



Abbey substation- Outline Demolition Plan



Prepared by RL- BAM. Rev 03 21/10/2020

Introduction

As part of the construction on the Abbey project it is necessary to demolish an existing plant room. The following document outlines the proposed demolition plan and methodology which is to be employed during the demolition works.

Existing building

- Existing building is not an occupied building it is M&E switch room that houses main incoming electrical supply for the existing junior school.
- The building is single storey, blockwork construction with render. Single pitched roof.

Aerial view of the Abbey sub station



Prerequisite activities

Prior to carrying out the demolition works a full structural survey is required to ascertain its current condition. To complete this investigation works it will be necessary to undertake small amounts of intrusive works to enable full understanding of the integrity of the building before demolition.

At this point we will review the requirements of any temporary works required to maintain the stability of the structure of the retained portion.

Site setup

The site will be made secure by way of Heras panel fencing around of the building. There will be a single set of vehicle gates which will enter the existing school entrance adjacent to a pedestrian walkway also one further. The hoarding will fully surround the substation encapsulating the substation due to be demolished; there will be one pedestrian gate to enter the area.

Skips and an emergency decontamination unit will be located within the existing school.

Sequence of works

The sequence of works will be as follows;

- Intrusive Investigation.
- Asbestos removal- Following the completion of the updated R&D asbestos survey all asbestos containing materials (ACM's) will be removed from the building for disposal at a licensed facility in accordance with the Control of Asbestos Regulations 2012
- Western power etc. will need to undertake decommissioning of plant both M&E.
- After plant decommissioned the removal of any asbestos material within the fuses will be removed by licensed contractors.
- M&E- Removal of existing substation transformers and incoming gas main by approved sub-contractor
- Working top down and from west to east the structure will be removed in pretty much one go. The extent of the demolition is shown above.
- The material will be stockpiled on site and segregated & removed.
- Once the area of building and footings have been removed, the void will be filled with permeable stone which will stop water run off.





Working hours

Demolition works will be carried out as follows

Monday to Friday 08:00-17:00 2 weeks duration.

Noise

Low vibration methods of demolition have been selected for practical reasons, due to minimise nuisance noise to the surrounding neighbours. All plant being used in the demolition activities will be modern and well maintained and the operatives will ensure that it is switched off when not in use.

Base level noise reading have been taken prior to any work taken place and these will be checked throughout the works. Localised noise monitoring will also be carried out at targeted operations like demolishing the masonry walls.

No works will take place outside of the working hours listed above

Dust

Low vibration and non-percussive methods will be utilised which will minimise the creation of dust. During the demolition water sprayers and hoses will be used to dampen down the areas being demolished and also used on stockpiles to prevent dust from escaping.

We will prevent any silt water/run off from entering the storm/combined drainage systems

IAQM guidance on the assessment of dust from demolition and construction has been reviewed by the specialist demolition subcontractor and Bam Construction. The building will have a fully segregated from the residential properties. Low vibration and non-percussive methods will be utilised which will minimise the creation of dust.