

DEMOLITION OF TABACH SPORT 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 sport barn is located to the rear of Taibach Community Education Centre and bounded by a special need day centre to the right and outdoor sport MUGA to the left, and on a short length access lane from Margam road in Taibach, Port Talbot. See location plan.

The Barn construction is of 7no. steel portals and predominately of corrugated curved roof sheeting on angle purlins and girders spanning on H section columns; in-cased in brickwork pillars, and equally spaced over the shell framed building with approximate measurements of 28m long x 15m wide x 7m max.in height.

Part of the roof cantilevers out 1.5m outside the perimeter walls, which are of 275mm cavity brickwork (assumed) and measuring 3m high on the east/west elevations and 7m high max. on the gable walls, which in turn have a 3m wide thickening pillar and end brickwork returns. The building floor is of solid hardstanding and for multi-use indoor sport Hall. Refer to plan layout and views inside the drawing.

Programme & Working Hours

Commencement Date: 26th Feb 2024 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:

BS 6187: 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 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. See also appendix A for notes requirement by NPT- Highway Services.

Biodiversity

Biodiversity section were consulted and have advised that no ecological constraints on the site and of negligible bat potential for any additional survey works.

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.

The demolition operation is to be carried out with absolute diligence and protection measures for the adjacent Special Need Day Centre.

Any ground floor hardstanding is to remain and made good in place.

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.

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 in concrete/ tarmac to suit the remaining in place floor and or outside yard levels.

Any tiered level will be left in a safe manner and any voids will be filled with suitable material. No drops in level greater than 1m (battered) will be permitted.

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.