Phase 2 Restoration Plan

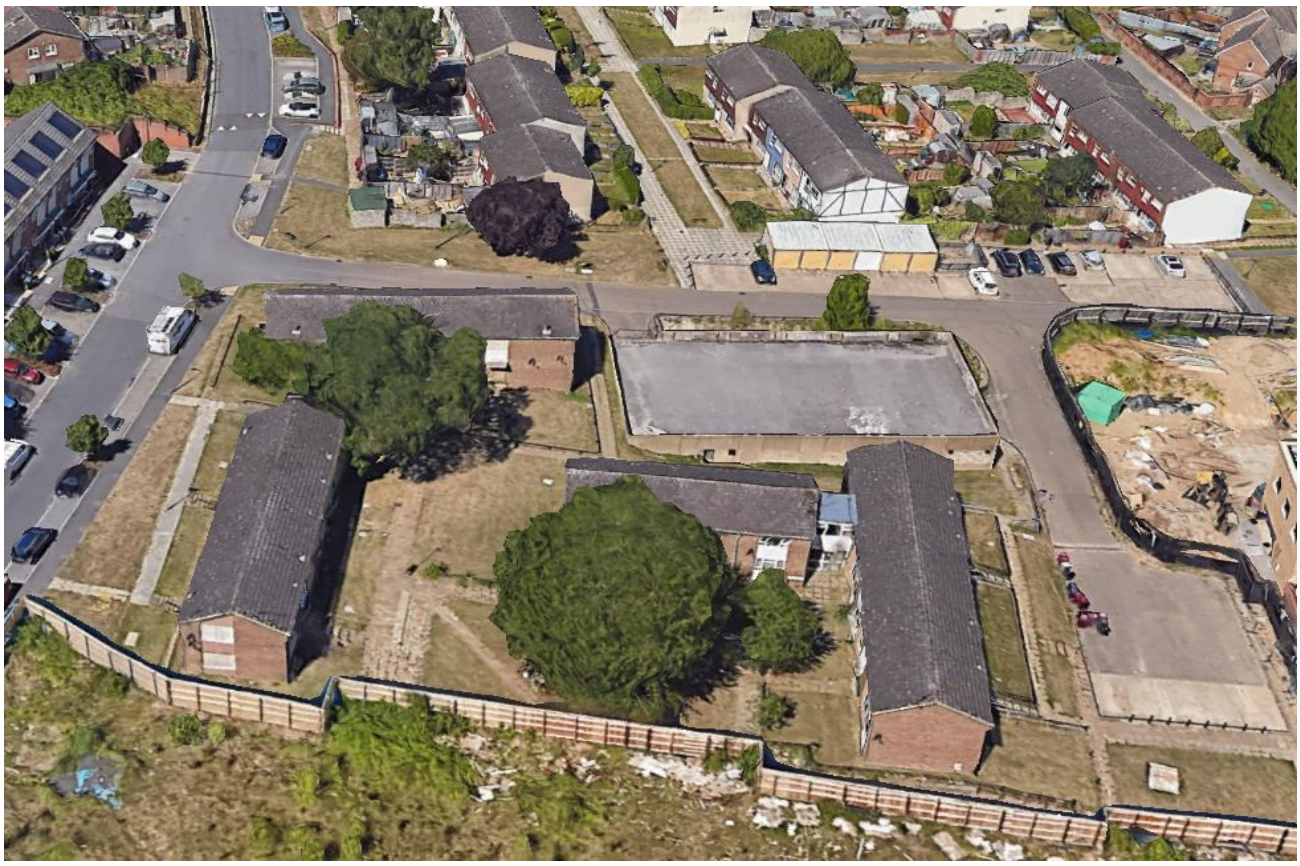
Thurso Close, Reading,

RG30 4YE

Site plan-Thurso close

Prepared by: J Mould (Reading)
Berrys Lane,
Burghfield,
RG30 3EY

Version: 3.0
Issued: 18/06/2024



The site restoration plan sets out how we intend to leave the site on completion of demolition for phase 2.

Contents

1. INTRODUCTION *5*

1.1. Site Location 5

1.2. Site Description 5

2. RESTORATION SCHEME *6*

2.1. Design Principles 6

2.2. Restoration Design 6

3. RESTORATION PLAN *7*

3.1. Introduction 7

3.2. Material Suitability 7

3.3. Quantity of Waste to be used 7

3.4. Alternative Materials 7

3.5. Standard of Work 7

3.6. Conclusions 8

Tables

Table 1 – Permitted Waste Types Acceptable for Restoration 5

Drawings

Drawing-Indicative site plans

INTRODUCTION

Site Location

The site is located at Thurso close, Reading, RG30 4YE.

The site lies within the Dee Road estate and is part of the regeneration program for the area.

Site Description

The site and its buildings are currently sat in state of disrepair while waiting for the demolition works to commence. Some of the blocks have suffered from vandalism and more recently fires. Service disconnections are booked to take place in the coming months, as well as ecology reports. When the information has been reviewed a decision can be made on progressing the works and confirming a start date. Currently it looks like this will be the second of two separate phases to archive complete site clear. Hoarding has been installed to secure the site during the demolition and construction.

RESTORATION SCHEME

Design Principles

J Mould propose to demolish and clear all the buildings from site, as part of the works the slabs, foundations and walkways will all be removed. The material generated from the works will be cleared from site ahead of the future redevelopment.

Some material may be kept in on site if required for future use.

RESTORATION PLAN

Introduction

The restoration of Thurso close will be carried out after the buildings have been removed, the site will be graded where possible to avoid any water building up during wet weather. All low areas will be levelled out. Where foundations are removed all openings must be backfilled and compacted, and where the carpark is built into the ground this must be made safe when the foundations have been removed, a 1 in 3 gradient will be enough to make it safe on completion. Some material may be required from the demolition to complete this, and where there is a shortfall clean inert may need to be imported.

Material Suitability

The waste types to be used in the restoration scheme will accord with EWC codes listed in section. 3.2.5 all of which are suitable for use in waste recovery operations and listed in Table 1. The main type of material for use in the restoration process will be soils, however any material listed as suitable for restoration in the site permit (Table S2.2) may be used.

Quantity of Waste to be used.

Set out in section 2.1, are the objectives of the restoration scheme with site won materials being used in the first instance. However, there is a deficit in waste required to raise the level of the land up to suitable level that accords with the planning permission. As such, the proposed restoration scheme can be shown to be using the minimum quantity required to achieve the restoration objectives.

Alternative Materials

The use of suitable waste materials to achieve the final restoration land profile and to meet the restoration objectives could be undertaken using non-waste materials such as virgin excavated soil, clay and rock. The use of suitable wastes to fulfil the restoration works will conserve natural resources and will divert waste otherwise destined for landfill disposal.

Standard of Work

The scheme has been designed to give an effective and lasting benefit to the site, until it is ready to be redeveloped. On completion of the works the site will be left clean and tidy. Existing trees will be unaffected by the demolition and must be protected in accordance with the Arboricultural Method statement.

Conclusions

Set out in this Restoration Plan are very clear and significant benefits.

The proposed landform is appropriate and is a way of leaving the site in a safe condition before its redeveloped at a later stage.

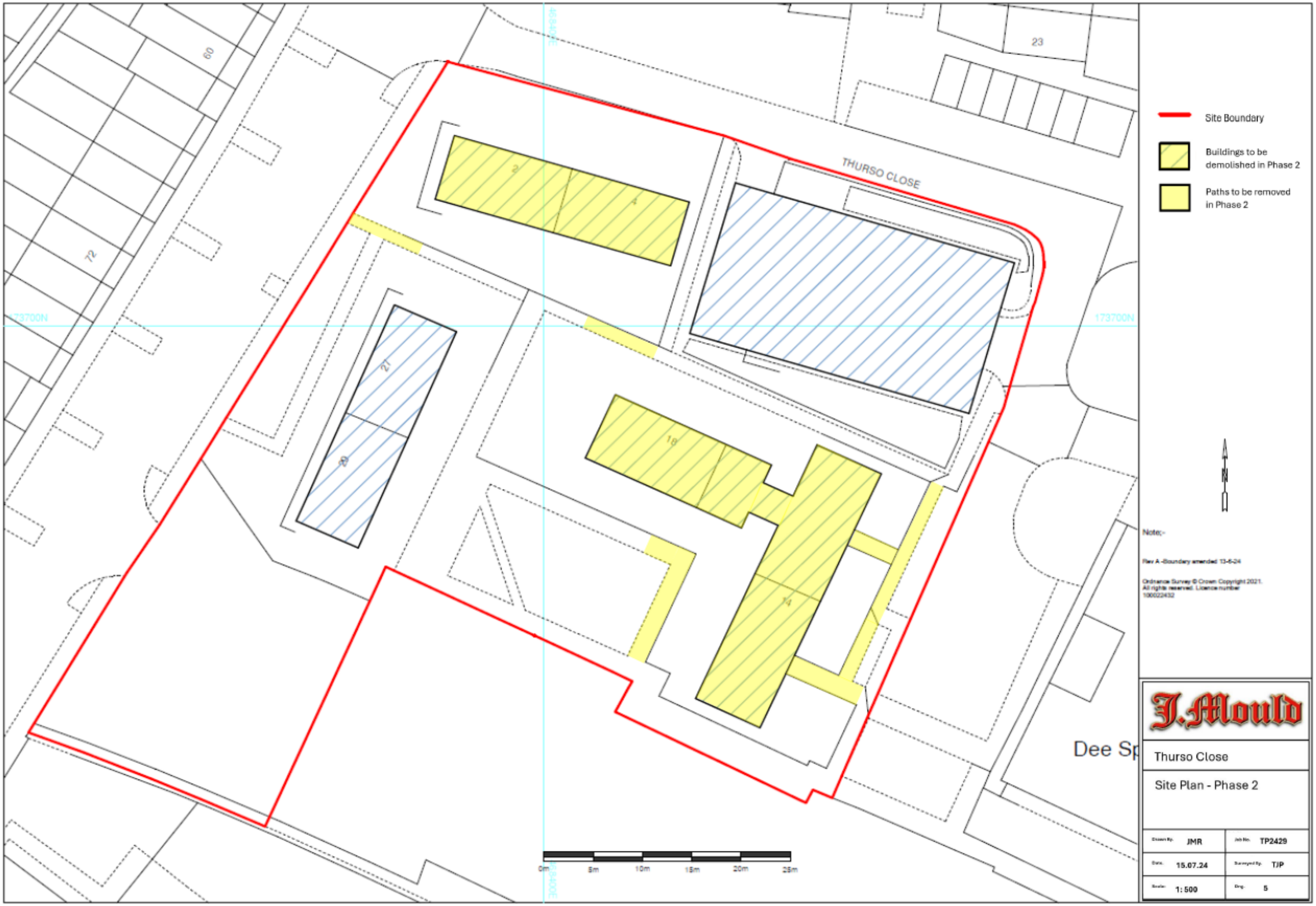
Utilising waste materials that otherwise would be sent to landfill for disposal as a substitute for virgin materials will conserve natural resources.

Drawings

Restoration Plan

Site plan-Thurso close

The above and below highlights the buildings that need to be removed as part of the second demolition phase. Each building will be completely removed from the ground and processed on site, where some of the arising may be used to level up the site. All voids created will be backfilled and the site levelled up and made safe. Any deeper voids will need to be made safe and the sides of the excavation battered at a 1 in 3 gradient.


THURSO CLOSE
60
72
23
2
4
21
19
18
14
173700N
Dee Sp
0m
5m
10m
15m
20m
25m
Site Boundary
Buildings to be demolished in Phase 2
Paths to be removed in Phase 2
N
Note:-
Rev A -Boundary amended 13-6-24
Ordnance Survey © Crown Copyright 2021. All rights reserved. Licence number 100022432
J.Mould
Thurso Close
Site Plan - Phase 2
Drawn By JMR
Job No. TP2429
Date 15.07.24
Surveyed By TJP
Scale 1: 500
Drg. 5