

DEMOLITION OF BRYN TOILET BLOCK

OUTLINE METHOD STATEMENT

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

Outline

The derelict toilet block 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 has been chosen from the local authority select approved list of contractors.

The site

This document covers the demolition and site clearance of the toilet block, including removal of surrounding hard surfacing and ground floor slab. The ground will be reinstated with topsoil and grass seed.

The toilet block is located on a plateau of grassed waste ground to the left of Bryn community centre. It backs onto an area of overgrown shrub and bushes. Access is off the B4282. There is plenty of usable space around the toilet block to set up a site compound that will not hinder access to and from the community centre which uses a separate entrance and has its own car park.

There is a lane running past the toilet block leading to a gated farmer's field. The site set up or demolition will not impact on access to and from the field.

The toilet construction comprises brickwork walls with a pitched timber trussed roof. It is approximately 6m x 6m on plan, 2.5m to eaves and 4m to its ridge. It is sat on a reinforced concrete slab. The foundations are unknown so they could be a raft slab or traditional strip footings. The floor is a tiled finish on the solid reinforced slab.

Externally towards the front of the building a concrete hard standing area with a short length of retaining wall approximately 300mm high which is also to be removed.

The community centre to the right hand side of the toilet block is still used by the community. The demolition works will not impact upon its day to day running and the contractor has been given contact details of the centre manager in the pre-construction information.

Programme & Working Hours

Commencement Date: 1st October 2021 earliest (to be confirmed)

Expected Completion Date: Subject to contractors works programme

Working Hours:	Weekdays	8-5pm (to be agreed)
	Saturday	8-1pm (restricted)
	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 have already been disconnected.

Methodology

Site Perimeter

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

The site is to be enclosed via secure temporary fencing for the full duration of the project. The main site entrance will be from the B4282 off an existing disused access to the left of the community centre. The site compound can be set back to allow for any site traffic to be located and manoeuvred off the main road with a good splay and visibility.

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.

Access to the farmers field behind is not to be hindered during the contract period and is to be addressed in the contractors method statement.

Hazardous Material

Current available asbestos management surveys (type 2) and the 'Refurbishment and Demolition Survey' (type 3) have been issued to the contractor.

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

Banksman 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.

Biodiversity

A full bat/bird survey and report has been commissioned which has been attached with this submission. No bats or birds were found but we are erecting some bird boxes in some nearby trees as a matter of good practice. The demolition start date falls outside the bird breeding season.

Should any bat or other protected species be encountered, during soft stripping works, the works must stop immediately and reported to the C.A. who will engage with the NPT biodiversity officer to implement the correct course of action.

Demolition of Structure

The final demolition methodology will be provided in the contractors construction phase plan/RAMS. 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 (roof space etc.).

The building 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 tipper. Any timber truss members will be cut/removed and safely lowered to the ground.

Ground floor slabs will be broken up and removed with any ducts 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. 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 topography.