Construction Method Statement

Former Battle Hospital,
Portman Road,
Reading

Prepared for
Bellway Homes (Thames Valley) Ltd

by

Stuart Michael Associates Limited

August 2019

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1.0 INTRODUCTION

1.1 Stuart Michael Associates Limited (SMA) has been appointed by Bellway Homes (Thames Valley) Limited to develop a Construction Method Statement (CMS) for the proposed development, at the Former Battle Hospital, Portman Road, Reading (Planning Ref: 180261).

1.2 This CMS summarises the proposed safe coordinated systems of demolition methods and sequencing. It also outlines measures that will be taken to minimise the impact of the demolition on all motorised and or non-motorised highway users on the surrounding area.

1.3 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Demolition will be undertaken in a manner that secures the health and safety of any person affected by the project.

Background

1.4 A planning application was submitted to Reading Borough Council (RBC) seeking Full Consent for 215 dwellings at the Former Battle Hospital, Portman Road, Reading. New vehicular access is to be provided from Portman Way. The site location is shown in **Figure 1.1.**

2.0 CONSTRUCTION METHOD STATEMENT

2.1 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this plan shall be agreed, approved by the Build Director and recorded. This Statement shall be a live document, which shall be continuously reviewed to take into account additional environmental information encountered during the detailed design and construction phase. It shall allow for the inclusion of any further conditions and amendments that arise from the granting of consents or legitimate concerns of Third Parties.

2.2 All personnel and sub contractors working on the project shall perform their duties in accordance with the requirements of the statement. The Site Team shall report regularly to the Area Build Manager on the status and effectiveness of its implementation.

Programme of Construction Works

2.3 It is anticipated that the build out period for the whole site could be approximately 4 years.

2.4 The programme of works will take place in four phases:

1. Demolition & Asbestos Removal Works (Phase 1): Area 1
Full environmental clean, asbestos removal and demolition of the incinerator building including large chimney, laundry building, Portman House, the purging and removal of fuel silos and above & below ground fuel tanks.

2. Demolition & Asbestos Removal Works (Phase 2): Area 2 & Area 3
Full environmental clean, asbestos removal and demolition of all SCAS buildings and the nurse's accommodation blocks; and the purging and removal of above & below ground fuel/oil storage tanks and septic tank.

3. Remediation, Groundworks, S278 Works & RC Frame Construction:
Remediation of all ground contamination, construction of site roads, drainage and services infrastructure, construction of foundations (involving piling), installation of tower crane mat and the construction of the reinforced concrete (RC) frames for Apartment Blocks 1 & 2 podium and structures of the RC frames.

4. Superstructure Phase:
Once the initial RC Frames of Blocks 1 & 2 have been constructed, Bellway Homes will take over the site as Principal Contractor for the Main Construction

Phase (until development completion) to construct the remaining sections of the RC frames for Blocks 1 & 2, construction of Blocks 3, 4 & 5 (traditional build) and construction of housing superstructure, along with all associated fit-out works and landscaping.

	Predicted Start Date	Predicted Completion Date
Block 1	July 2019	May 2021
Block 2	July 2019	August 2020
Block 3	September 2019	October 2020
Block 4	November 2019	January 2021
Block 5	January 2020	February 2021
Plots 1-25	March 2020	March 2020
Plots 26-40	August 2020	June 2021
Plots 41-47	July 2019	May 2020

Construction Travel Management

2.5 During construction works, a construction liaison officer will require that the impacts on the local community from construction traffic are minimised by its contractors and that public access is maintained where reasonably practicable. The impact of road based construction traffic will be reduced by identifying clear controls on vehicle types, hours of site operation and routes for heavy goods vehicles (HGVs).

2.6 Construction workforce travel plans will be prepared by the lead contractors with the aim of encouraging the use of sustainable modes of travel, such as car sharing, to reduce the impact of workforce travel on local residents and businesses. The plans will include:

- Identification of a travel plan co-ordinator and a description of the responsibilities; Consideration of site activities and the surrounding transport network, including relevant context plans;

- Anticipated workforce trip generation and how it may change during the demolition process;
- Travel mitigation measures that will be introduced to reduce the impact of workforce on the transport network;
- Target to reduce individual car journeys by the for construction workforce;
- Methods for surveying workforce travel patterns; and
- The process for monitoring and reviewing the construction workforce travel plan.

Roles and Responsibilities

Construction Director

2.7 The Construction Director shall be responsible for:

- Appointing an Environmental Manager / responsible person; Area Build Manager The Area Build Manager shall be responsible for: Appointing a Waste Representative a person to undertake weekly Site Inspections;
- Compound Checks, and persons to supervise refuelling of tanks and bowsers;
- Ensuring the required consents are in place before work starts;
- Ensuring environmental and waste requirements are included on requisitions and in subcontracts and orders;
- Ensuring oil, including diesel is stored in properly bunded tanks / driptrays;
- Ensuring Waste Transfer Notes / Special Waste Consignment Notes are checked against invoices before payment;
- Reporting incidents and non conformances to Bellway Homes Ltd;
- Liaising with statutory authorities, the Main Works Contractor and Bellway Homes as required and ensuring records of communication (including verbal communication) are kept. Statutory authorities should always be accompanied on site visits;
- Approving the Construction Method Statement and ensuring employees and subcontractors implement the controls;

- Ensuring employees and subcontractors receive Induction Training (including project environmental issues) and Tool Box Talks, as appropriate;
- Ensuring personnel needed for audits are available when required;
- Verifying actions resulting from Corrective Action Requests and Observations raised during audits are completed by the deadlines; and
- Ensuring environmental training is provided.

Access Strategy

2.8 In view of the life of the construction period for the entire site, it is proposed that the access routes to the site for construction traffic be assessed to ensure that all offsite works can be completed in a timely manner.

2.9 The primary access route for construction traffic will be via the existing site access onto Portman Road. Portman Road is situated within close proximity to Reading Town Centre and Caversham, therefore extra care is needed to ensure construction traffic uses mains roads where possible and avoids minor roads and sensitive populated areas.

2.10 In order to access Portman Road and subsequently the development site, a construction traffic access strategy has considered the following routes:

- **Access via A329:**

  Construction traffic travelling to the development site from all directions will do so via the A329. All construction traffic from the A329 should take the Wigmore Lane roundabout exit which leads to the Portman Road, as no other route is suitable. This will ensure that construction traffic avoids traffic congestion in Caversham and nearby residential areas to the site.

2.11 In order to ensure that construction traffic and its potential impacts to the surrounding area are carefully managed, the remainder of this report identifies the various protocols and controls that will be put in place to ensure high levels of safety and to minimise disturbance to residents.

Construction Site Accesses

2.12 The main existing vehicular access that will be used for construction traffic is located to the north of the site on Portman Road. The access has 6m bell-mouth radii and is of sufficient width to accommodate the anticipated construction vehicles.

2.13 This access will be the Main Construction Access for demolition and will be used until the construction on Block 4 commences. Once Construction of Block 4 commences the Secondary Site Access onto Portman Way will be used.

2.14 The Main Construction Access has a wide grass verge adjacent to the site along Portman Road and therefore has good unobstructed visibility in both directions (2.4m x 120m).

2.15 The Main Construction Access gate will be set back from the main road to prevent a standing HGV from overhanging into the public highway and allow for driver and pedestrian visibility. The gates will be hung inwards away from the public highway.

2.16 Secondary vehicular access will be available to the south east of the site from the Portman Way. This is also accessed from the Portman Road, via the Tesco roundabout, approximately 100m from the Secondary Access. The access has 6m bell-mouth radii, is constructed up to the highway boundary.

2.17 The Secondary Access has good visibility in both directions (2.4m x 43m ref: MfS 30mph).

2.18 The Secondary Access gate will be set back to prevent a HGV from overhanging the public highway and allow for driver and pedestrian visibility. The gates will be hung inwards away from the public highway.

Footpath and Road Closures

2.19 No footpath or road closures are planned during construction.

Site Manager Contact Details

2.20 The contracts Manager is David Postal (mobile telephone number 0118 9338 020). The Site Manager detail are tbc in due course.

2.21 The Site Manager will be responsible for and ensure that:

- Reporting major incidents to the Contractor's Project Manager, the project team immediately, and to statutory authorities where required;
- The operation of the site is regularly monitored and managed throughout the construction period to ensure that this provides safe, unhindered and convenient access at all times;
- Logging and monitoring incidents and non conformances;

- Carry out pre start and end of day site inspections.
- Disseminating information, including changes to legislation, and relay to relevant contractor's employees;
- Identifying employees who require environmental training and maintain training records in line with the contract for the works;
- Providing advice and dealing with queries and correspondence on environmental issues;
- That all parking, deliveries. Loading/unloading, servicing etc. only takes place within the site and not upon the public highway, no materials will be lifted over site hoardings;
- That all construction vehicles, plant etc., will leave the site and enter the public highway in clean condition;
- That all vehicles enter and exit the site in forward gear only; and
- That construction plant will not be permitted to leave the site and enter the public highway.

All Staff

2.22 All staff have responsibility for the environment, responsibilities include but are not limited to:

- In the case of an incident, stopping work, implementing control procedures and reporting it to the Project Manager;
- Contacting the Waste Representative when waste needs collecting;
- Passing any queries or correspondence on environmental issues to the site manager; and Working in accordance with Environmental Procedures, the Project Environmental Plan and Method Statements.

Appointment of a Construction Liaison Officer

2.23 The construction Liaison Officer is to liaise with local resident groups to ensure that concerns that they might have can be aired and resolved. An experienced construction liaison officer will be appointed in due course and appropriate Contact details provided as necessary.

Provision of Long Term Facilities for Contractor Parking

2.24 Specific parking areas will be provided on-site for contractors and for the loading of vehicles. No contractor parking will be permitted on the Public Highway. Parking areas will be clearly signed and monitored by the site manager.

2.25 Parking for contractors, personnel, site operatives and visitors is to be provided at two locations in proximity to the Site Compound (39 spaces). The site compound will contain welfare and administrative facilities, plus a storage area for materials. Electricity, water and telephone connections will be made to the site compound. See **Drawing 6113.001** for the site layout including site operative parking, storage and welfare and administrative facilities. The location of the site compound is displayed in **Drawing 6113.001**.

Loading and unloading of plant and materials

On-site Parking and Manoeuvring of Construction Vehicles within the Site.

2.26 The proposed site layout has adequate turning heads to enable vehicles to safely manoeuvre in and out of the site and loading areas in forward gear. (**Drawing 6113.003** refers).

2.27 The car park may be accessed via both site construction accesses (**Drawing 6113.001** refers).

Storage of plant and materials

2.28 A temporary compound area will be located within the site, close to site access. This secure, hardstanding place will include an area for utilities and containers (see **Drawing STD-COM-100A attached in Appendix 1**). The location of the site compound is displayed in **Drawing 6113.001**.

2.29 There is also the inclusion of an additional plant and storage area adjacent to the temporary compound area. The location of the plant and storage area is displayed in **Drawing 6113.001**.

Programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours)

2.30 A schedule of planned vehicle deliveries is provided in **Table 2.1**. This table sets out the Developers typical projected deliveries of construction materials and the frequency these are anticipated.

Table 2.1: Schedule of Planned Principal Deliveries

Materials	Use on Project	Expected Delivery and Frequency
Contractors Materials	Throughout	Monday-Friday hourly
Aggregates	Throughout	Monday-Friday daily
Ready Mixed Concrete	Throughout but Mainly start of site	Monday-Friday 4 times
Fuel Deliveries	Through out	Once weekly
General building Deliveries	Through out	3-4 times daily
Large Plant and Equipment	Mainly start of site and end of site works	1 per day

2.31 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.

2.32 Deliveries and collections should avoid weekday AM peak hours (07:00 – 09:30) and PM peak hours (16:00 – 18:30) in order to avoid undue interference of the operation of the public highway.

Provisions for the Storage, Collection and Disposal of rubbish from the development during the construction period

2.33 The secure compound area will provide an area for storage, collection and disposal of rubbish from the development.

2.34 Waste vehicle movements will only take place between 09:30 and 16:00 (Monday to Friday) and 08:30 to 13:00 (Saturdays). As such, no waste vehicles will access the site outside of these times. This will ensure minimal disturbance to the local community.

Recycling

2.35 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled.

Lorry Routeing

2.36 It is proposed that construction traffic will be routed to minimise the long term impacts associated with construction of the site for local residents.

2.37 Access will ultimately be sought via the A329 onto Wigmore Lane and subsequently Portman Road and Portman Way to both development site accesses (**Drawing 6113.002** refers).

2.38 All construction traffic will enter and exit the site via the strategic highway network from the A329, (**Drawing 6113.002** refers). Although other shorter routes are available, these routes and junctions are of a good standard to accommodate construction traffic. These routes are also considered to have limited impact on residential properties, avoid local schools and Reading town centre.

2.39 All sub-contractors and supply-chain members will be advised during the induction and subcontracts of the need to adhere to local speed limits and use the dedicated route to and from site.

2.40 The route will be signed appropriately to avoid impacting on other residential areas. All new signage will be provided in accordance with the Traffic Signs Regulation and General Directions (TSRGD 2002).

Signage

2.41 The contractor will implement a clear and concise signage strategy (**Drawing 6113.004** refers) throughout the site to identify construction vehicle routes, and assist in internal traffic control. Signage will also identify the site office and parking areas for all personnel, site visitors and service vehicles. All signage on and off site will be inspected by the health and safety officer, on a weekly basis.

2.42 Signage at each site entrance will indicate ‘construction vehicles’, ‘works traffic no right turn on exit’ and ‘works access only’. These signs will be based on the following road signs as referenced in the DfT, ‘Traffic Signs Regulations and General Directions’ manual:

- **Diagram no. 612** (Direction: no right turn)
- **Diagram no. 613** (Direction: no left turn)
- **Diagram no. 7301** (Direction: Temporary access to a construction or road works site)
- **Diagram no. 7302** (Direction: Temporary exit from a construction or road works site)

2.43 No construction traffic shall exceed a speed of 10mph within the site and advisory speed restriction signs shall be erected. Bellway Homes will take responsibility for enforcing speed limits within the development.

Provision of boundary hoarding

2.44 The site is currently unclosed by temporary hoarding, boundary walls and secure fencing. The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the construction site, to provide noise attenuation, screening, and site security where required. This will include the need to provide viewing points at relevant locations, if appropriate the use of different types of fencing:

- Including hoardings used for noise control;
- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;
- Providing site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, at key locations *and;*
- Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.

2.45 The main sections of hoarding will be along Portman Road and Portman Way. The hoarding will include decorative displays and a facility for public viewing.

2.46 All hoardings on the Public Highway will obtain appropriate licenses from Reading Borough Council.

2.47 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access. Adequate lighting will be installed, as necessary, near hoardings.

2.48 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows. With reference to Condition 9 an approved Arboricultural Method Statement and Tree Protection Plan will be adhered to. No development and other activities including site clearance shall commence until protective fencing has been implemented in accordance with the approved protection plan. The protective fencing shall remain intact for the duration of the development.

2.49 The design, location and maintenance of the security hoarding to provide a secure site boundary between the site and the public highway.

Protection of the aquatic environment in terms of water quantity and quality

2.50 The following activities give rise to potential risks to water course contamination. The proposed mitigating measures against this have been identified.

Deliveries

2.51 Care will be taken during deliveries, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Storage

2.52 Materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All fuel, oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Security

2.53 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Bowsers should be stored within site security compounds when not in use.

Silt

2.54 Water containing silt is never to be pumped directly into watercourses or surface water drains. Silty water can arise from excavations, exposed ground, stockpiles, plant and wheel washing.

Excavations

2.55 Measures are to be taken to prevent water from entering excavations. This could be by the use of cut-off ditches to prevent entry of surface water and well point dewatering or cut-off walls for ground water. Personnel and/or plant are not to disturb water in the excavation. The means of dewatering excavations in the event there is ingress is to be agreed with the project manager.

Spoil Heaps

2.56 Spoil heaps are to be located and configured in a way that will avoid the risk of contamination of drainage ditches.

Plant and wheel washing

2.57 Wheel washes will be positioned at both the Primary and Secondary Site Accesses.

2.58 Wheel washes and plant washing facilities are to be securely constructed with no overflow and the effluent should be contained for proper treatment and disposal. Recycling of water is to be included within the design. In inclement periods of weather conditions a road sweeper will be used.

Dealing with Silty water

2.59 Adequate provision for dealing with silty water is to be agreed in advance. Any planned discharges off the site will require prior approval with the appropriate authorities.

Refuelling

2.60 Care will be taken during the refuelling of plant to avoid potential spillage. Mobile plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains or watercourses. A spill kit is to be available in this location. Hoses and valves are to be checked regularly for signs of wear and turned off and securely locked when not in use. Diesel pumps and similar equipment are to be placed on drip trays to collect minor spillages. These should be checked regularly and any accumulated oil removed for disposal.

Concrete

2.61 Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential to take particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of

concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground.

2.62 In the event of a spillage on site, the material must be contained (using an absorbent material such as sand or soil or commercially available booms). All spillages are to be reported to the Project Manager.

Measures to Control Dust, Noise and Vibration during the Construction Period

2.63 A key issue to consider is the creation of dust during construction. To restrict dust, a number of measures will be implemented.

2.64 The contractor must demonstrate a safe method of dust control in his method statement.. The initial phases 1 and 2 of the works will require the existing buildings to be demolished on site.

2.65 The contractor will be expected to be aware of high winds which may cause dust to be carried into the neighbouring area.

2.66 In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring properties. Equally during winter conditions gritting will be carried out by the contractors.

2.67 Waste materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained. Netting attached to the harass fence will also act as a barrier.

2.68 There will be no burning of waste resulting from the development on site.

2.69 The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

2.70 The construction site will be operational between 07:30 and 18:00 from Monday to Friday and 08:30 to 13:00 on Saturday's noise shall not be audible before 08:00 Monday – Friday and 09:00 on Saturdays. Any potential noise and vibration would be during this period and kept to a minimum as far as possible. No work will be carried out on Sundays or Bank or National Holidays.

2.71 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:

- Minimising traffic movements where practicable;
- Minimising fuel consumption through the use of local materials and sub-contractors; and
- Implementing noise and dust reduction strategies throughout the construction process.

Details of measures to prevent mud from vehicles leaving the site during construction

2.72 Roads will be kept free of debris and dirt as necessary, by sweeping or hosing down.

2.73 Vehicles exiting the site with any waste or dust attached, that could subsequently transfer to the local roads, will be obligated to pass through the washing facilities at both entrances to minimise transfer of dust and waste onto the local network.

Details of any site construction office, compound and ancillary facility buildings

2.74 A temporary main compound area will be located within the site close to site access.

2.75 The compound area includes an area for cabins for use as the construction office, storage and car parking. **Drawing STD0-COM-100A** illustrates a typical standard site compound layout.

2.76 Precise details of the compound layouts will be provided by the contractor.

Lighting on site during construction

2.77 Site lighting and signage will be provided to enable the safety and security of the construction sites. It will be at the minimum luminosity necessary and use low energy consumption fittings. Where appropriate, lighting to site boundaries will be provided. In particular, precautions will be taken to avoid shadows cast by the site hoarding on surrounding footpath and roads.

2.78 Lighting will also be designed, positioned and directed so as not to unnecessarily intrude on adjacent buildings, ecological receptors, structures used by protected species and other land uses to prevent unnecessary

disturbance, interference with local residents and passing motorists. This provision will apply particularly when working during times of the year when natural daylight is reduced during the agreed site working hours.

2.79 During winter months, individual plots shall be lit within the units, to maintain work production. This will not have any adverse impacts on existing residential properties. The contractor will develop and implement lighting strategy to reduce and prevent unnecessary disturbance.

Measures to ensure no on site fires during construction

2.80 There will be no fire or burning of materials on the site. The project manager and construction liaison officer will ensure that all staff and contractors will be made aware and adhere to this.

2.81 The site and associated accommodation and welfare facilities will have in place appropriate plans and management controls to prevent fires.

Details of the excavation of materials and the subsurface construction methodology

2.82 The contractor will excavate material and construct subsurface infrastructure in accordance with the agreed design proposals. The appointed contractor will provide a method statement in due course providing details on how the works will be undertaken.

Demolition Works and Construction Phase Plan (CPP) Review

2.83 RM Penny (Plant hire and Demolition) Ltd will be the demolition contractors. A notice under Section 80 of the Building Act 1984 has been submitted to Reading Borough Council (RBC) with regard to the onsite demolition works (**Appendix 2** refers). Under the Building Act 1984 Section 81 and 82 RBC have confirmed receipt of the works to be undertaken and have provided a notice with a schedule of actions to be adhered to (Appendix 1 refers).

2.84 As part of the CDM regulations, GHPC have reviewed and checked the phased demolition work to be carried out and a summary report (**Appendix 3** refers). The Construction Phase H&S Plan by GHPC reviewed the works to be undertaken in the plan and has confirmed that it is acceptable for the construction works to commence on site.

Pre-Construction H&S Information Report

2.85 GHPC has also undertaken a Pre-Construction H&S information report in relation to the design and investigation stages prior to development (**Appendix 4** refers). Some of the specific key issues for the site are summarised as follows:

Construction Safety

2.86 Due to previous uses of this site and lengthy abandonment, a number of safety precautions must be undertaken by all consultants or contractors attending the site.

2.87 All those attending the site must wear appropriate Personal Protective Equipment – GHPC advise needle resistant boots with midsole, protective gloves, FFP3 masks, hardhats and high visibility vests at an absolute minimum.

2.88 Due to the unsanitary environment in many of the buildings (including stagnant water and human faeces), it is also recommended that visitors carry bottles of water and sanitary liquids/wipes with them for hygiene purposes to clean their hands after entering building areas.

Asbestos

2.89 There are a number of instances of asbestos on site. External claddings on all buildings are coated in a bitumen asbestos paint which is cracked/flaking, partially collapsed ceilings within the Laundry Building are constructed of Asbestos Insulation Board (AIB) and the storage of unused Walkerite sheets.

2.90 It is recommended that entry to these buildings is avoided except for asbestos removal specialists with wearing decontamination suits.

2.91 Due to the amount of asbestos throughout the site, it is recommended that any visitors to site have Asbestos Awareness Training. Any suspected Asbestos Containing Materials must not be handled or removed by anyone other than a licenced Asbestos Contractor.

Fire Damage

2.92 There is fire damage across the site, including the Laundry Building, Portman House and Incinerator Building leaving asbestos dust and debris in the air.

Contamination

2.93 Widespread Lead, Dibenzo(ah)anthracene, PAH compounds and petroleum hydrocarbon soil contamination were identified in localised concentrations within the made ground with the potential to pose an unacceptable risk.

2.94 Where contaminated soils are identified, construction workers should be properly equipped with appropriate Personal Protective Equipment to help control the risk. All site workers should wash their hands before eating, drinking or smoking. Site visitors should be supervised and protected as necessary.

2.95 On the roof of the Laundry Building there is a large water tank which is likely to hold stagnant water which presents a risk of legionella / leptospirosis etc.

2.96 All visitors to the site must be fully briefed and observe good hygiene practices (wash hands after walking round site, in particular before eating, drinking or smoking). For any sole contractors carrying out enabling works, appropriate precautions and welfare facilities must be in place.

2.97 There are two large fuel silos surrounded by a concrete bund. It is understood one of these is filled with crude oil, while the other formerly contained diesel.

2.98 Even after cleaning, these tanks can create gas build up. No works can be carried out in close proximity to the tanks until the appropriate clearance certificates have been issued.

Sharps and Medical Waste

2.99 Due to the site's previous medical use, there are some medical hazardous waste containers across site (although it is understood that any medical waste would have been removed appropriately by NHS).

2.100 Various buildings have been inhabited by squatters and there is an abundance of used needles and other drug paraphernalia across surfaces. In addition to this there are numerous voids within the floors which are filled with stagnant water, faeces and used syringes/needles. Care needs to be taken when clearing these areas.

2.101 Visitors must not touch any used needles/syringes they come across. Any handling or removal of sharps must be done in controlled conditions by a specialist contractor

3.0 OCCUPATION STRATEGY

3.1 Plots 1 to 25 to the south of the site will be ready for occupation from March 2020 with completion of the phase by March 2021 (shown in pink on **drawing 6113.005**).

3.2 To avoid conflicts with construction traffic and by way of improved Health and Safety grounds whilst Blocks 1 to 4 are under construction the use of a separate temporary access onto Valentia Road is proposed for this phase. Plots 1 to 25 are conveniently located in an area to the south of the site that can be safely segregated from on-site construction traffic.

3.3 The entrance onto Valentia Road was previously used to serve the nurses accommodation. The carriageway width is circa 5.5m and 2.4m visibility splays onto Valentia Road are good in both directions (drawings 6113.005 refers).

3.4 Once this phase is fully occupied, the temporary construction access will become an emergency access only link as part of the redevelopment proposals.

Existing and Potential Traffic Generation

3.5 The nurses accommodation and traffic generated by the proposed 25 residential dwellings will be of a similar level (circa 12 two way movements in the morning and evening peak hours). The temporary junction is therefore considered to be more than adequate to accommodate the 25 dwellings. The potential traffic movements will be low, for a limited amount of time and will therefore have minimal impact on the nearby residents along Valentia Road.

Temporary Access

3.6 This junction configuration would remain in place until the until it is safe to do so via the main entrance onto Portman Way. The anticipated time period for this is 18 months whilst Blocks 1 to 4 are under construction.

3.7 The temporary Valentia Road access will become an emergency access only link once until it is safe to do so via the main entrance onto Portman Way

Refuse Vehicle Swept Paths

3.8 Drawing 6113.005 also shows the swept path manoeuvres for a refuse vehicle using the temporary access. A refuse vehicle can enter the site in forward gear, turn within the turning head and exit the site in forward gear.

Footways

3.9 Plots 1 to 25 are located at the end of the cul-de-sac where traffic speeds are low and the carriageway is a shared surface. There are also several 2m footway links to Valentia Road on the western boundary.

Provision of boundary hoarding

3.10 When the dwellings within the site are occupied the area is to be handed over as one area the perimeter fencing/security provisions for these areas will be adjusted accordingly. The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the remainder of the construction site, to provide noise attenuation, screening, and site security where required.

3.11 Refer to drawing 6113.005 for revised hoarding location to allow for the early occupations.

Summary

3.12 The early occupation strategy outlined in this section confirms that the temporary access is of a good standard and traffic generated by the occupied units will be relatively low. Impact on adjacent residents will be minimal and will be for a relatively short period of time before it is safe to do so via the main entrance onto Portman Way. Valentia Road will then become an emergency access as per the approved planning drawings.

4.0 SUMMARY AND CONCLUSION

4.1 This report sets out the overall framework for the Construction Method Statement (CMS), for a development site, to be constructed by Bellway Homes Limited for the consented development (Planning Ref: 180261), at Portman Road, Reading. A CMS is required as a pre-commencement condition of the development, as required under Condition 2 of the Planning Decision. As such, this report has therefore been prepared to discharge Planning Conditions 2 of the planning decision.

4.2 This CMS summarises the proposed safe coordinated systems of work construction methods and sequencing. It also outlines measures that will be taken to minimise the impact of construction on all motorised and or non-motorised highway users on the surrounding area.

4.3 The CMS has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.

4.4 It is acknowledged that the local community are likely to be concerned that there could be an impact on the condition of local roads.

4.5 During the construction of the development, the developer will seek to minimise disruption to local residents. It is also not expected that the minor increase in traffic will not cause any delays, safety problems or amenity issues for pedestrians. All local residents will be informed of any disturbances that may arise as a result of the construction period.

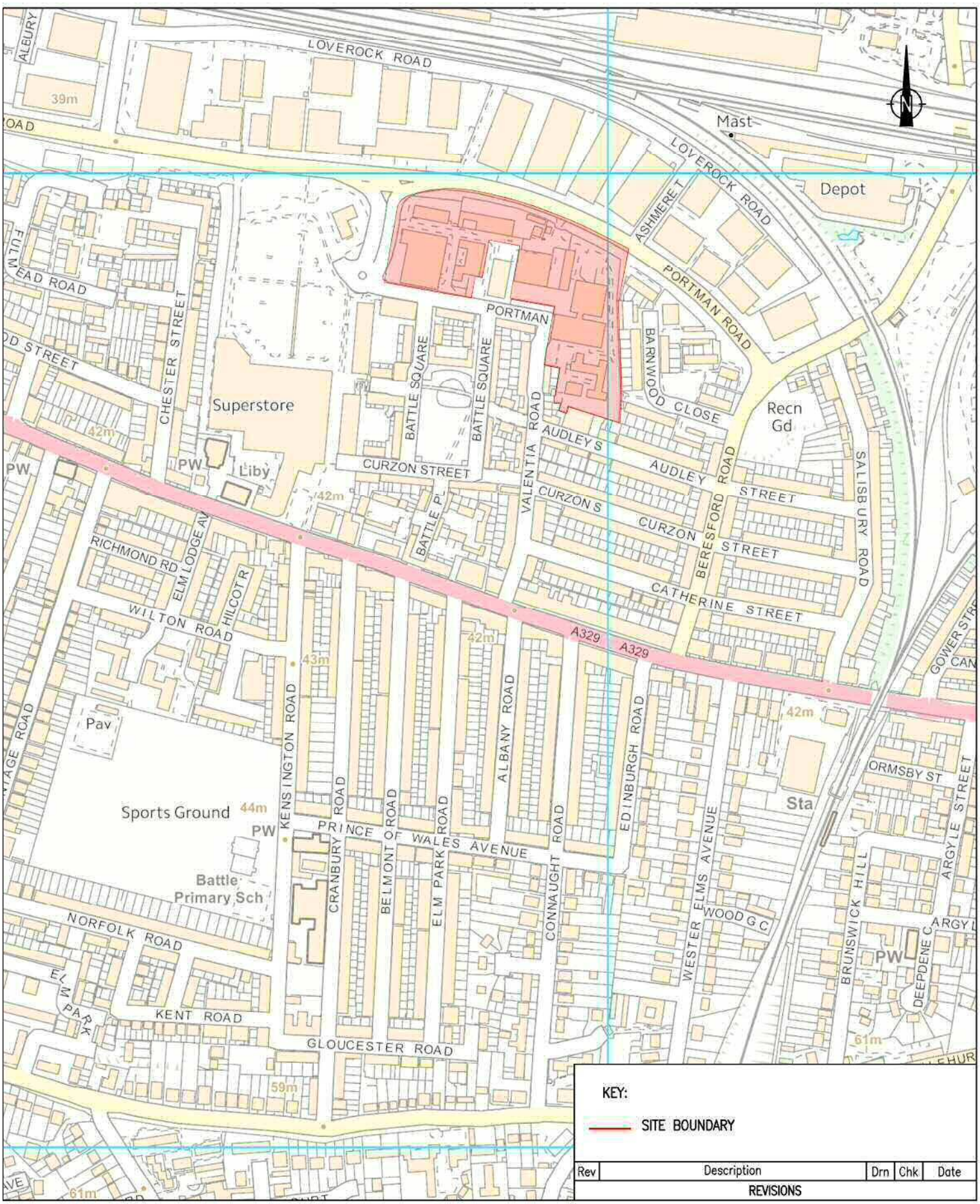
4.6 The early occupation strategy outlined in this report confirms that the temporary access onto Valentia Road is of a good standard and traffic generated by the occupied units will be relatively low. Impact on adjacent residents will be minimal and will be for a relatively short period of time before it is safe to do so via the main entrance onto Portman Way. Valentia Road will then become an emergency access as per the approved planning drawings.

4.7 Contact details of the Site Manager have not yet been agreed, however these details will be provided in due course.

4.8 In view of the above it is considered that this Construction Method Statement and the ongoing monitoring and management of the construction process satisfies the requirements of Planning Conditions 2.

4.9 It is acknowledged that variations to the CMS may be necessary as development progresses and the phasing programme may change as a result. It is proposed that this would be addresses through an 'Open Book' approach. In this event, updated plans and drawings would be provided to RBC for their consideration and approval.

FIGURES



KEY:

SITE BOUNDARY

Rev	Description	Drn	Chk	Date

REVISIONS

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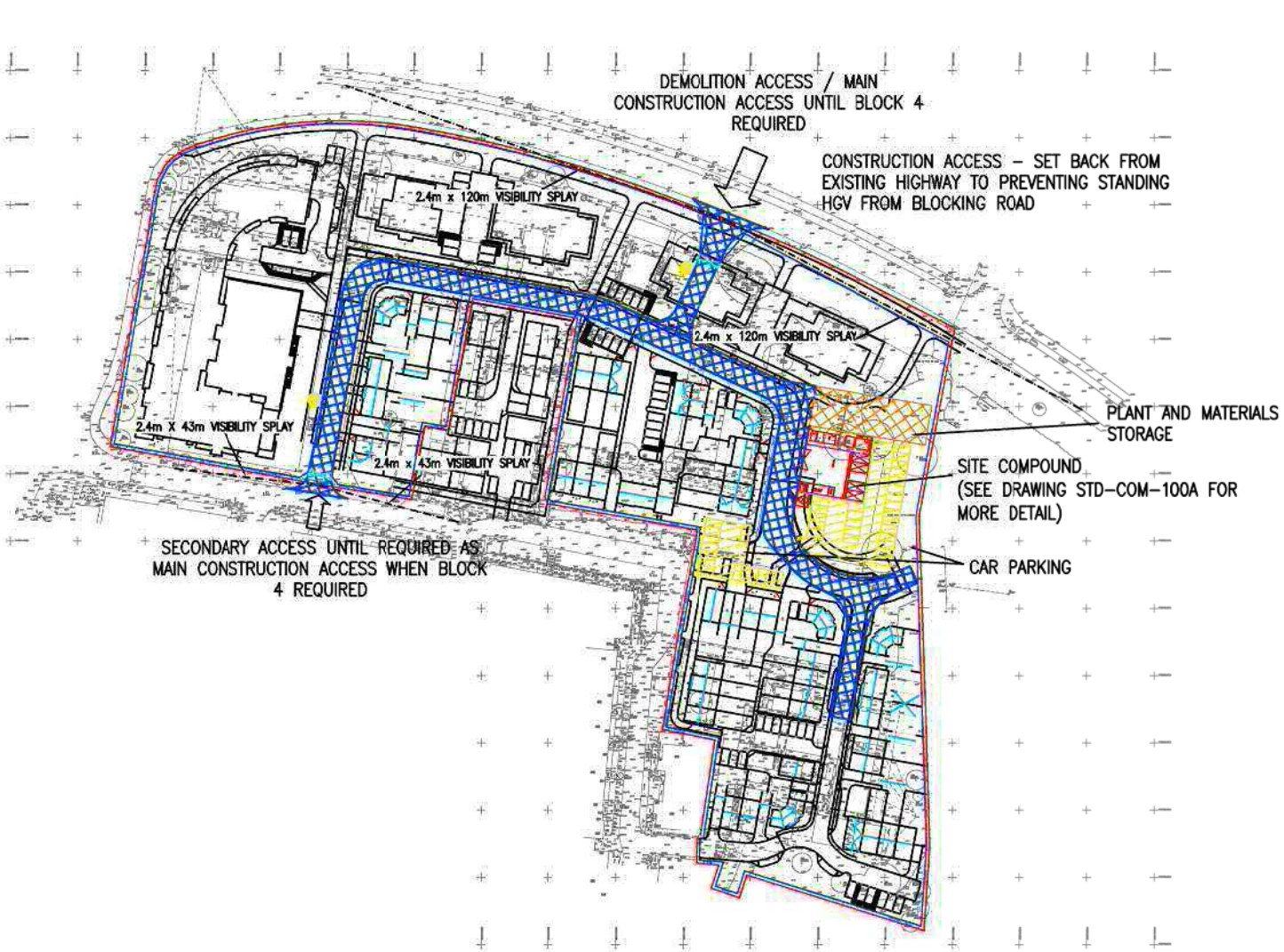
JOB TITLE
FORMER BATTLE HOSPITAL, PORTMAN ROAD, READING

DRAWING TITLE
SITE LOCATION PLAN

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
JUL '18	NSE	JGP	

DRAWING No.	REV.	SCALE	
FIGURE 1.1	.	1:5000	@ A4

DRAWINGS



KEY:

- SITE BOUNDARY
- TEMPORARY HOARDINGS
- COMPOUND
- TEMPORARY STORAGE
- CAR PARKING
- PERMANENT/ TEMPORARY TRACK
- WHEEL WASH

Rev	Description	Drn	Chk	Date

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BELLWAY HOMES

(THAMES VALLEY) LTD

JOB TITLE

FORMER BATTLE HOSPITAL, PORTMAN ROAD, READING

DRAWING TITLE

CONSTRUCTION MANAGEMENT PLAN

.

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
JUL' 18	NSE	JGP	

DRAWING No.	REV.	SCALE	
6113.001	.	1:2000	@ A4

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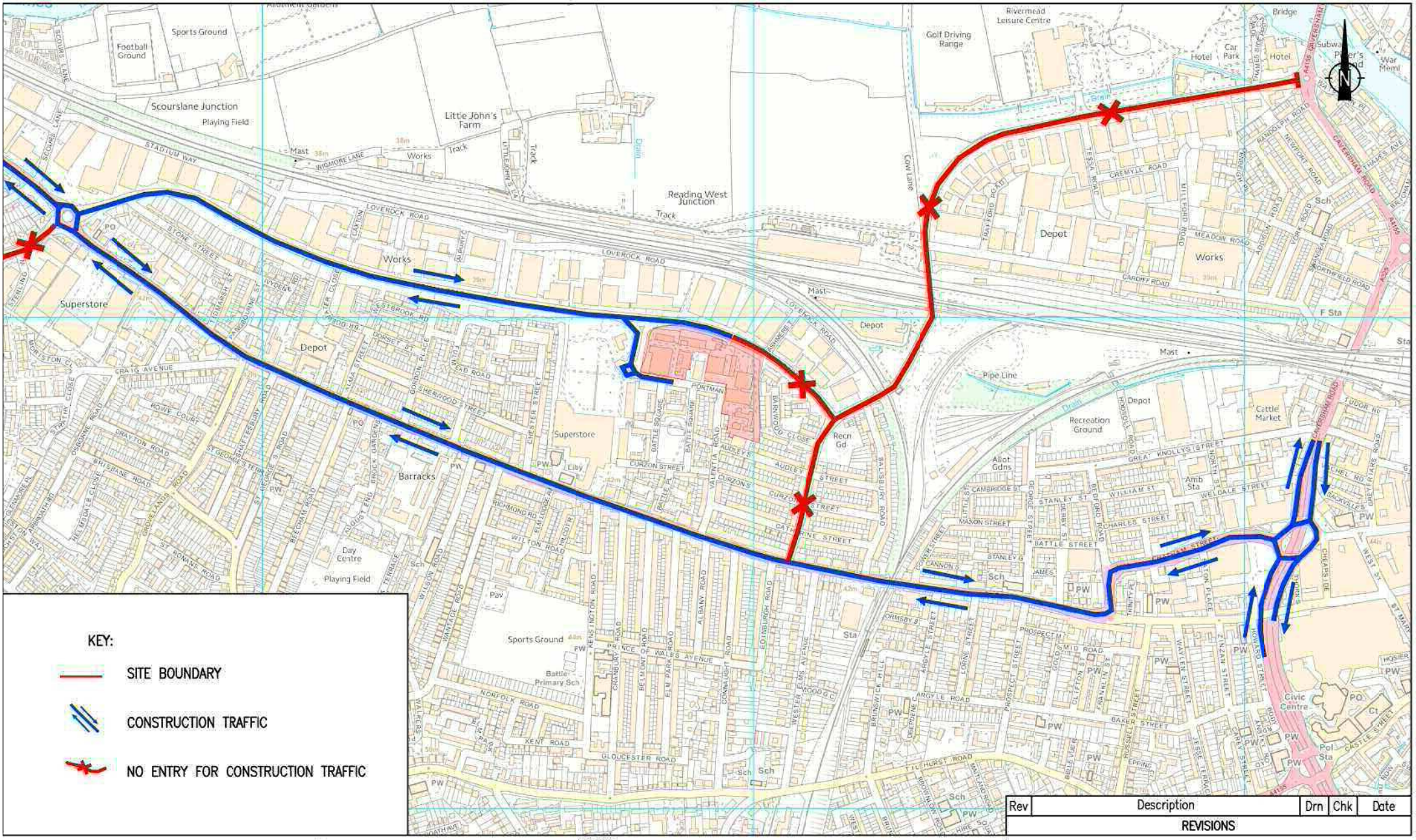

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JOB TITLE

FORMER BATTLE HOSPITAL,
PORTMAN ROAD, READING

DRAWING TITLE

CONSTRUCTION TRAFFIC ACCESS ROUTE PLAN

.

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
JUL '18	NSE	JGP	

DRAWING No.	REV.	SCALE	
6113.002	.	1:10000	@ A4

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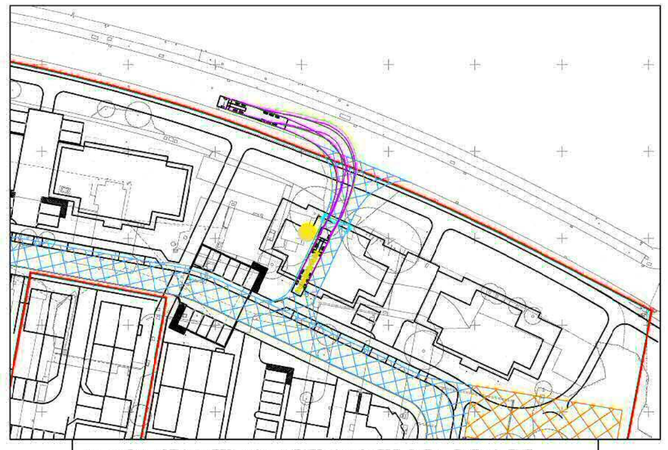
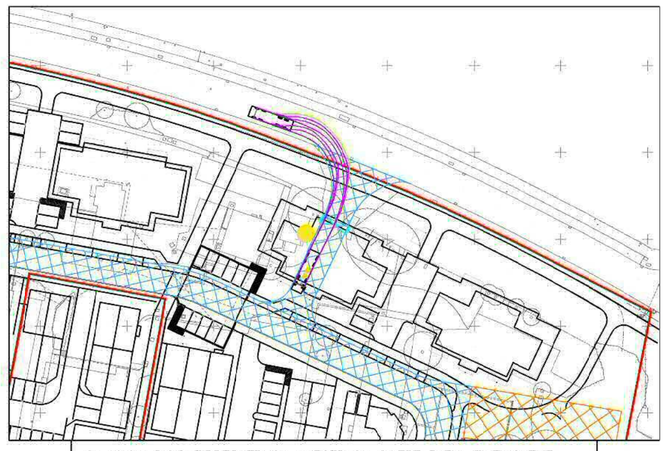
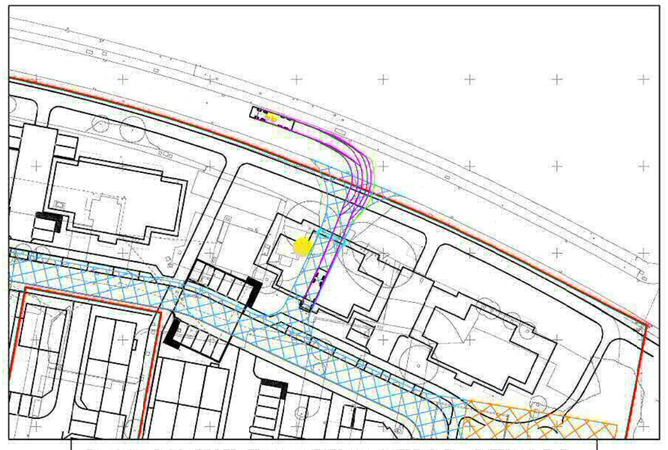


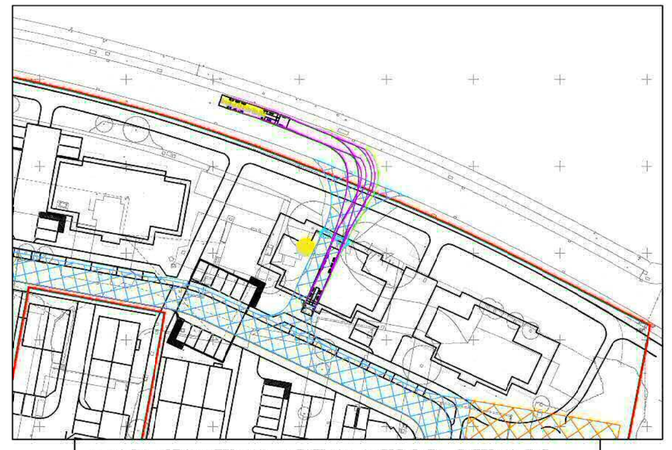
1: 16.5M ARTICULATED HGV AUTOTRACK SWEPT PATH, EXITING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, LEFT TURN ONTO PORTMAN ROAD.



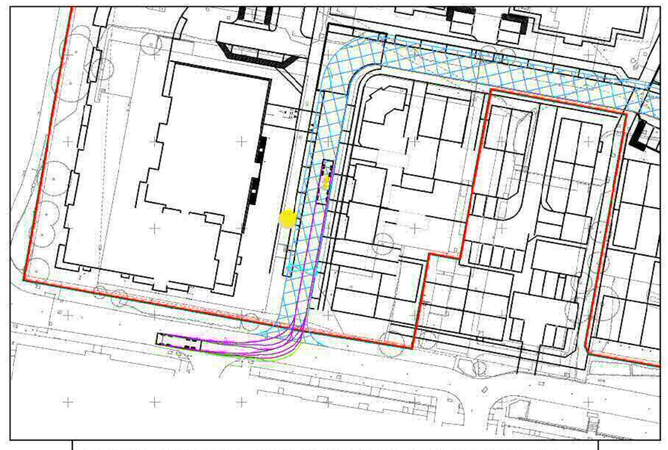
2: 10.2M RIGID TIPPER TRUCK AUTOTRACK SWEPT PATH, EXITING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, LEFT TURN ONTO PORTMAN ROAD.



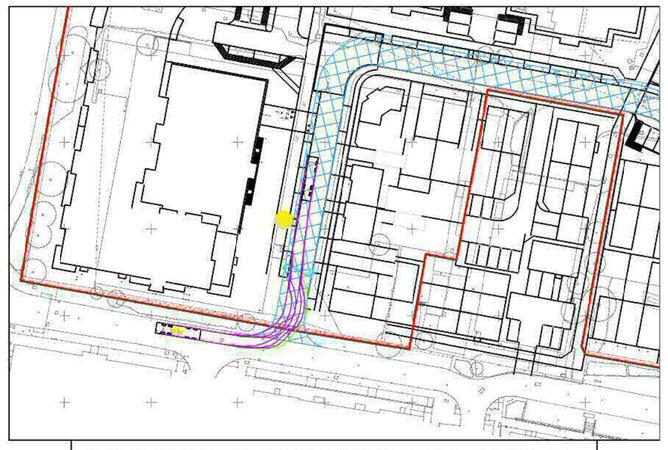
3: 10.2M RIGID TIPPER TRUCK AUTOTRACK SWEPT PATH, ENTERING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, RIGHT TURN FROM PORTMAN ROAD.



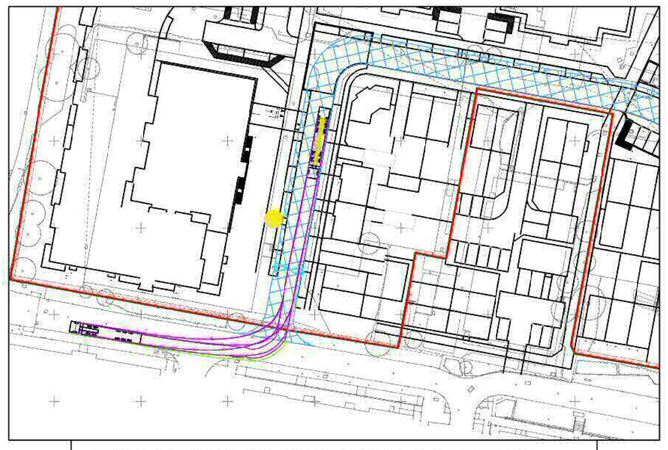
4: 16.5M ARTICUALTED HGV AUTOTRACK SWEPT PATH, ENTERING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, RIGHT TURN FROM PORTMAN ROAD.



5: 10.2M RIGID TIPPER TRUCK AUTOTRACK SWEPT PATH, EXITING THE SECONDARY SITE ACCESS IN A FORWARD GEAR, RIGHT TURN ONTO PORTMAN WAY.



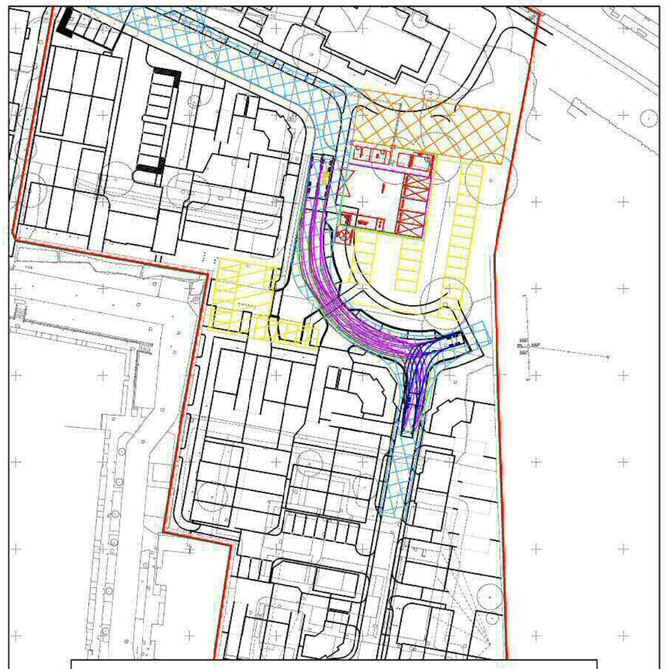
6: 10.2M RIGID TIPPER TRUCK AUTOTRACK SWEPT PATH, ENTERING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, LEFT TURN FROM PORTMAN ROAD.



7: 16.5M ARTICULATED HGV AUTOTRACK SWEPT PATH, EXITING THE SECONDARY SITE ACCESS IN A FORWARD GEAR, RIGHT TURN ONTO PORTMAN ROAD.

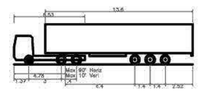
8: 16.5M ARTICUALTED HGV AUTOTRACK SWEPT PATH, ENTERING THE PRIMARY SITE ACCESS IN A FORWARD GEAR, LEFT TURN FROM PORTMAN ROAD.

9: 16.5M ARTICULATED HGV AUTOTRACK SWEPT PATH, SHOWN TURING WITHIN THE CONFINES OF THE DEVELOPMENT



10: 10.2M RIGID TIPPER TRUCK AUTOTRACK SWEPT PATH, SHOWING VEHICLE TURNING WITHIN THE CONFINES OF THE DEVELOPMENT

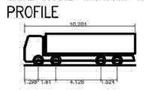
16.5M ARTICUALTED HGV VEHICLE PROFILE



Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length	16.500m
Overall Width	3.500m
Overall Body Height	3.581m
Min Body Ground Clearance	0.411m
Max Track Width	2.500m
Lock-to-Lock time	6.000m
Curb to Curb Turning Radius	6.500m

10.2 RIGID TRUCK VEHICLE PROFILE



Large Tipper

Overall Length	10.291m
Overall Width	2.500m
Overall Body Height	3.581m
Min Body Ground Clearance	0.411m
Track Width	2.471m
Lock-to-Lock time	6.000m
Curb to Curb Turning Radius	11.550m

Rev	Description	Drn	Chk	Date
	REVISIONS			

Preliminary Issue		Submitted for S104	
Planning Issue		Issued for Tender	
Submitted for S38		Issued for Construction	
Submitted for S278		As Built	
DRAWING STATUS			

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BELLWAY (THAMES VALLEY) LTD

JOB TITLE
FORMER BATTLE HOSPITAL, PORTMAN ROAD, READING

DRAWING TITLE
AUTOTRACK SWEPT PATHS

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
JUL '18	NSE	RD	

DRAWING No.	REV	SCALE	
6113.003	.	1:1000	@ A1

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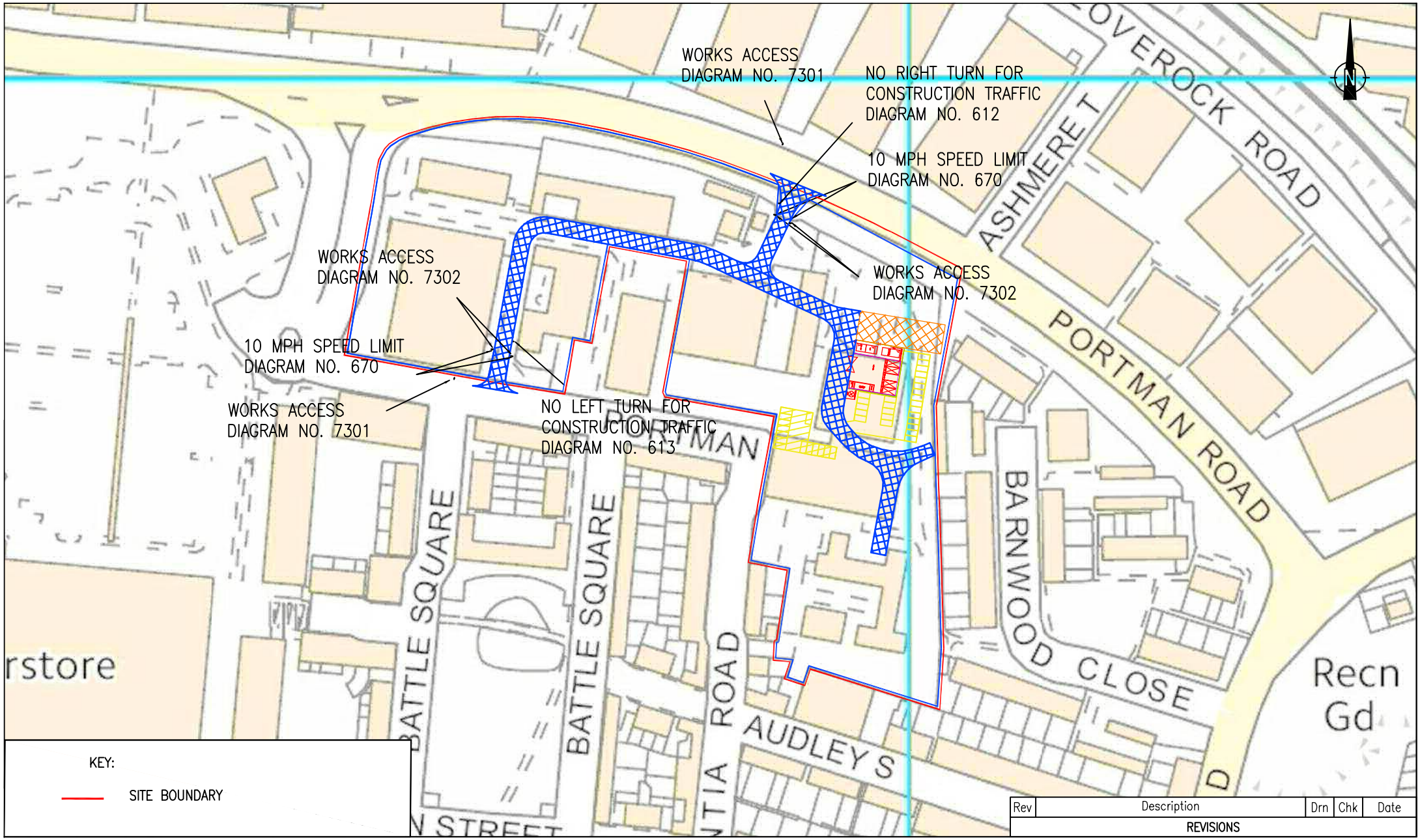
constructionline



KEY:

SITE BOUNDARY

Rev	Description	Drn	Chk	Date
	REVISIONS			

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JOB TITLE
FORMER BATTLE HOSPITAL,
PORTMAN ROAD, READING

DRAWING TITLE
PROPOSED SIGNAGE STRATEGY
.

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
JUL '18	NSE	RD	

DRAWING No.	REV.	SCALE	
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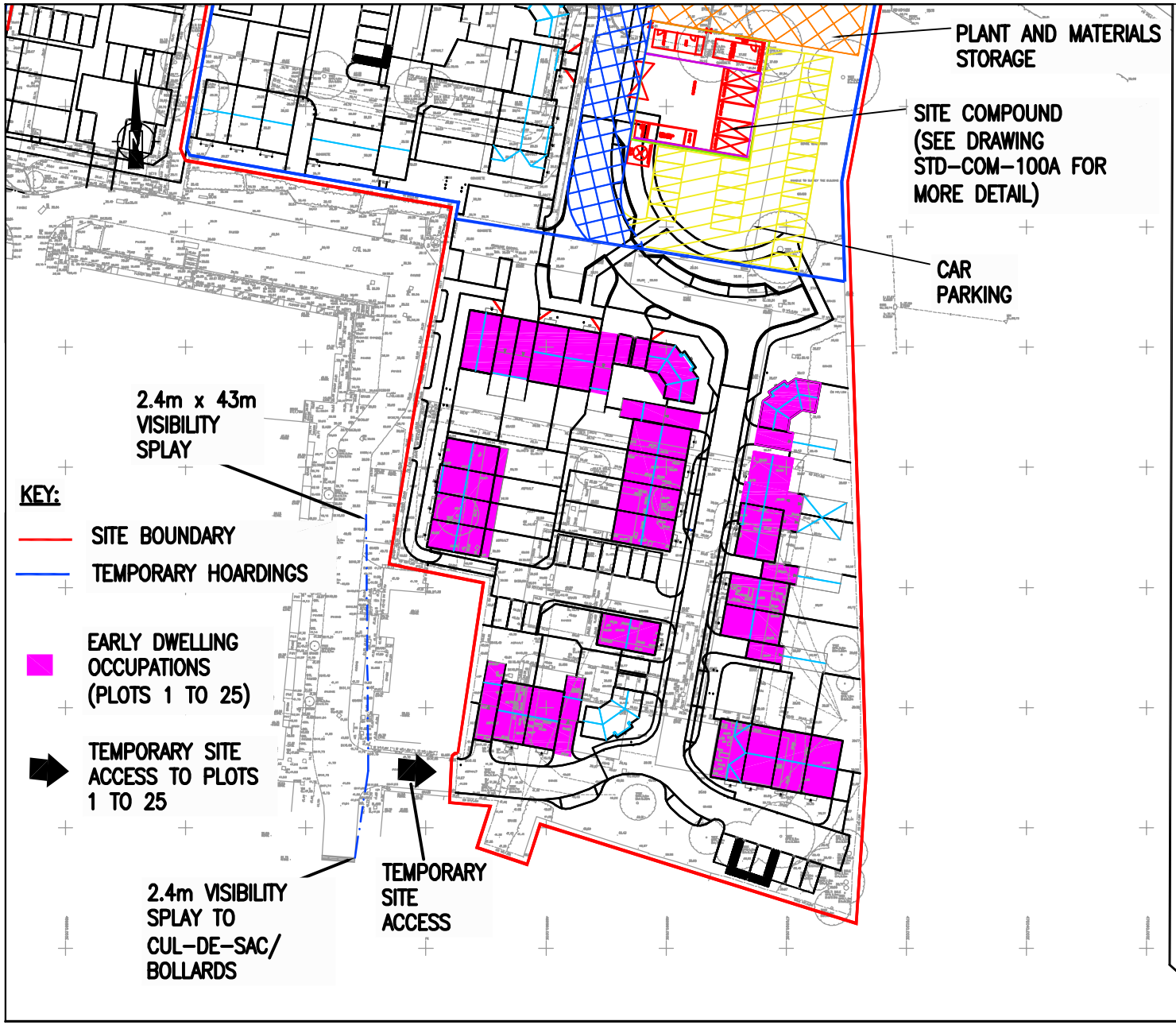

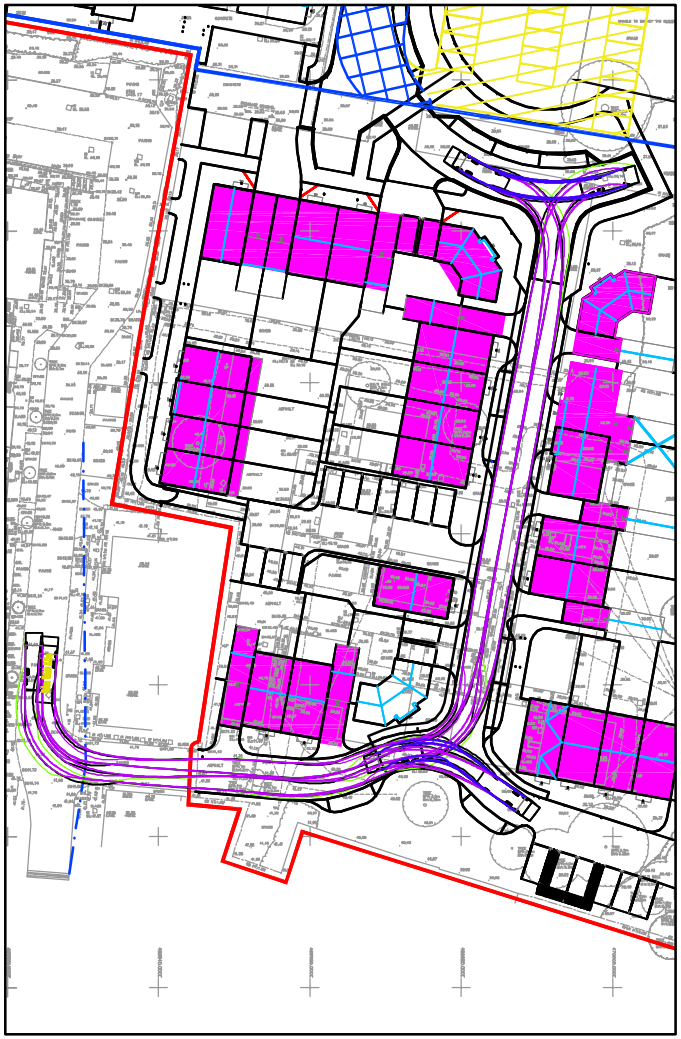

(1) AUTOTRACK SWEPT PATH – REFUSE VEHICLE, ENTER SITE IN FORWARD GEAR TURN WITHIN TURNING HEAD AND EXIT SITE IN FORWARD GEAR

Rev	Description	Drn	Chk	Date

REVISIONS

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BELLWAY HOMES

(THAMES VALLEY) LTD

JOB TITLE
FORMER BATTLE HOSPITAL, PORTMAN ROAD, READING

DRAWING TITLE
EARLY OCCUPATIONS STRATEGY PLAN
.

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
NOV' 18	JGP	MRO	

DRAWING No.	REV.	SCALE	
6113.005	.	1:1000	@ A4

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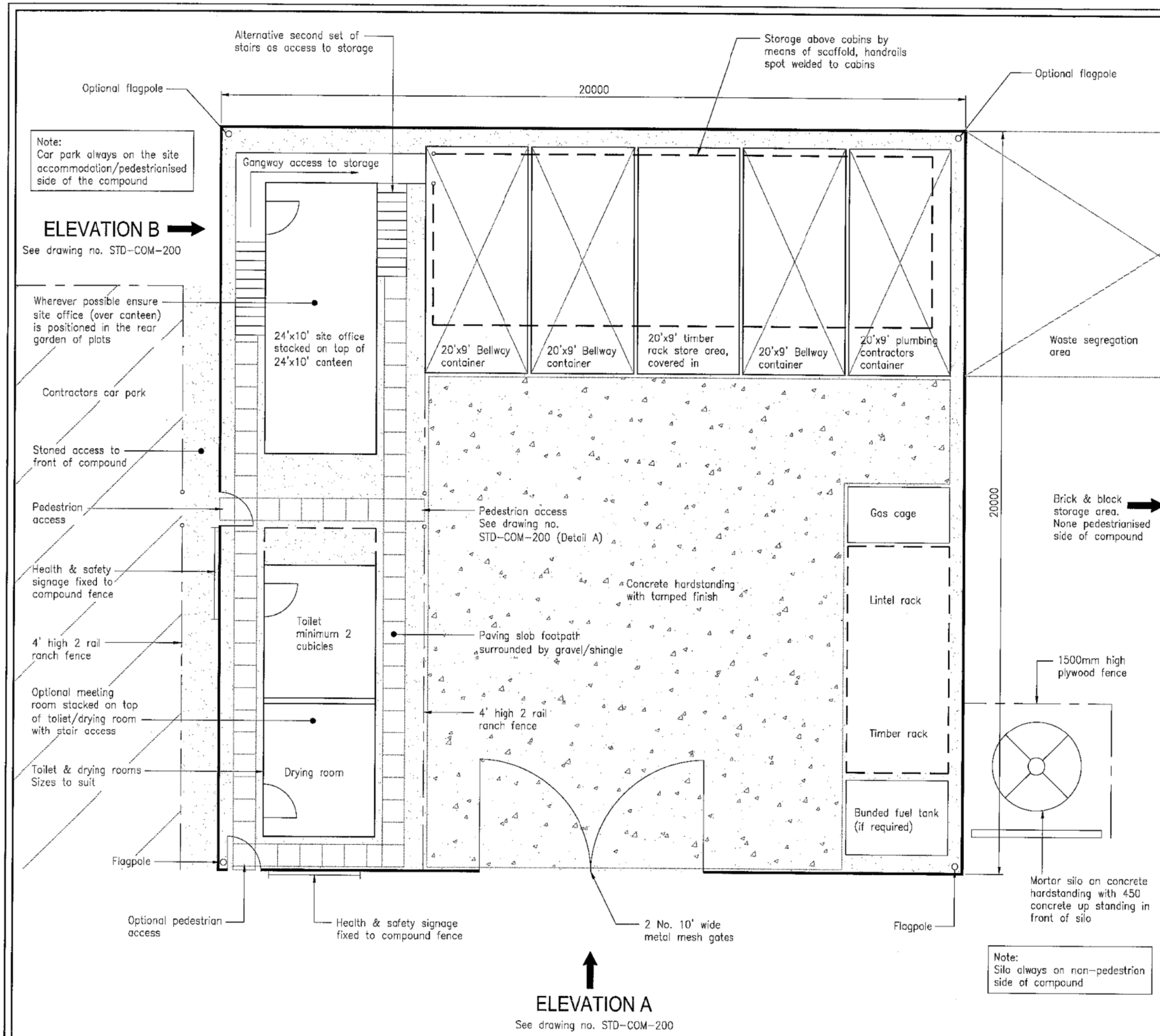
APPENDIX 1



IMPORTANT HEALTH & SAFETY CONSIDERATION:

1. Contractor car park always located on site accommodation side of compound.

2. Bulk material storage (bricks & blocks) should always be on the none pedestrianised side of compound.

NOTES:

Basic principles of this site compound setup should be adhered to wherever possible.

Compound fencing to be 2400mm high, preferably with a plywood finish to timber posts. Alternatively use a propriety metal fence system.

Fencing, site accommodation and containers all painted white with Bellway blue (colour ref: pantone blue P2768 C) stripe in middle and on top as indicated.

Toilet / drying rooms can be separate units.

Optional meeting room could be stacked on top of toilet / drying room with stair access.

Wherever possible ensure site office (over canteen) is positioned in the rear garden of plots.

Rev A - Notes amended. AB - 15.07.10

Revisions

BELLWAY HOMES LTD

Drawing:
STANDARD SITE COMPOUND LAYOUT
(Suitable for 40 units per annum production)

Date:	JUNE '10	Drg. No:
Scale:	1:100 @ A3	STD-COM-100 A
Drawn By:	AB	

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APPENDIX 2

Reading Borough Council
Working better with you

NOTICE TO LOCAL AUTHORITY OF INTENDED DEMOLITION

BUILDING CONTROL SERVICE

TECHNICAL SUPPORT & SITE INSPECTION NUMBER 0118 937 2449

We hereby give notice under Section 80 of The Building Act 1984 to Reading Borough Council of our intention to demolish a building or structure:

1 It is our intention to commence the demolition of:

Former Battle Hospital, Portman Road, Reading RG30 1AH
Areas defined as: Area 1 - June 2018 Area 2 - August 2018 Area 3 - September 2018
As indicated on the attached plan.

Demolition is intended to commence on 25.6.2018 which is a minimum of six weeks from the date of this notice.

2 Demolition contractors details *(please give **FULL** name, postal address and contact details)*

(Mr)/Mrs/Miss/Ms _____ Name: Damien Pick

Address: RM Penny (Plant Hire and Demolition) Ltd
Green Street, Ston Easton, Somerset

Postcode: BA3 4BY Tel/Mobile: 01761 241387

Email: damienpick@pennyplant.com / demolition@pennyplant.com

Would you prefer to receive correspondence by email? (YES)/NO

3 Applicant/owners details (please give FULL name, postal address and contact details)

(Mr)/Mrs/Miss/Ms David Name: Postle

Address: Bellway Homes (Thames Valley)
Pacific House, Imperial Way, Reading

Postcode: RG2 0TD Tel/Mobile: 01189 338020

Email: david.postle@bellway.co.uk

Would you prefer to receive correspondence by email? (YES)/NO

We give notice under Section 80 (2) (a) of The Building Act 1984, that it is our intention to carry out the work of demolition listed above. We also agree to comply with the provisions of the Act and the conditions in any subsequent notice issued by Reading Borough Council.

I enclose the demolition charge of £240 ☑

(Cheque made payable to 'Reading Borough Council')

Name: DAMIAN PICK Signature: [signature] Date: 25.5.2018

(To be signed by the person responsible for the demolition work)

(BC 110 Rev I)

YOUR RESPONSIBILITIES TO GIVE ADDITIONAL NOTICE:

Section 80 of the Building Act 1984 requires that the person undertaking the demolition notifies the following:

- Occupiers of all buildings adjacent to the building to be demolished
- The gas supplier
- The electricity supplier
- The Health & Safety Executive

NOTES

No notice needs to be given under Section 80 of the Building Act 1984 for the following work:

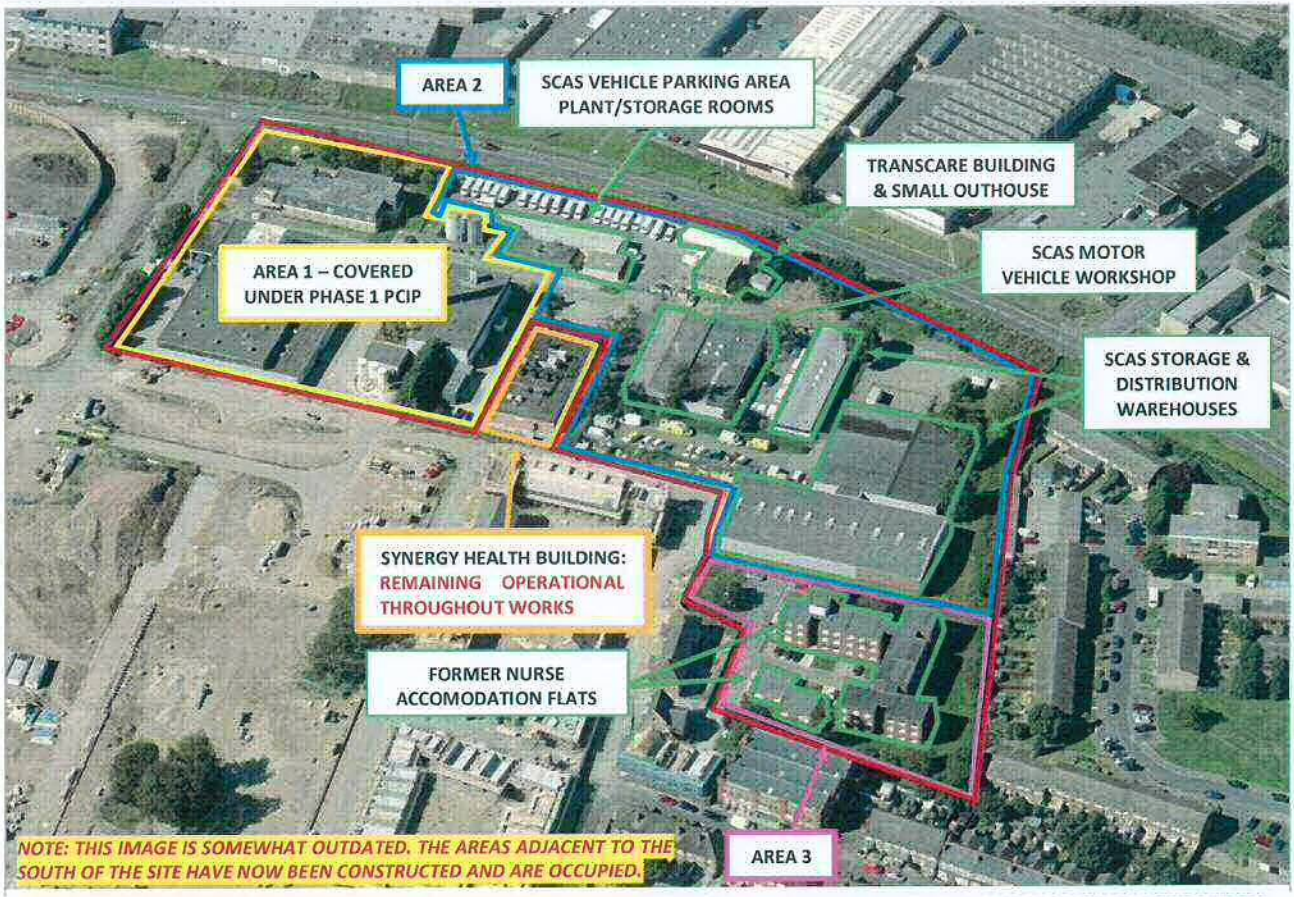
- A demolition pursuant to an order under the Housing Act 1957.
- Demolition of an internal part of a building, where the building is occupied and is intended that it should continue to be occupied.
- A building that is no greater than 1750 cubic feet ($50m^3$) or where it is a greenhouse, conservatory, shed or prefabricated garage forming part of a larger building.

Notification should be given to the Health & Safety Executive and if the building is thought to contain asbestos.

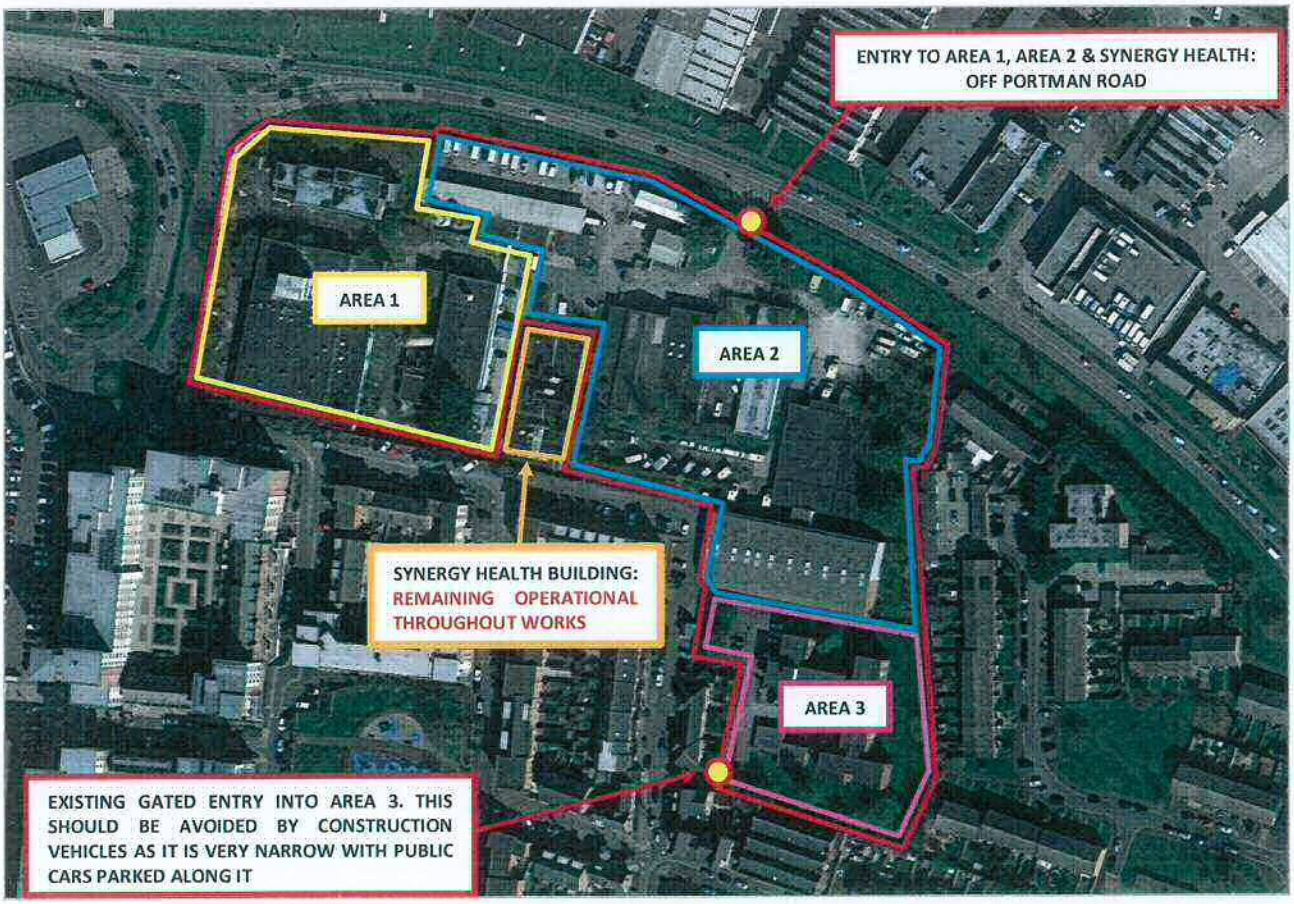
Together with this notice you should submit a site location plan of the building to be demolished, and a method statement where available.

No demolition work must commence before this notice is given under section 80 of the Building Act 1984 and either the Council has given notice under the Act or six weeks has elapsed from serving this notice.

Persons proposing to carry out building work are reminded that permission under the Town & Country Planning Acts may be necessary.



BIRDSEYE VIEW OF SCAS BUILDINGS & FORMER NURSES' ACCOMODATION *(NOTE: SYNERGY HEALTH BUILDING TO REMAIN OPERATIONAL THORUGHOUT CONSTRUCTION)*



Former Battle Hospital, Portman Road, Reading RG30 1AH

Reading Borough Council
Working better with you

LABC

FS33916

RECEIVED
21 JUN 2018

BUILDING ACT 1984
SECTIONS 81 and 82

NOTICE TO PERSON UNDERTAKING DEMOLITION

To: **Mr Damien Pick, Green Street, Ston Easton, Nr. Bath, BA3 4BY**

Whereas on the you served a notice on the Reading Borough Council (hereinafter called "the Council") specifying certain works to be carried out in respect of the building known as: **Portman Road, Reading, Berkshire.** TAKE NOTICE that the Council pursuant to Section 81(1) Building Act 1984, HEREBY REQUIRE you within **12 weeks** from the date of service of this notice on you to take the following action, that is to say:-

82-1 (a) to shore up any building adjacent to which the notice relates;

(b) to weatherproof any surfaces of an adjacent building that are exposed by the demolition;

(c) to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;

(d) to remove material or rubbish resulting from the demolition and clearance of the site;

(e) to disconnect and seal, at such points as the local authority may reasonably require, any sewer or drain in or under the building;

(f) to remove any such sewer or drain, and seal any sewer or drain with which the sewer or drain is connected;

(g) to make good to the satisfaction of the local authority the surface of the ground disturbed by anything done under paragraph (e) or (f) above;

(h) to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building;

(i) to make such arrangements with regard to the burning of structures or materials on the site as may be reasonably required:-

(i) if the building is or forms part of special premises, by the Health and Safety Executive and the fire authority, and

(ii) in any other case, by the fire authority, and

(j) to take such steps relating to the conditions subject to which the demolition is to be undertaken, and the condition in which the site is left on completion of the demolition, as the local authority may consider reasonably necessary

for the protection of the public and the preservation of public amenity. (see attached schedule)

82-2 No one shall be required under paragraph (c), (e) or (f) of subsection (1) above to carry out any work in land outside the premises on which the works of demolition are being carried out if he has no right to carry out that work, but, subject to section 101 below, the person undertaking the demolition, or the local authority acting in his default, may break open any street for the purpose of complying with any such requirement.

82-3 Before a person complies with a requirement under paragraph (e), (f) or (g) of subsection (1) above, he shall give to the local authority:-

(a) at least 48 hours' notice, in the case of a requirement under paragraph (e) or (f), or

(b) at least 24 hours' notice, in the case of a requirement under paragraph (g),

and a person who fails to comply with this subsection is liable on summary conviction to a fine not exceeding level 2 on the standard scale.

82-4 This section does not authorise interference with apparatus or works of statutory undertakers authorised by an enactment to carry out an undertaking for the supply of electricity or gas or with apparatus or works of a water undertaker or sewage undertaker.

82-5 Without prejudice to the generality of subsection (4) above, this section does not exempt a person from:-

(a) the obligation to obtain any consent required under section 167 of the Water Act 1989 (interference with water supplies or with water works).

(b) criminal liability under any enactment relating to the supply of gas or electricity, or

(c) the requirements of regulations under section 18 of the Gas Act 1986 (public safety).

82-6 Section 99 below applies in relation to a notice given under section 81(1) above.

Signed

Giorgio Framalicco
Head of Planning, Development and Regulatory Services

Dated: 4 June 2018

2CN (BC111 Rev E)

SCHEDULE TO ITEM (J) OF ATTACHED NOTICE

(1) Close-boarded Hoarding minimum **2.0m** high must be erected to the boundary where no suitable wall/fencing exists prior to demolition being commenced.

(2) Where dust arises from the demolition, or any activity associated with the demolition process, all reasonable steps must be taken to effectively suppress the dust, either by the use of water sprays or other such procedure as is appropriate.

(3) Where the front or side of the building to be demolished does not exceed **8 metres** in height and is within **3 metres** of a public footway or carriageway, scaffolding and or/hoarding shall be erected to the full height of the building.

If the building exceeds 8 metres in height then the distance underlined above, shall read **6 metres.**

(4) Measures need to be taken to reduce the risk of Fly posting, any Fly posting requires removal from the hoardings.

Where the scaffolding/hoarding is erected on a public footway, safe passage for pedestrians through/around the scaffolding at the lower level must be maintained.

During the erection and removal of the scaffolding/hoarding, provision shall be made for the safe passage of pedestrians and other road users.

If scaffold/hoarding is required then a scaffold/hoarding Licence must be obtained before any demolition work is carried out. (Contact 0118 937 3737)

ENVIRONMENTAL PROTECTION ACT 1990
CLEAN AIR ACT 1993
CONTROL OF POLLUTION ACT 1974
CONTROL OF ASBESTOS AT WORK REGULATIONS 2012

As it is your intention to undertake the demolition of the above structure. Because the structure is near to other properties you need to take certain steps to prevent nuisance and pollution to residents in the area. The above legislation contains the powers available to the Council and the Health and Safety Executive in respect of such matters.

The main problem areas are:

Noise Pollution/hours of work

All work must be carried out to minimise noise and having regard to BS5228 or equivalent. Noisy work should be restricted to between 08.00 and 18.00 Monday to Friday; 09.00 and 13.00 on Saturdays and no work on Sundays and bank holidays. Quiet work can be carried out outside these hours. In some locations (e.g. non-residential) alternative hours of work may be agreed with the Environmental Protection Team. You are advised to liaise with the Environmental Protection Team and local residents/business occupiers at as early a stage as possible and throughout the works.

Dust and Smoke

Every precaution should be made to minimise pollution. There should not be any bonfires on site although it is essential to burn timber contaminated by dry rot or woodworm. Should a fire be necessary, it should be small and controlled with no nuisance to neighbouring properties. You are advised to liaise with the Environmental Protection Team at as early a stage as possible to discuss any requirements for burning timber on site.

Contaminated Land

Should you find any unforeseen evidence of ground contamination, underground tanks etc. during the course of the demolition works you must contact the Environmental Protection team immediately for advice before continuing works.

Asbestos

The handling of products containing sheets (including spray coatings, insulation board and in some cases asbestos cement sheeting) can be hazardous. Every precaution must be taken to ensure correct handling and disposal.

For further details contact should be made with the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hants RG24 9NW.

Should the Council receive complaints about nuisance and pollution during the demolition, these will be investigated and legal action taken if relevant legislation is contravened. Fines up to £20,000 can be imposed in the magistrate's court on companies who disregard their responsibilities.

The Environmental Protection Team can be contacted on 0118 937 3737 or email environmental.protection@reading.gov.uk.

83-1 Section 102 below applies in relation to a notice given under section 81 above.

83-2 Among the grounds on which an appeal may be brought under section 102 below against such a notice are-

(a) in the case of a notice requiring an adjacent building to be shored up, that the owner of the building is not entitled to the support of that building by the building that is being demolished, and ought to pay, or contribute towards, the expenses of shoring it up,

(b) in the case of a notice requiring any surfaces of an adjacent building to be weatherproofed, that the owner of the adjacent building ought to pay, or contribute towards, the expenses of weatherproofing those surfaces.

83-3 Where the grounds on which an appeal under section 102 below is brought include a ground specified in subsection (2) above-

(a) the appellant shall serve a copy of his notice of appeal on the person or persons referred to in that ground of appeal, and

(b) on the hearing of the appeal the court may make order as it thinks fit-

(i) in respect of the payment of, or contribution towards, the cost of the works by any such person, or

(ii) as to how any expenses that may be recoverable by the local authority are to be borne between the appellant and any such persons

99-1 A notice in relation to which it is declared by any provision of this section applies shall indicate the nature of the works to be executed and state the time limited by the notice-

99-2 Subject to any right of appeal conferred by section 102 below, if the person required by such a notice to execute works fails to execute them within the time limited by the notice-

(a) the local authority may themselves execute the works and recover from the expenses reasonably incurred by them in doing so, and

(b) without prejudice to the power, he is liable on summary conviction to a fine not exceeding level 4 on the standard scale and to a further fine not exceeding £2 for each day on which the default continues after he is convicted.

99-3 This section has effect subject to any modification specified in the provision under which the notice is given.

102-1 Where a person is given a notice in relation to which it is declared by any provision of this Act that this section applies, he may appeal to a magistrates' court on any of the following grounds that are appropriate in the circumstances of the particular case-

(a) that the notice or requirement is not justified by the terms of the provision under which it purports to have been given,

(b) that there has been some informality, defect or error in, or in connection with, the notice,

(c) that the authority have refused unreasonably to approve the execution of alternative works, or that the works required by the notice to be executed are otherwise unreasonable in character or extent, or are unnecessary,

(d) that the time within which the works are to be executed is not reasonably sufficient for the purpose,

(e) that the notice might lawfully have been served on the occupier of the premises in question instead of on the owner, or on the owner instead of on the occupier, and that it would have been equitable for it to have been so served,

(f) where the works are for the common benefit of the premises in question and other premises, that some other person being the owner, or occupier of premises to be benefited, ought to contribute towards the expenses of executing any works required.

102-2 If and in so far as an appeal under this section is based on the ground of some informality, defect or error in or in connection with the notice, the court shall dismiss the appeal, if it is satisfied that the informality, defect of error was not a material one.

102-3 The appellant

(a) shall, where the grounds upon which the appeal is brought include a ground specified in subsection (1) (e) or (f) above, serve a copy of his notice of appeal on each other person referred to, and

(b) may, in the case of any appeal under this section, serve a copy of his notice of appeal on any other person having an estate or interest in the premises in question,

103-1 Where this Act provides-

(a) for an appeal to a magistrates' court against a requirement, refusal or other decision of a local authority, or

(b) for a matter to be determined by, or for an application in respect of a matter to be made to, a magistrates' court

the procedure shall be by way of complaint for an order.

103-2 The time within which such an appeal may be brought is 21 days from the date on which notice of the local authority's requirement, refusal or other decision was served upon the person desiring to appeal, and for the purposes of this subsection the making of the complaint is deemed to be the bringing of the appeal.

103-3 In case where such an appeal lies, the document notifying to the person concerned the local authority's decision in the matter shall state the right of appeal to a magistrates' court and the time within which such an appeal may be brought.

APPENDIX 3

GHPC GROUP: CDM SERVICES
CONSTRUCTION PHASE H&S PLAN REVIEW

Client	**Bellway Homes Thames Valley**	**Principal Contractor**	**Penny (Plant Hire & Demolition)**
Site	**Battle Hospital, Portman Road, Reading**	**Proposed Works**	**Demolition (Phase 1)**
Revision	**Issue 27/6/2018 Revision 3 & Demolition Methodology Document GHPC Ref: Review 3**	**Date**	**16th July 2018**

CONSTRUCTION PHASE PLAN

A Construction Phase Plan is a document that must record the:

(a) health and safety arrangements for the construction phase;
(b) site rules; and
(c) where relevant, specific measures concerning work that falls within one or more of the categories listed in Schedule 3.

The Construction Phase Plan must record the arrangements for managing the significant health and safety risks associated with the construction phase of a project. It is the basis for communicating these arrangements to all those involved in the construction phase, so it should be easy to understand and as simple as possible.

The Principal Contractor must draw up the plan or make arrangements for it to be drawn up during the pre-construction phase and before the construction site is set up. The Principal Contractor must also liaise with the contractors to ensure that the plan takes into account their views on the arrangements for managing the construction phase.

The Principal Contractor must ensure that the Construction Phase Plan is appropriately reviewed, updated and revised from time to time. The plan is a working document and will need to be reviewed regularly enough to address significant changes to the risks involved in the work or in the effectiveness of the controls that have been put in place. This means that the Principal Contractor must monitor how effective the plan is in addressing identified risks and whether it is being implemented properly. Ensuring the plan remains fit for purpose must also involve co-operating with:

(a) The Contractors who are most likely to see if the arrangements for controlling health and safety risks are working; and
(b) The Principal Designer and designers when changes in designs during the construction phase have implications for the plan

Works on-site should not commence until the Construction Phase Plan has been reviewed and accepted by or on behalf of, the Client.

PRINCIPAL DESIGNER REVIEW

This Construction Phase Plan been checked and the following status is recommended to the Client:

☒	**Accepted** - suitable for construction works to commence on-site
☐	**Accepted subject to comments** - Comments to be incorporated and CPHSP updated prior to works commencing
☐	**Not accepted** – Full resubmission required prior to works commencing.

GENERAL COMMENTS

I am satisfied that the detail in the documentation is sufficient and suitably develops for works to start on site.

Please note the comment in blue regarding the level of competency and site management

It has been agreed with David Postle that they are satisfied that the site is managed by an operative with an SSSTS qualified person alongside a statement from Penny Construction to confirm his competence to manage the site. A CV was issued on 13/7/2018 detailing competence and previous experience.

SIGNED:	**Dale Hind -** Grad IOSH CMaPS **Senior Health & Safety Advisor / Principal Designer**	**Date:**	**16th July 2018**

GHPC GROUP: CDM SERVICES
CONSTRUCTION PHASE H&S PLAN REVIEW

1. DESCRIPTION OF PROJECT

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
Project description and programme details including any key dates	✓		**Included under Project Details and Section 2.1.** **Reference to GHPC-Group Ltd DT BHPR/01/D1 - Rev B Pre-Construction Info dated 2018.**
Details of client, Principal Designer, designers, PC and other consultants	✓		**Client, PD & PC & Asbestos Contractor covered in Project Details, with other key contacts referenced in PCI.** **Asbestos Contractor included in CPP** **Asbestos Surveyor included in CPP**
Extent and location of existing records and plans relevant to H&S on site, including information about existing structures when appropriate	✓		**The site info and PCIP is referred to in Section 2.4 and as an Appendix,** **Design information listed in section 2.5.** **Asbestos Surveys are listed in CPP with ref numbers.**

2. MANAGEMENT OF THE WORK

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
Management structure and responsibilities	✓		**Included in Section 3.0** **Site Supervisor is G Wareham, SSSTS expires 31/7/2018. It has been agreed with Bellway that they are happy for the site to be managed by a Site Supervisor with an SSSTS backed up with a statement from Penny Demolition. A CV has been issued which details experience and competence.** **Awaiting refresher course attendance certificate.** **Contracts Manager is James Hennessy- SMSTS issued exp. 31/10/2019** **CSCS Demolition supervisor gold Card for Site Manager – Damien Pick.** **G Wareham – First Aider- First Aid certificate** **Detailed for Director and Contracts Manager** **Details of the Roles and Responsibilities of the Site Supervisor** **Temporary Works are class 0. The Temporary Works Co-ordinator for this project will be G Wareham who will be required to undertake checks of site hoarding/ Heras**
H&S goals for the project and arrangements for monitoring and review of H&S performance	✓		**General Health and Safety Goals listed in Section 4.1.** **Detailed as a Directors role to implement a monitoring system** **Within the demolition methodology it details that the Health and Safety of the works will be monitored on a daily basis by RMP's site staff and periodically by R M Penny senior management at least twice a month.**
Arrangements for:			
i. regular liaison between parties on site	✓		**Section 4.1 details communication requirements with the Synergy Health** **Section 4.5 – Inductions covered, however no reference to regular meetings/liaison between trades on site.**
ii. consultation with the workforce	✓		**Within the demolition methodology it details, the Supervisor must carry out daily start site briefings explaining the task for the day and complete a tool box talk for works requiring specific attention on site when they arise throughout the course of the project**
iii. the exchange of design information between the client, designers, Principal Designer and contractors on site including Temporary Works Design	✓		**4.2 Communication and exchange of information** **Site Meetings** **Site meetings will be convened on the instruction of the Client. RMP will be given prior notice to prepare any documentation and ensure compliance with the Site Safety Plan, Safe Systems of Work, Progress, Disposal and On Site Housekeeping.**
iv. handling design changes during the project including Temporary Works Design	✓		**Included in Section 4.2- No detail on Temporary works design changes**
v. the selection and control of contractors	✓		**Detailed in Section 4.3.** **Site Supervisor detailed as TWC in MS will undertake checks of Plant (PUWER and LOLER)**
vi. the exchange of H&S information between contractors	✓		**Included in Section 4.2** **Information exchanged through Site Meetings that will follow a set agenda**
vii. site security	✓		**Included in Section 4.4** **Detail of measures in place to prevent unauthorised access and the role of the Site Supervisor regarding checks of the perimeter fencing.** **The existing hoarding to be checked by Supervisor to ensure it is structurally stable and where required will be removed and replaced with heras fencing.** **It must be ensured by monitoring that the replacement heras fencing is suitable to prevent unauthorised access to site**
viii. site induction	✓		**Included in Section 4.5** **Detail of what will be covered within the induction included within the CPP**
ix. on-site training	✓		**Detailed as a Contract Manager responsibility**

2. MANAGEMENT OF THE WORK

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
x. welfare facilities and first aid	✓		**G Wareham (Site Supervisor) as named First Aider,** **First aid including eyewash box located in welfare cabin** **Location of the Welfare detailed on MS**
xi. the reporting and investigation of accidents and incidents including near misses	✓		**Included as part of the Accident reporting procedure**
xii. the production and approval of risk assessments and written systems of work	✓		**Included in Section 4.8 under "Risk Assessments"** **RA reviewed by Damian Pick** **Damien Picks NEBOSH Cert issued as detailed as a requirement of the CPP**
Site rules (including drug and alcohol policy)	✓		**Site specific site rules included in Appendix 2.**
Fire and emergency procedures	✓		**Emergency procedures covered in Section 4.9.** **Procedure detailed in the RA in the event any operative is punctured by a needle/sharp.** **Fire muster point detailed in MS this also includes Fire assembly point, Site parking, signage and access to and from site plan showing access included on Page 5 of the methodology)** **Coordinated with SCAS and Synergy building** **Ensure that the fire horn is tested to ensure that it is suitable for the size of the environment** Detailed as air horn. It should be ensured that this means to raise the alarm is affective and can be heard throughout the building/ site. The location of the air horns should be detailed on the site fire plan. The checks undertaken of the site should include that these are in place and operatives made aware of the seriousness of discharging these without cause and removing these. As this is raised with a horn/ how is this coordinated with the SCAS and Synergy building

3. ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
Safety Risks, including:			
i. delivery and removal of materials (including waste*) and work equipment taking account of any risks to the public, for example during access to or egress from site	✓		**Traffic Management covered in Section 5.1 (plan showing access included on Page 5 of the methodology)** **Penny are a registered waste carrier.** **Waste detailed in 3.4** **A number of waste types detailed, Bird guano is detailed in the MS as risk with detail of how this will be disposed (Biological waste)** **Details regarding means to dispose syringes that are collected. It is also detailed how the wastes will be stored temporarily (Sharps box) and disposed to a licensed facility that is permitted to accept clinical waste.** **WTN detailed in 1.6 of MS.** **Detail regarding waste being removed from site.** **Detail within the CPP confirming skips will be sheeted before leaving site to reduce dusts from escaping**
ii. dealing with services – water, electricity and gas, including overhead powerlines and temporary electrical installations	✓		**Example of permit to dig / excavate provided** **Covered in Section 5.1.1** **Access to the works will follow the RMP traffic management plan and take into account the overhead power cable when manoeuvring on site.** **Detail of services in section 3- Preliminary and is the responsibility and the termination is the responsibility of the Client.** **Project underground services checklist provided** **Cat scans will be undertaken when removing the slab**
iii. accommodating adjacent land use	✓		**Detailed in section 5.1.3** **The supervisor will explain the requirements of extending the site boundary to the adjacent neighbour verbally following the initial letter drop notification.** **Section 4.1 details communication requirements with the Synergy Health** **Section 4.2 - Advises Head Teachers of nearby schools will be consulted**
iv. stability of structures whilst carrying out construction work, including temporary structures and existing unstable structures and Temporary Works	✓		**Detailed in 5.2.i** **The area will be assessed on site**

3. ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
			Fire damage detailed in the RA and the associated risks and how this will be controlled to protect operatives on site
v. Management of Temporary Works, identification of TWC and Temporary Works Register	✓		G Wareham appointed person to manage TW on site • Detail of Temporary Works to be carried out at site. • Temporary Works Register provided
vi. preventing falls	✓		Identified as a main Hazard on site, no detail of how this will be managed, no detail in MS
vii. work with or near fragile materials	✓		Fragile roof coverings included within the CPP and detailed in the MS
viii. control of lifting operations		N/A	
ix. the maintenance of plant and equipment	✓		Detail in section 4.4 Please provide a Plant Register if available.
x. work on excavations and work where there are poor ground conditions	✓		Detailed in 5.1.7
xi. work on wells, underground earthworks and tunnels	✓		Underground areas/voids under buildings (ie. In incinerator building) and areas where the ground is not load bearing will be broken up and back filled with construction material from site Silo purging / removing RAMS to be provided at later date.
xii. work on or near water where there is a risk of drowning	✓		There are various voids in the ground filled with water – Detail of dewatering within the CPP. This will be assessed when on site based on the content of the water
xiii. work involving diving		N/A	
xiv. work in a caisson or compressed air working		N/A	
xv. work involving explosives		N/A	
xvi. traffic routes and segregation of vehicles and pedestrians	✓		Traffic Management Plan on Page 5 of the Methodology only includes vehicle routes to site.
xvii. storage of materials (particularly hazardous materials) and work equipment	✓		COSHH assessments supplied as well as Safety Data sheets COSHH materials be stored on-site within a compound
Health Risks, including:			
i. removal of asbestos	✓		Detailed in Section 5.2ii of Methodology. Penny operatives will remove Non Notifiable Licenced asbestos, training certificates for those provided to demonstrate competence. Asbestos Contractor to provide detailed Method Statement, and Training Certificate/Licence detail to GHPC for review prior to works start.
ii. Managing works which create exposure to silica dust and other harmful dust	✓		Reference to dust in CPP and RA but not Silica or harmful dust within the CPP or the Methodology. Silica and harmful dust within the CPP
iii. Exposure to spores with potential to injure health	✓		
iv. manual handling	✓		Detailed within the Risk Assessment
v. use of hazardous substances, particularly where there is a need for health monitoring	✓		COSHH assessments supplied as well as Safety Data sheets COSHH materials be stored In a designated area on site
vi. reducing noise and vibration	✓		Covered within the CPP. Within the MS Environmental issues- Recognition of the need to minimise the level of noise to prevent annoyance to adjacent properties or working times where noisy works are to be avoided. Monitoring in place
vii. work with ionising radiation		N/A	
viii. exposure to UV radiation (from the sun)	✓		Recognition of exposure to UV radiation (from the sun) within the RA provided
Environmental Risks, including:			
i. Dealing with contaminated soils	✓		Detailed in section 5.2.2 Contaminated Land and pollution Identified in Risk Assessment
ii. Control of silt and protection of drains, swales and watercourses	✓		Covered in respect of refuelling/spillages Covered in RA- The supervisor will ensure that all shared drains are covered in debris netting. By lifting and placing debris netting within and the replacing the drain cover.
iii. Tree Protection (and hedges)	✓		Please confirm if any trees will be retained in Phase 1 area, and if so, how will they be protected throughout works

3. ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

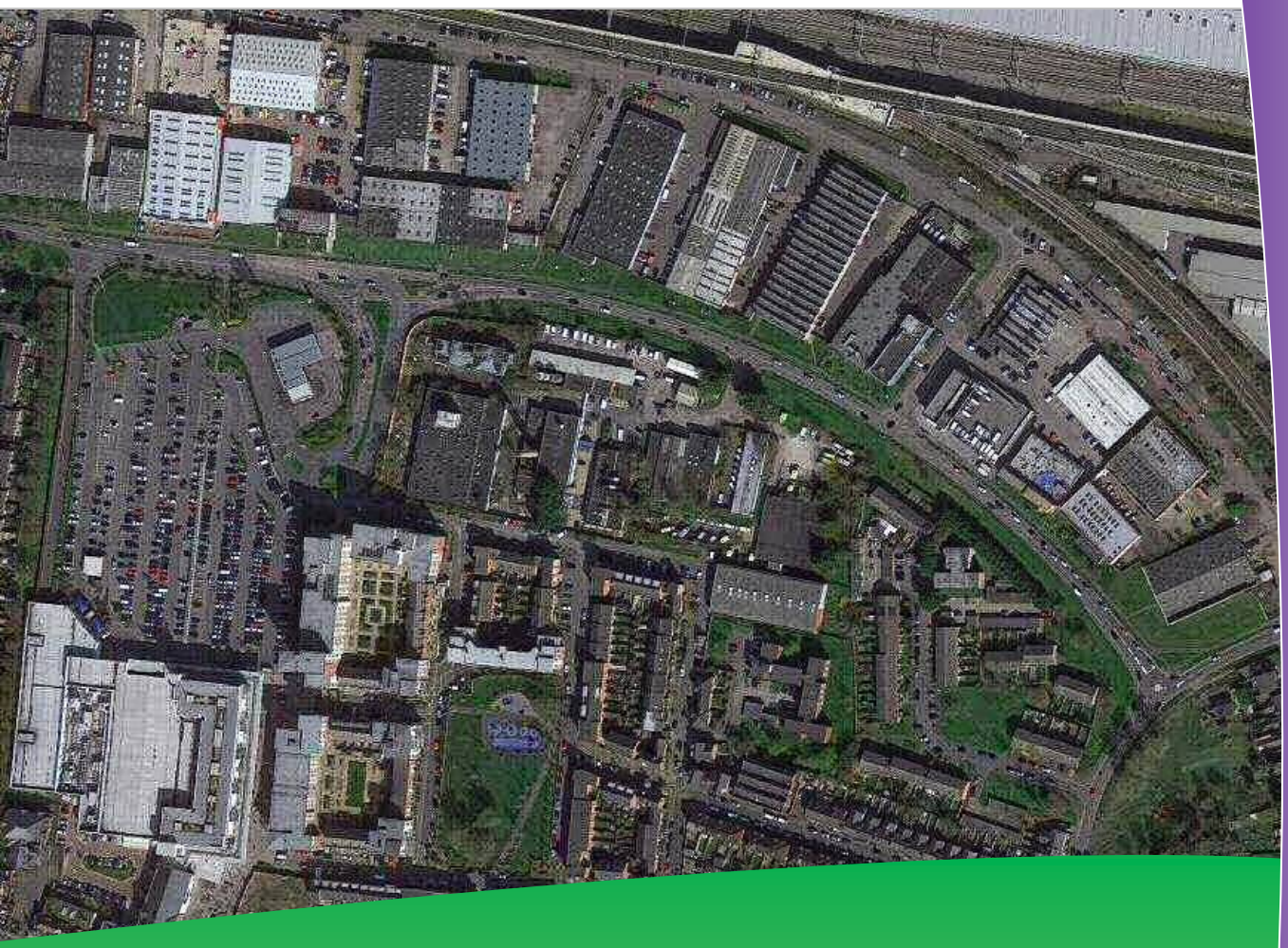
The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
iv. Control of emissions	✓		
v. Storage of fuels, chemicals and gasses including bunding, drip trays etc.	✓		**Double bunded fuel bowser will be on site to store fuel** **Detailed in the Risk Assessment**
Specific Site Safety Risks, including:			
Permit to Dig for Working near underground HV's	✓		
Foul Water Rising Main – stability / loadbearing capacity of ground	✓		**All voids and will be identified and backfilled with construction material from site.** **Draining out of foul water detailed in RA**
Deep Excavations	✓		**Detailed in 5.1.7**
Plant Assessment	✓		**All voids and will be identified and backfilled with construction material from site (detailed in RA)**
Vermin/Rats	✓		**Vermin/rats & associated risk of Weil's disease listed as a hazard in Section 5.2.7 and detailed within the Risk Assessment.**

4. THE HEALTH & SAFETY FILE

The PC must include the following;	Adequately Covered?		Comment / Detail / Improvement Required
Layout and format	✓		**Detailed that this will be in electronic file and CD format**
Arrangements for the collection and gathering of information	✓		**Asbestos Clearance certificates will be provided from Asbestos Removal Contractor.**
Storage of information	✓		

APPENDIX 4

Design Stage Pre-Construction Information
Former Battle Hospital
Portman Road, Reading



Pre-Construction Health & Safety Information

Phase: **Design & Investigation Stage Prior to Development**

Site: **Former Battle Hospital, Portman Road, Reading**

Client: **Bellway Homes Thames Valley**

GHPC Issue Record				
Rev	**Date**	**Issue Description**	**Prepared by**	**Ref**
A	Jan 2018	Pre-Construction H&S Information: Design & Investigative Stage	Dominic Thomas	BHTV/BHPR/00/DS
This document is designed to be viewed electronically as a PDF file. This document is uncontrolled if printed out.				

GHPC Group Ltd, 11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
T: 01344 304 800 E: admin@ghpcgroup.co.uk

PREAMBLE

i) Objectives of the Design Stage Pre-Construction Health & Safety Information Pack

The Pre-Construction Health & Safety Information Pack provides relevant information about the site and project and identifies key Health & Safety issues to highlight the perceived risks which must be considered in planning, managing, monitoring and co-ordinating the work on the project by those who may be involved in the project, either in design, surveys or construction work.

In accordance with the CDM Regulations 2015, **any appointed Principal Contractor or Contractor must draw up a Construction Phase Plan** setting out the health and safety arrangements required to ensure that construction work is carried out, so far as is reasonably practicable, without risks to health or safety.

Please note that the CDM Regulations 2015 stipulate that all works, regardless of how small, now require a Construction Phase Plan. Therefore this PCIP covers works carried out in the early stages of the overall development – i.e. Excavations, Boreholes, and Surveying etc. For these Design & Investigative Works, only a simple Construction Phase Plan is required, and am example layout for simple plans is provided on the HSE Website. The Contractor should thoroughly read this Design & Investigative Stage PCIP, and should use the recommendations regarding the risks identified to formulate their Construction Phase Plan, prior to commencing any works on-site.

ii) Explanation of the Design Stage Pre-Construction Health & Safety Information Pack (PCIP)

This is the Pre-Construction Information currently in the Client's possession and must be issued, in compliance with the requirements of Regulation 4(4) of the CDM Regulations 2015, to every Designer and Contractor appointed or being considered for appointment to the project, to enable them to carry out their duties under CDM 2015.

Pre-Construction Information means information in the Client's possession or which is reasonably obtainable by or on behalf of the Client, which is relevant to the construction work and is of an appropriate level of detail and proportionate to the risks involved, including information about the project; planning and management of the project; health and safety hazards, including design and construction hazards and how they will be addressed. There is no existing Health & Safety File for the site.

The PCIP identifies the potential hazards and key health, safety and environmental issues for consideration, to inform early investigations and enabling works. This information must be reviewed by every Designer when preparing or modifying designs and reviewed by any Principal Contractor or Contractor appointed or being considered for appointment to ensure that construction work is carried out, so far as is reasonably practicable, without risks to health or safety.

iii) The Construction Phase Health & Safety Plan

The way in which the construction phase will be managed and the arrangements for managing the significant health and safety risks associated with the construction phase of a project must be set out in writing in the Construction Phase Health & Safety Plan. This plan should outline the health and safety arrangements, site rules and specific measures concerning any work involving particular risks and the organisation and arrangements that have been put in place to manage risk and co-ordinate the work on site.

The topics that need to be addressed when developing the Construction Phase Plan are shown in Section 5 of this PCIP (which are taken from Appendix 3 of L153 Guidance on CDM Regulations 2015). Where other available documents address these issues appropriately, the plan may refer to them; the information does not need to be repeated.

Often the design and preparation for later work is not complete at the start of the construction phase. Nevertheless, the plan for the initial phase of the construction work must be prepared before any work begins. It should also address later activities that will require careful planning. It may only be practical to address such activities in outline form before work starts and most will require revision in the light of developments.

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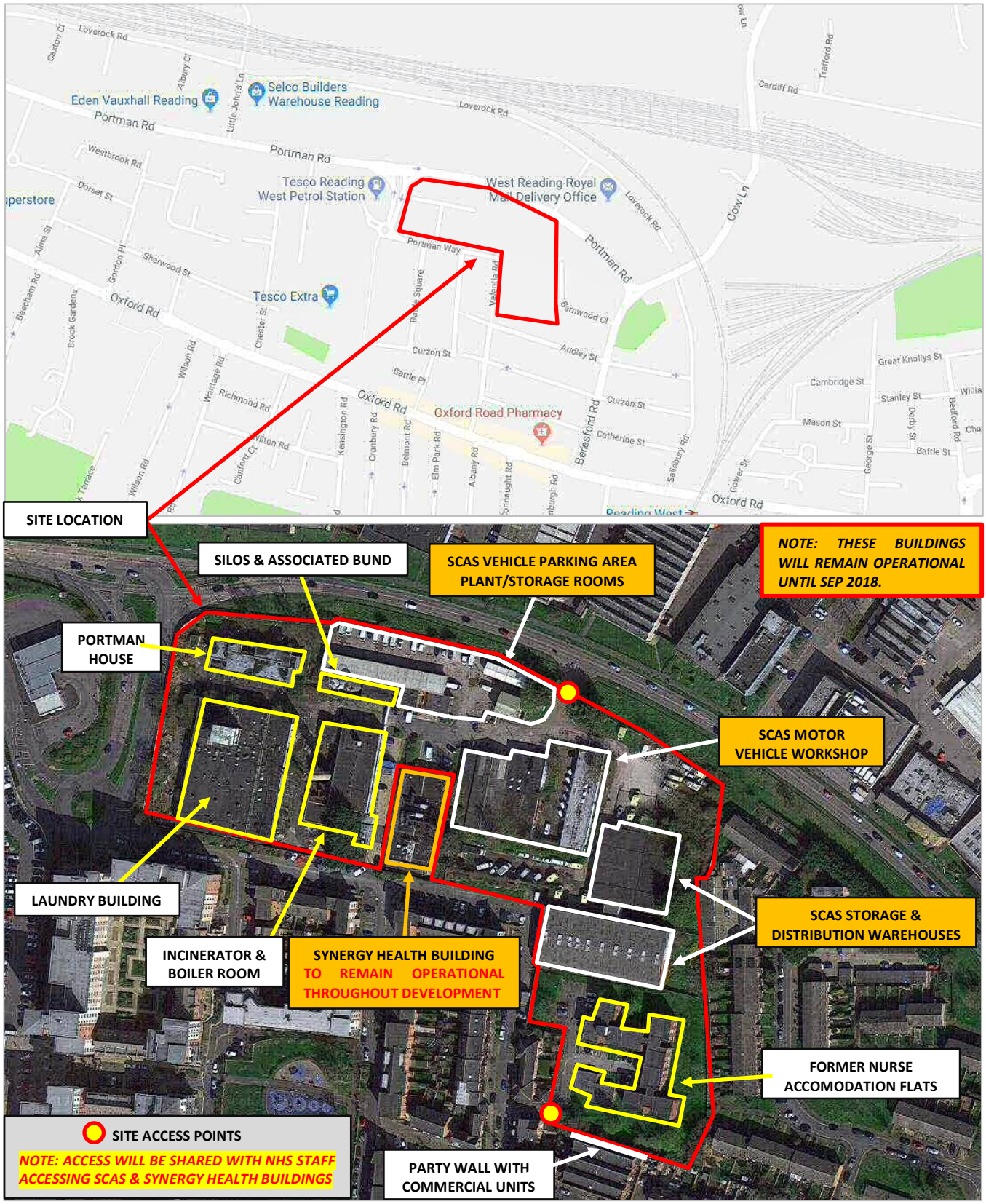
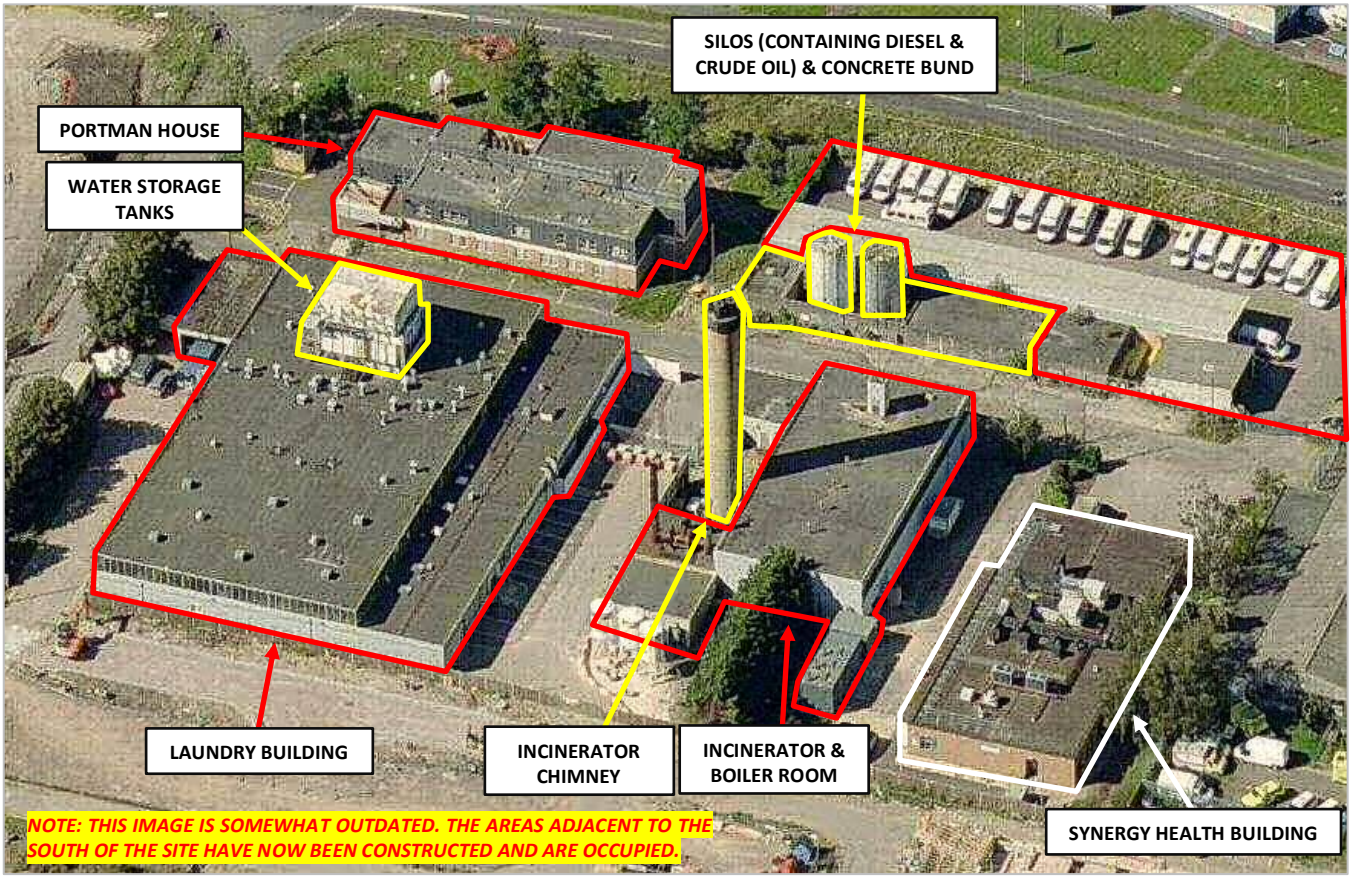
1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The new Bellway Homes development comprises part of the former Battle Hospital located off Portman Road in Reading, approx. Grid Reference SU 69892 73903 (around 700m from Reading West Station). A large area of the site is currently occupied by South Central Ambulance Service (SCAS), who are leasing buildings off Bellway until Sept 2018 – these buildings will remain occupied until then. The Synergy Health building will remain operational throughout the development.





BIRDSEYE VIEW OF FORMER OFFICES, FORMER LAUNDRY BUILDING, INCINERATOR & BOILER ROOM, SILOS, ASSOCIATED BUND, STORAGE / PLANT ROOMS AND STERILLISATION ROOM ***(NOTE: SYNERGY HEALTH BUILDING TO REMAIN OPERATIONAL THORUGHOUT CONSTRUCTION)***

BIRDSEYE VIEW OF MOTOR VEHCILE/AMBULANCE WORKSHOP, STORAGE & DISTRIBUTION WAREHOUSES AND FORMER NURSE ACCOMODATION/FLATS ***(NOTE: AMBULANCE WORKSHOP & DISTRIBUTION WAREHOUSE OPERATIONAL UNTIL SEPTEMBER 2018)***

1.2 SCOPE OF WORKS

1.2.1 Proposed Development

The Bellway Homes Thames Valley development will see the construction of 215 new residential properties in a combination of 164 flats across five blocks with undercroft parking and 51 houses with amenity open space, cycle paths, associated infrastructure, garages, parking and landscaping.

It is currently envisaged that the site will be developed in four phases of work, with the initial works being carried out by External Principal Contractors to be appointed by Bellway Homes Thames Valley, as outlined below:

Note: Prior to the Demolition & Asbestos Removal Works commencing it is expected an initial Environmental Clean will be required involving clearance of used needles/syringes, asbestos debris and other hazardous waste items to facilitate further works.

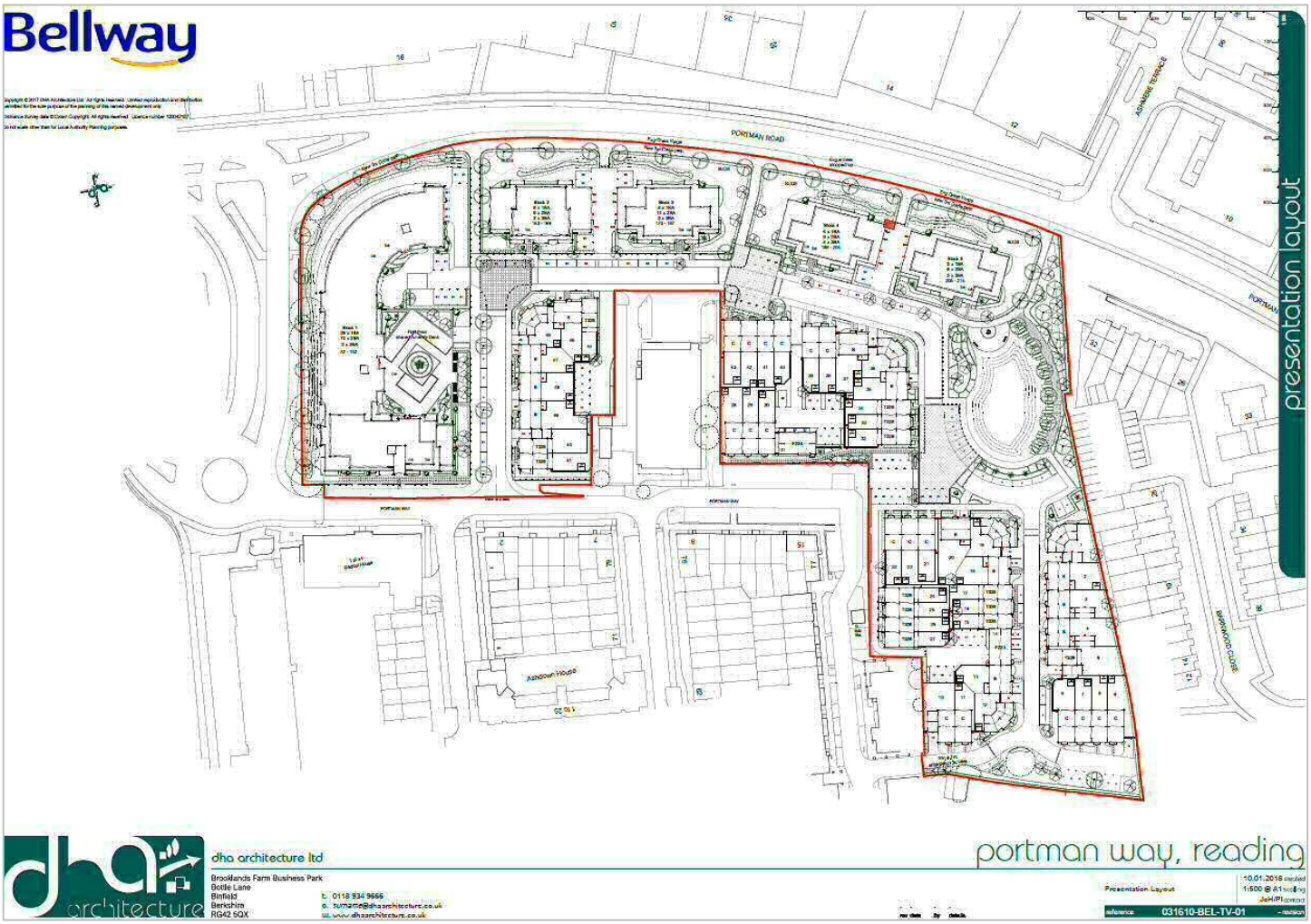
- **External PC – Demolition & Asbestos Removal Works (Phase 1): Area 1**
  - Full environmental clean, asbestos removal and demolition of the incinerator building including large chimney, laundry building, Portman House, the purging and removal of fuel silos and above & below ground fuel tanks.
- **External PC – Demolition & Asbestos Removal Works (Phase 2): Area 2 & Area 3**
  - Full environmental clean, asbestos removal and demolition of all SCAS buildings and the nurse's accommodation blocks; and the purging and removal of above & below ground fuel/oil storage tanks and septic tank
- **External PC – Remediation, Groundworks, S278 Works & RC Frame Construction:**
  - Remediation of all ground contamination, construction of site roads, drainage and services infrastructure, construction of foundations (involving piling), installation of tower crane mat and the construction of the reinforced concrete (RC) frames for Apartment Blocks 1 & 2 podium and structures of the RC frames.
  - Off-Site S278 works to construct the new residential access bellmouth off Portman Way on the site's southern boundary
- **Bellway as PC – Superstructure Phase:**
  - Once the initial RC Frames of Blocks 1 & 2 have been constructed, Bellway Homes will take over the site as Principal Contractor for the Main Construction Phase (until development completion) to construct the remaining sections of the RC frames for Blocks 1 & 2, construction of Blocks 3, 4 & 5 (traditional build) and construction of housing superstructure, along with all associated fit-out works and landscaping.

1.2.2 Scope of Works for Design and Investigative Phases

This Pre-Construction H&S Information Pack provides key site specific information to those who may be involved in the project, either in design, surveys or construction work and provides information to inform the design and to Contractors carrying out intrusive investigate works required on-site prior to the Enabling Works of the Construction Phase commencing.

These works may include the following:

- Liaison with the Client, Utilities Providers & SCAS/Synergy regarding known service positions, site investigation works and current conditions
- Site set up – including welfare facilities, site security / boundary fencing, hoardings, etc. to each site works area
- Scan, Trace and Protection of existing services
- Setting up any temporary traffic management alterations, taking out parking spaces, barriers, pedestrian segregation, vehicular segregation and SCAS, Synergy and NHS routes)
- Temporary closure of key investigation zones including pedestrian routes
- Surveying
- Excavating Trial Pits
- Forming boreholes
- Soil sampling and analysis



PLANNING LAYOUT

1.3 PROJECT DIRECTORY

1.3.1 CDM Duty Holders

Client	**Company**	Bellway Homes Thames Valley		
	Address	Pacific House, Imperial Way, Reading, Berkshire, RG2 0TD		
	Tel	01189 338 020	**E-mail**	david.postle@bellway.co.uk
	Contact	David Postle	**Position**	Senior Technical Manager

Principal Designer & CDM Advisor	**Company**	GHPC Group Ltd		
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP		
	Tel	01344 304 800		
	Contact	Helena Knight MRICS CMaPS Tech IOSH SIIRSM Manging Director	**E-mail / Position**	helena.knight@ghpcgroup.co.uk
		Dominic Thomas IMaPS Tech IOSH Principal Designer & CDM Advisor		dominic.thomas@ghpcgroup.co.uk
		Dean Pincham Tech IOSH Assistant Health & Safety Advisor		dean.pincham@ghpcgroup.co.uk

Contractor / Consultant	**Company**	***Various to be appointed during Design & Investigative Stage***		
	Address			
	Tel		**E-mail**	
	Contact		**Position**	

1.3.2 Regulatory Authority

HSE	**Company**	Health & Safety Executive
	Address	Priestley House, Priestley Road, Basingstoke, RG24 9NW
	Fax	01256 404 000
	Website	www.hse.gov.uk

Local Authority	**Company**	Reading Borough Council
	Address	Civic Offices, Bridge St, Reading, RG1 2LU
	Tel	0118 937 3787
	Website	www.reading.gov.uk

Environment Agency	**Company**	Environment Agency
	Tel	03708 506 506 (Main Switchboard)
	Website	www.environment-agency.co.uk

1.3.3 Design & Project Team Members

Project Management	**Company**	Bellway Homes Thames Valley		
	Address	Pacific House, Imperial Way, Reading, Berkshire, RG2 0TD		
	Tel	01189 338 020	**Email**	david.postle@bellway.co.uk
	Contact	David Postle	**Position**	Senior Technical Manager
Asbestos Surveyor	**Company**	Core Surveys		
	Address	Rotherfield Woodyard, Mill Lane, Fletching Common, East Sussex, BN8 4JL		
	Tel	01273 287 393		
	Contact	Luke Syred (Mob: 07715 076 370) Matt Cook (Mob: 07912 053 734)	**Email**	luke@coresurveys.co.uk matt@coresurveys.co.uk
Planning Architect	**Company**	DHA Architecture Ltd		
	Address	Brooklands Farm Business Park, Bottle Lane, Binfield, Berkshire, RG42 5QX		
	Tel	0118 934 9666	**Email**	ireland@dhaarchitecture.co.uk
	Contact	Paul Ireland	**Position**	Director
Working Drawings Architect	**Company**	Hester Architects		
	Address	2 Drayton House Court, Dorchester Road, Drayton St. Leonard, Oxfordshire, OX10 7BG		
	Tel	01865 893 900	**Email**	ptrueman@hesterarchitects.co.uk
	Contact	Philip Trueman	**Position**	Director
Civil Engineer (including S278 Works)	**Company**	Odyssey		
	Address	Tuscany House, White Hart Lane, Basingstoke, RG21 4AF		
	Tel	01256 331 144	**Email**	ryan.saul@odysseyconsult.co.uk
	Contact	Ryan Saul	**Position**	Director
Structural Engineer	**Company**	MJA Consulting		
	Address	Monarch House, Barton Lane, Business Park, Abingdon, Oxford, OX14 3NB		
	Tel	01235 555 173	**Email**	robertf@mjaconsulting.co.uk
	Contact	Robert Flanagan	**Position**	Director
M&E Engineer	**Company**	RHB Partnership LLP		
	Address	The Old Vicarage, Popham, Hampshire, SO21 3BJ		
	Tel	01256 398 222	**Email**	h.goddard@rhbpartnership.co.uk
	Contact	Harvey Goddard	**Position**	Partner
Landscape Architect, Ecology & Arboriculture	**Company**	Principal Landscape Architect		
	Address	South Court,Hardwick Business Park, Noral Way, Banbury, Oxfordshire, OX16 2AF		
	Tel	01295 276 066	**Email**	chris.jenkinson@aspect-landscape.com
	Contact	Chris Jenkinson	**Position**	Principal Landscape Architect
Party Wall Surveyor	**Company**	***To be appointed by Bellway Homes.***		
	Address			
	Tel		**Email**	
	Contact		**Position**	

2.0 EXISTING SITE CONDITIONS, SURROUNDINGS & ACCESS

The photographs below provide a brief overview of the site. Please refer to all images taken during GHPC's site visit provided in Appendix Five for a comprehensive overview.

VIEW OF AREA 1 & 2 SITE ENTRANCE OFF PORTMAN ROAD

VIEW OF AREA 3 SITE ENTRANCE OFF VALENTIA ROAD

PORTMAN HOUSE ***(NOTE: EXTENSIVE FIRE DAMAGE)***

SILOS ***(NOTE: ONE CONTAINS CRUDE OIL, THE OTHER CONTAINED DIESEL BUT IS UNDERSTOOD TO NOW BE EMPTY)***

INCINERATOR BUILDING & CHIMNEY

LAUNDRY BUILDING ***(NOTE: WATER TANK IS LIKELY TO HOLD STAGNANT WATER, RISK OF LEGIONELLA / LEPTOSPIROSIS ETC.)***

SYNERGY HEALTH BUILDING ***(NOTE: TO REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION)***

INCINERATOR

DRUG PARAPHERNALIA – USED NEEDLES / SYRINGES ***(NOTE: THERE ARE MANY (POSSIBLY HUNDREDS) LITTERED OVER THE FLOORS AND SURFACES IN AND AROUND ALL OF THE BUILDINGS)***

VOIDS IN FLOORS WITHIN INCINERAOTR BUILDING ***(NOTE: THESE ARE NUMEROUS THROHOUT, SOME CONTAINING FAECES, NEEDLES/SYRINGES & STAGNANT WATER)***

VIEW INSIDE LAUNDRY BUILDING ***(NOTE: EXTENSIVE FIRE DAMAGE, COLLAPSED ASBESTOS CEILINGS, ASBESTOS FRAGMENTS SCATTERED ACROSS GROUND)***

VIEW INSIDE INCINERATOR BUILDING ***(NOTE: WASTE ITEMS, NEEDLES/SYRINGES, FAECES ETC.)***

SITE DESCRIPTION & HISTORY – OVERALL SITE

The overall site is irregular in shape covering an area of around 3.2 hectares and slopes towards the south-east with ground levels typically ranging between 38m to 40m AOD.

The site comprises various buildings which were formerly part of the Battle Hospital (the majority of the hospital was redeveloped circa 2012). The site is currently split into three distinct areas. For ease of reference in this document, we have referred to the areas as Area 1, 2, & 3:

- **AREA 1: PORTMAN HOUSE, SILOS & ASSOCIATED BUND, INCINERATOR BUILDING AND LAUNDRY BUILDING**
- **AREA 2: SCAS AREA, PLANT/STORAGE ROOMS, MOTOR VEHICLE WORKSHOP, STORAGE & DISTRIBUTION WAREHOUSES**
- **AREA 3: FORMER NURSE ACCOMMODATION / FLATS**

Please refer to the plan below which shows the areas marked in colour, and please also refer to the marked plans in Section 1.1 which show the different building uses. Each area is described in detail on the following pages.

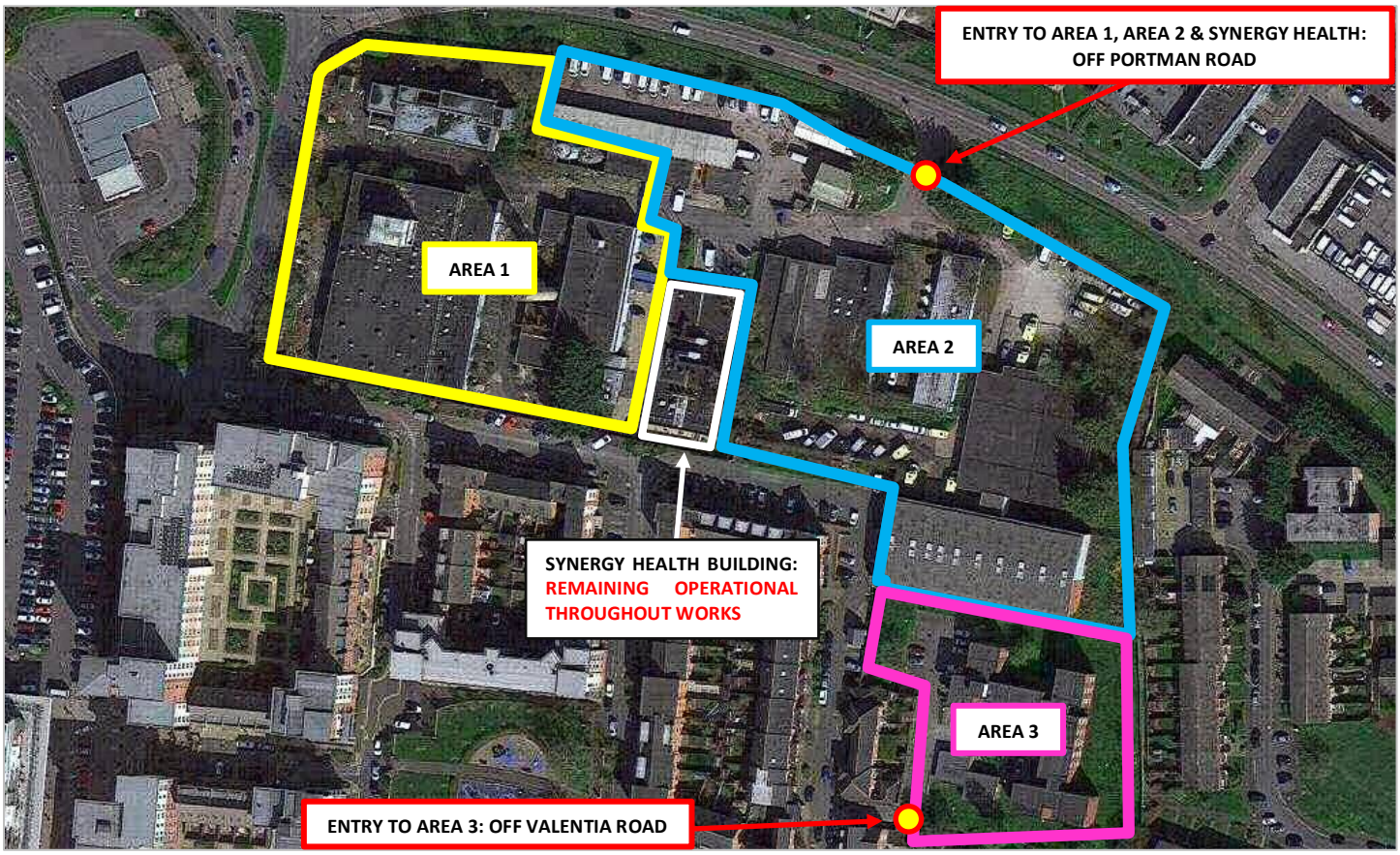
NOTE: AREAS 1 & 3 CONTAIN NUMEROUS USED DRUG NEEDLES / SYRINGES THROUGHOUT THE BUILDINGS AND ACROSS THE OUTDOOR GROUND. THE BUILDINGS WITHIN THESE AREAS HAVE BEEN EXTENSIVELY FIRE DAMAGED AND HAVE ASBESTOS DEBRIS THROUGHOUT.

Any consultants or contractors attending the site must wear appropriate Personal Protective Equipment – GHPC advise needle resistant boots with midsole, protective gloves, FFP3 masks, hardhats and high visibility vests at an absolute minimum. It is also advised anyone visiting the site has Asbestos Awareness Training (AAT).

Due to the site's previous medical use, there are some medical hazardous waste containers throughout all areas (although it is understood that any medical waste would have been removed appropriately by NHS).

Site History

The site was undeveloped marshland until 1975-76 when it was developed into part of Battle Hospital. The main areas of Battle Hospital to the south of the site were redeveloped into residential units and a Tesco Superstore around 2012 at which point some of the buildings on site were surplus to requirements and were abandoned. It is understood that the buildings in Area 1 & 3 have been occupied by squatters for several years.



SITE DESCRIPTION: AREA 1 – PORTMAN HOUSE, SILOS & ASSOCIATED BUND, INCINERATOR BUILDING AND LAUNDRY BUILDING

Area 1 comprises the western area of the overall site and houses 3 buildings which are all abandoned / derelict and two large silos. Area 1 is currently separated from the rest of the site by hoarding. The ground throughout Area 1 consists of hardstanding and grass which is littered with numerous used needles and syringes, asbestos debris, medical waste containers/wheelie bins and fly tipped waste (including fly tipped asbestos).

It was initially understood that all buildings in Area 1 were disconnected from electricity, however the Asbestos Surveyor informed GHPC that they observed a squatter charging their mobile phone from a mains supply.

GHPC were informed by the Asbestos Surveyor that the external claddings on all buildings are coated in a bitumen asbestos paint which is cracked/flaking on all of the buildings.

The **INCINERATOR BUILDING** is a large warehouse space of steel frame construction with steel cladding, with a large concrete chimney (estimated to over 20m in height). The internal fabric of the building comprises large incinerators, boilers/plant and other equipment associated with the buildings former use. The building has been inhabited by squatters and there is an abundance of used needles, syringes and other drug paraphernalia across every floor and surface. In addition to this there are numerous voids within the floors, some approximately 2m deep which are filled with stagnant water, faeces and used syringes/needles. In addition to evidence of drug use the building is filled with old clothes, plastic bags filled with waste, faeces, broken glass, asbestos debris, medical waste containers and other general waste as result of squatters using the building. The building is still used by at least two squatters who are believed to be drug users (encountered during GHPC's January 2018 site visit). Some smaller rooms within the building have been subject to repeated arson attacks and are more heavily fire damaged, with asbestos dust and debris in the air.

The **LAUNDRY BUILDING** is a large warehouse space of steel frame construction with steel cladding. This is also in a dilapidated state due to extensive fire damage. The ceilings within are constructed of Asbestos Insulation Board (AIB) which are partially collapsed as a result of numerous fires, this has resulted in asbestos debris to be scattered across the floors over a large area. In amongst the asbestos debris are large piles of bird guano, used needles and syringes, as well as other drug paraphernalia. On the roof of this building is a large water tank which is likely to hold stagnant water which presents a risk of legionella / leptospirosis etc.

PORTMAN HOUSE is a 2 storey former office building of masonry construction with steel cladding and flat roofs. The building is in a dilapidated state due to extensive fire damage as a result of repeated arson attacks. GHPC were unable to gain access during a site visit in January 2018 but were informed that the building is currently occupied by a squatter who is known to be aggressive.

There are two large **FUEL SILOS** surrounded by a concrete bund located to the north of Area 1. It is understood one of these is filled with crude oil, while the other formerly contained diesel (it is understood this is now empty but not physically confirmed). There is no access into the bund other than from a fixed ladder on the southern wall.

During GHPC's visit in Jan 2018, there was an above ground storage tank adjacent to the west of the Incinerator building which was omitting a strong fuel odour. A small bucket filled with fuel laid next to this tank.

EACH BUILDING IS MARKED OUT IN SECTION 1.1 ON PAGES 4 & 5 OF THIS DOCUMENT

SITE DESCRIPTION: AREA 2: SCAS AREA, PLANT/STORAGE ROOMS, MOTOR VEHICLE WORKSHOP, STORAGE & DISTRIBUTION WAREHOUSES

Area 2 currently comprises several buildings which are currently used by the South Central Ambulance Service (SCAS). These buildings are owned by Bellway and are being leased to SCAS until September 2018.

The northern extent of Area 2 is currently used by SCAS to store/park ambulances – the boundary of this parking area is formed by concrete walls which are topped with razor wire. There is a steel framed lean-to structure with a corrugated metal roof which adjoins the concrete bund around Area 1's fuel silos. Underneath this there is an access point to an underground void containing some pipelines likely connecting to the fuel silos, as well as bricks, rubble and general building waste. There is a 2 storey masonry building adjacent to the east of the ambulance parking area, with a small above ground fuel tank adjacent to the building.

There are two plant/storage rooms adjacent to the south-east of the lean-to structure. GHPC were informed by the Asbestos Surveyor that one of these contain unused asbestos Walkerite sheets which have likely been stored there for 40+ years.

In the central section of Area 2, there is a motor vehicle workshop comprising steel framed warehouse buildings with corrugated steel cladding to the walls and roofs. The building has a large underground septic tank adjacent to the northern elevation.

To the east of Area 2, there are storage and distribution warehouses are steel framed buildings with corrugated steel cladding to the walls and roofs. GHPC could not gain access to these buildings as they seem to be clean/sterile areas which store/distribute medical equipment and supplies.

There are numerous scrap ambulances/cars and fuel containers/barrels in the eastern extent of Area 2. There is also an underground fuel storage tank with a dispenser located in the eastern section of this area.

Both the motor vehicle/ambulance workshop buildings and the storage & distribution warehouses are bordered by a mixture of concrete walls topped with razor wire and palisade fencing.

There is also a small outhouse building adjacent to the overall development sites main entrance off Portman Road with suspected asbestos cement roof sheets.

EACH BUILDING IS MARKED OUT IN SECTION 1.1 ON PAGES 4 & 5 OF THIS DOCUMENT

SITE DESCRIPTION: AREA 3 – FORMER NURSE ACCOMMODATION / FLATS

Area 3 is accessed off a narrow residential road (Valentia Road) and houses the former Nurses' Accommodation block. This comprises a 3 storey apartment block of masonry construction with flat roofs. There are also some smaller single storey masonry buildings which are likely to have structural defects (there is extensive visible damage to the masonry on some areas).

All of the buildings have been inhabited by squatters and the individual flats contain faeces, general waste, used needles/syringes and other drug paraphernalia. It is understood that the buildings are still occupied by squatters (as of Jan 2018).

The buildings are surrounded by areas of tarmacadam, block paving, paving and grass/soft landscaping which are littered with used needles/syringes and fly-tipped waste including a burnt-out caravan.

Area 3 is bordered to the east and west by wooden panel fencing. The southern boundary is formed by a large warehouse building which is occupied by various businesses Due to the close proximity of this building there will be Party Wall issues – please refer to Section 4.3 for further details.

EACH BUILDING IS MARKED OUT IN SECTION 1.1 ON PAGES 4 & 5 OF THIS DOCUMENT

Site Boundaries (Overall Development Site)	North :	The site is bounded immediately to the north by areas of soft landscaping and Portman Road, beyond which are industrial units.
	East:	The site's eastern boundary is formed by some trees, garages and the rear gardens of occupied houses.
	South:	The site's southern boundary is formed on the west by Portman Way, which is occupied by several houses and large apartment blocks. The eastern area of the southern boundary is formed by a large warehouse building which is occupied by various businesses.
	West:	The west of the site is bounded directly by a public road which provides access to a large Tesco superstore and fuel station, and access to the adjacent residential development.
	PLEASE REFER TO SECTION 1.1 FOR A MARKED PLAN SHOWING SITE BOUNDARIES.	

Existing Traffic Systems	On-site:	Areas 1 & 2 are accessed from the north off Portman Road, and Area 3 is currently accessed off Valentia Road which is a very narrow, block paved residential road accessed via Portman Way. Valentia Road will be unsuitable for construction vehicles. The Area 3 entrance is currently blocked off by large concrete traffic barriers, and the gate is locked with a coded padlock. **Please contact Bellway for the padlock code before visiting the site.** **Area 2 is open during normal working hours as it is currently occupied by SCAS / Synergy Health. Access to Area 1 is through Area 2, however keys/padlock codes for Area 1 are required from Bellway prior to visiting, as the area is secured with hoarding. Traffic cannot freely drive into Area 1 as there is currently an earth bund positioned after the gates to prevent vehicle access.** **Any Visitor or Contractor must fully consider the site access, taking into account the types of vehicles and equipment they will be using, in planning for their works.**
	Shared Access Provisions:	Portman Road will be shared with residential and commercial traffic accessing the nearby houses, the Tesco Superstore/Petrol Station and other various businesses within the industrial estate. Additionally, the access off Portman Road will also be shared with SCAS/NHS and Synergy Health staff accessing their respective buildings in Area 2. Valentia Road will be shared with residential traffic accessing the adjacent residential development. Particular care must be taken when accessing Area 3 as the access road off Valentia Road is very narrow and will be shared with residents. There is also a high probability children will be playing in the area.
	Local Area:	Portman Road is a busy road with a speed limit of 40mph. Valentia Road is a relatively quiet, narrow residential road with a speed limit of 30mph. Portman Road is accessed via Oxford Road, which is a main arterial road through Reading which is extremely busy at peak times. There are several schools in the local area, including Wilson Primary School which is located off the south of Oxford Road (increasing traffic around peak school hours). The Tesco superstore adjacent to the site is also fairly busy throughout the day.
	PLEASE REFER TO SECTION 1.1 FOR A MARKED PLAN SHOWING ENTRY POINTS TO THE SITE.	

Existing Ground Conditions

The following information has been extracted from the RSK Geo-environmental Site Assessment Report dated, March 2017. Please refer to this report, provided in Appendix Two of this PCIP, for further details.

Please note: the report has divided the site into two distinct areas: Area A (Area 1 & 2) and Area B (Area 3).

Ground Conditions	Intrusive investigation found the site to be underlain by made ground up to 5m in northern area, underlain by drift deposits comprising alluvial and river terrace deposits (Taplow Gravel) with the White Chalk Sub-Group at depth.
Hydrology & Hydrogeology	The hydrogeology of the site is likely to be characterised by the presence of an unconfined shallow aquifer comprising the Taplow Gravel. Immediately beneath the Taplow Gravel, the Chalk forms an unconfined deep aquifer. It is considered that these two units will be in hydraulic continuity and therefore have been considered as a single aquifer unit. The anticipated depth to the water table in the Taplow Gravel/Chalk is in the order of a few metres bgl. Shallow groundwater in the site area is anticipated to flow in a northly/north-easterly direction, towards the River Thames (1km). It is possible that localised perched groundwater may be present in the made ground and the alluvial soils beneath the site. The site has been classified by the Environment Agency (EA) to overlie a Secondary (Undifferentiated), Secondary (A aquifer) and Principal Aquifer. The soils beneath the site are classified as having an HIGH leaching potential. Six groundwater abstractions have been identified within a 500m radius of the site. The site does not lie within a currently designated groundwater Source Protection Zone.
Contamination	Asbestos (chrysotile, crocidolite and amosite) has been confirmed in all buildings. RSK also identified trace asbestos fibres (chrysotile & amosite) within a number of samples throughout the site. Widespread Lead, Dibenzo(ah)anthracene, PAH compounds and petroleum hydrocarbon soil contamination were identified in localised concentrations within the made ground with the potential to pose an unacceptable risk. Staining (including a strong odour) was noted in a number of exploratory holes (mainly near former tanks), and potential evidence of free-phase products have been identified in some areas. Vapour exposure – the potential presence of volatiles within the made ground were identified during screening with the potential to pose a risk was evident locally within groundwater samples recovered from BH1 and BH2. **Where contaminated soils are identified, construction workers should be properly equipped with appropriate Personal Protective Equipment to help control the risk. All site workers should wash their hands before eating, drinking or smoking. Site visitors should be supervised and protected as necessary.**
Groundwater	Groundwater was encountered between depths of 1.5-13.5m across the site, reflecting an inconsistent groundwater table in the underlying soils at an elevation of between approximately 38 and 40m AOD. It is anticipated that perched water in the Alluvium may flow radially. Given the nature of the heterogeneous Made Ground, perched water levels are likely to be inconsistent across the site. With regards to the White Chalk Sub-Group and Taplow Gravel, groundwater strikes were recorded at variable depths indicating the possible presence of perched water. It should be noted that groundwater levels might fluctuate for a number of reasons including seasonal variations.
Ground Stability / Excavations	As the site is underlain by chalk, consideration should be given to the possible existence of solution features. The site has a moderately low risk of such features, although their possible existence cannot be ruled out. Consequently all excavations should be carefully monitored and if anomalous ground conditions are encountered then further advice must be sought. **Where personnel are required to enter excavations, particularly if work close to the base of the excavation (e.g. laying new services etc.) is being undertaken, full support should be provided to the full depth. Care should be taken to ensure that instability of excavations does not affect any existing services or structures including roads adjacent to the site, and that falls from excavation faces do not adversely affect the integrity of foundation concrete.** **Support or battering back the sides will be required in accordance with current Health & Safety recommended practice – refer to HSE HSG 150 - Excavations.**
Ground Gases	Significantly elevated concentrations of methane and carbon dioxide were recorded, likely from the presence of made ground and historical spillages associated with the former fuel tanks. **The Contractor MUST ensure appropriate ground gas monitoring and safety measures are in place prior to carrying out any excavations.**

All Contractors MUST ensure they are fully familiar with the ground conditions and ground loading capabilities prior to carrying out any below ground works, and prior to using any heavy plant, machinery or vehicles on-site – this is particularly important due to the (albeit low) risk of solution features in the chalk.

Please also refer to the Good Practice Guide Ground Conditions for Construction Plant (Oct 2014) issued by the Strategic Forum for Construction Plant Safety Group available for further information.

3.0 EXISTING SERVICES INFORMATION

The majority of the following information has been extracted from the Existing Services Drawings & Information provided in Appendix One of this PCIP. Please refer to this information for full details on existing services within and adjacent to the site.

Service	Key Points
Electricity	The Combined Services Drawing has identified numerous High Voltage (11kV) and Low Voltage electrical cables within the site connecting to the existing buildings, as well as around the site boundaries. GHPC also observed numerous overhead cables crossing the site, some of which are believed to Low Voltage electrical cables. These cables could not be identified on any of the drawings provided to GHPC at the time of issuing this Design & Investigative Stage Pre-Construction Information Pack. It was previously understood the electricity to the site had been disconnected, however the Asbestos Surveyors advised that the squatters has been charging mobile phones, seemingly from a mains supply. All visitors and contractors must therefore remain vigilant to the likely possibility of encountering live electrical cables, some of which may have been tampered with. It is recommended that all services are examined to ensure any services which have been tampered can be isolated and disconnected. **If excavations are to be carried out in close proximity to the HV Cables, it is recommended that a PAS 128 Survey - Type B is carried out prior to excavating, to accurately identify the location of the cables. It is recommended that a minimum of 0.5m hand-dig exclusion zone is marked on either side of the cable location, with only insulated tools being used in this area.**
Gas	The Combined Services Drawing has identified a gas main crossing the western extent of the site in a northerly to southerly direction. A gas main has been shown crossing the entrance to the SCAS area north of the Synergy building. Further gas mains have been identified within the north-eastern extent of the site, as well as within and around the former nurse's accommodation area in the south of the site.
Water & Drainage	The Combined Services Drawing has identified numerous water and drainage pipelines within the site connecting to the existing buildings, as well as around the site boundaries.
Telecoms	The Combined Services Drawing has identified numerous BT telecoms cables within the site connecting to the existing buildings, as well as around the site boundaries. Fibre optic cables have been identified adjacent to the sites northern boundary along Portman Road. GHPC also observed numerous overhead cables crossing the site, some of which are believed to telecoms cables. These cables could not be identified on any of the drawings provided to GHPC at the time of issuing this Design & Investigative Stage Pre-Construction Information Pack.
M&E Services	The Health & Safety File provided to GHPC shows various Mechanical & Electrical services within the buildings on site, some of which have been disconnected. Some of these services may be within ducts that contain asbestos.
Overhead Cables	**Any works near the overhead cables must be carried out in accordance with GS6 – Avoiding Danger from Overhead Power Lines.**
Unrecorded Services	As the site is a former NHS facility (and as the site has also been occupied by squatters who may have tampered with existing connections) – all Contractors must remain vigilant to the possibility of unrecorded services within the site, as this is not uncommon on previously developed sites, particularly where the buildings are fairly old.

It is the responsibility of the Contractor to ensure they liaise with all utilities companies to establish the exact status of all services and to make the necessary investigations.

The Contractor MUST liaise with the Utilities Providers and specifically refer to their guidance and procedures within their Construction Phase Plans, clearly outlining the specific safety measures and procedures to be taken to ensure the safety of operatives working in the vicinity of the services and also to ensure they remain undamaged throughout the works.

Emergency Procedures required by the Utilities Provider MUST be incorporated into the Emergency Procedures developed for this site.

4.0 OTHER SITE SAFETY HAZARDS & CONSIDERATION

4.1 Recommendations for All Consultants & Contractors Visiting Site

Implementation of Lone Working Policy

Due to the number of the hazards at the site, including the presence of used needles/syringes, floor voids, faeces, fire damaged buildings and the presence of squatters/drug users, **it is recommended that no one visits the site unaccompanied (recommended in pairs as a minimum).**

It is further recommended that any pair of employees visiting the site operates under their company's Lone Working Policy, to ensure their arrival/exit from site is recorded by their office and to ensure they have a procedure for summoning help in the event of an emergency.

Personal Protective Equipment (PPE)

Due to the presence of used needles/syringes, fire damaged asbestos debris, human faeces, bird guano, broken glass, nails protruding from doors, etc. any consultants or contractors attending the site must wear appropriate PPE. **GHPC advise needle resistant boots with midsole, protective gloves, FFP3 masks, hardhats and high visibility vests at an absolute minimum.**

Due to the unsanitary environment in many of the buildings (including stagnant water and human faeces), it is also recommended that visitors carry bottles of water and sanitary liquids/wipes with them for hygiene purposes to clean their hands after entering building areas.

Unsecured Floor Voids

There are numerous unsecured voids in the floors within the incinerator building, some of which are up to 2 metres deep containing stagnant water contaminated with used needles/syringes and human faeces.

As the buildings are poorly lit, **it is recommended that visitors carry torches if they plan to enter the buildings**, as there is a high risk of suffering a trip, slip or fall due to the presence of numerous unsecured floor voids and high amounts of debris/waste across the floors in the poorly lit buildings.

Due to the presence of many floor voids in Area 1, **it is recommended that entering buildings in Area 1 is avoided if possible, however if essential, visitors must take particular care and use torches at all times.**

Should any enabling works or surveys be required adjacent to floor voids, physical barriers should be erected around the voids to prevent falls from height, or the voids covered before works proceed.

Presence of Used Needles/Syringes

The buildings in Area 1 & Area 3 (Portman House, laundry building, incinerator building and former nurse's accommodation) have been used by squatters and drug users for a number of years.

There is an abundance of used needles, syringes (possibly hundreds) and other drug paraphernalia littered within and around the buildings in Area 1 & Area 3, therefore all visiting Consultants and Contractors must be aware of risks associated with coming into contact with these.

Visitors must not touch any used needles/syringes they come across. Any handling or removal of sharps must be done in controlled conditions by a specialist contractor.

Interaction with Squatters / Drug Users

During a GHPC site visit in January 2018 a squatter who is known to be aggressive was living in Portman House and had barricaded himself in a room. Two men were also encountered living in the incinerator building who were thought to be under the influence of drugs. It is also understood there were other squatters living within the former nurse's accommodation in January 2018, although GHPC did not gain access to this building to confirm their presence.

It is recommended that any consultants or contractors visiting the site try to avoid the squatters where possible, and remain vigilant to unpredictable or aggressive behaviour if squatters are encountered.

4.2 Contamination – Waste & Health Issues

Asbestos

Demolition Asbestos Surveys have been carried by out on all buildings across the site. The surveys have identified extensive asbestos (chrysotile, crocidolite & amosite) in all buildings.

The paint on the external cladding of all buildings in Area 1 is a bitumen asbestos paint which is cracked/flaking on all of the buildings.

The storage rooms adjacent to the fuel silos also contain, unused asbestos Walkerite sheets (which the Asbestos Surveyors estimate have possibly been in storage for 40+ years).

The ceilings within the **LAUNDRY BUILDING and PORTMAN HOUSE** are constructed of Asbestos Insulation Board (AIB). The ceilings have mainly collapsed as a result of numerous fires, which has resulted in asbestos dust and debris to be scattered across the floors over a large area. **It is recommended that entry to these buildings (and any localised fire damaged areas of the incinerator building) is avoided except for asbestos removal specialists with wearing decontamination suits.**

Asbestos debris fragments is also prevalent around the outdoor ground in Area 1 & Area 3.

Due to the amount of asbestos throughout the site, it is recommended that any visitors to site have Asbestos Awareness Training. Any suspected Asbestos Containing Materials must not be handled or removed by anyone other than a licenced Asbestos Contractor.

Full details of the Demolition Asbestos Surveys are included in Appendix Two.

Previous Use of Site

Prior to any enabling works or surveys, the Contractor must ensure that suitable procedures are developed and communicated to site operatives relating to the discovery/removal of hazardous wastes or contaminants such as:

- Heavy metals; Hydrocarbons; Lead;
- Chemicals;
- Medical Waste (although unlikely); Faeces; Human blood;
- Used needles, syringes and other drug paraphernalia;
- Fluorescent tubing;
- Stagnant water within water tank within laundry building and voids in floors
- Ash and fill, sulphate, ethylene glycol, acids and inorganic and organic chemicals
- Debris and deposited materials
- Bird Guano (large amounts known to be with laundry building)
- Rats and other pests / vermin (and associated risk of Weil's Disease / Leptospirosis)
- Oil / fuel seepage to fuel storage areas;
- Asbestos - please see above for further information

Method Statements fully detailing the works on a step-by-step basis, including procedures and temporary works and special emergency procedures should be prepared and approved prior to commencement of works of this nature.

Risk of Waterborne Illness

There is a large water storage tank on the roof of the laundry building, and there are several voids within the floors of the incinerator building which are filled with stagnant water contaminated with human faeces and drug needles/syringes. Contact with contaminated water has a high risk of legionella / leptospirosis and other waterborne diseases.

All visitors to the site must be fully briefed and observe good hygiene practices (wash hands after walking round site, particular before eating, drinking or smoking!). For any sole contractors carrying out enabling works, appropriate precautions and welfare facilities must be in place.

Lead Exposure

Due to the age of the buildings, it is likely that lead is present within the buildings. Elevated levels of lead contamination were also identified in the ground.

For any enabling works which has the potential to disturb lead (particularly any works involving cutting or sanding) the Contractor must not proceed until control measures against lead exposure have been put in place, including appropriate decontamination measures ventilation and respiratory equipment.

4.3 Fuel Storage Silos and Above/Below Ground Fuel Tanks

There are two large fuel silos surrounded by a concrete bund located to the north of Area 1. It is understood one of these is filled with crude oil, while the other formerly contained diesel (it is understood this is now empty but not physically confirmed). There is no access into the bund other than from a fixed ladder on the southern wall.

Various other above and below ground fuel tanks have been identified across the site, including:

- above ground fuel storage tank (AST) adjacent to the western elevation of the incinerator building
- above ground diesel tank and pump dispenser situated within the SCAS parking area
- below-ground and old pump dispenser located to the far east of the site
- some waste oil containers are located to the rear of the vehicle/ambulance maintenance workshop.

The Contractor must be aware that even if the tanks have been purged/cleaned, residue within the tanks can still create gas build up. No works are carried out in close proximity to the tanks until appropriate clearance certificates have been issued (these certificated should only be valid for 24 hours).

To confirm that a tank is gas-free, the atmosphere inside the tank must be monitored at different points throughout the tank during the entire process using a UKAS certified, calibrated combustible gas detector. Where the atmosphere inside a tank is found to be within limits, a gas-free certificate can be issued and the tank should be marked accordingly. A gas-free certificate is only valid for a 24 hour period. If this period of time is exceeded, a tank cannot be assumed to be gas-free and the purging process should be performed again.

The tanks are classified as hazardous/special waste and must only be removed by a registered carrier.

4.4 Structural Stability of Existing Buildings

Portman House, the incinerator building, the laundry building and the former nurse's accommodation are in a dilapidated state and all have fire damage to varying degrees as a result of repeated arson attacks. Furthermore, the AIB ceilings within the laundry building have collapsed, and the external masonry to the nurse's accommodation is visibly damaged.

The SCAS, NHS and Synergy Health buildings appear to be in relatively good condition, however the actual structural stability of the buildings is not confirmed. At the time of issue of this PCIP, no Structural Survey were available for any of the buildings.

4.5 Party Wall Issues

A large commercial warehouse (occupied by several businesses) forms the southern boundary of Area 3 (the nurses' accommodation).

This building is considered as a Party Wall – as such all works proximate to the building, and any excavations along the entire southern boundary of the site, must be done in accordance with a Party Wall Agreement.

A Party Wall Surveyor (once appointed) will serve Party Wall Notices on the owners of the warehouse. No work should be carried out within 6m of the building until the party wall notices have been adequately served.

Should the Contractors works require any intrusive or below ground works in the vicinity of the building (including drilling and excavations), the Contractor should first consult a Structural Engineer, to ensure they do not accidentally damage the structural integrity of the buildings which could create a risk of building collapse.

4.6 Confined Spaces

As Principal Designer we are aware of the following potential confined spaces;

- Roof/loft spaces
- Incinerators and chimney within incinerator building
- Areas within known floor voids (particularly in the incinerator building where these are up to 2m deep)
- Above and below ground fuel tanks
- Fuel silos
- Underground septic tank

Entry to confined spaces should be avoided unless absolutely necessary. For any works which require entry to confined spaces, the Contractor must establish a method statement and emergency procedures to deal with the testing regime and permitted access to these confined spaces. This must be agreed by Bellway, with RAMS signed off by Bellway prior to works commencing.

4.7 Local Area – Residential Area and Businesses

The site is situated adjacent to occupied houses, numerous industrial units and a large Tesco Superstore and petrol station.

Area 2 of the site is also currently occupied by SCAS/NHS Staff (until September 2018) and the Synergy Health building will remain operational throughout the development.

During any visits or enabling works, the needs of the surrounding businesses (particularly the SCAS / Synergy Health buildings) must be considered, particularly vehicle access to the operational buildings in Area 2. Should any access be required to the SCAS buildings, Consultants or Contractors should ask the staff for access first.

All plant/vehicle operators must remain vigilant to the very strong possibility of the public, in particular children/young adults, moving close to their areas of work. The Contractor must also consider the possibility of children potentially accessing the site/work areas.

As such, the Contractor must strictly enforce good housekeeping practices; all materials, plant and tools should be fully secured/supervised when not in use and particularly at the end of the working day, material storage/compound areas should be fully secured to prevent access should there be any unauthorised access to the site.

4.8 Ecological, Arboricultural & Environmental Considerations

Protected Species & Habitat

The Ecological Appraisal has determined that the site is of negligible ecological value, however there is the potential for nesting birds within the trees or buildings.

No clearance of suitable nesting habitat (including trees, scrub and buildings) should be undertaken during the bird-nesting season (1st March to 31st August inclusive), unless the work area has been surveyed by an Ecologist immediately before the works commence.

Please refer to the Ecological Appraisal report located in Appendix Three for further information.

The Contractor must ensure that no existing natural habitats are disturbed unnecessarily. Please liaise with the Ecologist & Client to ensure mitigation measures for all species are carefully planned with the works. The Contractor must remain vigilant to the possibility of discovering new habitats during the works and should develop Management Plans to notify the Client immediately.

Trees

There are numerous trees within and around the site, most of which are of average or below average condition – however, some of the trees around the boundaries may be retained as part of the development.

To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist Contractor and should conform to current industry best practice i.e. BS 3998: 2012 'Recommendations for Tree Work'.

During the works, the Contractor must ensure that suitable control measures are in place to ensure the protection of any trees which are to be retained and should liaise closely with the Client & Arboricultural Consultant where there are any issues relating to trees before taking any action.

Protection of Aquifers

The site has been classified by the Environment Agency (EA) to overlie a Secondary (Undifferentiated), a Secondary (A aquifer) and a Principal aquifer.

The Contractor must ensure that watercourses are adequately protected from contamination, and that silt run-off is prevented from entering watercourses (and drainage systems) for the entire duration of the works.

5.0 MANAGEMENT OF HEALTH & SAFETY DURING ENABLING WORKS

5.1 Temporary Works

Temporary works is a widely used expression in the construction industry for an "engineered solution" used to support or protect an existing structure or the permanent works during construction, or to support an item of plant or equipment, or the vertical sides or side-slopes of an excavation, or to provide access.

To ensure the stability of structures, all practicable steps must be taken, where necessary to prevent danger to any person,

To ensure that any new or existing structure does not collapse if, due to the carrying out of construction work, it may become unstable; or is in a temporary state of weakness or instability. Any buttress, temporary support or temporary structure must be of such design and installed and maintained so as to withstand any foreseeable loads which may be imposed on it; and only be used for the purposes for which it was designed and installed and is maintained.

Temporary Works likely to be carried out during the Design & Investigative Stage are likely to be restricted to:

- site hoarding and signage / site fencing (including heras)
- Trench / Excavation support / shoring (including trench boxes)
- formwork, falsework, propping, façade retention,
- edge protection,
- scaffolding
- Equipment/plant foundations

Considerations for Temporary Works Procedures

When outlining the procedure for controlling temporary works, the Contractor should consider the following (although this list is not exhaustive);

- Appointment of a Temporary Works Co-ordinator (TWC)
- Preparation of an adequate design brief.
- Completion and maintenance of a temporary works register
- Production of a temporary works design (including a design risk assessment and a Designer's method statement where appropriate).
- Independent checking of the temporary works design.
- Issue of a design/design check certificate, if appropriate.
- Pre-erection inspection of the temporary works materials and components.
- Control and supervision of the erection, safe use, maintenance and dismantling of the temporary works
- Check that the temporary works have been erected in accordance with the design, and issue a formal "permit to load" where necessary.
- Confirm when the permanent works have attained adequate strength to allow dismantling of the temporary works, and issue a formal "permit to dismantle" where necessary.
- The procedure should include measures to ensure that the design function, the role of TWC, and Temporary Works Supervisor(s) where appropriate, are carried out by competent individuals.

Reference to BS 5975:2008 (Code of practice for temporary works procedures and the permissible stress design of false work (incorporating Corrigendum No.1), 2008) is highly recommended.

5.2 Health & Safety File Information

During the Design & Investigative Stage any site surveys, details of enabling works carried out, and drawings of anything constructed during the enabling stages should be passed on the Client. This also includes:

- waste transfer tickets, tipping receipts and tip licences associated with the removal of all special waste and or hazardous material(s)
- Statement of clearance of contamination (removed / treated)
- Statement of contamination discovered and left in-situ and drawing clearly showing areas on-site
- All test certificates pertaining to these works
- Any unexpected hazards encountered during works
- As Constructed Drawing relating to Site boundary showing the extent of works carried out

All information must be provided in electronic format and where documents have had to be scanned, it is expected that these will be of an appropriate resolution and condition – it is recommended that documents are requested electronically from the various sub-contract / authorisation bodies.

The Client & Principal Designer will retain information carried out during the Design & Investigative Stages, and where appropriate will include in the Health & Safety File for the completed development.

5.3 Contractor Duties & Construction Phase Plan

For these Design & Investigative Works, only a simple Construction Phase Plan is required, and am example layout for simple plans is provided on the HSE Website. The Contractor should thoroughly read this Design & Investigative Stage PCIP, and should use the recommendations regarding the risks identified to formulate their Construction Phase Plan, prior to commencing any works on-site.

CDM Regulations: Contractor Duties & Construction Phase Plan

1. A Contractor must not carry out construction work in relation to a project unless satisfied that the Client is aware of the duties owed by the Client under these Regulations.
2. A Contractor must plan, manage and monitor construction work carried out either by the Contractor or by workers under the Contractor's control, to ensure that, so far as is reasonably practicable, it is carried out without risks to health and safety.
3. Where there is more than one Contractor working on a project, a Contractor must comply with—
   (a) any directions given by the Principal Designer or the Principal Contractor; and
   (b) the parts of the Construction Phase Plan that are relevant to that Contractor's work on the project.
4. If there is only one Contractor working on the project, the Contractor must take account of the general principles of prevention when—
   (a) design, technical and organisational aspects are being decided in order to plan the various items or stages of work which are to take place simultaneously or in succession; and
   (b) estimating the period of time required to complete the work or work stages.
5. **If there is only one Contractor working on the project, the Contractor must draw up a Construction Phase Plan, or make arrangements for a Construction Phase Plan to be drawn up, as soon as is practicable prior to setting up a construction site.**
6. The Construction Phase Plan must fulfil the requirements of Regulation 12(2) of CDM 2015.
7. A Contractor must not employ or appoint a person to work on a construction site unless that person has, or is in the process of obtaining, the necessary skills, knowledge, training and experience to carry out the tasks allocated to that person in a manner that secures the health and safety of any person working on the construction site.
8. A Contractor must provide each worker under their control with appropriate supervision, instructions and information so that construction work can be carried out, so far as is reasonably practicable, without risks to health and safety.
9. The information provided must include—
   (a) a suitable site induction, where not already provided by the Principal Contractor;
   (b) the procedures to be followed in the event of serious and imminent danger to health and safety;
   (c) information on risks to health and safety—
      i. identified by the risk assessment under Regulation 3 of the Management Regulations; or
      ii. arising out of the conduct of another Contractor's undertaking and of which the Contractor in control of the worker ought reasonably to be aware; and
   (d) any other information necessary to enable the worker to comply with the relevant statutory provisions.
10. A Contractor must not begin work on a construction site unless reasonable steps have been taken to prevent access by unauthorised persons to that site.
11. A Contractor must ensure, so far as is reasonably practicable, that the requirements of Schedule 2 are complied with so far as they affect the Contractor or any worker under that Contractor's control.
12. Where there is more than one Contractor, or if it is reasonably foreseeable that more than one Contractor will be working on a project at any time, the Client must appoint in writing a Contractor as Principal Contractor and a Principal Designer.

In demonstrating the correct pre-planning and due consideration for this project the initial development of the Construction Phase Plan should address, as a minimum, the recommendations contained within Appendix 3 of the HSE Guidance Document L153 - "Managing Health & Safety in Construction".

Further Industry Guidance for Contractors "CDM 2015: Principles in Practice" is available from CONIAC (the HSE's construction industry advisory committee).

6.0 SUMMARY OF EXISTING INFORMATION & APPENDICES

The following surveys & reports have been provided by the Client and are available via Dropbox in the following appendices.

PLEASE CLICK ON THE FOLLOWING APPENDIX LINKS TO ACCESS FILES ELECTRONICALLY VIA DROPBOX

APPENDIX ONE – EXISTING SERVICES INFORMATION

Report/Survey	Date	Company	Reference
Combined Services Drawing	Oct 2017	Encompass Surveys	ENC-251017-U2A2
Individual Utility Provider Services Drawings: Electricity, Water, Gas, Telecoms	Various	Various	Various
Health & Safety File – M&E Installation	2004	Costain Limited	Coscmd001

APPENDIX TWO – SITE INVESTIGATION REPORTS & SITE SURVEYS

Report/Survey	Date	Company	Reference
Demolition Asbestos Survey: Incinerator Building	Jan 2018	Core Surveys Ltd	28153
Demolition Asbestos Survey: Portman House			28206
Demolition Asbestos Survey: Laundry			28207
Demolition Asbestos Survey: Nurses' Accommodation			28245
Demolition Asbestos Survey: Estates (Works) Stores			28358
Demolition Asbestos Survey: SCAS Offices & Workshop			28370
Demolition Asbestos Survey: Vehicle Warehouse			28399
Demolition Asbestos Survey: Transcare Building			28443
Demolition Asbestos Survey: Stores & Garages			28444
Geo-environmental Site Assessment	Mar 2017	RSK	28916-R01(00)
Topographical Survey	Feb 2017	Warner Surveys	S616/0334/P/0001
Preliminary Assessment of Ground Conditions	Mar 2016	Leap Environmental	N/A
Battle Hospital Ground Report	2012	N/A	N/A

APPENDIX THREE – ECOLOGICAL, ARBORICULTURAL & ENVIRONMENTAL REPORTS

Report/Survey	Date	Company	Reference
Tree Constraints Plan	Apr 2017	Aspect Arboriculture	9404 TCP 01
Ecological Appraisal	Mar 2017	Aspect Ecology	EC0-5108
Arboricultural Impact Assessment	Mar 2017	Aspect Arboriculture	9404 A1A 01-2
Tree Schedule	Mar 2017	Aspect Arboriculture	9404 TS 01

APPENDIX FOUR – SITE PLANNING INFORMATION

Report/Survey	Date	Company	Reference
Planning Layout	Jan 2018	DHA Architecture	031610-BEL-TV-02

APPENDIX FIVE – SITE PHOTOGRAPHS

Report/Survey	Date	Company	Reference
GHPC Site Visit Photographs	Jan 2018	GHPC Group Ltd	N/A

The following information is recommended to be obtained before some intrusive works prior to works commencing;

- **Safe Working Guidance from Utilities Companies**
- **PAS128 Utilities Survey for HV cables**
- **Party Wall Notices**

CIRCULATION LIST

Information should be made available to all Consultants, Contractors, Design Team Members, the Principal Designer, and other members of the Project Team. This information should be issued to anyone visiting the site.