

**REDEVELOPMENT OF
234 SOUTHCOTE LANE
READING
BERKSHIRE**

STRUCTURAL DEMOLITION SPECIFICATION

For:

PAUL BASHAM ASSOCIATES LTD

Cowan Consultancy Ltd
3 Turnberry House
4400 Parkway
Whiteley
Fareham
Hampshire
PO15 7FJ

Telephone: 01489 577488
Fax: 01489 579873

www.cowanconsult.co.uk
consultants@cowanconsult.co.uk

Landguard Manor
Landguard Manor Road
Shanklin
Isle of Wight
PO37 7JB

Telephone: 01983 868497
Fax: 01983 865781

www.cowanconsult.co.uk
iow@cowanconsult.co.uk

TB/466523/djb

DOCUMENT CONTROL

Project: **Redevelopment of 234 Southcote Lane, Reading, Berkshire**

Document: **STRUCTURAL DEMOLITION SPECIFICATION**

Client: **Paul Basham Associates**

Reference: **TB/466523/djb**

Status:

Issue Date

1. 25/06/2024
2. 10/09/2024
- 3.
- 4.
- 5.

Status Issued by

- ISSUE 1_TB
ISSUE 2_TB

Document Checking:

Prepared by:



Tim Button BSc (Hons)
Associate Engineer

Approved by:



David Button BSc CEng MICE
Principal Engineer

Table of Contents

1. Introduction	2
2. Site Location	2
3. Existing Building	2
4. Outline Structural Method Statement for Demolition	4
5. Conclusion	5
APPENDIX.....	6
A. Site Location Plan.....	0
B. Existing Site Plan.....	0

1. Introduction

Cowan Consultancy Ltd have been instructed by Paul Basham Associates Ltd to carry out a Structural Demolition Specification for 234 Southcote Lane, Reading, Berkshire. The Demolition Specification is required to support the Demolition Management Plan, which forms the Demolition Tender Pack.

A full demolition of the existing building is proposed. Following a desk study of available information and a site visit, this report has been prepared to assess the existing structure and site constraints which may influence the specification and the method by which the building will be demolished.

2. Site Location

The site is located on Southcote Lane in Reading at a National Grid Reference 468770, 171877. The site is situated in a residential and commercial area. The site is located adjacent to the Coronation Square open space area.

The site was previously used for the Southcote Library building, which was operational up until C. 2018. The building has been left empty since the library had relocated, doors & windows have been boarded up and 2.4m solid site hoarding has been erected around the perimeter of the site.

The site includes hardstanding areas, grassed areas and the existing building. The total site area is approx. 0.17Ha. An existing site layout is shown on the Topographical survey in **Appendix B**.

The topographical survey within **Appendix B** shows that the site is relatively flat, but slightly falls to the west. The topographical survey shows that the ground level at the centre of the site is approximately 48.00 AOD.

3. Existing Building

The affected building is believed to have been constructed in C. 1980. The building is detached and single storey, varying in height, with a mixture of pitched roof and flat roof areas. The construction is of traditional masonry construction with timber trussed rafter roof, with metal profile sheet coverings, to the pitched roof areas and timber flat roof joists, with bitumen coated strawboard coverings, to the

flat roof areas. I believe that the west elevation of the building, has steel frames around the full height glazing units. The ground floor of the building is believed to be a concrete ground bearing slab.



Figure 1: Existing building looking from the south east



Figure 2: Existing building looking from the north east

4. Outline Structural Method Statement for Demolition

This report focuses on the structural demolition method statement only, details on the items listed below can be found within the Demolition Management Plan:

- Removal of hazardous materials (inc asbestos)
- Health & safety measures
- Initial soft strip
- Existing service locations
- Tree RPA constraints
- Waste storage / disposal & Recycling

Due to the building being detached then the demolition of the roof, structural walls and ground floor can be carried out predominantly with excavators with the appropriate arm attachments. Sections of the building that are within 1m of the boundary may require careful consideration, with the potential for demolition by hand only.

METHODOLOGY

1. Metal Profile Roofing sheets / Bitumen coated strawboard coverings to be removed by excavator to expose timber trusses / roof joists.
2. External masonry walls and steel frames to be temporarily propped to provide lateral restraint prior to the roofs structural members being removed.
3. Trusses / Joists to be lifted off with 360 excavator fitted with rotation grab attachment and transferred to the ground. To be removed truss-by-truss / joist-by-joist to top of wall plate level.
4. All masonry walls to be carefully demolished top down using push/pull action, grabbing / breaking sections of masonry inwards with the excavator onto the ground floor. All walls to be uniformly reduced to ground level.
5. The cross beam of the steel frames are to be held by the excavator with a grapple attachment. The vertical columns will then be cut at ground level at each end and lowered to the ground by the excavator.
6. Concrete ground floor slabs to be broken up with excavator hydraulic breaker attachment and grubbed out.
7. Building foundations to be broken up with excavator hydraulic breaker attachment and grubbed out, care must be taken within the north western section of building foundation, as

not to undermine the existing boundary. Foundations here to be broken and grubbed out in small sections and back-filled with selected excavated material prior to the breaking of the following section commencing. This area is also within the Tree RPA's of T1g & T2, therefore demolition works here should be subject to the agreement / recommendations of the Arboriculturalist.

5. Conclusion

The existing site is occupied by a single storey former building with a gross floor area of approximately 395m². The proposed development calls for the demolition of this existing structure. The demolition specification demonstrates the method statement on the principles of how this demolition will be carried out

APPENDIX

A. Site Location Plan



Existing Site Plan

NOT TO SCALE

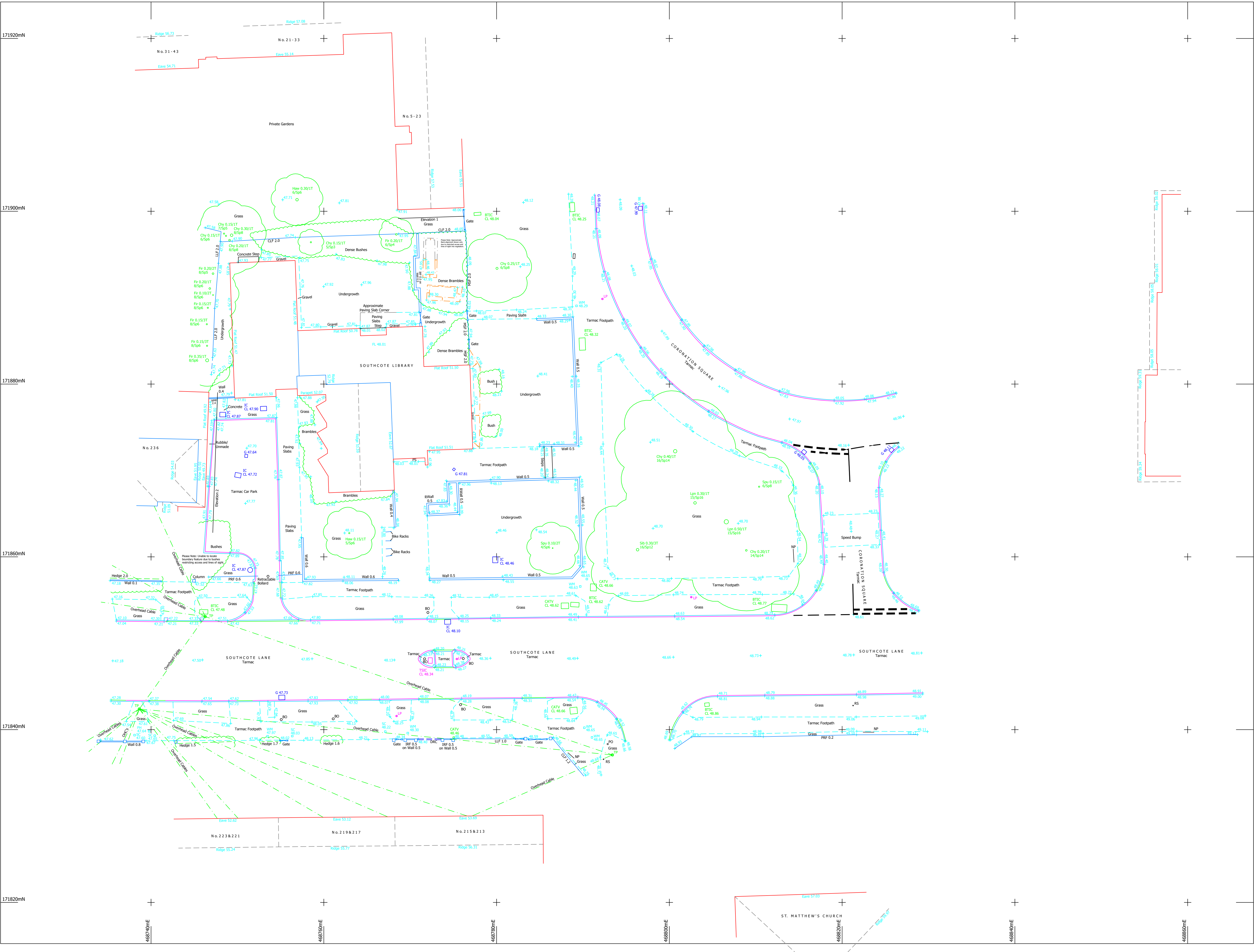
B. Existing Site Plan

Ref.: **466523**

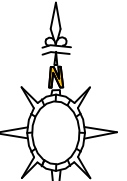
Redevelopment of
234 Southcote Lane, Reading
Berkshire

STRUCTURAL DEMOLITION SPECIFICATION

10 September 2024

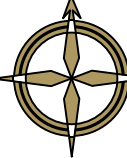


NOTES:
Drainage:
Inspection Covers are lifted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.
Trees:
Every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.
GPS:
GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale factor 1 and Horizontal and Vertical Datums are established from a central site fix and baseline orientation station utilising GNSS correction data.
Survey notes:
Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only. Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance.
Survey detail obtained and shown is relative to the plotting scale.
Copyright:
This survey information is Copyright Encompass Surveys Ltd (2009). All rights reserved.



LEGEND			
TREE SPECIES INFORMATION			
ALDER	ALD	LOOUST	LOC
ASH	ASH	LONDON PLANE	LPM
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BCH	MAPLE	MPL
CEDAR	CD	OSAK	OSK
CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRONS	RDN
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HLY	SWEET CHESTNUT	SCN
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LRM	WILLOW	WLW
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SPU
		COPPED	COP
TREE ANNOTATIONS: Tree Species / Tree Ball Size / No of Balls Tree Height / Tree Canopy Spread			
FENCE INFORMATION		LEVEL INFORMATION	
BARRIED WIRE FENCE	BWF	BASMENT LEVEL	BTL
CORRUGATED IRON FENCE	CIF	BED LEVEL	BL
CLOSE BOARD FENCE	CBF	COVER LEVEL	CL
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE	DPC
CHESTNUT PALING	CPS	FLOOR LEVEL	FL
CRASH BARRIER	CBR	INVERT LEVEL	IL
HANDRAIL	HDL	OUTFALL LEVEL	OL
IRON RAILINGS	IRF	THRESHOLD LEVEL	THL
LARCH LAMP FENCE	LIF	FOUL WATER	FW
MISCELLANEOUS FENCE	MSF	SURFACE WATER	SW
PALISADE FENCE	PSF	UNABLE TO LIFT	UTL
PICKET FENCE	PKF	WATER LEVEL	WL
POST AND CHAIN FENCE	PCF		
POST AND RAIL FENCE	PRF		
POST AND WIRE FENCE	PWF		
STOCK WIRE FENCE	SWF		
TRELLIS FENCING	TLF		
		SURFACE INFORMATION	
		CONCRETE	Conc
		BRICK PAVERS	BP
		FLOWERBED	FB
		PAVING SLABS	PS
		RETAINING WALL	RWall
		TACTILE PAVING	Tac
FEATURE INFORMATION			
BOLLARD	BO	NOTICE BOARD	NB
BRITISH TELECOM BOX	BTB	POST	P
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE	RWP
BUS STOP	BS	RAISED FLOWERBED	RFB
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATV	RODDING EYE	RE
EARTHING ROD	ER	SERVICE MARKER POST	SMP
ELECTRICITY CABLE PIT	ECP	SOIL VENT PIPE	SVP
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CALL BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LETTER BOX	LB	TRAFFIC SIGNALS IC	TSIC
LITTER BIN	LBIN	WATER METER	WM
WATER OUTLET	WO	WATER TAP	Tap
NAME PLATE	NP		

Level Datum:
Levels are related to OSGB15 derived from the GPS network
Grid:
Grid is related to OSGB15 derived from the GPS network
Northpoint:

**ENCOMPASS
SURVEYS**

Encompass Surveys Ltd
Unit 2
Tallman Business Centre
Duncan Road
Park Gate, Southampton
Hampshire SO31 7GA
Tel: 023 80692002
Fax: 023 80697125
Email: info@encompass-surveys.co.uk
encompass-surveys.co.uk

Client: Gleeds Management Ltd

Survey Location: Southcote Library
224 Southcote Lane
Reading, RG30 3BA

Survey type: Topographical
Scale: 1:200@A1

Drawing ref: ENC/021023/2965/S2
Date: October 2023

Drawn/QA: BF/RMF
Revision: