

DEMOLITION OF BAGLAN ENERGY SOLAR CENTRE.

OUTLINE METHOD STATEMENT

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

Outline

The 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 building

This document covers the demolition and site clearance of the building as highlighted on the location plan within the red line boundary.

The building is built on a raised platform and measuring 12m x 9m on plan by 9m height approx. and mainly constructed from cladding/ glazed units over the east, north and west elevation, and voltaic solar panels over the elevated south face direction. The building elevations are supported by bow shaped- timber trusses; spaced at 1/3 locations across the south and north, and at mid. heights the east and west elevations. In addition to steel tensioned cables and cross bracing provided for overall stability to the building frame.

The ground floor is of suspended timbers with joists spanning on sleeper walls and concrete slab/ hardstanding (assumed).

Internally; there are short height benching, with vents to concealed heating pipes, and along the east, west and north building sides. Also 1m high timber cupboards and housing the electric meters and fittings, all under the solar panelled elevation. There is a timber framed platform; 3m x 3m on plan by 2.5m in height and comprises mezzanine floor with stairs for access and railing, a function areas with sink units and toilet. There are fitted desks tables and chairs with carpeted floors and other fittings and all to be removed from site. In addition to the solar panels and electric fittings that requires decommissioning and removal (all by specialists) and prior to commencement of the demolition works.

Externally; a 1m raised ground with granular pathways, tarmac strip and conc. steps next to a small parking yard. The building is located in Baglan bay green field with nearby reservoir and shared access lane to Hydrogen Building and Offices. Refer to the demolition working drawings with views- all attached separately.

Programme & Working Hours

Commencement Date: 6th March 2023 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 the lane off the main road

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.

Hazardous Material

The Refurbishment and Demolition asbestos survey and report has been commissioned and in order to identify all ACMs and any hazardous material.

All ACM's (asbestos containing materials) and hazardous waste (such as solar panels and glazing panels) 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

Bat and any protected species survey with report finding will be commissioned and if requested by Biodiversity.

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.

the building 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 members will be cut/removed and safely lowered to the ground.

Any ground floor slabs will be broken up and removed.

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 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 materials arising will be crushed and 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 material. No drops in level of greater than 1m (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 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 7.5tonne shall access or leave the site during the hours of 8:15am to 9:15am and 2:45pm to 3:45pm Monday to Friday or as agreed in writing by the Local Planning Authority.