

Construction Method Statement

The proposed construction and demolition will involve the removal of the existing building including pipes, machinery, ducts, building cladding, insulation and frame structures etc generally down to floor slab level.

Demolition Method

Whilst a contractor for the demolition has not yet been appointed the following sets out the demolition method principles which will be adopted. Prior to demolition all hazardous substances will be identified and removed in a controlled manner, including asbestos and substances controlled by COSHH. Demolition will typically be by mechanical means and controlled deconstruction with the use of high reach demolition excavator with shear attachments particularly for steel structural elements. Hydraulic hammers used for concrete structures and concrete processing attachments are to be used to crush concrete to a manageable size, and to remove reinforcing steel, all fitted with dust suppression, where possible.

Waste Management

A waste management operation will be employed during the demolition works. Wherever possible, materials will be recycled and either re-used onsite. The disposal of all waste or other materials removed from the Site will be in accordance with the requirements of the appropriate legislative requirements. In general, and in accordance with the principles of the UK Government's 'Waste Strategy 2000', a principal aim during demolition will be to reduce the amount of waste generated and exported from the site. This approach complies with the waste hierarchy whereby the intention is first to minimise, then to treat at source or compact and, finally, to dispose of off-Site as necessary.

Overall, the waste management for the site is likely to comprise of the following:

- The material from the demolition and excavations will be loaded onto trucks and driven from site on an approved route. A strict internal traffic management plan would have to be adhered to, to ensure the works are undertaken safely.
- Skips will be covered to prevent dust and debris blowing around the site, and will be cleared on a regular basis. Burning of wastes or unwanted materials will not be permitted on-site. All hazardous materials including chemicals, cleaning agents, solvents and solvent containing products will be properly sealed in containers at the end of each day prior to storage in appropriately protected and bunded storage areas.

Hours of Work

It is anticipated that the core working hours for demolition will be set out as follows:

- 0800 – 1800 hours Weekdays;
- 0800 – 1300 hours Saturday; and
- Working on Sunday will be subject to reasonable notice.

All work outside these hours will be subject to prior agreement, and/or reasonable notice to Reading Council. It is not anticipated that night time working will be required.

MITIGATION MEASURES

Management of Noise, Vibration and Dust

Measures planned to be adopted include:

- Use of hoarding around the any sensitive perimeter of the site to assist in the screening of noise and dust generation from low-level sources;
- In undertaking the works the Contractor shall ensure that all emissions to air are minimised and that Best Practicable Means, as defined under Part III of the Environmental Protection Act 1990;
- Hydraulic deconstruction to be used in preference to percussive techniques where practical;
- All plant and equipment to be used for the works to be properly maintained, silenced where appropriate, and operated to prevent excessive noise and switched off when not in use and where practicable;
- Provision and operation of mobile crushing/screening plant is to comply with DEFRA Process Guidance note PG3-16 (latest version) and terms of the written authorization/permit;
- Plant will be certified to meet relevant current legislation and British Standard 5228 (BS5228) Standards;
- All Trade Contractors to be made familiar with current legislation and the guidance in BS5228 (Parts 1 and 2), which will form a prerequisite of their appointment;
- Threshold vibration limits will be set and reviewed, if required monitoring equipment will be established at locations that are deemed sensitive, such as nearby office or residential areas;
- Loading and unloading of vehicles, dismantling of site equipment such as scaffolding or moving equipment or materials around site will be conducted in such a manner as to minimise noise generation. Where practical these will be conducted away from noise sensitive areas;
- Noise complaints, or exceedances of action levels, will be reported to the Contractor and immediately investigated;
- Brushing and water spraying of heavily used site hard surfaces and access points as required to control dust;
- Wherever possible, plant and equipment will be switched off when not in use;
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter;
- Effective wheel/body washing facilities to be provided and used as necessary; and
- Burning of wastes or unwanted materials will not be permitted on-site.

As far as possible, construction and demolition works will be carried out using methods that minimise noise. For actions such as breaking out of old foundations, there is little reasonable choice other than to use percussion tools in one form or another. Quieter types of machinery will be specified for these works where possible.

General Method Statement

In addition, the following general statements will be considered during the development of the method statement:

- a copy of the letter sent to the occupants of nearby noise sensitive properties informing them of the demolition works, including the hours of work, the measures taken to protect their amenity and a contact number should they require further information or wish to make a complaint.
- during all stages of the demolition works the best practicable means shall be employed to minimise noise and vibration produced by demolition operations and regard shall be had to the recommendations in the British Standards referred to in The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002.
- all construction and demolition plant and equipment shall be maintained in good working order and sited away from sensitive properties;
- all surfaced and un-surfaced site access roads shall be watered as necessary and surfaces kept in good order to control dust;
- all vehicles carrying loose aggregate and workings shall be sheeted at all possible times;

- dampening of exposed soil and materials stockpiles shall take place, if necessary, using sprinklers and hoses;
- all stockpiles of soils and materials shall be located as far as possible from sensitive properties, taking account of prevailing wind;
- windbreak netting shall be positioned around materials stockpiles and vehicle loading/unloading areas, as well as exposed excavation and material handling operations;
- visual inspection of site perimeter shall be undertaken to check for dust deposition (evident as soiling and marking) on vegetation, cars and other objects and taking remedial measures, if necessary;
- surface areas of stockpiles shall be minimised (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pickup;
- the use of dust-suppressed tools for all operations shall be considered;
- the location of vehicle compounds away from the site boundary, where possible;
- no burning of any material at any time shall take place anywhere on site;
- all wastes will be stored in designated areas which are isolated from surface drains;
- mobile plant will be refuelled in a designated area, away from drains and watercourses;
- special care will be taken during deliveries, particularly when fuels are being handled; and
- a contingency plan will be put in place to deal with any incidents.

Post Demolition and Construction Phase

Following the demolition process and during the construction phase the site will be secured to ensure security and safety prior to the proposed re-use.