

Proposed Demolition Methodology Statement

Kingston University, Kingston hill

Site Location

The site is located at Kingston University, Kingston hill campus.

The Demolition Methodology Statement (DMS) refers to four outbuildings (outlined in red) that form part of Kingston University campus.



Description of the Works

The works consist of the demolition down to slab level of the former drama hall, computer centre and two further huts. The outbuildings were constructed between 1985 and 1962.

Outline of Proposed Demolition Methodology

Prior to hand demolition of the buildings all service feeding the building will be isolated and a physical cut or pipework capped (to be carried out by the estates team from the University). Soft Strip will take place to the inside removing all timbers, woods, ceiling finishes and floor coverings. Working off towers /podiums the roof coverings will be removed first followed by the roof structure and then the remaining walls. Three buildings are clad with timber and metal the fourth is a brick-built construction. Whilst removing the bricks dust suppression will be carried out using water misting via a hose. Any existing floor drains that are within the working area will be protected to prevent slurry from entering, although slurry will be kept to a minimum due to the nature of the hand demolition process. The cladding will be removed working off towers/podium externally to access the timber/metal framing. Hand tools such as reciprocating saws will be used to deconstruct the structure.

Due to the age of the buildings an Asbestos refurbishment and demolition survey will also need to be carried out.

The retaining wall that forms the upper level where the 3 outbuildings are positioned is listed. The structures do not adjoin the wall in anyway and the demolition will not interfere or impact the structural integrity of the wall so the process will not be affected by the fact the wall is listed.

Hours of Construction

Site Hours will be typically between 7.30am through to 5:30pm. Hours of Construction on site will commence at 8am through to 5pm.

Hours of Delivery

Deliveries are required to take place within normal working hours, with consideration to avoid where possible early morning and afternoon peak times (around busier times of the University). For collections and removal of materials from site, we would expect the same considerations to be put in place.

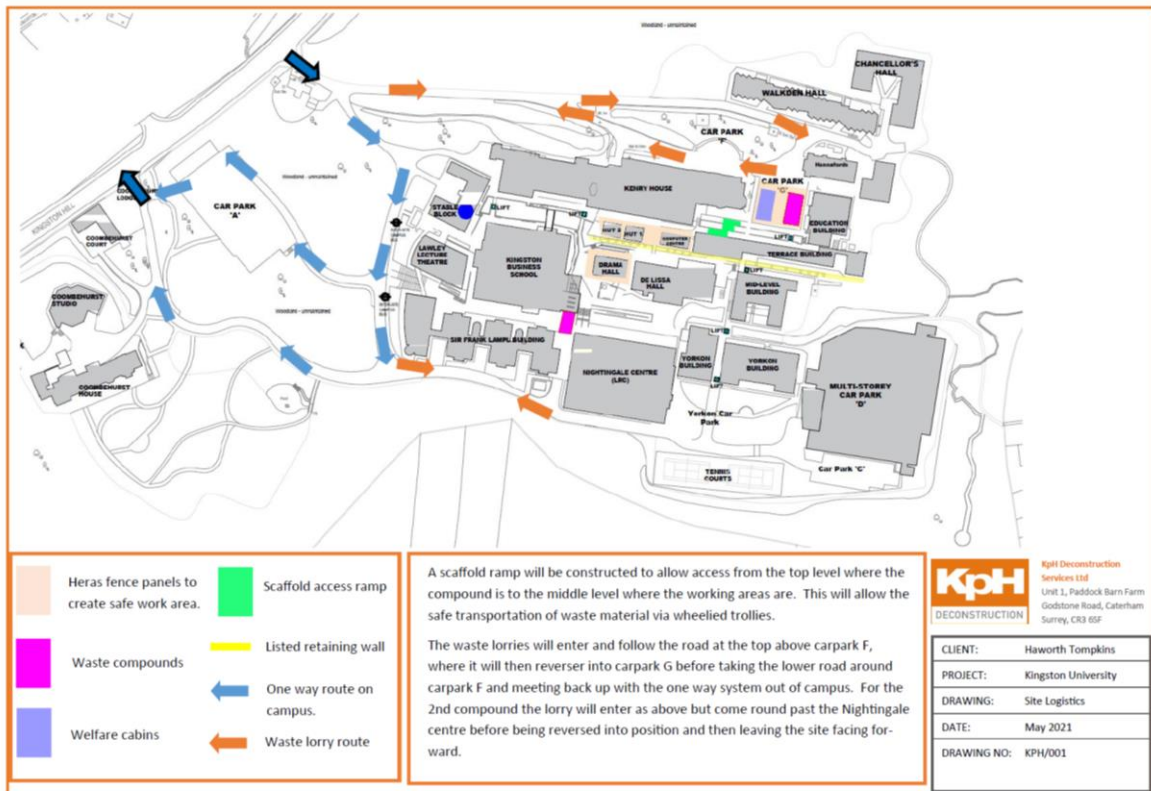
Site Parking

Vehicles will enter site via the main site entrance Kingston Hill (see Appendix 1 below) and follow the one way system in place. loading and unloading will take place within the confines of the site to ensure that there is minimal, unnecessary disruption/nuisance to surrounding buildings.

There will be two separate areas for the purposes of this statement, referred to as Compound A and Compound B.

Compound A – The proposed location for citation of Site Welfare Cabins and on-site parking for the Demolition Contractor, and required Sub-Contractors and Visitors to the site. A logistics supervisor will manage the flow of traffic and positioning of skips maintaining a safe segregated access route for site staff to use the facilities. This will also house one 18 yard skips which will be brought in on 13 tonne vehicle and will be placed on top of ply which will be covering the tarmac road surface. This skip will be left on site and exchanged when full.

Compound B – Second proposed location for removal of site waste, 18 yard skip which will be brought in on a 13 tonne vehicles. The logistics supervisor will also manage this area. All vehicles that require reversing into position will be guided by a competent traffic marshal. The skip will be loaded from the higher level and directly over the side. Heras fencing will be positioned around the skip which will remain on the back of the vehicle during loading. Once complete the panels will be opened to allow the vehicle to leave and the area swept clean and tidy.



Appendix 1

Facilities for the loading and unloading of plant and materials including one way system.

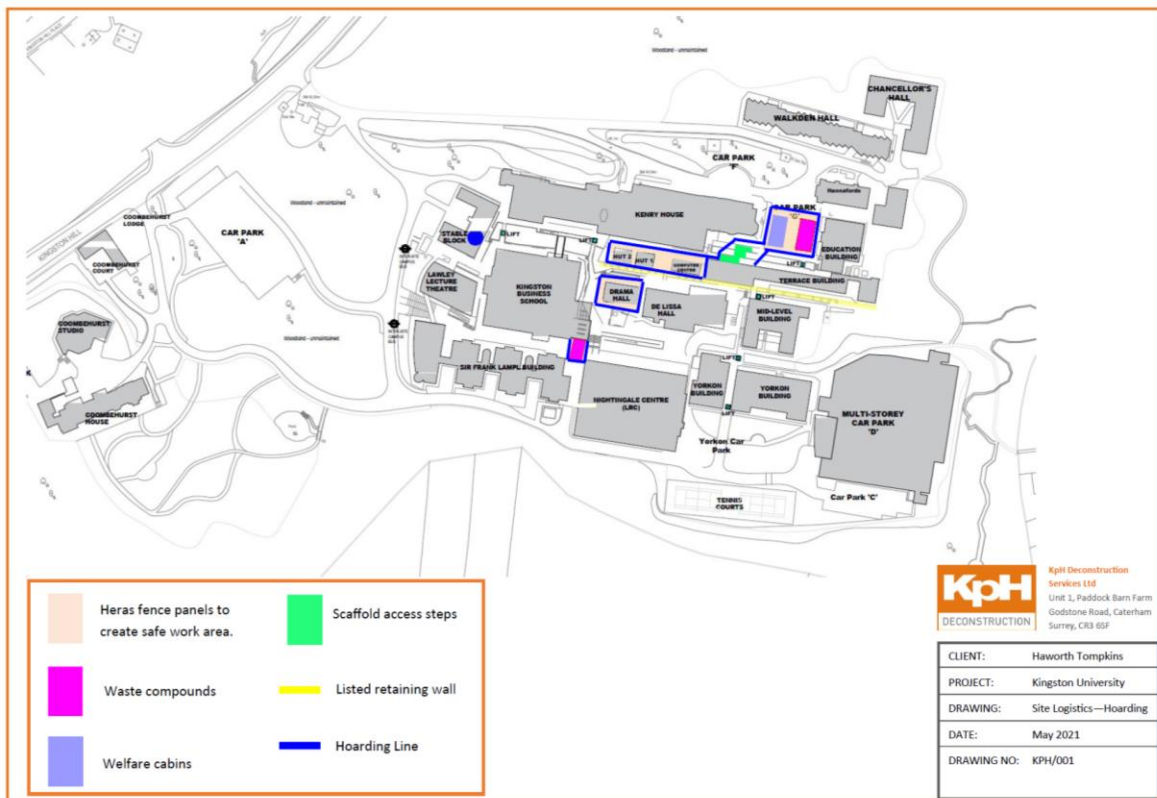
Measures will be put in place to protect any retained hard-standings on site when loading and unloading plant and materials within both compounds. Protections to include ply-boarding.

Details of Storage Facilities for any plant and materials

Items of Plant will be stored in designated areas on site when not in use. They will be rendered safe and isolated accordingly. Any portable equipment not in use shall also be isolated and securely stored.

Site Huts, Temporary Structures and Site Hoardings.

Proposed Temporary Site Welfare Huts will be located at Compound A as depicted above under Appendix 1. The Site Huts will allow for appropriate welfare to discharge conditions as Principal Contractor under The Construction Design and Management Regulations 2015. A proposed Site Hoarding line has been highlighted in blue at Appendix 2 below. Vehicular Gates will be inserted at the entrance to Compound A and Compound B with additional site entrance via the hoarding located at opposite ends of the site.



Appendix 2

Proposed Security Arrangements for the Site

A 1.8m heras fixed fence will be erected surrounding the compounds and work areas. All vehicular entrances to site will be secured with heavy duty keylock padlocks. Pedestrian Access Gates will be located to the side closest to the welfare unit. Chapter 8 barriers will create a separate pedestrian safe route to the welfare units.

Protection to the Surrounding Public Highway

All surfaced and un-surfaced site access roads shall be watered as necessary and surfaces kept in good order. All vehicles carrying loose aggregate and workings shall be sheeted at all possible times.

The area where the skip is to be positioned will be swept clean once the skips have been removed of site.

Dust Control Methods and Noise Mitigation Methods

The main objectives are to both minimise the production of dust by controlled demolition methods and suppress any dust that is generated at source. This will be achieved by damping down at source utilising water pumps with misting heads type system.

During all stages of the demolition works the best practicable means shall be employed to minimise noise and vibration produced by demolition operations and regard shall be had to the recommendations in the British Standards referred to in The Control of Noise (Codes of Practice for Construction and Open Sites) (England) Order 2002.

In view of adjacent university buildings, noisy work hours will be adopted. Typically these are 8-10am, 12-2pm, 4-6pm but should be flexible to suit the project requirements and that of the University.