

Management Plan: Hazardous Materials Removal & Demolition

Kingswood School (Upper Site), Corby

1.0 Introduction

1.1 Background

Lambert Smith Hampton has been instructed by Northamptonshire County Council (NCC) to prepare a Demolition Management Plan (the plan) for the proposed demolition of buildings and structures (the works) on the site of the former Kingswood School, Gainsborough Road, Corby, Northamptonshire, NN18 8NS (the site), as outlined in red upon the attached site location plan.

Lambert Smith Hampton have previously submitted a Section 81 of the Building Act 1984 notice to Corby Borough Council and a copy of the Section 81 Notice from Corby Borough Council is enclosed within Appendix A.

The existing buildings and structures, and entirety of the site are now vacant following the recent construction of the adjacent Kingswood School Specialist Arts College. Since the vacation of the buildings on site, the buildings have been subject to vandalism, principally as a result of the theft of metal from the buildings and despite regular visits by the client's security provider. Therefore NCC has an urgent requirement to demolish the existing buildings on site to remove a potential health and safety risk.

It is proposed that the buildings will be demolished in a single phase of works with an initial soft strip out including for any deleterious materials followed by mechanical demolition of the buildings and structures, removal of floor slabs and foundations. Upon completion, site is to be graded to areas where buildings have been removed and finished with topsoil and grass seed. Works also include for excavation of roadways and hardstanding areas. We would highlight that the existing electrical sub-station is to be retained (see attached block plan) as it also serves a number of surrounding properties.

1.2 The Site

The site is accessed via Gainsborough Road which runs adjacent to the East of the site. To the South is Danesholme road, which adjoins Uppingham Road running adjacent to the West of the site. The site abuts a number of residential properties to the South and the new Kingswood school and associated playing fields to the North and West.

1.3 The Plan

The plan intends to outline the general principles to be adopted throughout the works, to minimise the impact of the hazardous material removal and demolition works on the surrounding areas.

The plan covers the following areas of management:

- Legislative requirements
- Hours of operation
- Public and property protection
- Noise
- Dust management
- Odour control
- Storage of dangerous goods

- Water quality / Stormwater runoff
- Waste Management & Recycling
- Hazardous materials management
- Traffic and pedestrian management
- Services disconnections

The works will be undertaken by a suitably experienced and competent demolition contractor registered with one of the recognised industry associations, such as the National Federation for Demolition Contractors.

It is envisaged that the Works will be undertaken under a principal contractor arrangement in accordance with the Construction (Design and Management) Regulations 2007.

2.0 Legislative Requirements

The Works will be undertaken in accordance with the following legislative requirements:

- The Health and Safety at Work etc Act 1974 [72] and associated guidance [73]
- The Management of Health and Safety at Work Regulations 1999 [74] and Management of health and safety at work ACoP (HSE L21) [75]
- The Construction (Design and Management) (CDM) Regulations 2007 [2], Managing health and safety in construction (HSE L144) [76] and Health and safety in construction (HS(G) 150) [77]
- The Work at Height Regulations 2005, as amended [78], and Work at Height Regulations 2005 (as amended). A brief guide (INDG401) [79]
- The Lifting Operations and Lifting Equipment Regulations 1988 [61] and Safe use of lifting equipment ACoP (HSE L113) [80]
- The Personal Protective Equipment at Work Regulations 1992, as amended [32], and Personal Protective Equipment at Work – Guidance (HSE L25) [33]
- The Provision and Use of Work Equipment Regulations 1998 [81] and Safe Use of Work Equipment ACoP (HSE L22) [82]
- The Electricity at Work Regulations 1989 [83]
- The Control of Asbestos Regulations 2006 [29]
- The Control of Noise at Work Regulations 2005 [88]
- The Confined Spaces Regulations 1997 [44]
- The Control of Lead at Work Regulations 2002 [67]
- The Building Act (England and Wales) 1984 [89]
- The Environmental Protection Act 1990 [5]
- The Landfill Regulations [15] and the Site Waste Management Plan Regulations 2008 [4]
- The New Roads and Street Works Act 1991 [40]
- The Highways Act 1980 [91]
- The Road Traffic (Temporary Restrictions) Act 1991 [92]
- The Road Traffic (Temporary Restrictions) Regulations 1992 [93]
- Road Traffic (Temporary Restrictions) Procedure Amendment (Scotland) Regulations 2005 [94]

3.0 Hours of operation

The following hours of operation are proposed for the works:

Monday to Friday -	0800 – 1700
Saturdays -	Not permitted without prior notice.

Sundays & Public Holidays - Not permitted without prior notice

No work will occur outside of the hours nominated unless approval has been given by the consent of the authority.

Deliveries of heavy machinery may be required out of the proposed hours of operation.

4.0 Protection of Public and Property

All works will be undertaken in accordance with the public protection measures as required in British Standard BS 6187:2000: Code of Practice for Demolition.

- The site is currently screened by metal palisade fencing and gates. In addition to this, the works areas will be screened with a further line of Heras style fencing to comply with HSG 151, with warning signage provided to the fencing at regular intervals.
- Scaffolding and protective netting to be erected as necessary where working at height.
- Vehicular access and egress to the site will be via the vehicle entrance gates to the North East corner of the site.

The Contractor undertaking the works will be expected to maintain their own security presence during working hours to protect the site from unauthorised access. Out of working hours, NCC will maintain regular patrols of the site utilising their existing security service provider.

These public and property protection measures will be reviewed at the time of contract award for the Works to ensure alignment with proposed preferred methodologies and sequencing developments and to ensure that the safety of the general public is maintained at all times.

There are no buildings on the site which are in close proximity of the site boundary and therefore there are no issues anticipated regarding the protection of existing properties (with the exception of the electrical sub-station on site which is to be retained), although this will again be reviewed at the time of contract award.

Information will need to be provided by the contractor within their Health and Safety Plan as part of the requirement to act as Principal contractor under the Construction (Design and Management) Regulations 2007.

5.0 Environmental

The client is to procure a Waste Related Ground Investigation Report for the site to determine whether there are contaminants within the ground to the site which would prevent the contractor from re-using soils when undertaking the Works. The results of the ground investigation survey will be included within the tender documentation and be reviewed at contract award stage. The contractor will be expected to comply with the requirements of the Control of Pollution Act 1974.

5.1 Noise

The contractor undertaking the Works will be expected to obtain licences and approvals relating to noise in accordance with Section 61 of the Control of Pollution Act 1974.

The normal hours of work are 0800am to 1700, Monday to Friday. No works shall be conducted outside of the normal working hours unless the consent of the authority has given approval to do so.

5.2 Dust Management

The generation of dust may require the Contractor to undertake assessments in respect of The Control of Substances Hazardous to Health Regulations 2002. In such circumstances the Contractor

will be expected to comply with the exposure limits of the most recent edition of the HSE document EH40.

The Contractor undertaking the works will be expected to make provision for the reasonable prevention of dust generation. Provision for appropriate means of removing dust, such as water hoses should be made. Public roadways and footpaths shall be kept clear of mud and debris

5.3 Odour Control

In terms of demolition activity for the Site, odour problems will be minimal. All plant and machinery will be regularly serviced and checked for exhaust emissions.

Stormwater gulley pits will preferably be hand cleaned with shovels and collected debris bagged to minimise odour, and disposed of prior to pipes being cleaned.

5.4 Storage of Dangerous Goods

It is likely that the Works will involve the use of flammable fuels such as petrol, diesel, Oxy-acetylene, oils etc. Storage of such materials will be in a lockable compound with sufficient ventilation in accordance with the relevant codes of practice and Standards. COSHH Safety Data sheets will be provided on all these flammable and potentially harmful liquids by the appointed contractor as part of the Health and Safety Plan.

5.5 Stormwater run off

The Contractor undertaking the works will be expected to allow for jetting and a CCTV survey of existing foul and surface water drainage at connection points on the site boundary before demolition. A similar CCTV survey shall be carried out at the completion of demolition contract to demonstrate that the connections are still useable if required. Where drainage is removed connection points on the site boundary are to be adequately stopped up and to be inspected by Corby Borough Council as required.

6.0 Waste Management and Recycling

The contractor undertaking the Works will be expected to provide a comprehensive Site Waste Management Plan (SWMP) and comply with all current waste management and disposal legislation and guidance including:

- The Hazardous Waste (England and Wales) Regulations (2005)
- The Lists of Wastes (England) Regulations (2005)
- The Site Waste Management Plans Regulations (2008)

The Contractor undertaking the works will be expected to allow for the appropriate disposal of all waste generated by the demolition process.

The Contractor undertaking the works will be expected to segregate all wastes into inert, non-inert, hazardous and non hazardous to maximise reuse and recycling, whilst minimising exposure and disposal.

7.0 Hazardous Material Management

7.1 Identification

In November 2011, Oracle Solutions (UK) Ltd prepared a comprehensive Asbestos Demolition Survey for Northamptonshire County Council for Kingswood Secondary School, Gainsborough Road, Corby.

This comprehensive report identifies the presence and location of asbestos, which will be used as the basis for identifying and managing the removal of hazardous materials during the works.

Prior to contract award, the results of the waste related ground investigation survey are to be made available to identify any potential contamination within the soils upon the site. Removal and disposal will be determined once results have been made available.

7.2 Removal

The Contractor undertaking the works will be expected to allow for appropriate removal methodologies for the asbestos materials on the site. A full and heavy air monitoring regime is to be implemented during the asbestos removal process with 4 stage clearance testing certification to be undertaken by an independent UKAS Approved Laboratory.

7.3 Disposal

The Contractor is expected to dispose of Asbestos at a licensed facility and waste transfer tickets etc to be included within the Site Waste Management Plan and the Health and Safety File.

8.0 Traffic management

8.1 Construction Entry/Exit

The contractor will maintain safe, unobstructed access to the adjacent properties, insofar as access may be affected by the works.

The site will be accessed via the main entrance already located on Gainsborough Road to the North West Corner of the site. Due to the close proximity of Kingswood School Specialist Arts College, vehicle movements will be restricted from the site during the hours of 08.00-09.15 and 15.00 and 15.45, except during school holidays.

8.2 Pedestrian Protection

No mechanical plant or vehicles shall be permitted to cross a paved public footway unless there is a permanent footway crossing in existence, or a temporary footway crossing of sufficient width and strength. Vehicles are not to be permitted to reverse onto the site without a Banksman.

9.0 Services Disconnection

NCC are to arrange to disconnect the existing gas, electricity and water to the site prior to the commencement of works. A water supply will be maintained to the site for the duration of the works to assist the contractor with the dust suppression of the works. The existing electricity sub station is to be retained as it also serves surrounding properties.

All existing sewers, drainage systems, gas, electric, water and all other services around the site (and in some cases crossing the site) and to adjoining premises shall be fully maintained during the progress of the works and the contractor shall be expected to take all necessary steps to prevent any interruption thereof, and shall, if necessary, provide any temporary supports for the same before any excavation or demolition operations are commenced.

The Contractor will be expected to allow for disconnecting, removal, capping and sealing off of services in a good, workmanlike manner.

APPENDIX A

CORBY BOROUGH COUNCIL SECTION 81 NOTICE

Corby Borough Council

Deene House, New Post Office Square,
Corby, Northamptonshire, NN17 1GD

01536 464 000

www.corby.gov.uk

Corby
Borough Council



BUILDING CONTROL SERVICES
Helpline (01536) 464171
Fax: (01536) 464634
Document Exchange Corby DX 12915
E-mail: building_control@corby.gov.uk

Our ref: 12/00004/DEM
Your ref:
Ask for: Daniel Rattigan
Tel extn: 01536 464170
Date: 5th March 2012.

David Sayers
Building Consultancy
Lambert Smith Hampton
Pyramus House, Roman Way
Grange Park Northampton
NN4 5EA.

Dear Sir/Madam

Building Regulations – Building Act 1984: Section 80/81 (Demolition)

**Re: Demolition of the former Kingswood School.
At: Gainsborough Road Corby Northants NN18 9NS.**

I write with regard to the above demolition work.

Please now find enclosed our Notice under Section 81 of the Building Act.

Depending upon the circumstances, the Notice may contain a requirement(s) for us to inspect certain elements. If so, you should contact the above named officer to arrange a site visit at the appropriate time.

A copy of the Notice has been sent to the relevant neighbouring properties to make them aware, and also to the appropriate statutory authorities.

Finally, your attention is drawn to the provisions of the *Party Wall Act 1996*. Although this legislation is not administered by the Council, an explanatory booklet can be obtained by contacting Building Control.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D Rattigan', with a flourish at the end.

PP

Daniel Rattigan
Building Control Officer.



INVESTOR IN PEOPLE





CORBY BOROUGH COUNCIL

**Building Control Services
BUILDING ACT 1984 – Section 81**

Notice to Person Undertaking Demolition

Our ref: 12/00004/DEM
Your ref:

To:
David Sayers
Building Consultancy
Lambert Smith Hampton
Pyramus House, Roman Way
Grange Park
Northampton NN4 5EA.

Date: 5th March 2012.

Whereas on the 2nd March 2012 you served notice on the Corby Borough Council (hereinafter called "the Council" specifying certain works of demolition intended to be carried out in respect of the building known as:

Demolition of the former Kingswood School, Gainsborough Road, Corby Northants NN18 9NS.

TAKE NOTICE that the Council pursuant to Section 81 of the Building Act 1984, **HEREBY REQUIRE** you within 3 months from the date of the service of this notice on you (or within such further period as the Council may by notice in writing permit) to take the following action, that is to say:

- (a) to shore up any building adjacent to the building to which this notice relates
- (b) to weatherproof any surfaces of an adjacent building that are exposed by the demolition
- (c) to repair and make good any damage to any adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it

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- (d) to remove material or rubbish resulting from the demolition and clearance of the site
- (e) to disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building
- (f) to remove any such sewer or drain and seal any sewer or drain with which the sewer or drain to be removed is connected
- (g) to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (e) or (f) above.
- (h) to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building
- (i) to refrain from burning any materials on site or allowing materials to be stored or accumulate in such a way as could constitute a fire hazard.
- (j) to take such steps relating to the conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition as the council may consider reasonably necessary for the protection of the public and the preservation of the public amenity
- (k) to provide the Council with a Method Statement for the proposed demolition, including in particular details of the treatment and disposal of any Asbestos.

Before you comply with paragraph (e) or (f) you must give at least 48 Notice to the Council.

Before you comply with paragraph (g) you must give at least 24 hours notice to the Council.

Failure to give such notice will incur liability to a fine not exceeding level two on the standard scale.

Attention is directed to the provisions of Section 83 of the 1984 Act.

Any appeal in pursuance of these provisions should be made to a Magistrates Court and must be brought within 21 days from the date of the service of this notice.

DATED: 5th March 2012

Officer Signed:



Ian Smith
Head of Planning & Environmental Services.

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