ACHESON

DEMOLITION MANAGEMENT PLAN

for

Leighton Park School
Field House
Shinfield Road
Reading
RG2 7DE
APRIL 2025

Contents

1 Introduction
1.1 General
1.2 Purpose
1.3 Structure

2 Scope of Work
2.1 Location
2.2 Description of Works

3 Principal Contractor's Roles and Responsibilities
3.1 Principal Contractor
3.2 Key Contacts

4 Demolition Working Hours

5 Tree protection

6 Ecological considerations

7 On site parking for operatives and visitors

8 Storage of plant and materials on site

9 Secure fencing and other screening

10 Proposal for site access / egress during the demolition phase.

11 Preventing mud on the highway

12 Control of the emission of dust, dirt and air borne pollutants

13 Prevention of light pollution

14 Control of noise & vibration

15 Pest measures

16 Possible fuel spillage.

17 Resident Liaison/Communication

18 Objectives/Targets

Introduction

1.1 General

1.1.1 This document, the Demolition Management Plan (DMP), has been produced to describe how site-specific procedures will be followed to avoid, minimise or mitigate any construction effects on the environment and the surrounding community. This DMP gives detail on how those procedures will be managed.

1.2 Purpose

1.2.1 The purpose of the DMP is to:

- Support a planning application submission to Reading Borough Council relating to the proposed demolition of Field House at Leighton Park School.

- Effectively assists to minimise any potential adverse environmental effects during demolition including how site-specific method statements will be developed to avoid, minimise and mitigate demolition effects on the environment.

1.3 Structure

1.3.1 This DMP has been structured as follows: -

Demolition Working Hours

Tree protection

Ecological considerations

On site parking for operatives and visitors

Storage of plant and materials on site

Secure fencing and other screening

Proposal for site access / egress during the demolition phase.

Preventing mud on the highway

Control of the emission of dust, dirt air borne pollutants

Prevention of light pollution

Control of noise and vibration

Pest measures

Possible fuel slippage

2.0 Scope of Work

2.1 Location

Leighton Park School, Land at Field house, Shinfield Road, Reading, RG2 7DE

2.1.1 The site lies on the South of Pepper Lane, Reading.

2.2 Description of Works

- Installation of tree protection measures in accordance with the Tree Protection Plan and Arboricultural Method Statement dated 15th November 2024 from Future Tree
- Isolation of services to Field house boarding house
- Removal of asbestos to Field house
- Demolition of Field house

3.0 Principal Contractor's Roles and Responsibilities

3.1 Principal Contractor

3.1.1 The Demolition Contractor will be appointed as Principal Contractor.

3.1.2 The Demolition Contractor will comply with this DMP and shall be responsible for:-

- Communication of the requirements of the DMP to the Supply Chain
- Monitoring / enforcing the requirement of the DMP with the Supply Chain
- Liaising with all project team members on environmental issues
- Organise any necessary / salient training
- Meet legislative requirements
- Maintain a register of actions carried out
- Liaison with Local Authority and the General Public
- Ensuring compliance with the Tree Protection Plan and Arboricultural Method Statement dated 15th November 2024 from Future Tree

3.2 Key Contacts

3.2.1 Jack Dougan – BD Nuclear Ltd – 0845 5210004 & 07481 827927

4.0 Construction / demolition Working Hours

4.1 Working hours at the site will be 0800 to 1800 Monday to Friday, 0800 – 1300 Saturday. Working on Sundays and Bank Holidays is not permitted.

5.0 Tree Protection / Ground Protection

Prior to the commencement of any works, tree protective fencing and ground protection measures in accordance with BS5837 will be installed. The fencing will consist of Heras-type panels with anti-tamper clips and scaffold reinforcement (see Appendix A for details). The location of the fencing and ground protection will be as shown in Appendix B and F (Tree Protection Plan and Arboricultural Method Statement dated 15.11.24). Prior to the commencement of any other works, the project Arboriculturist will inspect the installed protection measures. The Borough's Arboriculturist will also be invited to inspect.

6.0 Ecological considerations

6.1 Bats – Preliminary Bat Roosting Assessment suggests that a 'Low impact mitigation licence will be required for the demolition. This would necessitate use of hand tools to remove ridge tiles, edge tiles and fascia / soffits under the supervision of a licenced ecologist. Once these features have been checked and removed, the remaining roof and building will be demolished by machinery.

6.2 Birds – The PRA Survey found no evidence of nesting birds in the building. Any tree works (such as crown lifting) will take place outside of the nesting season (March – August).

7.0 On site parking for operatives and visitors

For the demolition phase of the works, operative numbers will be limited to circa 25 using shared vans. Parking will be available in location A & B as shown on Site Plan, Appendix B. Site inductions will reinforce the need to park in these locations and NOT to park out on the adjacent roads.

8.0 Storage of plant and materials

All plant and materials will be stored within the curtilage of the site. (see appendix B for site curtilage)

9.0 Secure fencing and other screening

Site Plan (appendix B) shows the line of the site curtilage defined by heras type fencing. We also propose to erect a scaffold for screening between the demolition works and the occupied schoolhouse to the north of Field House so as to prevent dust and debris entering the schoolhouse demise.

10. Proposed Access / Egress during the demolition phase

To safeguard students at the school, we propose that access and egress to the site is via Pepper Lane (see appendix C)

Demolition will start at the northeast side of the building and work towards the southwest of the building. This will generate more room for the site operations as the works proceed.

A corral zone will be set up in the entrance off Pepper Lane so that deliveries are not parked on the road.

A gateman will manage deliveries accessing and egressing the site so as to keep pedestrians and other road users safe.

11. Preventing mud on the highway

Where possible, existing hard standings will be maintained to reduce the generation of mud. If required, a jet washer will be used to clean exiting lorries wheels. A bund will be formed at the boundary with the highway to prevent water from the jet wash entering the highway.

12. Control of the emission of dust, dirt and air borne pollutants.

There will be NO BURNING on site other than possible cutting of steel during the demolition.

Dust suppression will be utilised at the point of demolition. Airborne dust will be controlled by use of fine atomised water sprays that will be used to create a fog like barrier (Motofog). The spray nozzles will be connected to the site water supply. (see appendix D for details of the water spray system)

There will be no crushing activity on site. Materials will be removed and crushed off – site.

13. Prevention of light pollution

Any safety lighting installed during the demolition will be switched off at the end of the working day.

14. Control of Noise and vibration

Working hours will be limited to that shown in section 4.1

Concrete and steel pulverisers will be fitted to the excavators so as to reduce noise and vibration. The use of concrete breakers will be limited to the removal of foundations and then, only when necessary. (see appendix E for details of the pulveriser)

We do not anticipated vibration being an issue. If however, it becomes an issue, we can install a vibration monitoring system to various locations on the site boundary and monitor vibration levels which will be set in accordance with BS 5228-2:2009;

Vibration Levels will be automatically recorded and an alert will be made when a limit level of 7 mm/s and 10 mm/s are reached.

15. Pest Control

Following demolition of the building, redundant drains will be grubbed up and perimeter laterals will be capped off.

If deemed necessary, rat baits will be installed on the site.

16. possible fuel spillage

All tanks/bowsers will be stored in a bund and located in a secure compound and clearly signed away from any drainage. Bunds will have a minimum of 110% capacity of the tank/bowser and will be maintained checked regularly.

Refuelling of tanks/bowsers or equipment will be located on a suitable drip tray/bund to enable any leaks or drips to be captured.

Fuel bowsers will be locked and possibly alarmed.

Spill kits will be located at the point of fuel delivery and will be employed in the event of spill. Any spillage will be disposed of in accordance with current waste regulations and the relevant Agencies informed.

Toolbox Talks and Training will be provided on how to use spill kits.

17. Resident Liaison / Communication

When we commence works on site, the Demolition Contractor will carry out a letter drop advising of the works and contact details.

Residents will be notified in advance of any potential noisy works.

All complaints or information requests received will be made aware to the Client/Project Manager and will be logged promptly.

Careful and efficient management of complaints will be a priority to reduce the likelihood of further complaints.

18.0 Objectives / Targets

19.1 Environmental objectives for the construction phase will be developed and should refer to legal compliance and environmental good practice, these may include:

- Zero pollution incidents.
- Minimise waste sent to landfill.
- Minimise disruption to residents (and therefore complaints).
- Protect and where possible enhance biodiversity.

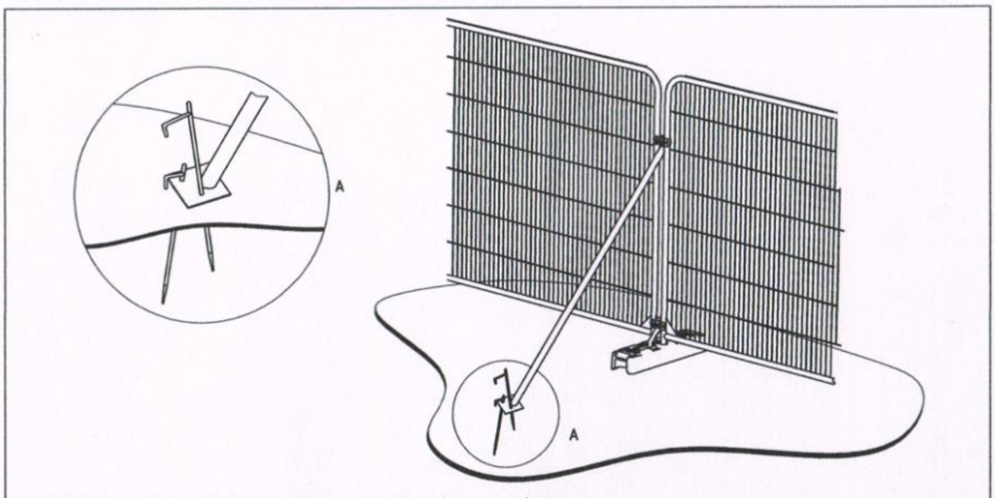
APPENDICE

A = Tree protection fencing details
B = Appendix B (Site fencing / protection)

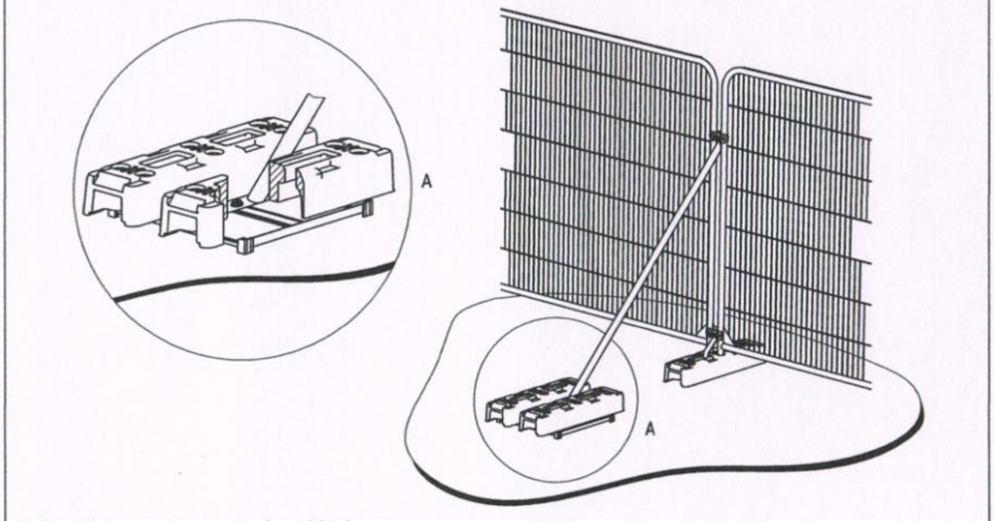
C = Access / Egress details; D = Dust Buster details; E = Concrete Pulveriser details, F = Tree protection plan and Arboricultural Method Statement 15.11.24 G= Directions to site compound

Figure 2: Alternative tree protection barrier example

Figure 3 **Examples of above-ground stabilizing systems**

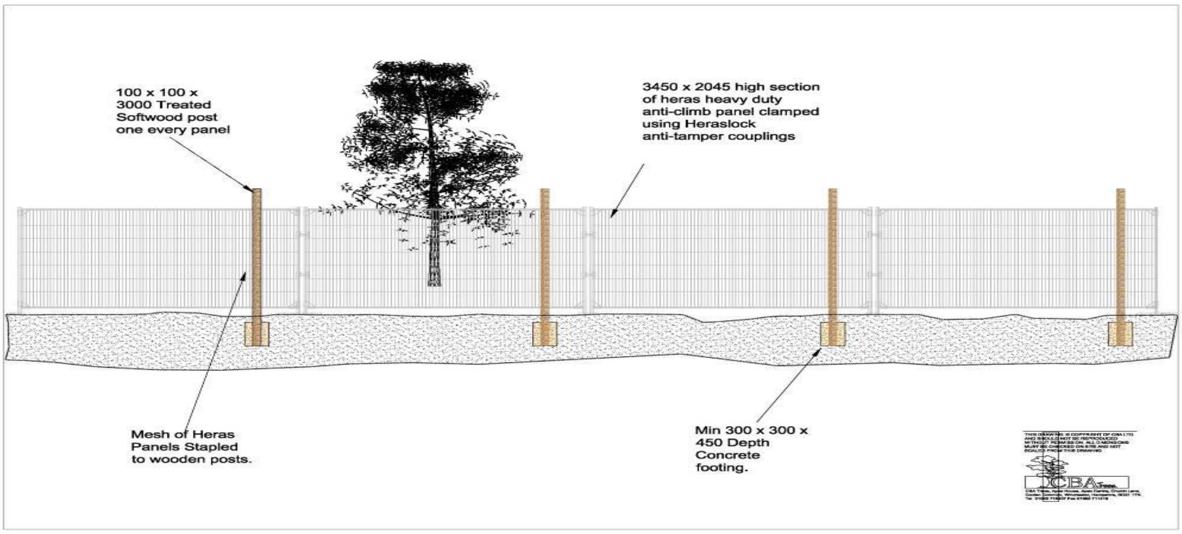


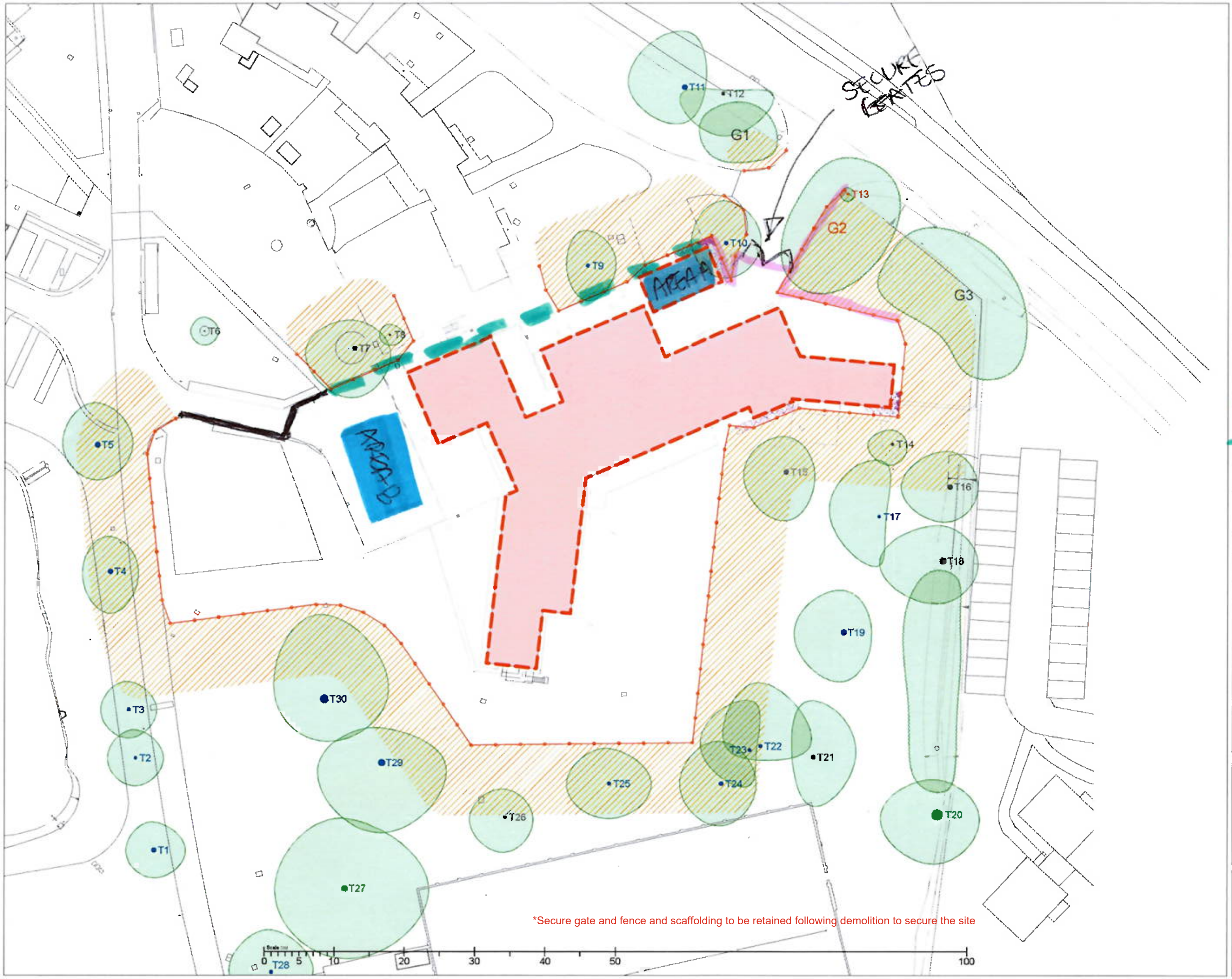
a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Figure 3: An example of a different specification of fit for purpose tree protection barrier


100 x 100 x
3000 Treated
Softwood post
one every panel
3450 x 2045 high section
of heras heavy duty
anti-climb panel clamped
using Heraslock
anti-tamper couplings
Mesh of Heras
Panels Stapled
to wooden posts.
Min 300 x 300 x
450 Depth
Concrete
footing.


SECURE GATES
T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11
T12
G1
T13
G2
G3
AREA A
AREA B
T14
T15
T16
T17
T18
T19
T20
T21
T22
T23
T24
T25
T26
T27
T28
T29
T30
0
5
10
20
30
40
50
100

*Secure gate and fence and scaffolding to be retained following demolition to secure the site

Key

● T_n	Category A tree
● T_n	Category B tree
● T_n	Category C tree
● T_n	Category U tree
○	Individual tree crown spread
●	Collective crown spreads
○	Root protection area
▭	Primary structures to be demolished and area for plant seeding
▨	Construction exclusion zone
—●—	Braced Heras fencing (see AGS101)
▨	8' x 4' Ground protection panel (e.g. *Groundguard*)
🟦	Site Car Park
▬	Secure Gate*
▬ ▬	Fence and scaffolding*
▬	Security Fencing

N

Notes

- Protective fencing must not be breached or dismantled at any point during the construction programme without the written consent of the local planning authority.
- Failure to fully comply with this Tree Protection Plan may result in the local planning authority pursuing enforcement action.
- It is the Site Manager's responsibility to ensure that all site personnel, plant and materials remain outside of the Construction Exclusion Zones and protective fencing at all times.

Drawing Title:

Tree Protection Plan

Location:

Leighton Park School
Field House

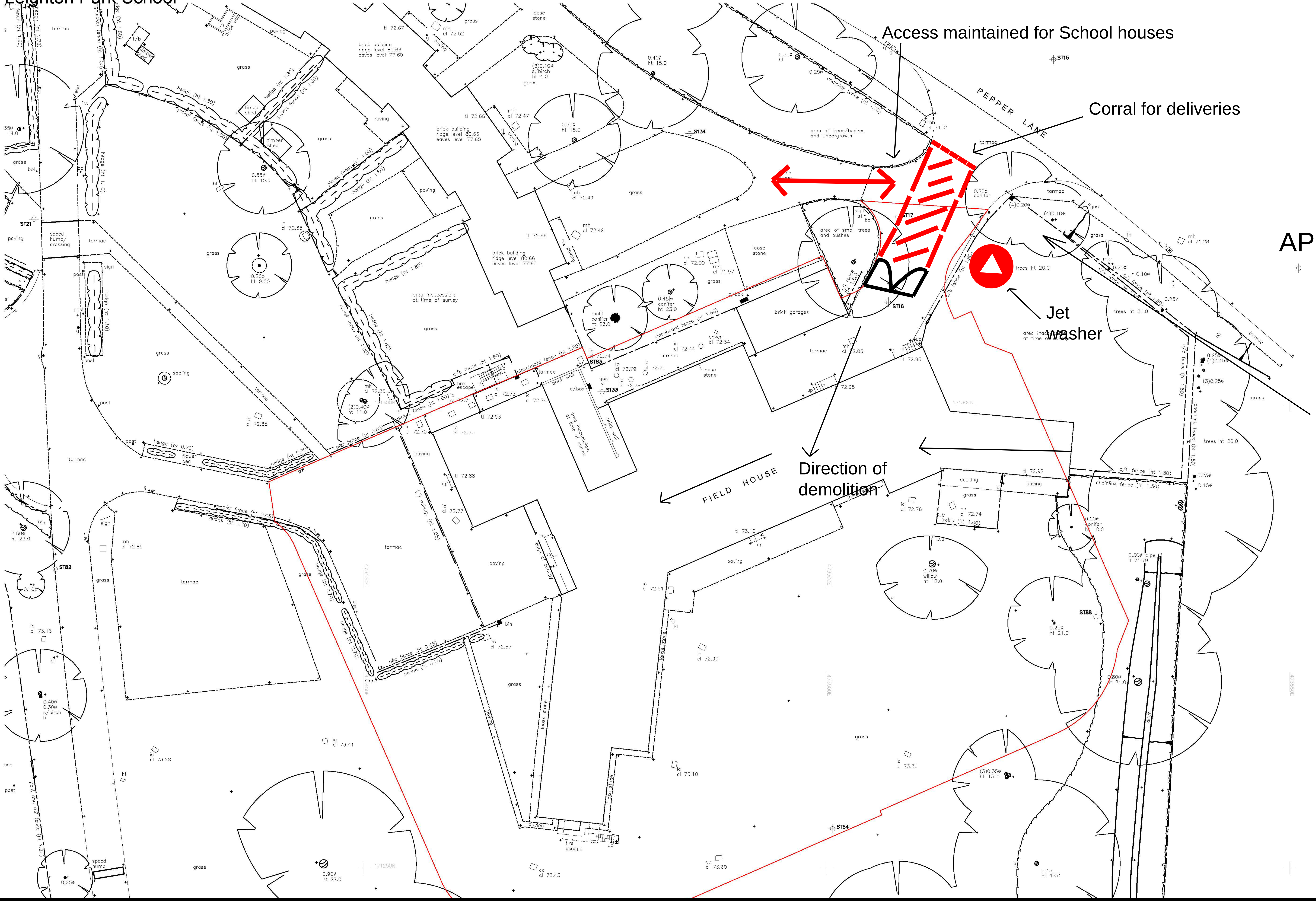
Date:	Surveyor:	Revision:
15.11.2024	EB	1.1
Scale:	**Paper Size:**	**Drawn By:**
1:500	A3	TH

future tree
tree care
management

Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. All drawings © Future Tree.

Leighton Park School

APPENDIX C


Access maintained for School houses
Corral for deliveries
Jet washer
Direction of demolition
FIELD HOUSE
PEPPER LANE
brick garages
brick building ridge level 80.66 eaves level 77.60
area inaccessible at time of survey
area of trees/bushes and undergrowth
area of small trees and bushes
tarmac
grass
paving
loose stone

NOTES:

Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

This drawing and design are copyright of Clague LLP
Registration number OC335948.

Rev	Date	Description

BALL HALL LIMITED
Ball Hall

Project Title
Proposed New Sports Facility
Leighton Park School
Shinfield Road
Reading

Drawing Description
Site Plan

Scale
1:200

Drawn by
LB

Date
June 2023

Checked by

CLAGUE ARCHITECTS