the media or other parties.

7.2 Copyright

It is recognised that the copyright of written, graphic and photographic records and the evaluation report rests with the originating body. However, CgMs Consulting and their client require an agreement to facilitate the copying and use of any or all materials resulting from this project.



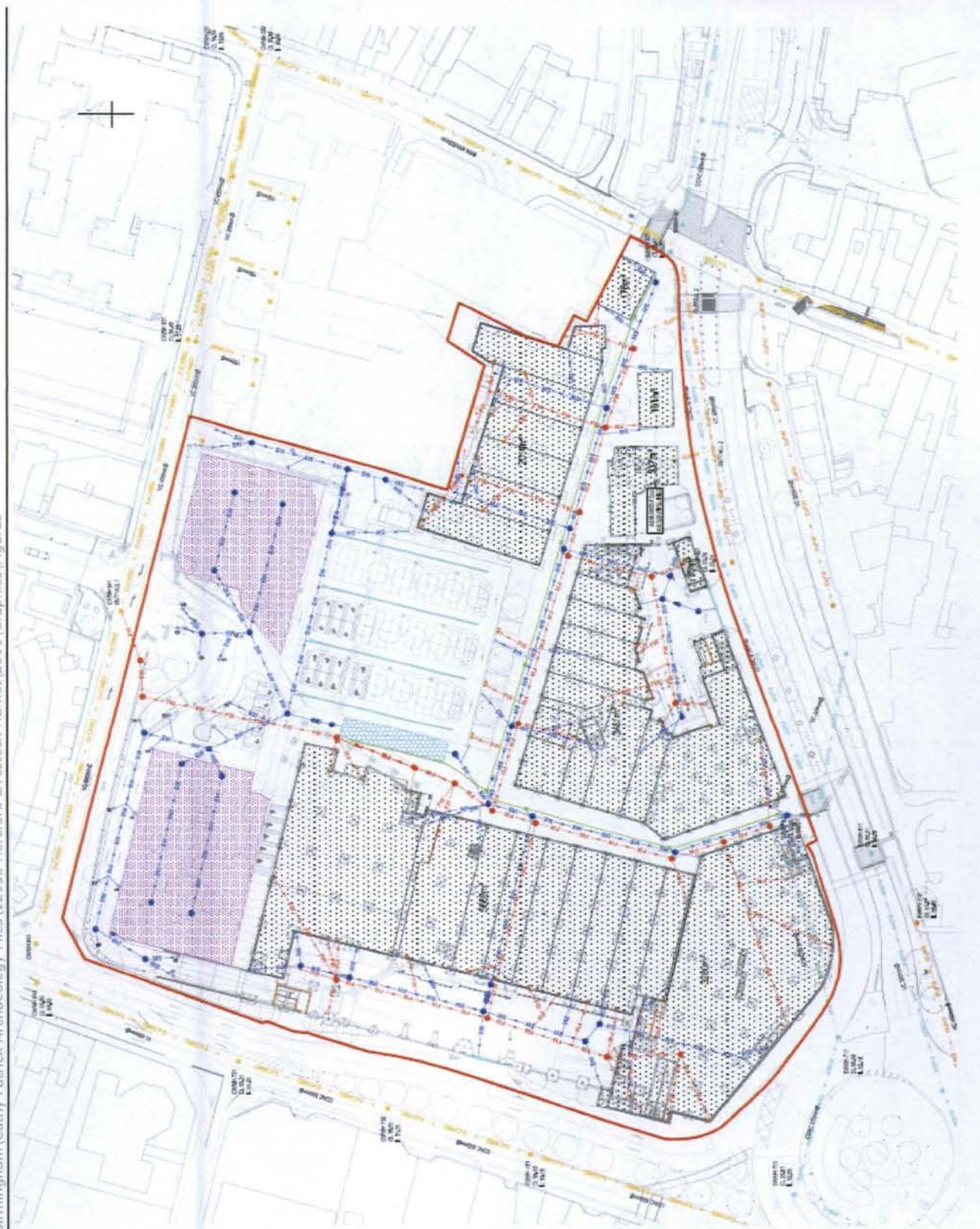
Site location	London Cheltenham Kettering Newark Birmingham CONSULTING www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	Project title: HEREFORD LIVESTOCK MARKET
		Not to scale Illustrative only
	Date printed: OCTOBER 2010	Drawn by: JG Checked by: CP

Figure 1: Site location and detail

Additional information:	<p>Subject to a separate WSI CgMs 2011)</p> <p>Archaeological monitoring required</p>	Project title: HEREFORD LIVESTOCK MARKET	<p>London Cheltenham Kettering Newark Birmingham CONSULTING www.cgms.co.uk</p> <p>Planning & Development Archaeology & Historic Buildings</p>	Not to scale Illustrative only	Date printed: MAY 2012	Drawn by: NW Checked by: CP
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Figure 2: Areas of the site where archaeological monitoring will be required



Additional information:

Project title:

HEREFORD LIVESTOCK MARKET



London
Cheltenham
Kettering
Newark
Birmingham

CONSULTING
www.cgms.co.uk

Planning & Development
Archaeology & Historic Buildings

Not to scale
Illustrative only

Date printed:

MAY 2012

Drawn by: NW

Checked by: CP

Figure 3: Location of attenuation tank (Ramboll 2012)

Appendix 1:

Demolition Plan (551_07_PD_003 Allies and Morrison 21/04/2011)

Appendix 2:

Demolition Specification (Ramboll 2011)

HEREFORD OLD LIVESTOCK MARKET

Demolition Specification

For

Stanhope

19 August 2011

project no. 7689

Ramboll UK

60 Newman Street
London W1T 3DA
United Kingdom

tel 020 7631 5291
fax 020 7323 4645
london@ramboll.co.uk

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Revision History

Rev	Date	Purpose/Status	Document Ref.	Comments
1	11/08/11	Information	Demolition Specification	Issued for Stage D
2	19/08/11	Tender	Demolition Specification	Issued for Tender
3	22/08/11	Tender	Demolition Specification	Issued for Tender
4	14/10/11	Tender	Demolition Specification	Revised to incorporate Cudd Bentley Comments

C05 DEMOLITION CONTRACT PRELIMINARIES

PROJECT PARTICULARS

- 110 THE PROJECT:
Name: **Hereford Old Livestock Market**
Location: **Hereford, UK**
- 120 EMPLOYER (CLIENT):
Stanhope plc
Norfolk House
31 St James's Square
London, SW1Y 4JJ
- 140 PRINCIPAL CONTRACTOR & CONSTRUCTION MANAGER:
Sir Robert McAlpine Ltd
100 Park Avenue
Aztec West
Bristol, BS32 4TT
- 150 CDM CO-ORDINATOR:
PFB Construction Management Services LTD
62-68 Rosebery Avenue
London, EC1R 4RR
- 160 CONSULTANT(S):
Ramboll UK
60 Newman Street
London, W1T 3DA

THE SITE AND THE WORKS

- 220 THE WORKS:
The works involve the demolition of all existing buildings associated with the old livestock market, including Garrick House, but excluding the Old Market Inn.

Demolition work comprises the following:

1. Demolition of the existing buildings (except the Old Market Inn) down to ground floor slab level and the infilling/backfilling of any localised pits, voids or openings within the ground floor slab with compacted granular, inert material. Refer to drawing 3327AL(02)0452 P01. A list of referenced drawings and other documentation is given in this report and will be made available by the Construction Manager.

The trade contractor is responsible for the design of any temporary works required and will issue to the Contract Administrator for review, sufficient calculations to quantify size and number. Also, the trade contractor will carry out demolition in a safe manner with due consideration for main load bearing members and stability systems.

The trade contractor is made aware that the demolition of Garrick House timeframe is to be determined by the clients unconditional ownership arrangement with Herefordshire Council. No demolition of Garrick House shall commence until written confirmation is received from the Construction Manager.

2. EDF sub-station protection – All substations (HV and LV) are to be protected during the demolition works by means of appropriate hoarding and crash deck systems; services leading to these substations will also require protection.

Temporary protection of other services will also be required, in addition to diverting/relocating existing services that may be in the way of new foundations etc. The location of all services are to be coordinated and confirmed by Cudd Bentley.

3. Facilitation of Archaeological Services

No requirement for archaeological services is anticipated at this stage due to demolition being above the level of the existing ground floor slabs. Should below-ground demolition be required at any location, the clients appointed environmental consultant is to be informed prior to any works commencing.

The Application to Herefordshire Council for works within the Area of Archaeological Importance (eg: demolition of Garrick House) is being submitted by the client/design team, but will require the trade contractors method statement to fully secure approval.

4. Water Tank & Associated Bore Hole Extraction Licence

The water tank currently on site (previously used for wash-down of the livestock market areas) may be used during demolition works, pending clarification of the licence holder & transferral of this named party.

5. Retention of elements of historical interest

Trade contractor to retain any salvageable heritage for possible future use by development team.

Trade contractor to carry out site walk-down with client representative to record items of salvageable heritage before any works commence.

6. Bore Holes

All bore holes acting as groundwater monitoring wells on site are to be protected. If destroyed, they are to be re-installed by the trade contractor, at his cost and to the engineer's specification.

7. Preparation of temporary car park on Blackfriars Street

Drawing 3327AL(02)0453P01 shows the area toward the north-east corner of the site which require existing fences etc to removed, drainage channels filled etc, and ground prepared for use of temporary car park.

8. Sustainability & BREEAM

The works are to be carried out with a view to attaining targets of construction waste recycled, which is in accordance with the Client's current strategy on sustainability performance. With the demolition of several buildings on site, there is the potential to reuse some of the materials in non critical areas. The material

with the greatest potential for reuse on this site is the concrete, for both aggregate and temporary piling mats.

Trade contractor to carry out works in accordance with the following BREEAM assessment findings, which has implications on the demolition of the buildings:-

Wst 1

Sites with existing buildings that will be refurbished or demolished, where demolition forms a part of the principle contractor's works contract, must comply with the following:

1. Completed a pre-demolition/pre-refurbishment audit of the existing building to determine if, in the case of demolition, refurbishment is feasible and, if not, to maximise the recovery of material from demolition for subsequent high-grade/value applications.
2. The audit must be referenced in the SWMP and cover:
 - The identification of the key demolition materials
 - Potential applications and any related issues for the reuse and recycling of key demolition materials

Wst 2

One Credit where the amount of recycled and secondary aggregate specified is over 25% (by weight or volume) of the total high-grade aggregate uses for the site.

Obtained either on site

Or from waste processing sites within 30km

Or secondary aggregates obtained from non-construction post-consumer or post-industrial by-product source.

Allow for all concrete and brick to be crushed, segregated and stockpiled on site for use by following trades. Agree quality with Construction Manager and remove any surplus from site.

9. Other Issues

The works includes the identification and removal of any contaminated materials from leaking tanks, purging of existing liquids within tanks and removal thereof, and removal of existing basement plant.

If a site-based crusher is proposed the Trade Contractor should provide details of operational noise levels, and submit a method statement outlining the suppression of dust levels to a satisfactory level.

The Trade Contractor will submit details of a nominated neighbour liaison officer.

Erect and adapt hoarding to the site in accordance with drawings, to a minimum of 2.4m in height, including gates. Hoarding to be designed to appropriate design specification. Artwork and visual panels to be agreed with the client.

The Trade Contractor should be aware that there will be a watching brief during the enabling works contact period. The Trade Contractor should provide for any attendance and guidance from others.

A copy of the Trade Contractor's calculations and drawings is to be issued to the Contractor Administrator.

Undertake a condition survey and asbestos survey – refer to clauses 110 and 390.

Trade contractor should be aware of the registered ancient monument, proximity to the public highway, and public car parks.

Referenced Information:

The following provides a list of documents pertaining to the demolition works:

Architectural Documents

3327_AL(02)0451 P01	Existing Site Plan
3327_AL(02)0452 P01	Demolition Plan
3327_AL(02)0453 P01	Demolition Constraints
3327_AT(02)0454 P01	New Market Inn Existing Ground Floor Plan
3327_AT(02)0455 P01	New Market Inn Demolition Area

Structural Documents

Figure 1.1 Planning Application Boundary
7689/YE/002 Ground Investigation Scope / Indicative Monitoring
Wells Location Plan 01/08/2011
7688/YE/002 Rev I01 Preliminary Conceptual Model
7689/YE/005 Rev I01 First Phase of Ground Investigation Gas
and Groundwater Monitoring Wells Installations Only

M&E Documents

2182b_E002 Existing Telecom HV & LV Infrastructure to the Site

Statutory Services Searches / Quotes BT Hereford
Welsh Water – 2 drawings
NG Gas – 5 pages
BT – 3 pages
Eon Hereford – 6 drawings
Fulcrum Disconnection Map
Fulcrum Disconnection Quote 260611 – 4 pages

Miscellaneous Documents

SM HE124 maplet City Wall Scheduled Monument Location Plan – English
Heritage
Memo - Report on salvageable heritage- Hereford Cattlemarket - 9th May
2011 – Hereford Futures
Asbestos Reports for existing buildings.

250 THE SITE:

The site is located to the North of the historical city centre of Hereford, approximately 600m from the River Wye. A 5.5 hectare plot, the site is bounded by Blackfriars Street to the North, Widemarsh Street to the East, Newmarket Street to the South and Edgar Street to the West. The centre of the site is located at National Grid coordinates 350907, 240315.

260 EXISTING BUILDINGS ON/ADJACENT TO THE SITE:

A number of existing buildings are currently located on the site. These comprise the former Cattle Market towards the centre and west of the site, which includes cattle sheds with open sides, associated brick buildings, open cattle pens and car parking. There are a number of brick retail units to the South and East of the site, some which appeared to be disused. An air quality monitoring station is located adjacent to Newmarket Street, close to a pedestrian subway beneath the road in the South West corner of the site.

All of the existing buildings on the site of the former Hereford livestock market are of low rise construction. The livestock buildings are generally simple structures, with load bearing masonry walls or reinforced concrete frames supporting light weight roofing panels on steel truss arrangements. The retail buildings are also of masonry construction; they have more substantial roof structures and have cores or stair wells to provide stability.

273 SITE INVESTIGATION:

A site investigation has taken place, and a report summarising the findings regarding the foundations of the existing buildings on the site has yet to be compiled. A geotechnical interpretive report will also be prepared.

PROTECT THE FOLLOWING

640 EXISTING SERVICES:

- Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations.
- Before starting work check positions of existing services.
- Observe service authority's recommendations for work adjacent to existing services. Do not interfere with their operation without consent of the service authorities or other owners.
- If any damage to services results from the Works notify CA and appropriate service authority without delay. Make arrangements for making good without delay to be to the satisfaction of the service authority or other owner as appropriate.
- Replace marker tapes or protective covers disturbed by site operations to the service authority's recommendations.

650 ROADS AND FOOTPATHS:

Adequately maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.

690 MATERIALS FOR REUSE: The phrase 'keep for reuse' means:

- During removal, prevent damage to the stated components or materials and clean off bedding and jointing materials.
- Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed.

C10 DEMOLISHING STRUCTURES

GENERAL REQUIREMENTS

110 SURVEY:

Before starting work, examine all available information, carry out a survey of the structure(s), site and surrounding area, and submit a survey report and method statement to the CA covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32:

- The form, condition and demolition methods of the structure(s).
- The form, location and removal methods of any toxic or hazardous materials.
- The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
- The identification and location of services above and below ground.
- The identification and location of pavements, roads, kerbs and other walls.
- Check the levels and dimensions of the site against those shown on the drawings, and record the results on a copy of the drawings. Notify the CA in writing of any discrepancies, and obtain instructions before proceeding.

111W MONITORING:

In order to satisfy the requirements of clause 110 (survey of existing structure) and clause 150 (record of retained structure), the trade contractor is to monitor the condition and position of retained structures. The trade contractor is to submit his written proposals for these 10 working days before commencement of the initial survey and/or demolition.

All survey points to be related to agreed permanent survey points remote from the extent of the site affected by the works.

120 EXTENT OF DEMOLITION:

Demolish structures down to the existing ground floor slab level. Localised demolition and removal of existing ground slab is to satisfy the requirements of any archaeological investigation works.

- 130 GROUNDWORKS:
By others.
- 140 BENCH MARKS:
Report to the CA any bench marks and other survey information found on structure(s) to be demolished. Do not remove or destroy unless instructed.
- 150 FEATURE(S) TO BE RETAINED:
The Old Market Inn is to be retained.

SERVICES AFFECTED BY DEMOLITION

- 210 SERVICES REGULATIONS:
Any work carried out to or which affects new or existing services must be in accordance with the byelaws or regulations of the relevant statutory authority.
- 220 LOCATION OF SERVICES:
Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.
- 230 DISCONNECTION OF SERVICES:
Before starting demolition, it is the contractors responsibility to verify by on site testing that the isolation (suitable for demolition) of all existing statutory services are duly complete and safe for removal. These details assume the retention of the existing ground level concrete slabs and bases with live (pot ended) or abandoned cable left in situ for removal at a later date. The removal of these slabs will be incorporated into the ground works package.

The following points should be noted in respect of demolitions:

Electrical Services:

All high voltage (HV -11kV) services on & crossing the site will remain live and in use and are not to be modified as part of the demolition works. 11kV services including the existing substation are shown on the drawings and the contractor shall take all practical measures to locate and mark these services on site so as to avoid any damage or injuries.

LV services and connections to the existing properties are the subject of activities by Hereford Council who are arranging disconnections. This includes the removal of the meters and the pot ending of cables below ground so that service entries to the buildings are isolated. This exercise must be verified as being completed by the demolitions contractor before demolition is commenced. In achieving the isolation of unit electrical supplies, a small diversion of Western Power (WP) cables in New Market Street is required to be completed in advance of the demolitions and pot ending of cables. This is shown on the WP Electrical Design Plan. This element of work is also being handled by Hereford Council. The WP Record Details drawing illustrates the existing arrangements and the proposals for pot ending of cables to achieve isolation.

It should be noted that an underground LV cable from the existing substation on site to Edgar Street will remain in use until future diversion works are implemented.

Gas Supplies:

Hereford Council are arranging disconnection of gas supplies between existing meters & the buildings. This again should be verified as complete prior to commencing demolitions.

The subsequent removal of capped of gas mains on site will form part of the new infrastructure works implemented at a later date. The existing statutory record drawings are provided for information.

Water Supplies:

Hereford Council are arranging isolation of metered water supplies to the buildings. All supplies should will isolated below ground external to the properties. The demolition contractor should verify safe isolation before demolition commences.

British Telecom:

BT Openreach have been made aware of these works and have verbally advised they do not have any services crossing the site. Connections to the buildings will be isolated by Openreach on prior advise that the demolition works are to commence. The demolition contractor should allow to contract BT Openreach in regard to this exercise prior to commencing demolition works. (Contact Adrian Weston Openreach, Repayment Project Engineer Tel: 029 2072 2280)

240 DISCONNECTION OF DRAINS:

Locate and disconnect all disused drain connections. Seal within the site to approval. Do not seal up designated storm water connections where they pass through ground floor slabs and leave in working order to drain concrete slabs and hardstandings (agree with CA).

250 DRAINS IN USE:

Protect drains, manholes, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.

260 BYPASS CONNECTIONS:

Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties. Give a minimum 72 hours notice to occupiers if shutdown is necessary during changeover.

270 SERVICES WHICH ARE TO REMAIN:

Notify the CA and service authority or owner of any damage. Make all arrangements for repair to the satisfaction of the CA and service authority or owner. Bear any costs arising.

DEMOLITION WORK

310 WORKMANSHIP GENERALLY:

- Demolish structure(s) in accordance with BS 6187:2000 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.
- Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

320 GAS OR VAPOUR RISKS:

Take adequate precautions to prevent fire or explosion caused by gas or vapour.

330 DUST:

Reduce dust by periodically spraying demolition works with water.

340 HEALTH HAZARDS:

Take adequate precautions to protect site operatives and the general public from health hazards associated with dangerous fumes and dust arising during the course of the Works.

350 ADJOINING PROPERTY:

- When demolishing structure(s) against adjoining property leave adequate temporary support and protection at each stage and arrange for inspection by the CA. Maintain and alter temporary supports and protection as necessary as work progresses.
- Demolish structure(s) causing a minimum of damage to adjoining property and leave no unnecessary or unstable projections.
- Do not disturb support to foundations of adjoining property unless otherwise instructed.
- Report to the CA any defects exposed or becoming apparent in adjoining property.
- Promptly repair any damage caused to adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

360 STRUCTURE(S) TO BE RETAINED:

- Adequately protect parts of existing structure(s) which are to be kept in place.
- Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.
- Prevent debris from overloading any part of the structure which is not to be demolished.

370 PARTLY DEMOLISHED STRUCTURE(S):

- Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse.
- Prevent debris from overloading scaffolding platforms.
- Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

380 DANGEROUS OPENINGS:

Illuminate and protect as necessary.

390 ASBESTOS BASED MATERIALS:

- Asbestos based materials are known to be present in a number of the structure(s) to be demolished:

Former Livestock Building
Canteen
Unit CB1
Unit LB 8
Unit LB 10
Unit LB 12
Bank Buildings Units 1-4

N&S Showrooms & Sale Rooms
Sheep Shed & Slurry Pump Room
Unit CB2
Unit LB 9
Unit LB 11
Market Office
Sale ring & Lairage 2

- The trade contractor will employ a specialist asbestos contractor (licensed by the Health and Safety Executive) to review asbestos reports provided by Herefordshire council (and included in the demolition package) to ascertain their suitability and carry out and complete any further Type 3 surveys or investigations which become necessary. Detailed method statements as to the appropriate removal and disposal of asbestos in accordance with best practice will be provided prior to any works involving asbestos commencing.

391 ASBESTOS BASED MATERIALS:

Report immediately to the CA any suspected asbestos based materials discovered during demolition work. Avoid disturbing such materials. Agree with the CA the methods for safe removal.

410 UNKNOWN HAZARDS:

Inform the CA of any unrecorded voids, tanks, chemicals, etc. discovered during demolition work. Agree with the CA the methods for safe removal, filling, etc.

440 COMPLETION:

Clear away all debris and leave the site in a tidy condition on completion.

MATERIALS ARISING**510 OWNERSHIP:**

Components and materials arising from the demolition work are to become the property of the trade contractor except where otherwise provided. Remove from site as work proceeds.

520 HARDCORE:

Brick, stone and concrete rubble or other hard materials arising from demolition work may be reused as hardcore subject to compliance with section D20.

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