

DEMOLITION OF GYM BLOCK, YGG GCG PRIMARY SCHOOL.

OUTLINE METHOD STATEMENT

This information is provided in support of the planning application for the above:

Outline

The school buildings will be systematically demolished in accordance with all current legislation and codes of practices (listed below) and in accordance with the contractors agreed works method statement. The main contractor will be procured via tender from the local authority select approved list of contractors on the regional framework.

The site

This document covers the demolition and site clearance of the Gym Hall and facility attachment, including removal of surrounding hard surfacing, all as highlighted on the location plan within the red line boundary.

The Gym block is located on raised field land to the north east ground, behind the school, and consists of the gym hall and facility attachment. The hall is predominately of steel portal frames, with cavity brickwork and metal frame windows on the front elevation and curtain walling, of glazed metal panelling, to the rear elevation. Brickwork cavity gable walls where a single storey attachment building is located to one side, and constructed from concrete roof deck on internal and external cavity brick walls. Approx. measurement of the hall; 19.5m long x 10.5m wide x 8m high to the ridge, and 10m x 9.5m x 3m high for the attachment building.

The hall's roof is of interlocked concrete tiles, felting and timber rafters on 2 steel purlins on each pitch and over 5no. Steel trusses- spaced at 3m c/c. The trusses spans 10m's over a suspended grid ceiling and onto steel box columns (200mm x 150mm C. section x 5m high from ground to eaves level). The Floor is of suspended timber deck on timber joists spanning over short sleeper walls and concrete slab, some 300- 400mm below the finished floor. The foundations are thought to be of concrete strip and pad bases for the portal frame legs.

The low level roof is of reinforced concrete deck and felt covering, with 2 sky lights over the changing room. In addition to main entry corridor, shower rooms, stores, toilets and the boiler room. The floor is tile finished on solid reinforced slab, some 300mm above ground level.

Refer to plan layout and elevations as shown on the working drawing.

Externally, there are paving slabs and tarmac paths to the main entry and fire escape doors. Also conc. steps linking to the school ground, some 3m below, and where the main parking yard for the school is located and bounded by metal railing and 1m high retaining wall.

Programme & Working Hours

Commencement Date: 5th October 2020 earliest (to be confirmed)

Expected Completion Date: Subject to contractors works programme

Working Hours:	Weekdays	8-5pm (to be agreed)
	Saturday	On request
	Sunday & Bank Holidays	Not permitted

Legislation & Code of Practice

All work will be carried out in accordance with the current legislation and codes of practices listed below:

BS6187: Code of practice for demolition
H&S Executive Guidance Notes for Demolition
Construction (Design and Management) Regulations 2015
BS5228-1:2008 Noise and vibration – control on construction and open sites
(IAQM) Institute of Air Quality Management: Guidance of the assessment from dust and construction

Services

All services including gas, electric, telecoms will be disconnected and/or diverted prior to contractor taking possession of site.

Methodology

Site Perimeter

The contractor will be fully responsible for site security during possession.

The site is to be fully enclosed via secure temp. fencing for the full duration of the project. The main site entrance will be as proposed on the location plan and via the access gate and lane located next to Amman valley fire station.

The contractor is to provide his own compound within the site boundary and provide details in his method statement and tender submission.

Clearly visible warning and restricted area notices are to be displayed during the contract period on site at all times.

A fenced grassed area, located between the gym block and Amman valley fire station, is currently managed on permitted planning consent with a condition, in the interest of ecology and, and to be protected by the contractor at all times.

Hazardous Material

Current available asbestos management surveys (type 2) will be issued to the contractor for all buildings. The contractor is to carry out a full 'Refurbishment and Demolition Survey' (type 3) for all buildings to be demolished in order identify all ACMs.

All ACM's (asbestos containing materials) are to be removed by a licenced operator prior to demolition and disposed of at a licenced tip. Proof of competence, copies of

Waste Transfer Notes and Waste tipping Certificates will be required by the contract administrator.

Traffic Management

Banksmen are to present at all times when large vehicles and plant leave and enter the main site entrance. Main plant movements are to be scheduled to avoid peak traffic times. See also appendix A for notes requirement by NPT- Highway Services.

Biodiversity

Full bat survey and report finding was commissioned and no bat or other protected species use, inside the Gym block, was found. The report also recommended to compensate for bird nesting and bat roost and as described by the report.

Should any bat or other protected species be encountered, during soft stripping works, the works must stop immediately and reported to the C.A.
Prior to removal of the existing barn owl box, located at east pine end wall, it will be checked by a suitably qualified ecologist, and new pole mounted barn owl boxes and bat boxes are to be installed, see links for types proposed;

<https://www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes/owls.html>
<https://www.wildcare.co.uk/large-multi-chamber-woodstone-bat-box.html> or
<https://www.wildcare.co.uk/harlech-woodstone-bat-box-11266.html>

This is so that no net loss of nesting and roosting opportunities for both species and prior to any demolition works taking place.
Biodiversity Services will be consulted for any further mitigation to be implemented by the Contractor. Refer to bat survey report and proposed nesting and bat boxes location on pdf plan- attached separately.

Demolition of Structure

The final demolition methodology will be provided in the successful contractor's tender documentation. However, it would be expected the following methodology would be typically adopted.

The demolition would commence with the removal of all hazardous materials including ACM's. This would be followed by a soft strip of building materials to expose the main structural elements (steel frame, concrete floors etc.).

All buildings highlighted on the location plan will be demolished top down in a controlled and phased operation using suitable tracked plant with hydraulic cutters/hammers, mobile cranes, MEWP's' loaders and tippers. Any steel frame members will be cut/removed and safely lowered to the ground.

Ground floor slabs will be broken up and removed with all ducts and basements puckered and filled with recycled crushed material.

All SVP's and manhole inlets/outlets will be bunged and redundant manholes filled in.

The principle contractor is to provide a Dust Impact Statement and Dust Management Plan in accordance with IAQM guidance notes. Mitigation measures would normally ensure any dust arising from demolition will be controlled by the contractor using water/spray damping. Air quality monitoring would also need to be implemented during demolition.

Potential Noise Pollution: The contractor is to provide a noise impact assessment and management plan with regards to demolition as part of his method statement. This is to be in accordance with the recommendations and guidelines given in BS 5228-1:2009 with particular attention to Annex E setting noise limits arising from demolition.

Disposal of Material

All materials arising from the demolition will be separated and, where re-cycling is not possible, disposed off site to a licensed tip.

However, all suitable masonry and concrete materials arising will be crushed on site and re-cycled. Some of this material may be used to fill voids left on site leaving the site level and in a safe condition.

Any recycled material not used is to be removed to licensed recycling sites.

Reinstatement of Site / Final Finish

The site footprint will be levelled off with top soil layer and grass seed to blend with the surrounding field.

Bearing in mind the site is tiered and will be left in a safe level condition with any voids filled with suitable recycled crushed material. No drops in level of greater than 600mm (battered) will be permitted. All external steps and railing are to remain untouched.

Appendix A

The following Highway services requirements shall be adhered to throughout the demolition period:

- a. the parking of vehicles of site operatives and visitors will only take place within the site edged red
- b. loading and unloading of plant and materials will only be undertaken within the site edged red
- c. storage of plant and materials used in the development will be contained within the site edged red only
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate will take place and a security hording will be placed around the permitted of the site edged red
- e. wheel washing facilities will be provided and located within the site edged red only
- f. measures to control the emission of dust and dirt during development will be implemented during the course of demolition
- g. the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions will be implemented on the site including (but not necessarily limited to) the site area edged red including the entrance
- h. No deliveries or works vehicles in excess of 7.5 tonnes shall access or leave the site during the hours of 8:15am to 9:15am and 2:45pm to 3:45pm Monday to Friday during school term times unless otherwise agreed in writing by the Local Planning Authority.
- i. All vehicles used during the demolition process shall only use New Road, Brynamman Road (A4069) and Heol Cae Gurwen (A474) to access and egress the site.