



Brief

Project: Demolition of Garages Victoria Square

Scope of Works

30 Garages to be demolished

1 block of 8 on Heap Street

2 blocks of 11, adjoined on Charles Street / Victoria Lane

The garages are generally in very poor condition and are a constant source of complaints from local councillors and tenants



Victoria Square Whitefield 30 garages in total, 3 separate blocks:

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- **2 blocks of 11 in Charles Street/ Victoria Lane**



Charles St 11 Garages Back of Victoria Sq.



Charles St/Victoria Drive Block of 11 Garages backing onto Victoria Sq.



Heap St, Block of 8 Garages

- **Demolition and removal of existing concrete garages,**
 - including asbestos cement roof sheets.
 - Floor Slabs can remain in situ
- **Safe disposal of all materials in compliance with relevant legislation.**
- **Site clearance.**
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2. Applicable Standards and Regulations

- **Control of Asbestos Regulations 2012**
- **Construction (Design and Management) Regulations 2015**
- **Health and Safety at Work Act 1974**
- **HSE Guidance: Asbestos Essentials**
- **Waste Management Regulations (Duty of Care)**

3. Pre-Demolition Requirements

- **Asbestos Survey:** These are supplied by Bury Council.
- **Notification:** Notify the HSE if licensable work is required (typically asbestos cement sheets are non-licensable but require trained operatives).
- **Risk Assessment & Method Statement (RAMS):** Prepare detailed RAMS including:
 - Safe handling of asbestos cement sheets.
 - Dust suppression measures.
 - Emergency procedures.
- **Permit to Work:** Obtain necessary permits from the client or local authority.

4. Site Setup

- **Exclusion Zone:** Establish a secure perimeter
- **Decontamination Facilities:** Provide welfare and PPE changing areas.
- **Personal Protective Equipment (PPE):**
 - Disposable Type 5/6 coveralls.
 - P3 respirators.
 - Gloves and boots.

5. Demolition Methodology

- **Asbestos Roof Removal:**
 - Remove sheets intact where possible (avoid breaking).
 - Wet down sheets to minimize dust.
 - Lower sheets carefully – do not throw or drop.
 - Double-wrap in 1000-gauge polythene and label as asbestos waste.

- **Concrete Garage Demolition:**
 - Use mechanical means after asbestos removal.
 - Segregate waste streams (concrete, metal, timber).
- **Dust Control:**
 - Use water suppression during concrete breaking.
 - No dry sweeping.

6. Waste Management

- **Asbestos Waste:**
 - Transport by licensed carrier to an approved hazardous waste facility. Complete consignment notes.
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- **Concrete and General Waste:**
 - Recycle where possible.
 - Dispose of in accordance with Duty of Care.

7. Health & Safety

- **Training:** All operatives must have asbestos awareness and non-licensed removal training.
- **Air Monitoring:** Conduct reassurance air tests if required.
- **Emergency Procedures:** Spill kits and incident reporting in place.

8. Completion

- **Site Clearance:**
 - Remove all debris and leave site clean and free of trip hazards.
- **Documentation:**
 - Waste transfer notes.
 - Consignment notes for asbestos.
- **Site Plans/Usage**
 - There are no plans for development to these sites
 - The site will be graded and level on completion
 - Completion certificate.

Site Plan post demolition of Garages

The demolished garages site has no plans for regeneration at this stage

The land will be graded/levelled and made safe for pedestrians with the possibility of remedial works to facilitate this

This will have no effect on general car parking in the areas many of the garages are not tenanted

Tenanted Garages to be demolished will be given the chance to relocate to the refurbished garages on the same site