

OUTLINE METHOD STATEMENT

NEATH LEISURE CENTRE, DYFED ROAD, NEATH

Outline

The building will be systematically demolished in accordance with BS6187 and the Contractors Agreed Works Method Statement within their construction phase plan under CDM regulations. The main contractor will be selected from the Local Authority's select list of specialist contractors via tender.

The site

This document covers the demolition of the existing Neath Leisure Centre building located at Dyfed Road, Neath SA11 3AW.

The site is located on the outskirts of Neath town centre opposite a residential area and backing onto Neath Cricket club with a Health centre immediately to its west boundary separated by a small car park and retaining wall. There is a larger fenced carpark to its eastern boundary separated by an access lane into the cricket club. This car park was used by the leisure centre patrons and staff but has been closed off since the building closed in March 2023.

The main building/pool hall was built circa 1970 and its construction comprises a reinforced concrete frame with masonry walls and a steel trussed flat roof. There are 5 squash courts to its rear that back directly onto the cricket ground which forms its site boundary.

The building was refurbished circa 1985 with a traditional construction (masonry/large glazed windows/timber roof trusses) single storey wrap around extension to its front and western elevation with a full remodelling internally including new swimming pools, health suites and gymnasium.

There is a sunken plant room on the south east corner of the building and a small attached garage area to its north east corner.

Programme & Working Hours

Commencement Date: 3rd July 2023
Expected Completion Date: 2nd February 2024

Working Hours:	Weekdays	8-6pm (to be agreed)
	Saturday	On request
	Sunday & Bank Holidays	On request

Legislation & Code of Practice

All work will be carried out in accordance with the current legislation listed below:

BS6187

H&S Executive Guidance Notes GS29/1,2 & 3

Construction (Design and Management) Regulations 2015

Services

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

Methodology

Site Perimeter

The contractor is to be fully responsible for site security during possession.

The site is to be enclosed via a moveable/temporary timber hoarding as shown on the site plan for the duration of demolition (albeit the eastern carpark/compound that is already fully fenced off) as per the project tender drawings. Vehicular access and egress to site is restricted to Dyfed road.

The access road into the cricket ground is to remain open until the end of August to allow full access during the cricket season. During this period the contractor will take possession of the building, eastern and western carpark only in order to carry out enabling works within the building envelope. They will use the western carpark as their compound (offices/welfare/parking) for this period.

From the 1st September (end of cricket season) the contractor is to take possession of the access road into the cricket club and also some of the cricket club ground in order to have enough working space to demolish the building in a safe manner. During this period temporary access will be provided to the cricket club in and around the larger western carpark. Access will be safely fenced/hoarded off with suitable signage for pedestrians and vehicles. This has already been agreed with the cricket club in advance.

On completion of demolition the access road will be re-opened to the cricket club and the timber hoarding moved back to the original building line with the western car park vacated. There will be a 1.9m high steel palisade fence erected along the original building line immediately adjacent the cricket club to match the existing and secure the cricket club's site boundary. Any damage to the access lane or grassed area will be fully reinstated back to its original condition.

Warning and restricted area notices are to be displayed during the contract period on site.

Hazardous Material

The 'Refurbishment and Demolition Survey' (type 3) has been issued to the contractor during the tender period.

All ACM's are to be removed by a licenced operator 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

The contractor is to safely manage site vehicular movement to and from site with special attention to the cricket club access, health centre and residents living opposite.

The contractor will provide a traffic management plan as part of their construction phase plan prior to starting on site.

Demolition of Structure

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

The main structure would be demolished top down in a controlled and phased operation using suitable large tracked plant with hydraulic cutters/hammers, mobile cranes, MEWP's' loaders and tippers. Concrete/steel members will be cut and safely lowered to ground level.

Ground floor slab and foundations are to be grubbed up and crushed on site. The swimming pool voids, service duct voids and sunken plant room voids are to have their slabs peckered and the voids filled in with site won suitable 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 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.

All suitable masonry and concrete materials arising will be crushed on site and re-cycled. Most of this material will be used to fill voids on site following removal of foundations and leaving the site level. Any remaining/surplus material will be removed off site.

Reinstatement of Site / Final Finish

The temporary site hoarding is to be re-aligned to the original building footprint and the cricket club access road re-opened. A steel palisade fence to match existing will form the original rear elevation boundary onto the cricket club.

The site will be left level and flat with any voids filled with suitable recycled crushed material.

The future development of the site will be in accordance with agreed regeneration strategy for Neath Town centre. There are no temporary landscaping proposals and the site will remain as described until such development takes place. The site may also be sold to a private developer and any biodiversity enhancement will be part of the new development in accordance with current legislation.