



Demolition Specification

Whitley Wood Community Centre Reading

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Revision B

Project Ref.

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Client:

Reading Borough Council c/o Gleeds

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Appendix A

Structural Report - Michael Aubrey Partnership

1 Introduction

- 1.1 This specification has been produced to aid the tendering demolition contractor carry out a scope of works on the site to provide a clear site prior to the construction of the new extension.
- 1.2 This specification should be read in conjunction with the contract documents.
- 1.3 The contractor should carefully study the contents of the documents and satisfy himself on all matters associated with the works. It is assumed the Demolition Contractor will undertake sufficient site visits to familiarise themselves with the requirements.
- 1.4 The term Project Manager/Contract Administrator shall mean: Gleeds
- 1.6 The term Client shall mean: Reading Borough Council
- 1.7 The term Contractor shall mean: The appointed demolition contractor
- 1.8 The appointed demolition contractor will also carry the role and responsibilities as Principal Contractor throughout the duration of their contract.

2 Location

The development site sits between Line Wall Road and John Mackintosh Square, which is the intersection between Zone 1 and Zone 2 as noted in the Gibraltar Development Plan.

2.1 Aerial Image



Figure 1 Site Location

3 Description of the site

3.1 Existing Building

- 3.1.1 The original part of Whitley Wood Community Centre was built in the 1960s, with a side extension added in the 1970s and a front extension added in 2011. The structure is presently unoccupied and is showing signs of disrepair.
- 3.1.2 The original part of the building is an open plan hall space/function room with associated service facilities in separate rooms at the southern end of the building. The structure comprises a lightweight angle truss type steel framing to the shallow pitch roof with a profiled metal roof covering. The external walls comprise a precast concrete post and board system.
- 3.1.3 The side extension to the south of the original building provided kitchen and toilet facilities and is constructed of traditional brick and block cavity walls which support a timber joist and felt flat roof.
- 3.1.4 The front extension (to the eastern elevation) added additional function space and comprises a static cabin ("portacabin") which has been clad in timber.
- 3.1.5 The client does not hold any record drawings for the existing structure or substructure. However, a Structural Report was produced by Michael Aubrey Partnership in January 2022 which has been provided with Appendix A for reference.
- 3.1.6 It should be noted that the precast elements of the superstructure have reached the end of their design life and are beyond repair, with significant cracks, exposed reinforcement and spalling concrete common to most of the vertical posts. Some strengthening works were carried out to make the building safe and temporarily extend the life of the building for a couple of years to allow the community centre provision to be relocated elsewhere, however, this can only be considered as a temporary measure and will not ultimately extend the life of the building.

3.2 Statutory Services, Electrical Supply and Sewers

- 3.2.1 The contractor is advised that several statutory services serve the site, including but not limited to provision of electricity, telephone (via overhead cable from a timber pole just outside the site boundary) and below ground drainage (foul and surface water assumed but not traced).

- 3.2.2 The Contractor shall make all the necessary enquiries to the statutory authorities regarding existing services on and to the site and shall liaise with the Project Manager as appropriate to ensure their proper protection and disconnection during the works.
- 3.2.3 The client does not hold any records drawing for the utilities serving the site.
- 3.2.4 Throughout the works and at handover, the contractor is to make records of the utilities serving the site (by photographs and mark-ups).
- 3.2.5 Throughout the works and at handover, the contractor is to mark-up on a drawing where the utility disconnections have been pot ended.
- 3.2.6 A black above ground water butt is located at the far end of the building, which collects overflow water from the roof. This will become obsolete when the building is demolished and can be removed from site.

4 Scope of Works

4.1 Demolition Extent

- 4.1.1 The building is to be removed in its entirety.
- 4.1.2 All existing foundations are to remain. In the absence of any archive drawings for the foundations, photographs and a dimensioned plan drawing must be produced for record purposes.
- 4.1.3 The hardstanding will remain on site.
- 4.1.4 All materials are to be disposed off-site unless otherwise instructed.
- 4.1.5 Structural Demolition shall include breaking up and removal of internal ground floor slabs (construction unknown)
- 4.1.6 Any projecting reinforcement and other retained construction shall be cut down to avoid trip and impalement hazards.

4.2 Party and Boundary Walls

- 4.2.1 The existing building is wholly within the site boundary, with no party walls to adjacent properties.
- 4.2.2 The site is bounded by a chain link fence to the majority of the perimeter and is set back several metres from back of public highway (pavement).

4.3 Non-Structural Demolition/ Stripping Out

- 4.3.1 All non-structural materials and plant (other than specifically identified by the Client/Project Manager) shall be removed with the disposal of all materials off site.
- 4.3.2 Incoming statutory services and other building services shall be secured and disconnected, or protected as appropriate, and left in a safe manner (to be agreed in advance with the Client/Project Manager).

4.4 Earthworks

- 4.4.1 After the demolition of the existing building the site is to be left level. All excavations below ground level should be backfilled with granular 6F2 and compacted in a maximum of 300mm thick layers. The backfilled material can be either imported or using materials crushed on site, whichever is the most cost effective. Any materials crushed and reused on site must be tested and certificated prior to use.
- 4.4.2 The fill shall be a graded granular material and the use of clay is not permitted. The fill material shall be free from timber, rubbish, plaster, metal strips or bars, and other material that are deleterious or hinder future substructure operations.

4.5 Archaeological Investigations

- 4.5.1 It is not anticipated that any Archaeological investigations are required on this site.

5 Demolition Standards

5.1 Standard Specifications

- 5.1.1 All demolition works shall be in accordance with the BS Code of Practice for Demolition BS 6187. The design, materials and workmanship of structures incidental to the demolition shall be in accordance with the relevant standards.
- 5.1.2 All demolition works shall conform with all relevant legislation and the legislation dealing with health and safety, safe access, safe places of work and hazardous substances.
- 5.1.3 The Contractor will be deemed to have inspected the site and considered site conditions when preparing his tender.

6 Inspections and Surveys

6.1 Buildings to be Demolished

- 6.1.1 Before any demolition takes place, the buildings shall be examined carefully to establish the form and materials of construction. If necessary, and subject to the approval of the Client/Project Manager, construction may be carefully exposed locally to establish the nature and position of structural connections and the method of support.

6.2 Public Utilities

- 6.2.1 Enquiries shall be made of all public service authorities and appropriate inspections and surveys undertaken as to the presence and location of all pipes, cables, ducts, drains or other equipment on or adjacent to the site. Arrangements shall be made to isolate or divert services as necessary and agreed with the Client/Project Manager.

6.3 Asbestos

- 6.3.1 Asbestos Surveys of the site, prepared by others, are to be provided as needed by the Client/Project Manager.
- 6.3.2 The Contractor is referred to specialist specifications for Asbestos removal works.

6.4 Adjoining Buildings, Highways and Footpaths

- 6.4.1 The demolition works should not have any effect on adjacent highways and footpaths as the building is wholly within the site boundary.

7 Stability of Buildings

7.1 Buildings to be Demolished

- 7.1.1 The overall stability of the building to be demolished must always be maintained and the sequence of removal of support and bracing members must be carefully considered at every stage of the works. It should be noted that cladding or partitions may provide support and/or bracing to load carrying elements of the structure.
- 7.1.2 The locations of load bearing walls and frames must be established before walls are demolished. Walls which brace frames or other walls shall not be removed before the frame or walls they brace.
- 7.1.3 The condition of all load bearing elements and external walls shall be inspected and particularly highly stressed locations, such as lintel bearings, and the necessary temporary propping provided.
- 7.1.4 The removal of parts of a building can result in other parts being made unstable or becoming overloaded and all necessary temporary support and restraint shall be provided.
- 7.1.5 The removal of sections of a building which balance adjacent spans or cantilevers shall be considered and temporary propping provided as necessary.
- 7.1.6 The possibility of pre-stressed structural members being present shall be considered and special measures taken to avoid the sudden failure of such members or safely control their failure.

7.2 Construction to be Retained

- 7.2.1 The building is to be demolished in its entirety, with only the substructure (foundations) remaining in place.

7.3 Adjacent Properties

- 7.3.1 The building to be demolished is not adjacent or adjoining to any other buildings.
- 7.3.2 Consideration should be given during the planning and execution of the demolition works to surrounding residential neighbours in terms of dust, noise etc.

8 General Matters Affecting the Works

8.1 Public Utilities

- 8.1.1 All live services, unless otherwise instructed by the Client/Project Manager, shall be cut off and made safe at or beyond the boundary of the site before any work starts. Any services which cannot be cut off shall be marked clearly and protected at all times. All services to be retained shall be made safe and protected. All ends of drains and sewers shall be sealed with concrete, unless advised otherwise. All services shall be assumed to be “live” unless written confirmation is provided by the relevant authority or party.
- 8.1.2 If unknown or uncharted services are discovered during the works, the Contractor is to assume that they are ‘Live’ until written confirmation is provided by the relevant authority or party.
- 8.1.3 The Contractor shall make his own arrangements with the relevant Authority for the services he requires in order to undertake the works.
- 8.1.4 No materials shall be allowed to enter the sewers or watercourses.

8.2 Site Security and Protection Measures

- 8.2.1 Where existing boundary security is not provided or insufficient, the site is to be secured using Heras fencing, and appropriate gates, for the duration of the demolition works and handed over to the client with access provision as required. This fencing and all hoardings, protective fans, barriers, scaffolding, sheeting and lighting shall be installed in accordance with the Local Authority, and other relevant parties’ requirements.
- 8.2.2 The contractor shall be responsible for negotiation of all site security Heras fencing lines, lighting, and other requirements and liaise with the Local Authority, Police and other relevant parties. The Contractor shall be responsible for obtaining all pavement and roadway closure licenses and the payment of costs associated therewith (if required).
- 8.2.3 Protective fans, scaffolding and other temporary supports required only for the demolition shall be removed from site upon completion of the works.
- 8.2.4 The Contractor shall erect the perimeter security and protective enclosures during working hours agreed with the Local Authority.
- 8.2.5 The requirements for site security comprising hoarding, and protection for the pavements are to be agreed with the Client/Contract Administrator in advance of the works.

8.3 Legal and Local Authority Requirements

- 8.3.1 All necessary licenses for temporary street and pavement closures, scaffolding, hoarding, lighting or similar requirements shall be obtained and paid for by the Contractor.
- 8.3.2 If the Contractor proposes to utilise a crane, all oversailing rights shall be negotiated and agreed by the Contractor. All risks and costs associated with such rights shall be borne by the Contractor.
- 8.3.3 All notices of the Contractor's operations required by the Local Authority, the public utilities, Police, Environment Agency and other parties shall be provided by the Contractor in accordance with the relevant regulations.
- 8.3.4 The Contractor shall provide all hoardings, fences, lighting, barricades, platforms, temporary footways, notices, traffic lights, etc required by the Local Authority and the Police.
- 8.3.5 The Contractor shall obtain the necessary licenses to transport and tip any substances arising from the demolition works in accordance with legislation applicable at the time of disposal.
- 8.3.6 Antiquarian or archaeological articles shall remain the property of the Employer and shall be handed to the Contract Administrator or as directed during the works.
- 8.3.7 Ordnance survey benchmarks, if present ,shall not be damaged moved or removed without instructions from the Contract Administrator.
- 8.3.8 On completion of the works the site shall be left in a tidy and safe condition.

8.4 CDM Regulations (Health and Safety)

- 8.4.1 The planning, design and implementation of the demolition and earthworks shall comply with the requirements of the CDM Regulations. Appropriate documentation shall be issued in enough time to the CDM Coordinator for review and comment before the relevant work is implemented.

9 Demolition Method Statement

- 9.1.1 All demolition work shall be carried out in a careful and safe manner in accordance with BS Code of Practice for Demolition, BS 6187, and recognised good practice.
- 9.1.2 Before starting work, examine all available information, carry out a visual survey of the structure, site and surrounding area, and submit a method statement to the Project Manager covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32 all to CDM regulation 15(4):
- The form, condition and demolition methods of the structure.
 - The form, location and removal methods of any toxic or hazardous materials.
 - The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
 - The identification and location of services above and below ground level.
 - Carry out a schedule of condition with record images of any adjacent structures as required by the Project Manager.
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- 9.1.3 An outline method statement, identifying all plant, proposed temporary works and sequencing is to be provided with the return of tender.
- 9.1.4 A detailed method statement is to be submitted to the Project Manager no later than 7 days prior to demolition starting on site for his comment and allowance is to be made for 7 working days for approval following resubmission of documents previously commented on.
- 9.1.5 Before starting any demolition work the Contractor shall provide a full method statement detailing his proposed method of carrying out the works; asbestos removal (if required), soft strip and main demolition phases. This shall indicate the methods of demolition proposed in the various sections of the works with a detailed sequence of operations. Demolition shall not begin until the Project Manager and the Local Authority have approved the proposals.
- 9.1.6 All necessary precautions shall be taken to safeguard the Contractor's personnel, visitors to the site, the public and property likely to be affected by the works,
- 9.1.7 Where the works may result in the discharge, accidental or otherwise, of materials or debris onto the public highway, or adjacent properties or land outside the site hoardings, additional protective fans shall be erected, and additional protective sheeting/netting provided as necessary.

10 Environmental Engineering, Contamination, Pollution, UXO

10.1 Approvals and Completion Requirements

10.1.1 The Demolition Contractor shall design and carry out the works to the requirements of the Environmental Management Plan (or equivalent document as appropriate) as part of the Contract Documents. This is to include any environmental standards, codes regulations and any later versions/editions, guidance notes, health and safety conditions, planning conditions, Building Acts or requirements imposed or recommended, which are current or promulgated at the time. In particular, the Contractor shall comply with the requirements of:

- The Health and Safety Executive
- Local Authority and Council
- The Environment Agency

10.1.2 Follow the guidance, recommendations or requirements of the following or any other relevant documentation.

- The Environment Act 1995
- The Environmental Protection Act 1990
- Environmental Protection (Duty of Care) Regulations 1991
- The Special Waste Regulations 1996
- The Hazardous Waste Regulations 2005
- List of Wastes Regulations (England) 2005
- The Landfill (England and Wales) (Amendment) Regulations 2004
- ICRCL Guidance Note 61/84 'Notes on the Fire Hazards of Contaminated Land'
- ICRCL Guidance 64/85 'Asbestos on Contaminated Sites'
- Asbestos (Licensing) Regulations 1983 (SI 1983 No 1649), as amended by Asbestos (Licensing) (Amendment) Regulations 1998 (SI 1998/3233)
- Code of Practice for Site Investigation BS 5930 (1999) and Code of Practice for the Investigation of Potentially Contaminated Sites and its investigations BS 10175 (2001)
- Code of Practice for Demolition BS 6187
- Protection of Workers and General Public during the Development of Contaminated Land', Health and Safety Executive
- Control of Pollution Act 1974
- Health and Safety at Work Act 1974
- Control of Asbestos at Work Act 2002
- Control of dust from construction and demolition activities – BRE 2003
- Pre-Construction Health and Safety Plan
- The Party Wall etc Act 1996
- The Construction (Design and Management) Regulations 2015

- The Control of Substances Hazardous to Health (COSHH) Regulations 1994; and
 - Control of Dust from Construction and Demolition Contractors – BRE 2003
- 10.1.3 As part of the development, the Contractor shall include detailed method statements covering environmental matters associated with the site demolition, excavation and groundworks within the Tender Documents, in order to assist the Project Manager in obtaining the necessary approvals (if required).
- 10.1.4 Works shall not commence until all the approvals have been obtained.
- 10.1.5 Periodic site inspections will be made by the Environmental Consultant to monitor works against this specification, if required by the contract documents.
- 10.1.6 The Contractor shall supply the Project Manager with all records within two weeks after completion of the works to enable a post-contract completion report to be produced. This shall include all necessary chemical certification and waste transfer notices and any approvals obtained, together with as-built drawings showing the levels of all excavations, remnant obstructions, sample locations and final levels and types of backfill material.

10.2 Site Welfare

- 10.2.1 No smoking is permitted on site other than in allocated clean mess cabins. Food shall only be consumed in allocated canteen cabins after washing of hands.
- 10.2.2 Adequate toilet, washing and welfare facilities are to be provided, commensurate with the number of personnel and the site conditions and situation.
- 10.2.3 Special precautions shall be taken to avoid injury and/or fire when using specialist processes such as high-pressure water jetting or thermic lancing.
- 10.2.4 When the cutting of metal covered in paint is proposed the paint shall be analysed to ascertain whether it is lead based. Special precautions shall be taken when dealing with lead-based paint, to avoid injury to health of both operatives and the general public.

- 10.2.5 Groundworkers shall use suitable personal protective equipment (PPE) when handling hazardous materials or excavating potentially contaminated materials. All manned entry into excavations shall be minimised but where necessary shall be carried out in accordance with the Confined Space Regulations. Monitoring for methane, carbon dioxide and other harmful or explosive gases shall be carried out in excavations in accordance with the Confined Space Regulations.
- 10.2.6 The contractor shall undertake any further investigations he considers necessary to comply with the requirements of the Contract.

10.3 Waste Management

- 10.3.1 All waste substances from the site shall be disposed of offsite, under the appropriate Duty of care and subject to approvals/consents from the relevant Statutory bodies.
- 10.3.2 An inspection of the site shall be made by the Contractor for hazardous substances gas cylinders and the like. If any are found the Contract Administrator, Planning Supervisor and the relevant responsible Statutory Authority shall be informed immediately. The Contractor shall prepare a detailed inventory of dangerous substances found.
- 10.3.3 Arrangements shall be made for such substances or cylinders to be disposed of in a safe manner to an authorized disposal site or by means acceptable to the relevant Authority.
- 10.3.4 The Contractor shall ensure that the potential excavation of soils is carried out in accordance with best practice and arisings are well segregated as to minimise potential cross-contamination of materials.
- 10.3.5 The Contractor shall provide all appropriate measures to mitigate environmental pollution during the works, including, but not restricted to, wheel washing facilities, sheeting of lorries, visual inspection, road sweeping as required and dust suppression.
- 10.3.6 The Contractor is encouraged to reuse and recycle any waste materials as far as it is reasonably practicable.
- 10.3.7 Fires are prohibited.
- 10.3.8 The Contractor shall ensure that his operations do not produce dirt or mud on the public highway and shall conform with the Local Authority and Police requirements for wheel washing and street sweeping.

10.4 Management of Waters and Liquids

- 10.4.1 Whilst dewatering is not anticipated to be a regular operation in demolition works, the Environment Agency must provide written consent prior to dewatering of excavations on site and approval by the Drainage Authority obtained in the event of disposal to sewer. The Contractor must ensure adequate time is allocated to obtaining such licenses.
- 10.4.2 Any surface water collecting on the site may only be disposed of to the storm drainage subject to it being free of silt, hydrocarbons or other contaminants and with prior approval from the Local Water Authority and the Environment Agency.

10.5 Environmental Management of the Works

- 10.5.1 The Contractor shall manage and carry out the works in accordance with best environmental practice and in accordance with the requirements specified in this document. The Contractor is responsible for maintaining site cleanliness. All oil fuel and chemical drums and containers shall be stored in a centralised impermeable bunded area and returned to that area after use. All fuel and chemical storage should be such that no contamination of the ground or groundwater is caused. All temporary fuel tanks shall be placed on a bunded impermeable base, in accordance with Environment Agency requirements.
- 10.5.2 The Contractor shall ensure that appropriate measures to mitigate any spills of liquids or fuels are in place. This shall include but not be limited to the provision of spill kits, absorbent materials and protection of drains and the underlying Aquifers.

10.6 Explosive Ordnance

- 10.6.1 As the contract is limited to the demolition of an existing building excluding the substructure/foundations, the UXO risk level is considered very low to negligible.

11 Dust, Noise and Monitoring of Adjacent Buildings

- 11.1 Dust, noise and vibration are to be controlled in accordance with the Environmental Management Plan (or equivalent document) issued as part of the Contract documents.

11.2 Noise and Dust

- 11.2.1 The Contractor shall take precautions to minimise nuisance to the public and neighbouring occupiers caused by dust and noise.
- 11.2.2 Enclosure sheeting, together with water sprays, shall be used to reduce dust nuisance.
- 11.2.3 Noise shall be reduced using silencing devices at all times and noisy operations shall be in accordance with the Party Wall Agreement and Local Authority requirements.
- 11.2.4 The Contractor's attention is drawn to the Noise Abatement Act 1960 and all amendments thereto, guidance on measures which can be taken to control noise levels is given in Advisory Leaflet 72 'Noise Control on Building Sites'.
- 11.2.5 Work shall be carried out in accordance with the requirements of the Control of Pollution Act 1974 and BS 5228: 1997: Code of Practice for Noise Control on Construction and Demolition Sites. The Contractor shall allow for and deal with any complaints from adjacent owners and occupiers and shall temporarily suspend operations if required to do so.
- 11.2.6 Noisy operations shall be carried out in accordance with method statement agreed in the Contract Documents.

11.3 Monitoring of Adjacent Buildings

- 11.3.1 Unless deemed necessary by the Client/Contract Administrator, monitoring of adjacent buildings for movement or vibration will not be a requirement of this contract.

11.4 Explosives

- 11.4.1 The use of explosives will not be permitted.

Appendix	Title
A	Structural Report - Michael Aubrey Partnership

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