Holden Clough Primary School

Methodology of Demolition
Demolition Methodology

The construction of Holden Clough Primary School will be over 2 Phases. During Phase 1 the modular school will be constructed to a cleared area to the West of the existing building. During Phase 2 the existing school will be demolished and area landscaped prior to project completion.

During Phase 2 (demolition/landscaping) a new entrance will be formed off St Albans Avenue which will enable construction vehicles to access and egress the site across the existing school pitches. This entrance will be managed by a full time gateman who will also be a qualified banksman. This temporary access road will lead to the site offices, welfare facilities, off street contractor parking and the demolition zone. The phase 2 site / demolition area will be fully segregated from the then live new school on the playing fields by solid 2.4m high hoarding displaying appropriate warning signage.

Pre-demolition Asbestos Surveys will be conducted initially and any asbestos material identified will be stripped and removed from site by a specialist contractor (2 week HSE notification may also be required should the material found be reportable.)

Main services such as power, gas, water and telecoms will be disconnected by the relevant stat provider. All cut off’s shall be checked and written confirmation obtained by Utility Companies for Health and Safety records prior to commencement.

Once the buildings are clear of asbestos and services isolated, a Specialist Demolition Subcontractor will be employed to initially soft strip the building. This will include removal and waste segregation of door sets, skirting boards, carpets, false ceilings etc. Our M&E subcontractor will be responsible for careful removal and disposal of Mechanical and Electrical items including florescent light tubes, fixtures etc.

The site is confined with little space to manouevre around the perimeter of the existing building. As shown on the drawing opposite we propose starting demolition from the North East side of the building working to the South West.

Site hoarding and full time gateman will prevent access into the demolition area. However, we will take extra precautions due to the close proximity of the new live Primary School for instance keeping the head teacher informed of demolition progress and forecast, and avoiding demolition of parts of the building close to the school until after school hours, at which time a banksman will be on the school side to locally exclude risk areas. Buildings will be left safe at the end of each shift to ensure there is no unplanned collapse.
To minimise waste to landfill demolition materials will be segregated into separate waste streams on site before being removed and disposed of by a licensed contractor to a registered waste facility via 8 wheeler tipper wagons.

- **Noise**

We will be considerate to the live school that is within close proximity to the site along with adjacent private dwellings. We will keep residents informed of our works via newsletters.

Demolition can be a process that is noisy at times. It is important to us that we minimum disturbance to local residents as much as possible during the 5 week demolition process. When setting up on site Carillion will notify the Local Authority EHO of our works and give them details of a contact person for the site who can deal with any complaints. The site will keep them informed of the progress of the works and the dates and times of any particularly disruptive activities.

Subject to Planning Approval our intended working hours are from 0730 to 1800 on week days and 0900 to 1300 on Saturdays and no working on Sunday’s or Bank holidays. We will ensure that local residents are kept informed of our working hours and give them prior notice of potentially noisy works such as demolition.

Construction technologies and noise suppressant equipment, which will reduce the likelihood of noise at source such as dumpers, pneumatic tools and super-silenced generators etc. will be adopted where practicable. Solid hoarding around the perimeter of the site will also be erected to contain noise as much as possible. Construction traffic will be minimised by using a brick crusher and retaining material on site for use with the proposed scheme.

Furthermore working hours will be strictly adhered to, along with minimising the use of breakers and other noisy equipment. The project will be registered with Considerate Constructors Scheme and as such posters will be clearly displayed on hoardings identifying the Carillion site contact and telephone number should residents have any concerns. Also a full time gateman will be present at the site access off St Albans Avenue providing another point of contact for local residents.

- **Hours of working,**

Work will be carried out between the hours of 0730 and 1800 Monday to Friday and on Saturday between 0900 and 1300 with no working on either Sunday’s or Bank Holiday’s, however, this is subject to Planning agreement. Work will only be carried out in addition to these times under exceptional circumstances and in such cases Carillion would seek approval from the Local Authority Planning Department as well as informing local residents prior to undertaking works.

- **Dust and damping down**

During Phase 2 demolition the site team will be fully aware of the impact dust can cause to the community that live within close proximity to the site. It is therefore essential that dust is managed and controlled keeping it to a minimum. As such construction/demolition work will be undertaken using best practice methods as follows:

  **Haul routes**

  - The former Holden Clough Primary School site has a large tarmac play ground area which will make an ideal space for allowing construction traffic to enter from the temporary Haul road from St Albans Avenue. This surface will be kept clean by means of road sweeper or jet wash to ensure dust is damped down and to prevent trailing mud onto the highway.
Construction vehicle’s will be restricted to speeds of 5mph whilst on site as the slower the vehicles the less the dust generation

Demolition
- Where possible enclosed chutes for dropping to ground level demolition materials that have the potential to cause dust and regularly dampen the chutes
- Dampen down the structures and demolition piles regularly
- Adopt best practice solutions to ensure safe controlled demolition of structures at all times.

Plant
- Clean the wheels of vehicles leaving the site so that mud is not spread on surrounding roads – dry mud turns to dust.
- Ensure that exhausts do not discharge directly at the ground kicking up dust
- Wagons / skips removing waste from site will be covered with debris netting.

Cutting /grinding /cutting.
- Minimise cutting and grinding on site with preplanning of service holes in brickwork or concrete works.
- On cutters and saws, use equipment and techniques such as dust extractors to minimise dust. Consider a wet cutting saw or use vacuum extraction
- Spray water during cutting or paving slabs to minimise dust.

Traffic flow

Road access to Holden Clough Primary School is good as it is located within close proximity to the B6194 and A627 although extra care will be taken when accessing through built up areas and residential estates. Clear signage will be in place at the delivery entrance to the site directing construction vehicles. When leaving site the gateman will be responsible for banking wagons safely onto the road, as well as informing drivers to drive carefully through the residential estates to the major roads.
To prevent traffic congestion off street contractor parking will be provided on site as shown on the logistics plan above.

Construction deliveries will enter the site via the temporary bell mouth constructed off St Albans Avenue. This entrance leads onto a temporary haul road across the pitches directly onto the schools existing hard play area which is of sufficient size to accommodate 2 wagons off street whilst they are loaded with demolition waste etc. Space will be allocated for a turning area within the site so that wagons can turn around without having to reverse onto the street.

Deliveries will be planned so that there is always sufficient space on site to take them directly off the street, this process will be managed by a full time gateman. The gateman will also be responsible for delivery driver inductions as well as banking vehicles where required.

Due to the close proximity to the Live primary school St Albans Avenue will be particularly congested during school arrival and leaving times. Therefore deliveries will be coordinated outside peak times for the safety of pupils and teachers. All contractors and suppliers will be informed of these delivery time restrictions as part of their subcontract appointment.

- **Means of addressing contamination**

  All asbestos materials shall be removed safely prior to the commencement of demolition this will be done in accordance with all current legislation and the specialist contractor’s method statement.

  Any fuel stored on site will be stored securely in a double bunded tank and located away from any surface water gullies. A drip tray will be used whilst refuelling any site plant.

  In the unlikely event of a major fuel leak which could contaminate ground water or enter surface water drainage the site spill procedures will be adhered to. Actions will include use of the site spill kit to contain the fuel, identify source of leak, block source of leak, and clean up spill and dispose of correctly.

- **Time frame**

  Subject to planning we are due to mobilise with our site setup on 9th February 2015. Demolition works are due to commence on 23rd March 2015 for a duration of 5 weeks. These dates may however be affected should additional asbestos be found during the ‘Pre-demolition Survey’ the period of delay will be dependent upon the volume and type of material found.