

Cefn Saeson Comprehensive School

Caretakers House Demolition

Method Statement

Planning Approval P2019/5028

7th July 2020

Neath Port Talbot County Borough Council

The Quays

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MORGAN
SINDALL

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1.0 Introduction

INTRODUCTION

The outline method statement discussed in this document relates to Planning Approval P2019/5028. *“Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works.”*

By issue of this Method Statement we are seeking a partial discharge of planning condition no.7 for just the Caretakers House which is minor in its scale.

The method statement outlines our proposals for demolition of the Caretakers House which sits within the existing school boundary.

Following the initial asbestos removal operation this element of work is anticipated to take no longer than one week to complete. This demolition activity will be in advance of the main school demolition which will be discussed in greater depth in a separate Method Statement.



1.0 Demolition Scope

The structure to be demolished is the Caretakers House only.
This is a detached 3 bed house with garage to the side.

The Demolition works will take place during the Summer Break when the Main School is unoccupied.

The demolition will include full asbestos removal followed by soft internal strip and full demolition including foundations.
All materials arising will be segregated for recycling and removed off site.



Caretakers House
Front & Gable Elevation



Caretakers House
Rear Elevation Including
Single Garage

1.0 Purpose of Document

Set out within this document is the principle methodology we intend to implement in the demolition of the Caretakers house.

Section 02 Address each point raised under Condition 7.

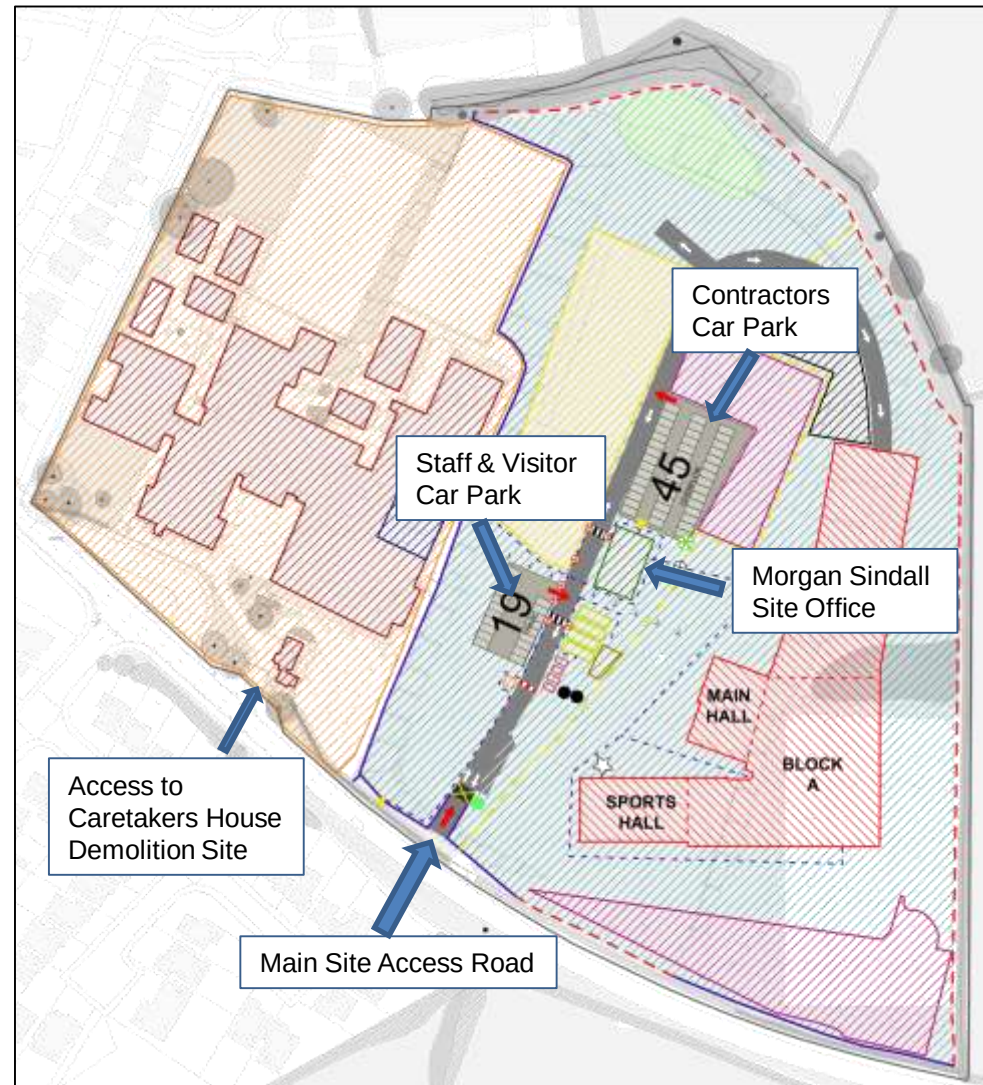
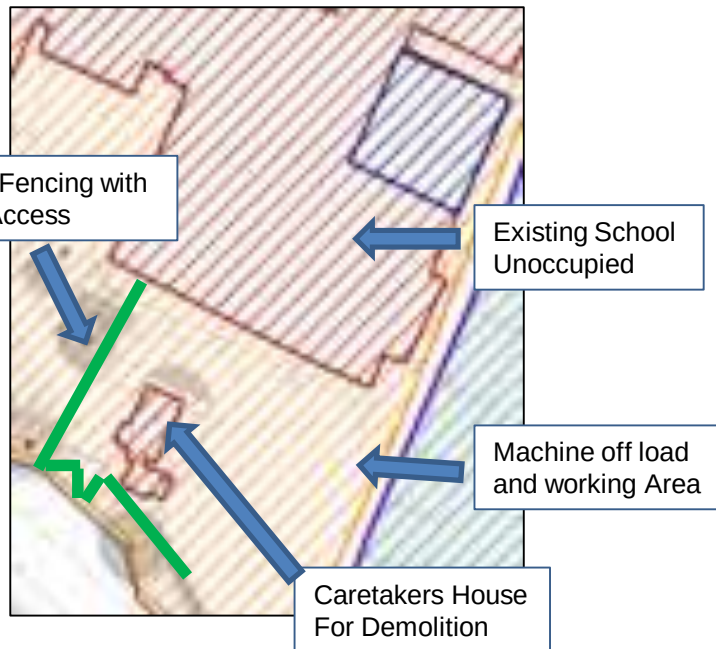
Morgan Sindall will monitor the operation to ensure all aspects are followed leading to a successful completion of this element of works.

2.0 Provisions Under Condition 7

i Parking of vehicles of site operatives and visitors

All persons and operatives involved with the demolition, or wishing to visit the demolition site, will park in the designated areas within the main construction area of the New Cefn Saeson School.

This site area is located 100 yards to the east of the demolition area and will be accessed by internal pathway.



2.0 Provisions Under Condition 7

ii Loading and unloading of plant and materials

All deliveries of plant and materials relating to the demolition works will be made gaining access to the area via the existing school access gate. The plant being delivered and removed will be 360 degree excavator and 40 yard Roll on Roll off Skips.

Loading and unloading of plant and any materials will take place in the existing school carpark located behind the Caretakers house.

This area will be within the controlled zone surrounded by Heras fencing for security and segregation.



Access to Caretakers House
via Existing School Gate



Access through Gate



Access to Rear of Caretakers
House



Existing Car park Located
behind Caretakers House

iii Storage of plant and materials used in constructing the development

All plant and any materials associated with the demolition of the Caretakers house will be kept behind the property within the existing car park area, this area will be setup as the Compound area for the demolition works.

The demolition materials will be sorted and segregated into large skips, also located in this carpark, for removal off site via the existing school access gates.

iv Erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate

The demolition works are wholly located within the secure boundary of the existing school.

We will erect an internal heras fencing boundary, with appropriate signage, to provide security at the demolition area and to enable strict control in terms of access and egress to the Demolition Area.

This heras fence boundary will be maintained throughout the demolition operation and removed once the demolition works are complete and the area returned to a safe condition.

2.0 Provisions Under Condition 7

v Wheel washing facilities to prevent deposition of materials onto any hard surface road

All local roads will be maintained in a clean and tidy condition by the use of a road sweeper if required.

The demolition works are to be carried out within an area of existing tarmac surfacing which will result in a clean working environment.

Notwithstanding this we will have a jet wash facility on site to wash down any vehicle wheels should it be necessary.

The road sweeper will be deployed if needed.



vi/vii Controlling Dust, Dirt and noise during Demolition

We will undertake regular noise monitoring and we set noise limits as per BS5228 annex C to a target noise level of 65db LAeq 10hr. This will ensure the noise levels remain within acceptable limits.

In the event that limits are exceeded we will stop work and adjust the activity in order to adhere to the agreed limits, this could include the use of smaller plant or hand held equipment.

The demolition works to the caretakers house sits within the secure boundary of the school premise. The demolition area will be further secured with Heras fencing to control access to the works area. If required acoustic matting will be attached to the Heras fencing but this is not envisaged to be necessary, due to short scale of work.

All demolition activities are restricted to daytime working within the agreed working hours. We will ensure that our activities do not exceed the current noise and vibration levels around the perimeter of the site for the duration of our works.

This will be achieved by the following:

- All generators will be a 'silenced' type and positioned away from the residential areas
- Low-noise processes and acoustic barriers/screens will be employed if required.
- Work strictly within agreed time periods
- Notify neighbours and local authority of any forthcoming noisy activities
- Use of non-vibrating processes.

2.0 Provisions Under Condition 7

The works will be carried out in accordance with the guidelines provided under PPG 6 and their replacement series now issued as 'Guidance for Pollution Prevention' (GPPs).

With the PPG series currently under review we will work to the latest guidelines as they are published and maintain a close relationship with the environment agency as appropriate when our activities are likely to be at greater risk of affecting the local environment.

The key items we will be closely monitoring during the demolition of the caretakers house and particularly relevant to this are set out below.

- Ensure plant/equipment is well maintained
- Dust water suppression system on required operations i.e. Demolition & Crushing operations, sprinkler system set up within the demolition area taking supply off the existing temporary water supply.
- Low speed limit in all site activities
- Use of road sweepers as necessary

Acceptable Noise Levels

We will be proactive in promoting and maintaining acceptable noise levels during the demolition period. Working with our supply chain to review and ensure that the correct tools and methods are adopted for the demolition.

Further noise reduction measures will include:

- Effective silencing of plant and processes, including the use of well-maintained equipment.
- Machine choice will be smallest available to reduce impact in terms of noise.
- Control hours of working
- Process / plant utilisation method statements to take account of noise control including the switching off of machinery during idling time, work breaks, etc.

Airborne Dust & Air Quality

Further dust reduction measures will include:

- Dust monitor positioned in strategic location prior to commencing works in order to record dust levels and migration patterns.
- Dampening down of dust generating activities
- Covered wagons to be used for the transportation of dust generating material
- Existing roads will be kept clean and maintained

The management of potential dust-generated during the demolition activity will be managed through an appropriate agreed method statement.

The installation of a weather station on site will be used as highly visual indicator of the wind direction. The sock affords site management and operatives a quick indication of wind direction which will be used as an aid in monitoring the suppression of dust.

2.0 Conditions Under Provision 7

viii [Hours of working](#)

All construction activities are restricted to between 8:00am and 6:00pm, Monday to Friday with any weekend working taking place on Saturdays between 8:00am and 12:00 noon. We will ensure that our activities do not exceed the current noise and vibration levels around the perimeter of the site for the duration of our works.

This will be achieved by the following:

- Any generators that have to be used will be a 'silenced' type and positioned away from the residential areas.
- Low-noise processes and acoustic barriers/screens will be employed, as identified by noise assessment.
- Work strictly within agreed time periods.
- Identification of noise sensitive areas and times through noise assessment procedures.
- Monthly letter drops advising local residents of forthcoming activities.
- Works planned for School Summer Holidays to avoid impact on school curriculum.
- Works activities adjusted to respond to noise monitoring data.