VP/40842 – Ladybarn Park Pavilion Building Recycling

Outline Method Statement

1, General Information and Programme

The work comprises the demolition of the former pavilion, the landscaping of the building footprint with a raised flower bed and an upgrade of the perimeter lighting to the adjacent play area. The contract period for the demolition works is 4 weeks.

Access to the site will be via the entrance gates at the junction of Parrswood Road and Parsonage Road. The contractor will provide a banksman at all times during vehicular movement within the park and ensure that the roadways are kept clean at all times.

2, Temporary Fencing, Permanent Fencing

The temporary fence to the site will comprise 2.4m high weldmesh fixed to timber posts cast in concrete filled oil drums.

The site is to be landscaped with a raised flower bed over the footprint of the demolished building and no perimeter fencing is required.

3. Services

All services will be permanently disconnected outside the site boundaries prior to commencement of the works.

4. Site Accommodation

Site accommodation for the demolition contract will be within the site boundary as defined by Dwg No. 2.

5. Asbestos Removal

An R&D asbestos survey will be undertaken by the in house CTS Asbestos Group and the report will be available early in December 2013. Asbestos containing materials identified in this report will be removed by a licensed contractor in accordance with an approved 'Asbestos Plan of Work'. The asbestos removal work should be completed with 1 week.

6. Soft Strip

Any remaining building contents will be removed, loaded into skips and taken to a recycling centre or licensed waste disposal facility. Fixtures and fittings will be stripped out by approved methods and dealt with in the same way, recycling wherever possible. The soft strip should be completed with 1 week.

7. Erection of Protective Scaffold.

It is not envisaged that scaffolding will be required to facilitate the demolition of this property

8. Demolition of the Buildings

Following completion of the asbestos removal and soft strip, demolition will be done by mechanical means using a primary demolition excavator.

The excavator will load demolition materials into 32 tonne tipper wagons or equivalent, which will remove the materials from site. If it is deemed that the roadway in the park cannot permit the use of 32 tonne wagons a safe axle limit will be agreed with the client. A mechanical breaker will be used to break out walls and foundations below ground level.

The contractor does not have the option to crush and screen material on site.

All plant and processes will conform to H&S requirements for sound, dust control etc.

The demolition work should be completed within 1-2 weeks.

9. Backfilling of Underground Voids

All basements and underground voids (e.g. trenches formed by foundation removal) will be backfilled using inert graded stone, Highway Authority class 6F2, compacted in layers.

10. Site Finishes

The demolition area will be landscaped with a raised floor bed yet to be agreed with the client. The footprint of the building will be raised and profiled in subsoil and finished with topsoil. Planting will be undertaken by the park.

11. Existing Site Boundaries

As described above the site will be landscaped with a raised flower bed to follow the existing profile of the surrounding site.

12. Dust Control

During mechanical demolition, dust control will be undertaken by an operative spraying the targeted area using a hose connected to the water mains or other alternative supply e.g. water bowser. Should this method be considered to be insufficiently effective, additional measures will be employed following discussions with the Contractor i.e. Dust Boss etc.

13. Noise Control

Normal working hours will be Monday-Friday 8a.m. to 4.30 p.m. Weekend working will not normally be permitted.

Noise levels during demolition will be maintained within HSE guidelines for plant e.g. breakers, excavators, crusher/screener, wagons, hand tools and all other operations

14. Traffic Movements

Pedestrian access for users of the park will take priority over traffic movement and the banksman must ensure the contractor's vehicles comply to enable safe access and egress for pedestrians or any other user of the park.

Low loaders will also access the park via the main entrance gates at the junction of Parrswood Road and Parsonage Road.

There will be delivery and removal of temporary fencing at the start and end of the contract period

There will be HGV skip wagon or tipper wagon (32 tonne or smaller) movements during demolition, hardcore removal and importation of fill materials e.g. 6F2, subsoil and topsoil. Up to 10 movements per day are likely via the main gated entrance at the junction of Parrswood Road and Parsonage Road..

15. Environmental issues

A bat survey has been undertaken and will be submitted along with the prior planning submission. No trees will be affected during the works and it is envisaged the demolition work will be undertaken outside the nesting season. The nearby trees and shrubs will be protected from any works undertaken by the demolition contractor. No invasive species of plant have been encountered on site during the walk round appraisals.