

DEMOLITION OF THE OLD BREWERY, HIGH STREET, PONTARDAWE. SA8 4HU.

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

Outline

Due to a recent break in by youths who then set fire to the building, the structure has been left in a severely unsafe condition. We plan to systematically demolish the structure to a safe level in accordance with all current legislation and codes of practice (listed below) and in accordance with the contractors agreed method statement. The main contractor has been chosen (Oaktree Construction Limited) through previous working relationship and his proven track record which they have demonstrated working for Neath Port Talbot Council on a regular basis for many years.

The Site

This document covers the demolition of the structure to a safe level and clearance of all rubbish leaving the site in a safe condition.

The building is located off high street Pontardawe behind Pontardawe Car Sales, it has two access roads one from high street through Pontardawe Car Sales and one from high street adjacent to the Castle Hotel through the public car park.

There are three elevations which have significant concern and need extra care when the works take place.

1. North elevation has an elevated area where neighbours park vehicles.
2. East elevation the neighbours property is in close proximity at an elevated level.
3. South elevation has a canal running along side it.

The building is approximately 22m x 12m on plan and 7m to wall plate level from inside constructed of traditional stone walls with a pitched roof which has mainly collapsed due to the fire.

The inside floor is concrete construction in the main with a small timber section over the lower/basement level adjacent to the canal.

Externally in front of the main entrance is a small concrete hardstanding with an adjacent retaining wall approx 8m long height 3m at building running to 0m towards car park.

The car park in front of the main entrance is in constant use by the public and works are to be carried out in such a manner to have minimal impact upon its day to day use.

Programme & Working Hours

Commencement Date : As soon as possible after planning approval.

Expected Completion Date : Within two weeks of start.

Working Hours :	Weekdays	8a.m. - 5p.m.
	Saturdays	8a.m. - 2p.m.
	Sundays & Bank Holidays	Not Permitted

Legislation & Codes of Practice

All work to 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 & 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 of from dust and construction.

Services

Electric service will be disconnected outside the walls of the building prior to the contractor taking possession of the site

Drains will be plugged and protected to prevent any contamination by debris.

Methodology

Site Perimeter

The contractor will be fully responsible for the security of the site during the works.

The site is to be enclosed with temporary security fencing for the full duration of the works. The main entrance will be next to the Castle Hotel on High street through the public car park.

The contractor is to set up his own compound within the curtilage of the site, all site vehicles, plant and loading of vehicles also to be within the curtilage of the site. The contractor is to make arrangements with the neighbour who's parking is adjacent to the North elevation before any work is carried out. This would be via a request with plenty of notice for the neighbour to relocate vehicles during the work period.

Clearly visible warning and restricted area signs are to be displayed throughout the work period.

Hazardous Material

Due to the unstable condition of the building at present an asbestos survey is not possible at this time we recommend the front wall is taken down first and all hanging material removed using a long reach tracked excavator. Once all hanging material has been removed the contractor will instruct a licensed asbestos engineer to carry out a Refurbishment and Demolition Survey (Type 3) and work will cease until the full survey results are received. If any ACM,s are found an appropriately licensed company will be employed to remove and dispose of these materials to an appropriately licensed facility before work can resume.

Traffic Management

Banksman are to be present at all times when vehicles are entering or leaving the site. Main plant movements are to be planned to avoid peak times. Parking of site operatives and visitors vehicles to be within the curtilage of the site or a minimum of 500m away from the site to avoid additional traffic to the car park and surrounding area. Loading and unloading of plant and materials will only be undertaken within the curtilage of the site. Storage of plant and materials will be kept within the curtilage of the site. Mearses will be put in place to control the creation of dust throughout the works. All deliveries are to be arranged to avoid busy periods. All vehicles are to access and egress site through the car park along past the Castle Hotel and out onto High Street.

Biodiversity

Due to the recent fire and condition of the building we do not propose having a survey carried out and the works are planned to be done outside the bird breeding season.

Should any bat or other protected species be encountered throughout the works, the work must stop immediately and reported to the client (Mr Lee Davies) who will engage with NPT Biodiversity officer to implement the correct course of action.

Demolition of Structure

The final demolition methodology will be provided in the contractors CPHSP / RAMS. However it would be expected the following methodology would be typically adopted.

As the condition of the building is unsafe to enter an Asbestos survey will be carried out when all hanging material has been brought down to ground level and the building is safe to enter.

The building will be demolished from top down in a controlled manner using a 360 degree tracked excavator fitted with demolition grab.

Work will start on the west front elevation where the stone wall will be taken down to main floor slab level to enable the excavator to gain access to hanging material.

All hanging material will then be brought to ground level before any persons are allowed in the building.

At this point Mr Lee Davies will instruct a qualified Asbestos engineer to carry out a level 3 demolition survey and work will cease until the report has been completed.

If ACM's are discovered Mr Lee Davies will employ a suitably qualified asbestos removal company to remove and dispose of all ACM's.

Once the building has been cleared of any ACM's work will proceed with the removal of all debris within the building which will be disposed of in appropriately licensed skips.

Work will then continue taking down the North and East elevations using the above excavator, these elevations will be taken down to 1m above external ground level ensuring not to disturb the existing retaining wall below.

The South elevation will then be taken down as above and finished 1m above main floor slab level.

Ground level floor slab will be left in place at this moment in time until a decision has been made on the future use for the site.

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 the demolition will be controlled by the contractor using water/spray damping. Air quality monitoring would also need to be implemented during the 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 of noise limits arising from the demolition.

Disposal of Material

All material apart from good stone arising from the demolition will be disposed of in appropriately licensed skips, The good stone will be placed in the basement / lower level and within the original boundary walls of the building for future use on the site. A close boarded fence will be put around the above stone deposits.

Reinstatement of site

As mentioned above the floor slab of the building will be left in place and the North, and East elevations will be left 1m above the external level as they are supporting the surrounding land and create a 1m high edge protection until future plans for the site has been decided.

The South elevation is to be left 1m above the main floor level and lower level filled in. The surface of the external area is currently made up of old tarmac and stone which we plan to leave in a similar condition ensuring no trip hazards.

N.B. As the works above are only being carried out as an emergency due to the recent fire no immediate plans had been made for the site.