

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Cleeve House located off Horton Road adjacent to the petrol facilities station. Located by the Aspen Medical Centre.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

21/01066/FUL
This is a reapplication following the loss of access to the previously submitted application by GHCT.

Proposed works are:
Demolition of Cleeve House which is a steel framed and metal clad two storey building.
Previous footprint of building is to be made level to allow for creation of additional carparking spaces for use by Gloucestershire Health and Care Trust staff.
Installation of a new electric entrance barrier.
Removal of installation of new LED lighting columns.
Installation of new chain link boundary fence to secure the site.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Vacant previous office/workshop building which forms part of the GHCT estate.
The building has been vacant in excess of 20 years.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Vacant previous office/workshop building which forms part of the GHCT estate.
The building has been vacant in excess of 20 years.

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

8

Total proposed (including spaces retained):

21

Difference in spaces:

13

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Other

Foul sewerage is to be capped as part of demolition of the building.

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Health Care office/workshop

Existing gross internal floorspace (square metres):

968

Gross internal floorspace to be lost by change of use or demolition (square metres):

968

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-968

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	<input type="text" value="968"/>	<input type="text" value="968"/>	<input type="text" value="0"/>	<input type="text" value="-968"/>

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Re-Discussion of previously submitted application.

Provide a tree survey:

Indicating each tree and its species on the western boundary

A quality rating for each tree. It might well be that the trees to the south west may be U graded.

Updated plan including roots zones for the western trees

Details of the proposed demolition process and an assessment of why demolition with said method wouldn't impact the trees.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Leslie

Surname

Duvenage

Declaration Date

05/04/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

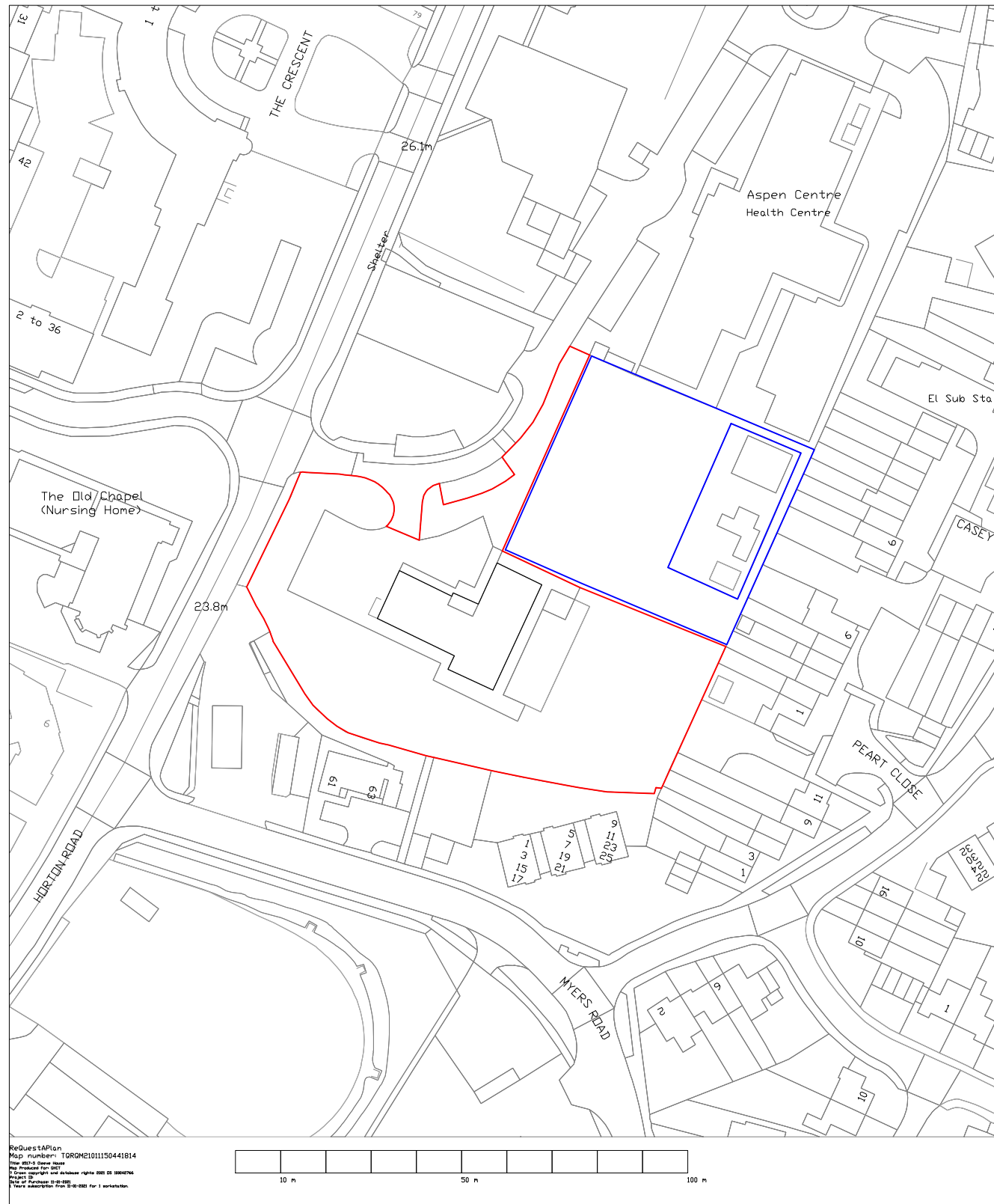
I / We agree to the outlined declaration

Signed

Leslie Duvenage

Date

12/04/2022



Rev.	Description	By	Date
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Client

GHCT

Project

Cleeve House Demolition

Drawing Title

Location Plan

Drawing No.

0517-5-P-601

Scale

1:1250

Original Sheet Size A3

Drawing Status

FINAL

gleeds

Drawn CP	Checked MF
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Date JAN 2021	Rev.
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Rev.	Description	By	Date
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Client

GHCT

Project

Cleeve House Demolition

Drawing Title

Existing Layout Plan

Drawing No.

0517-5-P-602

Scale

1:500

Original Sheet Size A3

Drawing Status

FINAL

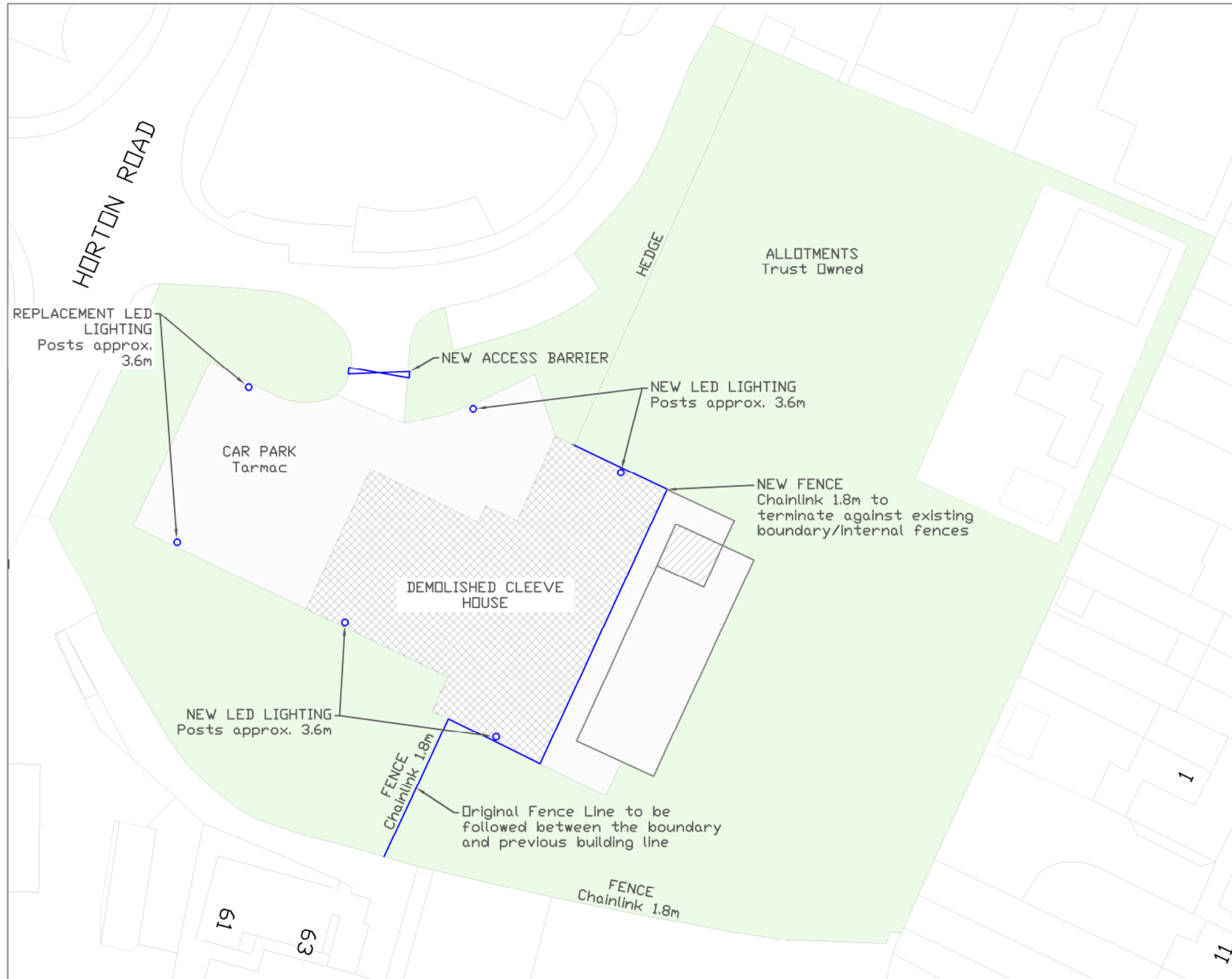
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Drawn CP	Checked MF
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Date JAN 2021	Rev.
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Notes:

Footprint of Cleeve House to be in-filled with compacted and leveled type 1 hardcore.



02 Additional annotation for existing fence line LD 06/04/2022

Rev.	Description	By	Date

Client

GHCT

Project

Cleeve House Demolition

Drawing Title

Proposed Layout Plan

Drawing No. 0517-5-P-603

Scale 1:500 Original Sheet Size A3

Drawing Status
FINAL

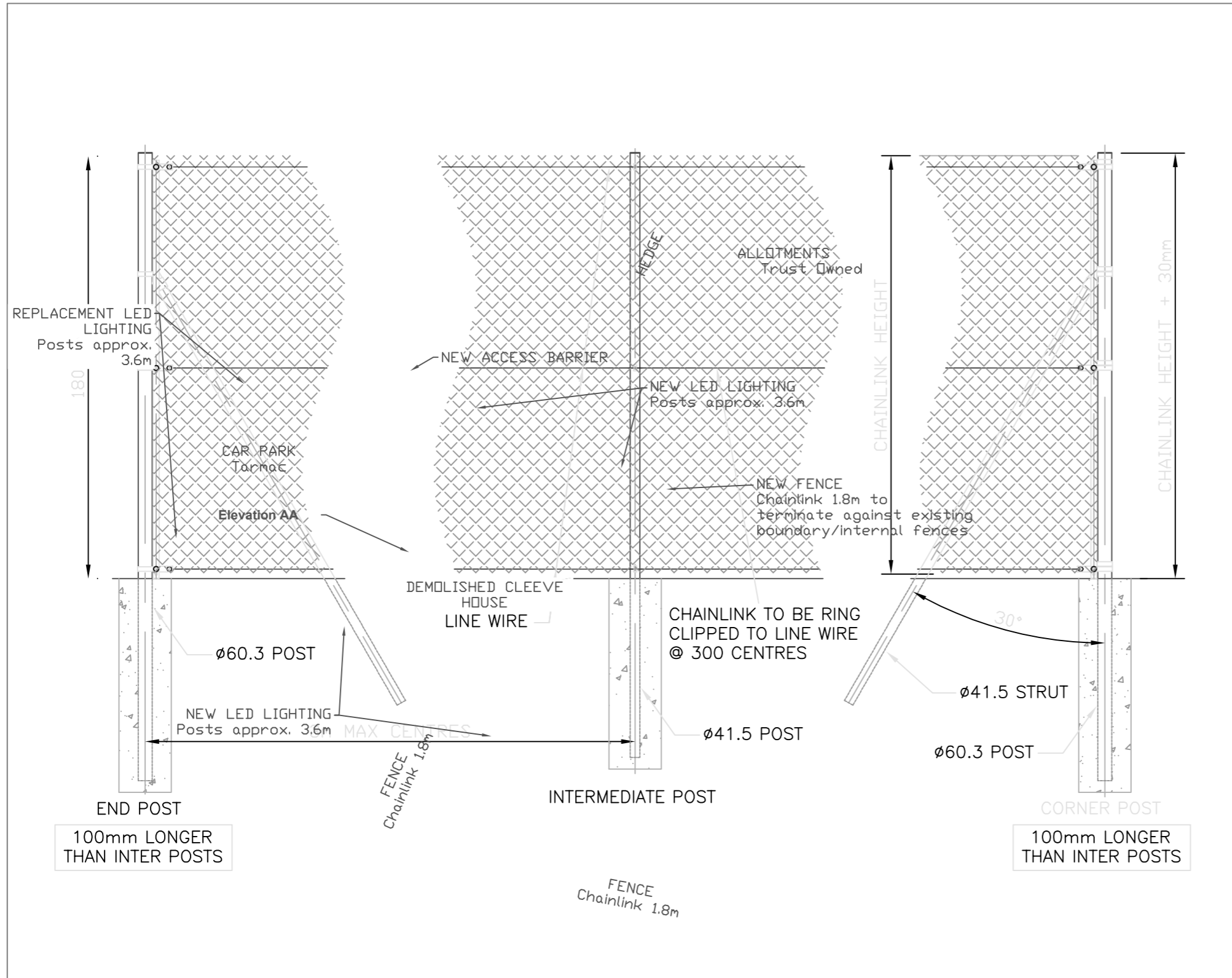
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Drawn CP	Checked MF
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Date JAN 2021	Rev. 02
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Notes:

Footprint of Cleeve House to be in-filled with compacted and leveled type 1 hardcore.



Rev.	Description	By	Date
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Client

GHCT

Project

Cleeve House Demolition

Drawing Title

**As Proposed
Indicative Chain Link Fencing
Indicative Elevation AA S-East**

Drawing No.

0517-5-P-605

Scale

1:20

Original Sheet Size A3

Drawing Status

FINAL

gleeds

Drawn

SLH

Checked

MF

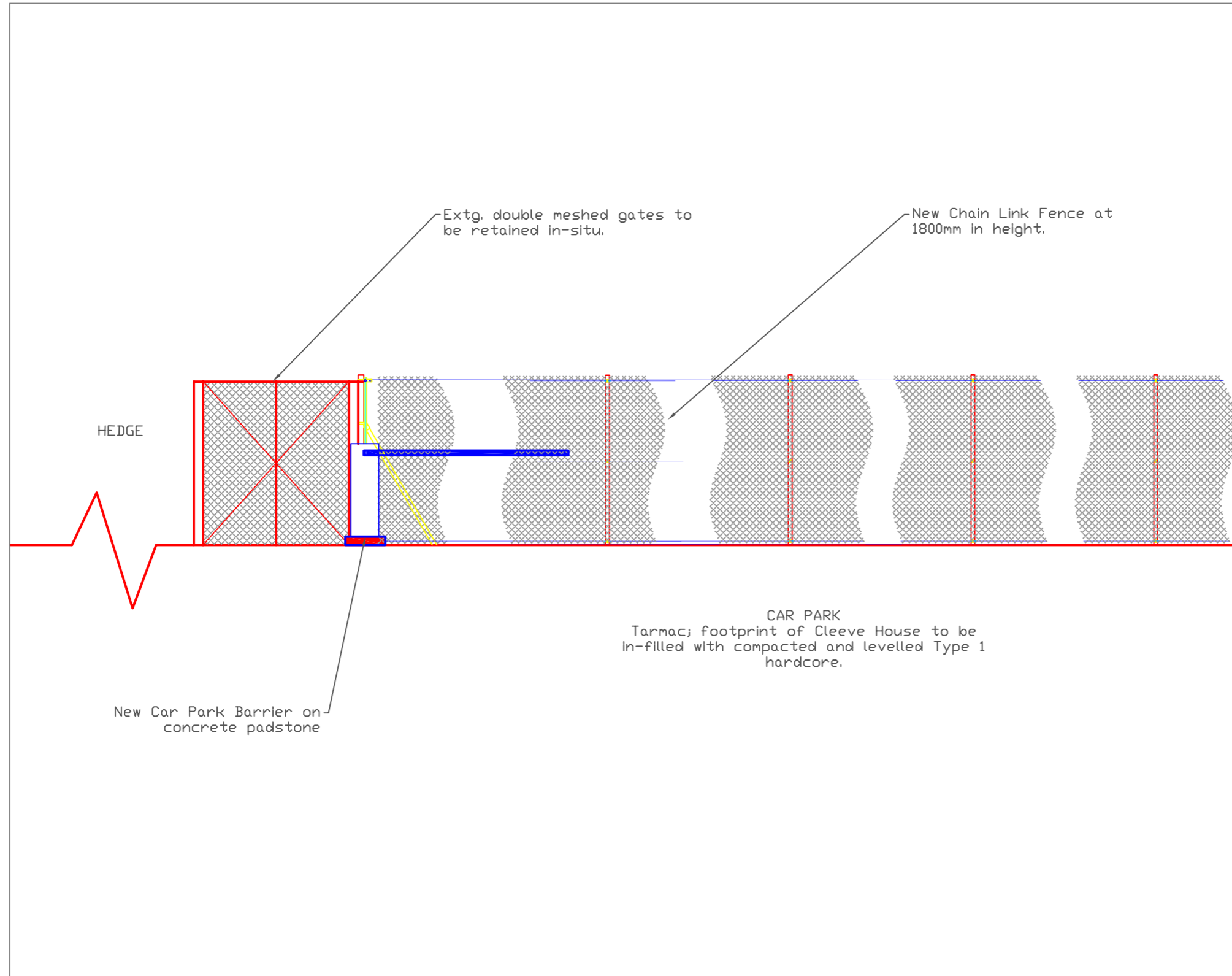
Date

OCT 2021

Rev.

00

Notes:



Rev.	Description	By	Date
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Client

GHCT

Project

Cleeve House Demolition

Drawing Title

**As Proposed
Typical Part Elevation
South-East**

Drawing No.

0517-5-P-606

Scale

1:50

Original Sheet Size A3

Drawing Status

FINAL

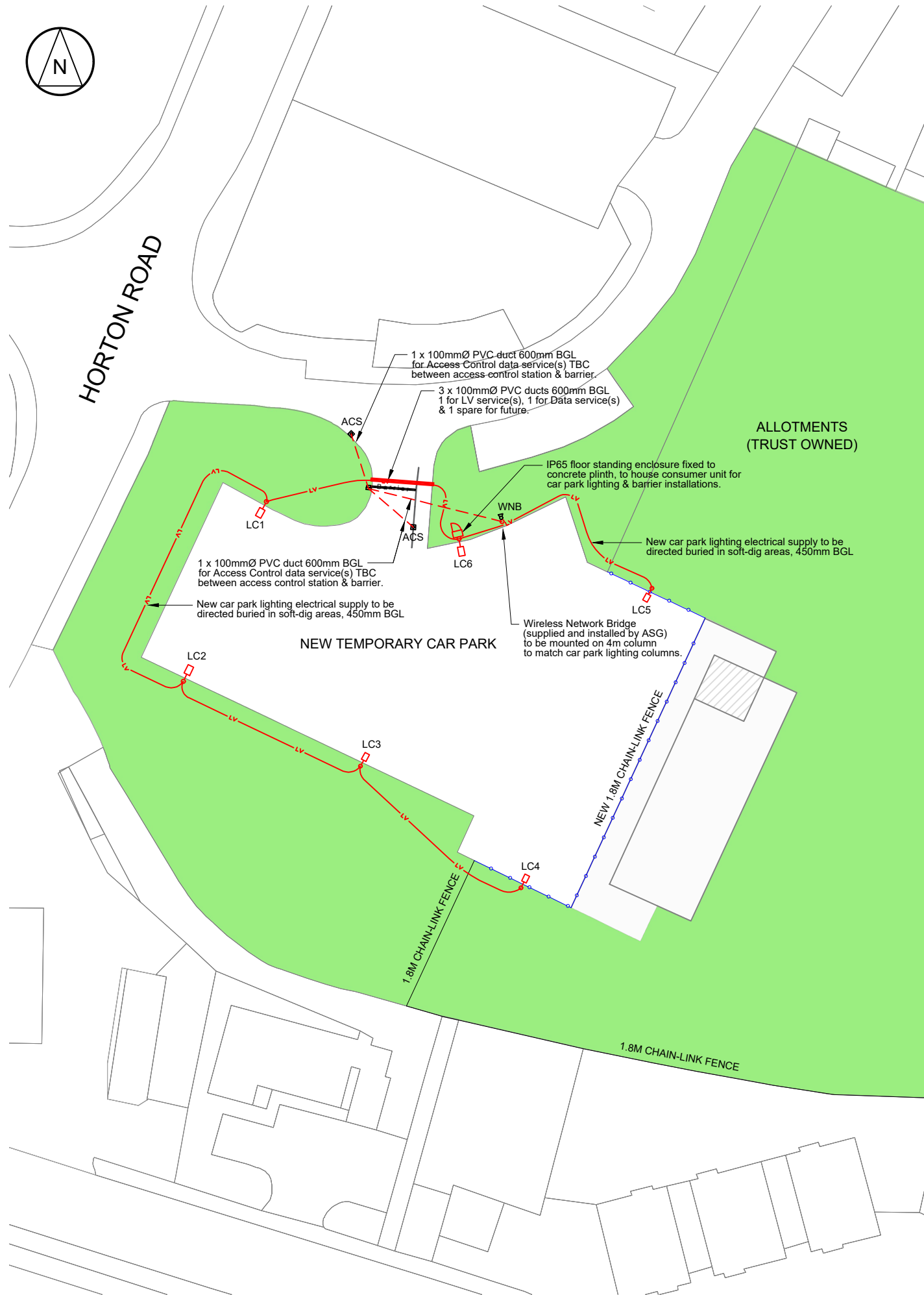
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Drawn | Checked

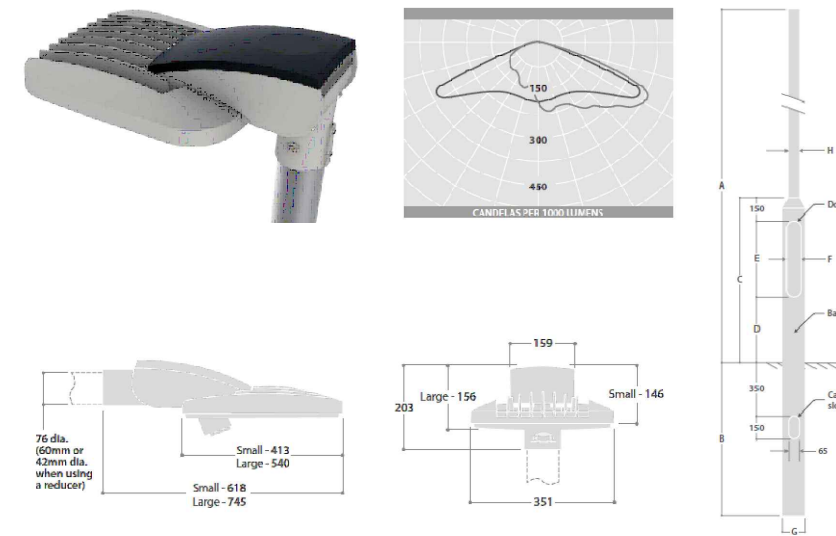
SLH | MF

Date | Rev.

OCT 2021 | **00**



SPECIFICATION FOR CAR PARK LUMINAIRES & INSTALLATION



Lighting columns LC1 to LC6 to comprise:-

1 x 31W, IP66, IK10 LED small floodlight fitted with 4000K LED's, CRI = 70+ constructed of die-cast aluminium body, finished polyester silver RAL9006, fast release gear compartment lid finished polyester graphite, polycarbonate cover & acrylic high efficiency LED lenses, with integral high efficiency driver for system life up to 1000,000 hours.

Floodlight to be mounted on new 4m (Dim A) stepped tubular galvanised root mounted (Dim B) column. Column supplied with wooden baseboard, with fused cut-out. Thorlux 'Starbeam' order reference SB031A2XL (Luminaire) + FC4 (Column) or equal approved.

All luminaires are to be controlled via single photocell, to enable the luminaires to be energised at dusk and extinguished at dawn. Photocell to be mounted on top face of enclosure detailed below.

The Contractor shall be responsible for the supply, installation, testing & commissioning of the electrical engineering services as indicated on the drawings and as scheduled below.

The electrical installations shall be in accordance with BS 7671 2018, requirements for Electrical Installations - IET Wiring regulations - Eighteenth Edition (including amendments).

A new 32A rated single-phase supply is to be obtained from a local distribution source (location TBC) and routed underground and terminate into a new IP31, 125A SP&N 6-way consumer unit, fitted with a 125A double-pole switch-disconnector. The consumer unit is to be housed within a new IP65, IK10, polyester reinforced with fibreglass enclosure (500mm H x 500mm W x 320mm D) with lockable door, mounted and secured on a 600mm² x 100mm deep concrete plinth, Schneider Electric type 'Thalassa' ref. NSYPLA553G or equal approved.

3 x 100mm Ø PVC ducts are to rise from below ground level with 450mm cover, within the concrete plinth to allow incoming and outgoing services to the enclosure.

The consumer unit to be fitted with the following out-going circuit protective devices serving the following:

- Circuit Way 1 10A Type B MCB for car park lighting
- Circuit Way 2 16A Type B MCB for barrier
- Circuit Way 3 16A Type B MCB for access control & wireless network bridge
- Circuit Way 4 Spare (Fit single pole spare way blank)
- Circuit Way 5 Spare (Fit single pole spare way blank)
- Circuit Way 6 Spare (Fit single pole spare way blank)

The Contractor will be responsible for the installation of the final circuit wiring associated with circuits 1, 2 & 3 as follows:-

- Circuit Way 1 2.5mm 3-core PVC/SWA/PVC - Direct Buried
- Circuit Way 2 2.5mm 3-core PVC/SWA/PVC - Direct Buried
- Circuit Way 3 2.5mm 3-core PVC/SWA/PVC - Direct Buried

Notes:

1. Any observed discrepancy with information indicated on this drawings with the conditions on site are to be reported to the CA and clarification obtained.
2. Setting out of new lighting columns to be agreed with the CA on site to suit site conditions.
3. The car park lighting scheme has been designed in accordance with CIBSE Society of Light & Lighting, Lighting Guide 2: Lighting for Healthcare Premises & BS EN 12464-2: 2014, Table 5.9, Ref. 5.9.1.
4. Existing under-ground LV cabling associated with the existing lighting columns that are to be reused, is to be abandoned, but the Contractor will be responsible for recording onto as-installed drawings the exact route(s) and depth(s) of cable runs.
5. Installation of car park barrier and associated access control (AC) stations and the wireless network bridge (WNB) to be by ASG UK Security (Tel: 01452 721721).

Contractor to allow to liaise with ASG UK Security to confirm their electrical requirements for their installations and to supply, install, test & commission 2 x 16A, 230V single-phase power supplies (each terminating into a switched fused connection unit located in the IP65 enclosure) for barrier and access control / network bridge. All necessary PVC ducting as indicated on the drawing (TBC) to be supplied by the Contractor and handed to the groundworks Contractor for installation.

Rev.	Description	By	Date
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Client

GH & C NHS FT

Project

**Cleeve House Demolition
Proposed Temporary Car Park**

Drawing Title

**Proposed Lighting &
Access Control Layout**

Drawing No. **0702E - E - 002**

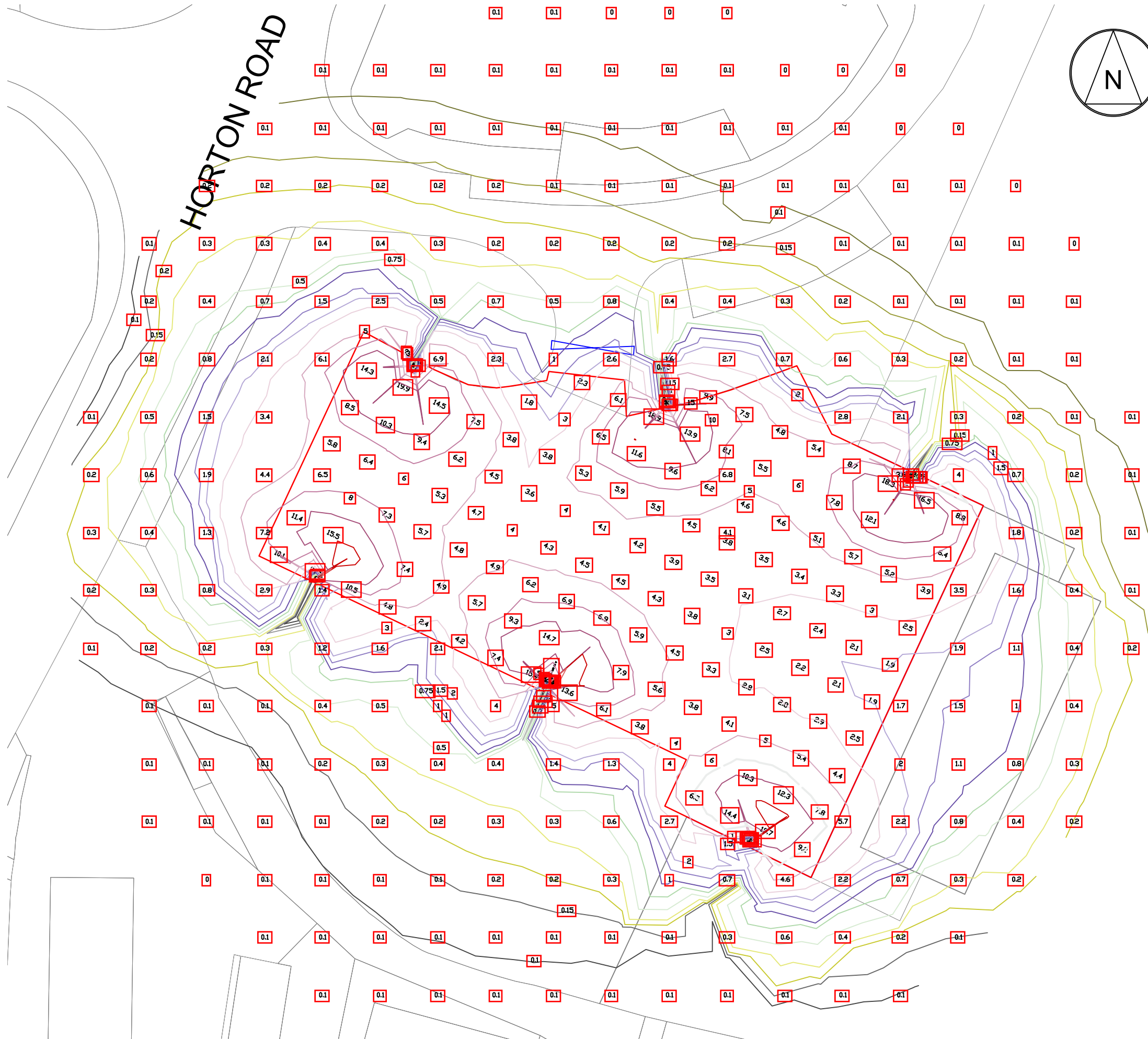
Scale **1:500** Original Sheet Size A3

Drawing Status FOR PLANNING	
Drawn GD	Checked MF
Date Oct 2021	Rev. 0

Notes:

1. This drawing is to be read in conjunction with drawing 0702E - E - ???
2. The car park lighting scheme has been designed in accordance with CIBSE Society of Light & Lighting, Lighting Guide 2: Lighting for Healthcare Premises & BS EN 12464-2: 2014, Table 5.9, Ref. 5.9.1, with the following design criteria (calculated values in brackets):-

Light traffic, low crime risk
Maintenance Factor of 0.7
Luminaire Height of 4m
Working Plane of 0.00m
Maintained illuminance (Em lx) of 5 (6.78)
Uniformity (Uo) of 0.25 (0.26)
3. The lighting installation will be controlled via a central photocell, energising the luminaires at dusk and extinguishing the luminaires at dawn.



Rev.	Description	By	Date
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Client

GH & C NHS FT

Project

Cleeve House Demolition
Proposed Temporary Car Park

Drawing Title

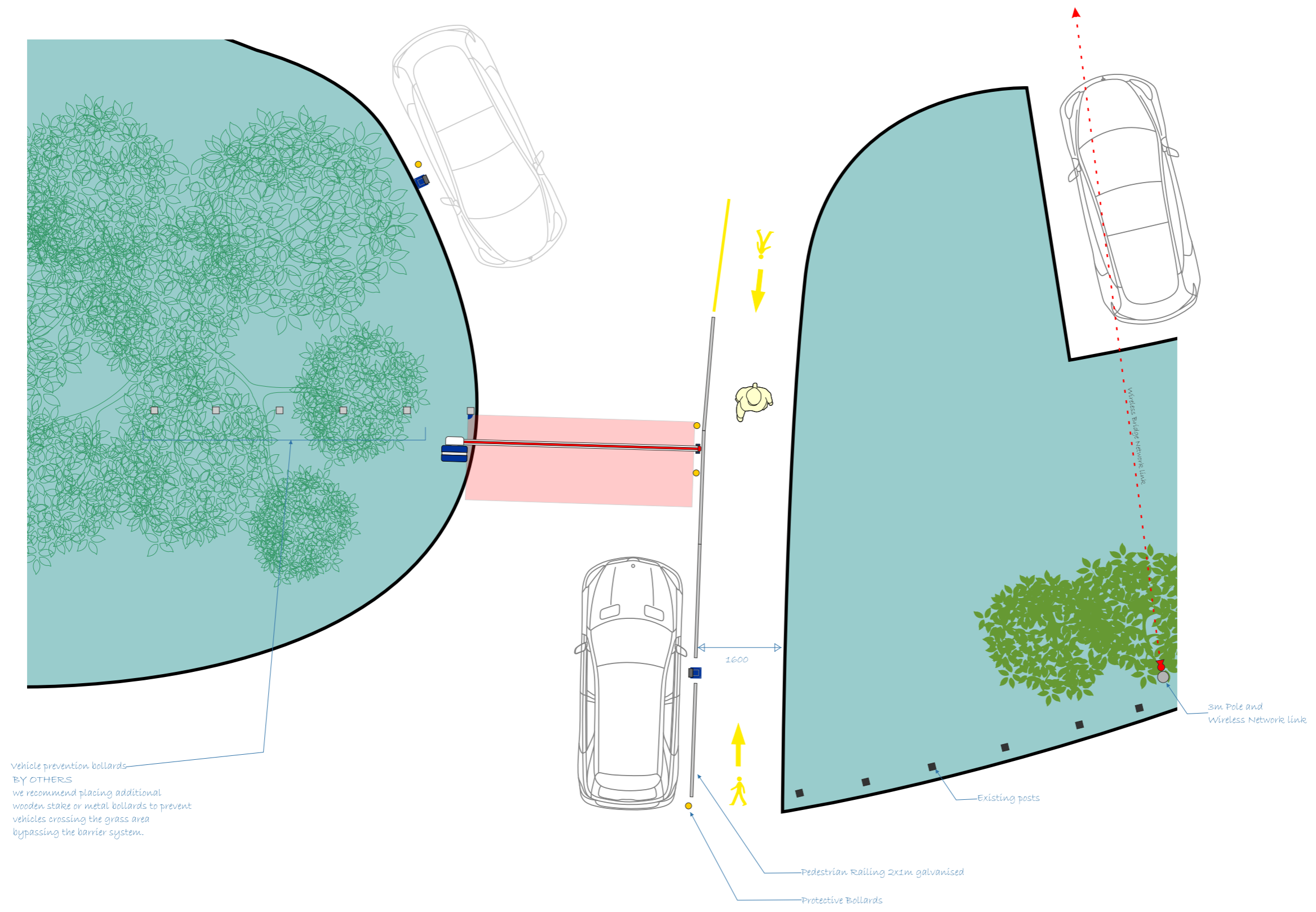
Illumination Levels

Drawing No. 0702E - E - 003

Scale NTS Original Sheet Size A3

Drawing Status FOR PLANNING	
Drawn GD	Checked MF
Date Oct 2021	Rev. 0

gleeds



Approved Revise Company: _____
 Rejected Other (see notes below) Sign: _____
 Print: _____ Date: _____

Site/Project
GHAC - Cleeve House

Project Description
Barrier Control System

Date	By	Scale
14/01/21	SR	NOT TO SCALE

Drawing No.	Revision
10272-GF700	R0



HD/IP CCTV	Access Control	Audio/Video Entry
Automatic Doors		Emergency Call
Barriers Solutions	Automatic Gates	Aluminium Entrances



(01452) 721 721
 Vernon House, Brunel Court,
 Waterwells Business Park, Gloucester, GL2 2AL

CLIENT: GLOUCESTERSHIRE Health & Care NHS Foundation Trust

PROJECT TITLE: Cleeve House - Temporary Car Park

PROJECT NUMBER: 0702E

SHEET No. 1 of 1

Drawing Number	Drawing Title	Current Revision	08/10/21
0702E - E - 001	Existing Electrical Services		
0702E - E - 002	Proposed Lighting & Access Control Layout	0	0
0702E - E - 003	Illumination Levels	0	0

Issued To: Drawing Pack Number: 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16

Michael Fawcett	✓																		
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Purpose of Issue: PL

F= FEASIBILITY PL= PLANNING P= PRELIMINARY I= INFORMATION A= APPROVAL BR=BUILDING REGULATIONS T= TENDER C= CONSTRUCTION

APPROVED: 

DATE 08.10.21

STARBEAM



The Starbeam range of precision engineered LED area floodlights and streetlights takes external lighting to a new dimension in terms of efficiency (up to 148.2 luminaire lumens per circuit watt) and longevity (up to 100,000 hours). This is achieved through significant investment in high quality die-cast heat sinks and in house manufactured printed circuit boards positioning the very latest top brand LEDs within precise acrylic lenses. A range of power levels, two optical distribution types and two body sizes provides every option necessary for car park, general amenity and road lighting applications.

CONFIGURATOR

EMERGENCY TYPE ♦	PRODUCT CODE	WATTAGE	DISTRIBUTION	PHOTOCELL	CONTROL TYPE
Small version					
W SmartScan *	SB Starbeam	031 31W	A2 Area	X Without photocell	S SmartScan
		062 62W	R5 Roadway	P With photocell ***	L Non-dimming
		088 88W			
		123 123W			
		161 161W			
Large version					
	SB Starbeam	197 197W	A2 Area	X Without photocell	S SmartScan
			R5 Roadway	P With photocell ***	L Non-dimming
E.g. WSB031A2XS					
W SmartScan	SB Starbeam	031 31W	A2 Area	X Without photocell	S SmartScan

♦ Optional, leave blank if emergency is not required

* Only available with S Control Type on 31W, 62W & 88W versions *** Only available with L Control Type

NOTE: - Emergency versions not suitable for high ambient temperatures
- Glass version available to special order

Zero Upward Light

Help reduce light pollution and protect the night sky by selecting zero upward light luminaires

(SMALL VERSION ONLY, LARGE VERSION <1% UPWARD LIGHT)

WEIGHTS

VERSION	APPROX. kg	SMARTSCAN
Small	8.0	Add 0.2kg to weight listed.
Large	9.2	SMARTSCAN EMERGENCY Add 0.3kg to weight listed.

ACCESSORIES

See page 5



LED AREA FLOODLIGHTS AND STREET LIGHTS

IP66 IP65 SMART VERSION IK10 UK CA CE

LED WINDAGE - small: 0.06m² large: 0.07m²

SPECIFICATION

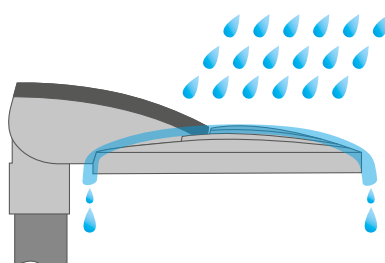
- Die-cast aluminium body and gear compartment finished polyester silver RAL9006
- Die-cast aluminium, fast release gear compartment lid finished polyester graphite
- Polycarbonate cover and acrylic high efficiency LED lenses
- Area or roadway optical distributions
- Integral high efficiency driver
- Extremely efficient and long system life up to 100,000 hours
- Suitable for ambient temperatures up to 50°C
- Smart External versions with intelligent lighting control for use up to 12 metres mounting height
- SmartScan wireless technology removes the need for control cabling. Ideal for retro-fit
- Pole top 76mm as standard, adjustable through 90°
- Wall mounting bracket accessory
- Wide range of mounting options (see page 5 for details)
- Photocell option
- Fitted with 4000K LEDs

LED CHARACTERISTICS

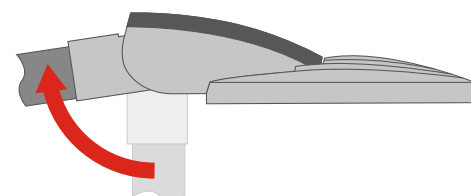
CRI	70+
COLOUR TEMPERATURE	4000K
RATED LIFE (HOURS)	100K - L90/B10
PROTECTION	LED PROTECT
DRIVER EFFICIENCY	>90%
REPLACEABLE	YES
POWER FACTOR	>0.9

LL/CW 148.2

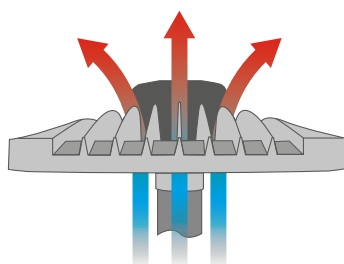
For LED characteristics explanation see www.thorlux.com/led-guide



1. "Free draining" curved heat sink eliminates ponding of fluids



2. Integral adjustable mounting spigot allows easy retrofit on to a wide range of columns and brackets whilst maintaining 0° elevation



3. Heat dissipation fins combined with air flow between heat sink and gear compartment extends control gear lifetime



SmartScan Configurations



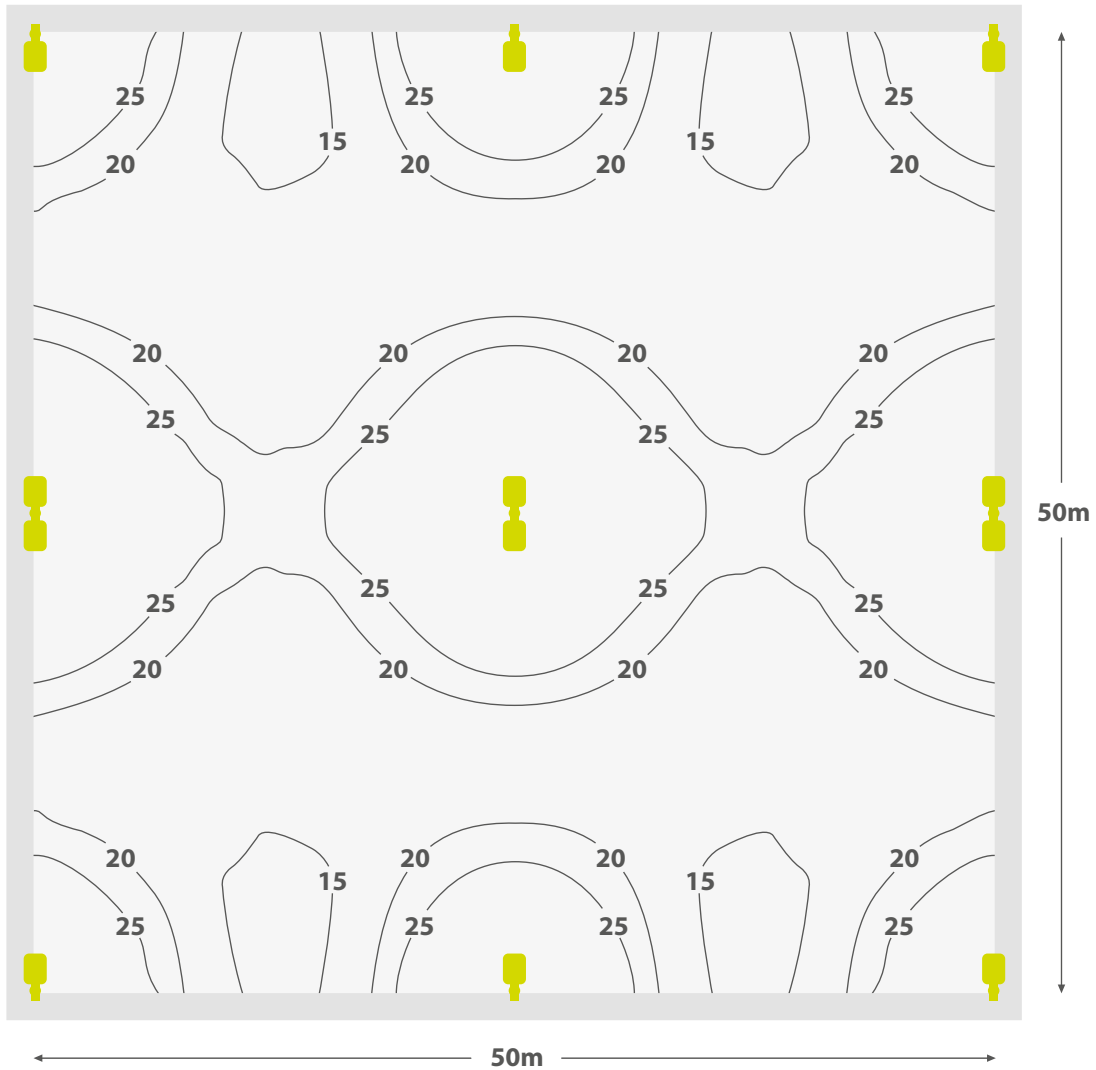
Find out more at www.thorlux.com/smartsan

STARBEAM

TYPICAL SPACING GUIDE

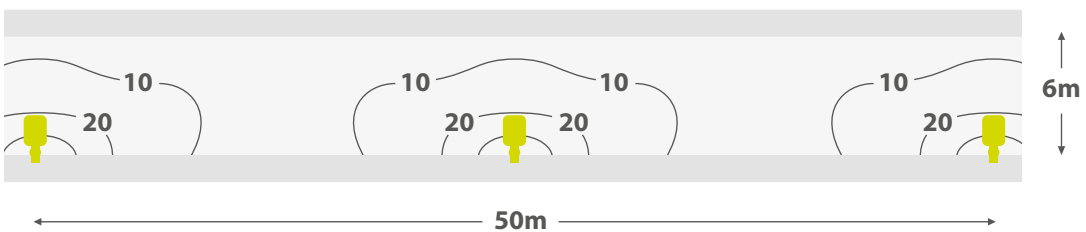
AREA DISTRIBUTION

62W LED / 6m mounting height / 25 x 25m spacing - Average illuminance = 24 lux / Uniformity = 0.525

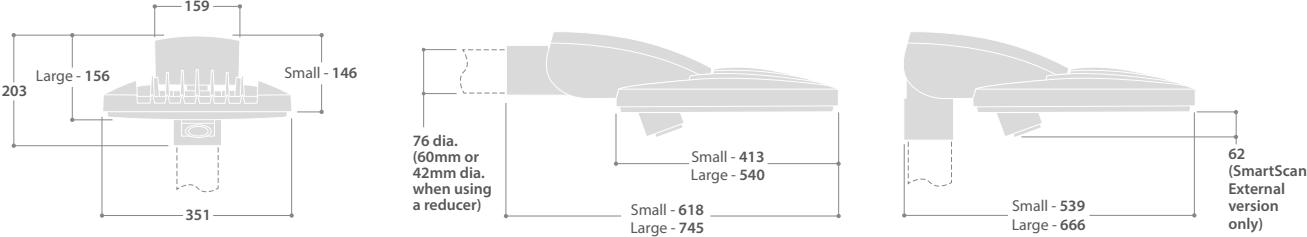


ROADWAY DISTRIBUTION

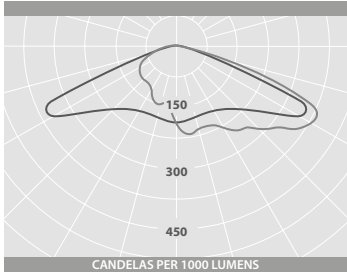
31W LED / 6m mounting height / 25m spacing - Average illuminance = 11 lux / Uniformity = 0.44



DIMENSIONS

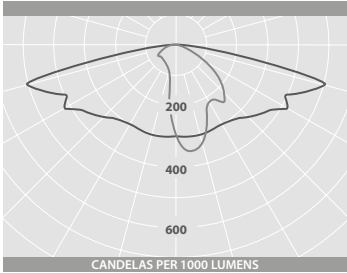


PHOTOMETRIC GUIDE



AREA DISTRIBUTION

Luminaire Lumen Output:
 31W = 3225lm
 62W = 8830lm
 88W = 12570lm
 123W = 17435lm
 161W = 21860lm
 197W = 27470lm



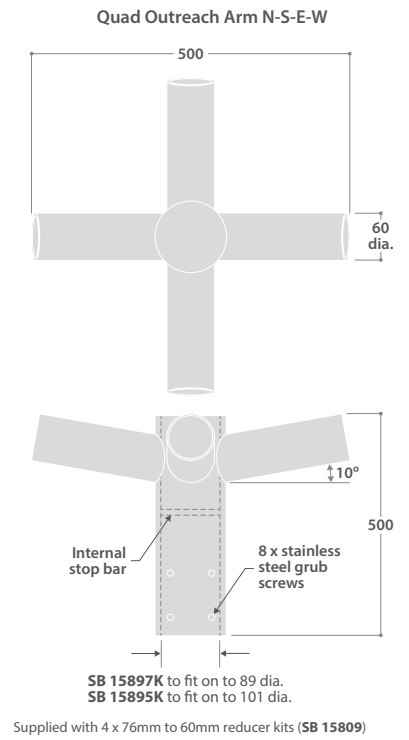
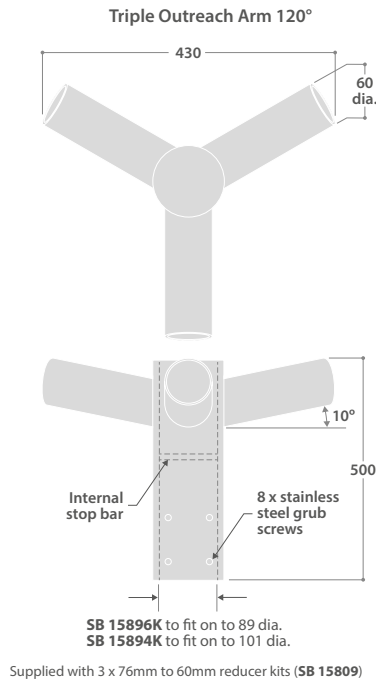
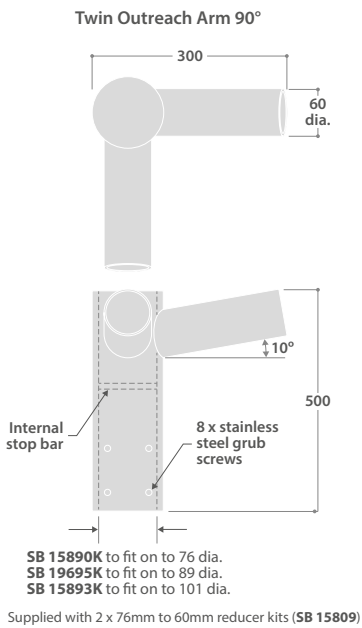
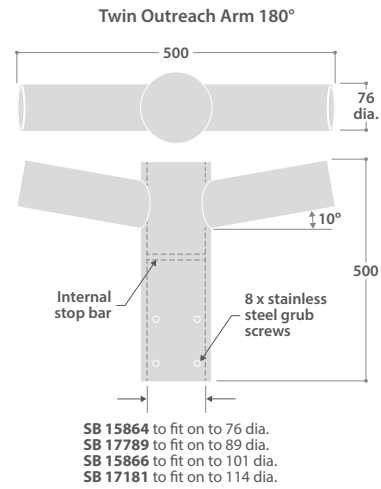
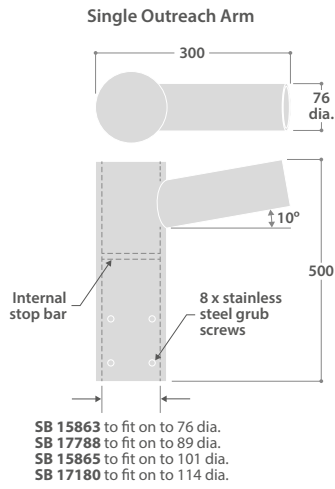
ROADWAY DISTRIBUTION

Luminaire Lumen Output:
 31W = 3340lm
 62W = 9640lm
 88W = 13725lm
 123W = 19035lm
 161W = 23865lm
 197W = 29995lm

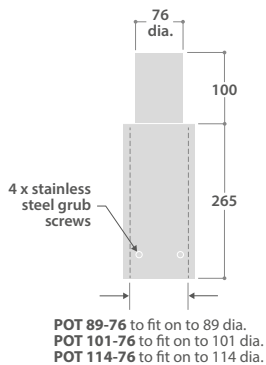


STARBEAM

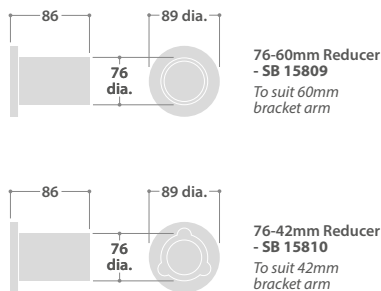
COLUMN MOUNTING OPTIONS



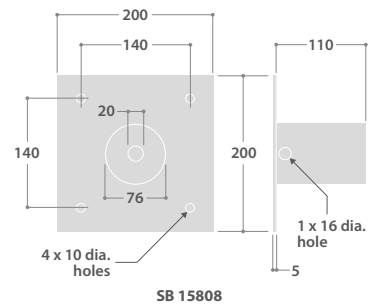
COLUMN ADAPTORS



BRACKET ARM REDUCERS



WALL MOUNTING BRACKET



For further mounting and bracket options please contact our Technical Department

STARBEAM COLUMNS

COLUMNS SPECIFICATION

- Stepped tubular galvanised steel columns, to BS EN 40-2:2004
- Mounting accessories are hot dip galvanised to BS EN ISO 1461:2009
- Supplied with wooden baseboard for mounting cable connection accessories
- Accessories are easily fixed with stainless steel grub screws and have an internal stop to ensure cable exit

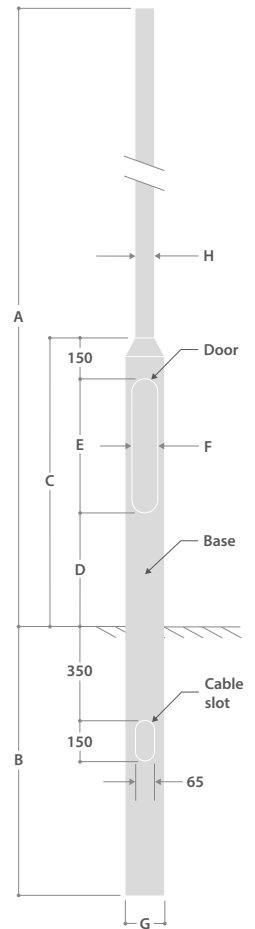
UK DELIVERY

Columns are delivered to site at a pre-arranged time. An off-loading service is not included and it is the responsibility of the client (or client's agent) for the safe undertaking of this requirement. A fork lift truck is recommended to minimise manual handling.

COLUMN RANGE

NOMINAL HEIGHT	CAT. No.	PLANTING DEPTH	BASE HEIGHT	DOOR HEIGHT	DOOR DIMENSIONS		BASE DIAMETER	SHAFT DIAMETER	APPROX. kg	BASEBOARD SIZE
A		B	C	D	E	F	G	H		
Single and Twin Starbeam Standard Columns										
4m	FC4	800	925	300	500	100	140	76	33	89 (w) x 500 (h)
5m	FC5	800	925	300	500	100	140	76	40	89 (w) x 500 (h)
6m	FC6	1000	925	300	500	100	140	76	44	89 (w) x 500 (h)
8m	FC8	1200	1200	400	600	115	168	114 ■	100	89 (w) x 600 (h)
10m	FC10	1500	1300	500	600	115	168	114 ■	142	89 (w) x 600 (h)
Triple and Quad Starbeam Medium Duty Columns										
4m	FC4/89	800	1280	300	600	115	168	89	60	89 (w) x 500 (h)
5m	FC5/89	800	1280	300	600	115	168	89	64	89 (w) x 500 (h)
6m	FC6/89	1000	1280	300	600	115	168	89	68	89 (w) x 500 (h)
8m	FC8	1200	1200	400	600	115	168	114 ■	100	89 (w) x 600 (h)
10m	FC10	1500	1300	500	600	115	168	114 ■	142	89 (w) x 600 (h)

■ Reduced at top to 101mm to accept accessories



ORDERING INFORMATION

	SINGLE COLUMN MOUNT	SINGLE OUTREACH ARM	TWIN OUTREACH ARM 180°	TWIN OUTREACH ARM 90°	TRIPLE OUTREACH ARM 120°	QUAD OUTREACH ARM N-S-E-W
Mounting Height	Column Adaptor	Column Bracket	Column Bracket	Column Bracket	Column Bracket	Column Bracket
4m	FC4	FC4 SB 15863	FC4 SB 15864	FC4 SB 15890K	FC4/89 SB 15896K	FC4/89 SB 15897K
5m	FC5	FC5 SB 15863	FC5 SB 15864	FC5 SB 15890K	FC5/89 SB 15896K	FC5/89 SB 15897K
6m	FC6	FC6 SB 15863	FC6 SB 15864	FC6 SB 15890K	FC6/89 SB 15896K	FC6/89 SB 15897K
8m	FC8 POT 101-76	FC8 SB 15865	FC8 SB 15866	FC8 SB 15893K	FC8 SB 15894K	FC8 SB 15895K
10m	FC10 POT 101-76	FC10 SB 15865	FC10 SB 15866	FC10 SB 15893K	FC10 SB 15894K	FC10 SB 15895K



Demolition Method Statement



Site Address	Former Cleeve House Horton Road Gloucester GL1 3PX			
Contract Number	BDL 931			
Version No.	Author.	Date Completed.	Checked By.	Contract Start
1	Mr Alex Murphy	22-04-2022		25-04-2022

Template issue date	Document ID	Template Version	Statement
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Document Index:	
Part 1	
Method statement review procedure	
COVID-19 site operating procedures	
Section No.	Subject.
1	Introduction and Scope of works
2	Site management
2A	Emergency contact details
3	Site Arrangements
4	Emergency arrangements and control measures
5	Core technical guidance to be complied with
6	Site Constraints and control measures
7	Demolition Methodology

Method statement review procedure			
<u>Bond Demolition Limited reserves the right to amend the site RAMS documentation at any point during the works, through the following procedures:</u>			
Monitoring and review.	Throughout the works, it is the responsibility of Lea Jones, Alex Murphy and Mr Andy Hall of South Wales Safety Consultancy, to ensure that the works are being undertaken in compliance with the method statement and risk assessments prepared for this site.		
Hold Point.	During the works, if it is found that they cannot be undertaken in line with the below documentation they must stop and be re-evaluated in accordance with the following procedure.		
	Supervisor Signature		Date

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Enforcement.	During the undertaking of the works, should the works be found not to be in compliance with RAMS documentation prepared for the works, it is the responsibility of Lea Jones to stop works, review the work practices and the RAMS documentation and take the appropriate action including stopping works, amending the RAMS and re-issuing or, undertaking a toolbox talk to discuss the change needed.		
Method statement checking and review.	Throughout the works Alex Murphy/Peter Smith and Lea Jones will check the works against the RAMS and the defined scope of works and flag any deviations. Deviations will be recorded in Appendix A of this document. Any changes will be documented in the below table and re-issued to the site.		
Version History All changes to the method statement must be recorded here.			
Change.	Date.	Made by.	Checked by.
Change Requirements	<p>Changes to the site RAMS documentation will be recorded above. Minor changes can be made by the above-named supervisor under the following procedure:</p> <ul style="list-style-type: none"> - Supervisor must call contracts manager/operations director for approval. - Change must be made in pen and signed by supervisor. - An image of the change must be taken and sent to the contract's manager. - The change must then be formally made to the documentation, recorded above and re-issued to site. - Any significant changes to the site documentation/working methods will be formally reviewed between Alex Murphy and Peter Smith before being issued. 		
Confirmation of operatives training	Following any changes being made to the RAMS documentation a method statement briefing must be undertaken by the site supervisor with all site staff in attendance. Following the briefing all operatives must re-sign the RAMS documentation via the signature boxes located at the end of the site combined method statement and risk assessment documentation.		

COVID-19 Site Operating Procedures – Protecting Your Workforce:










Throughout the works we will adhere to V7 of the CLC Guidance on site operating procedures during COVID-19

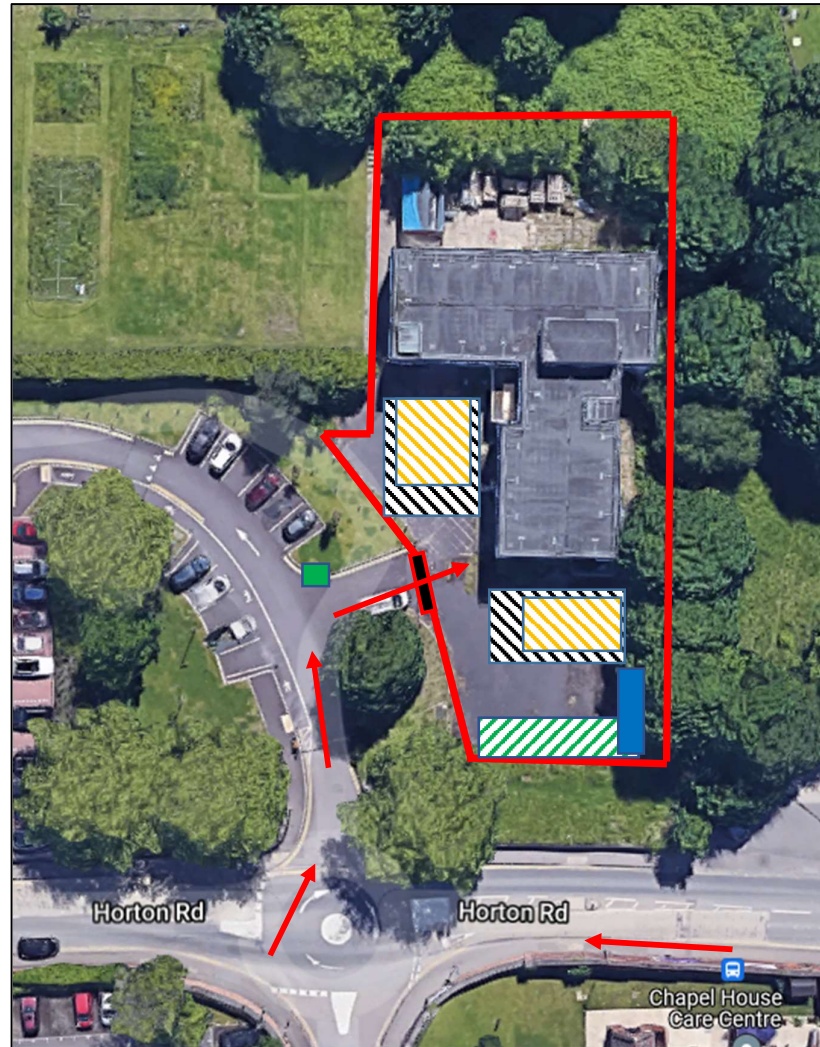
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1) Introduction & Scope of works.	
This document details the demolition and the removal of all materials from	
1.2) Scope of works.	Supervisor must also look at extent of works sheet issued within file for further information
	Site set up – set up of welfare units, heras fencing and site signage
	Removal of asbestos materials contained within the pre-demolition/refurbishment survey
	Demolition of structure to top of floor slab
	Removal of floor slabs and hard standings
	Removal of materials, reduced dig and laying of site to stone
	Demobilise from site
1.3) Works' duration and site working hours.	
Anticipated Duration of demolition phase.	3 weeks
Commencement date.	25-04-2022
Site working hours.	08:00-18:00 Monday-Friday, 08:00-13:00 Sat if required

2) Site Team		
Name	Position	Contact Details
Emergency contact details		
Peter Smith	Operations Director	07956 571964
Alex Murphy	Demolition Contracts Manager	07539 339565
Lea Jones	Demolition Supervisor	07399662594
Connor Teague		Demolition Labour
Russell Evans		Demolition Labour
2.1) Plant Operatives		
Name	Plant	
Rhys Meredith	24 Ton Excavator	

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3) Anticipated site layout	
	Site Entrance
	Heras/existing fencing/features
	Pedestrian Barriers
	Muster Point
	Direction of transport
	Site Parking
	Welfare Location
	Loading/unloading
	Skip/plant storage location




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<p>3.1 – Offices/Welfare</p>	<p>A welfare facility will be provided by Bond Demolition Ltd as follows:</p> <p>Welfare facilities will be provided from day one of the work, consisting of toilet, washing (with hot running water) and drying facilities and space for taking meals and the provision of a means to heat food and water. All facilities will comply with the requirements of CDM 2015.</p> <p>Operatives will be instructed to use the facilities in an appropriate manner and to assist in keeping them clean and tidy, a weekly cleaning roster will be drawn up on site to encourage operatives to maintain a high standard of cleanliness of the site facilities.</p>
<p><u>BDL CVD-19 Welfare Policy</u></p>	<p>All operatives will be required to wash/sanitise their hands before entering the welfare facilities and clean the welfare tables before and after use and put all rubbish in the bins provided. Operatives must also clean/sanitise their hands upon leaving the welfare.</p>
<p>3.2) Means of access and traffic management</p>	<p>Access to site will be made via Horton Road following the one-way system into site, the site access is shared with medical facilities including Acorn house, the Aspen Medical Centre and Barnwood medical centre. It is also believed that the one-way system is also utilised for the pick-up and drop-off of children attending the St Peters Catholic school. Before any deliveries are scheduled, the demolition site supervisor will liaise closely with the surrounding facilities and the NHS Trust to establish the peak times of access to ensure that deliveries are scheduled for outside of these hours. Access to the site will be deepened to allow all vehicles to pull into the site and wait for the gates to be opened without obstructing the one-way access route, larger vehicles will be required to call ahead to the demolition supervisor to ensure that banksmen are posted ready for them to gain access to the site.</p> <p>Prior to works commencing, holding areas will be identified away from the site to allow large vehicles to park without causing disruption to surrounding roads and allow the supervisor to mobilise the site team to facilitate access.</p>
<p>3.3) Parking of Vehicles</p>	<p>Parking of vehicles will be within the above identified site compound – no vehicles to be parked outside of site entrance or permitted to block any public entrances or any part of the public highway.</p> <p>All vehicles must reverse park in designated parking area.</p>



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<p>3.4) Storage of plant and materials</p>	<p>Where possible, as the layout of the site allows, skips will be located adjacent to the structure being demolished allowing safe loading out of the waste materials generated, waste will be segregated into asbestos, general waste, scrap and hardcore.</p> <p>All attachments and plant will be stored within a designated heras fenced exclusion zone when not in use.</p> <p>Plant will be parked in a prominent position close to the site entrance to reduce the risk of it being targeted.</p>
<p>3.5 Removal of materials from site</p>	<p>In strict accordance with the issued site waste management plan, waste will be processed according to its classification as scrap metal, general waste and asbestos waste, material will be loaded into large skips for removal from site to a licenced waste facility, chosen for their ability to recycle the waste generated effectively within close proximity of the works to minimise the carbon footprint of the demolition activities.</p> <p>All loads will be accompanied by a waste consignment/duty of care note that will be retained on site and issued to the client at the end of the demolition works.</p> <p>Please see below for detail on the removal of asbestos waste from the building.</p>
<p>3.6 Wheel wash</p>	<p>In order to minimise the risk of any mud/debris spreading from the site onto the surrounding highways, BDL will phase hard standing removal works to ensure that as far as practical lorries removing materials from site do so from a tarmac/concrete surface. Prior to any vehicles leaving site, they will be inspected for any debris; where required tyres will be jet washed off prior to the vehicle exiting the site by the appointed gate man.</p>
<p>4) Emergency arrangements and control measures</p>	
<p>4.1) Location of first aid points</p>	<p>The first aid post will be highlighted to all operatives during the site induction given by Bond Demolition Limited and prominently highlighted on site</p> <p>All site first aiders will be trained in First Aid at Work and identified during the full site induction carried out by Bond Demolition Limited</p> 

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<p>4.1.1) COVID – 19 First aid measured</p>	<p>In line with the government’s current COVID-19 guidance and to maintain where possible, the 2m minimum distancing the following additional measures will be put in place for the administering of first aid to an injured person.</p> <ul style="list-style-type: none"> - Where possible the injured person will be requested to administer first aid to themselves, if this is not possible, - The person administering the first aid to the injured person will be required to wear a surgical mask, gloves, and eye protection and, where possible the injured person will be required to do the same. - PPE used during the administering of the first aid will be disposed of in the waste bins provided. - If the injured person is found to have COVID-19 the above measures will be put in place however PPE used will be double bagged, stored in a secure location and the disposed of 72 hours later. 		
<p>4.2) Health and safety consultants</p>	<p>South Wales Safety Consultancy Limited</p> <p>(Mr Andy Hall) Tel: 02920 628763 - Tel: 07879 001241</p> <p>South Wales Safety have been invested executive control of our sites and have been instructed to stop works immediatly should an un-safe occurance be observed. As part of their duties SWSC will undertake random – unannounced site audits covering the key topics of health and safety on site, these reports will be issued on site as well as being sent to head office for review at management and senior company level.</p> <p>SWSC audits will be actioned in the allotted time scale, actions will then be covered by a further site audit undertaken by a senior manager.</p> <p>SWSC also have instruction to undertake random and unannounced drug and alchahol testing on all members of the site team</p>		
<p>4.3) Emergency Escape Routes/Procedures</p>	<p>To aid emergency escape, escape routes will be kept clean of all obstacles allowing quick exit from the works area.</p> <p>Fire escape routes will be clearly shown on fire escape plan displayed in the site welfare facilities and highlighted to all during site inductions, during the site induction operatives will be informed of the location of the emergency air horn, in the event of an emergency, this horn must be sounded and operatives must gather at the muster point located at the entrance gates of the site, a roll call will then be undertaken from the signing in book.</p> <p>Fire and emergency escape routes will be prominently marked in Green spray paint indicating the nearest emergency escape door, as demoltion works progress through the site, changes in escape route will be highlighted to all operatives on site during a daily briefing given by the demolition supervisor each morning and signed by all.</p>		
<p>Template issue date</p>	<p>Document ID</p>	<p>Template Version</p>	<p>Statement</p>
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<p>4.4) Hazard identification & Control measures review</p>	<p>Works will be undertaken in accordance with the site specific documentation issued for the works. The RAMS documentation has been completed based upon the CDM 2015 information provided by the client team, a desk top study of the area and a detailed knowledge and experience of the demolition methodology and associated risks.</p> <p>Throughout the works an open door policy will be in place where any hazard can be reported to the site supervisor and addressed accordingly. Daily checks made by the demolition supervisor will be recorded with any hazards identified and remedial action/control measures put in place. Major hazards will be addressed through the re-evaluation of the works activity and the re-issue of this document via the review procedures detailed on page three of this document.</p>
<p>4.5) Rescue Arrangements</p>	<p>Working at height – rescue procedure</p> <p>During the works it will be necessary to work at height during asbestos removal activities, throughout this procedure BDL will ensure that one operative is at ground level at all times to facilitate rescue should the operative working at height come into difficulty. Should an operative come into difficulty our procedures will be as follows:</p> <p>Scaffolding tower:</p> <ul style="list-style-type: none"> - Ground based operative to check the surrounding area to ensure that no hazards exist that could cause them harm during rescue (live cable, sharp objects) - Once the area has been determined safe, the ground based operative will approach the casualty and encourage them to undertake a first aid rescue by aiding themselves from the scaffolding tower. - Should this not be possible, the ground based operative will dial 999 and request the help of the emergency services, at this point the contracts manager and clients representative will be informed. - Should this not be possible, the ground based operative will dial 999 and request the help of the emergency services, at this point the contracts manager and clients representative will be informed.
<p>4.6) Spillage containment procedure</p>	<p>Prevention - Spill kits must be provided at all fuel bowser points, small tools must be filled within the designated fueling area and on an impermeable surface. Diesel must be stored with a double banded diesel bowser within a designated location on site. Other site fuels and COSHH items must be stored in accordance with their Material Safety Data Sheet (MSDS) in a secure location such as a COSHH store or within a clearly identifiable area of the site stores.</p>

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	<p>Communication – If a spill occurs on site, the site supervisor must be alerted immediately. Major spills of diesel/chemicals must be notified to the relevant enforcing authority.</p> <p>Control the spill - Once the immediate situation has been addressed, take steps to keep the spill from spreading to other areas or contaminating adjacent surfaces. Depending on the material and situation, this will involve confining the spilled material to a small area by using the provided spill kit. Start spreading the appropriate amount of spill kit materials around the perimeter of the spill to prevent it from expanding and work your way to centre.</p>  <p>The spill must be prevented from spreading to floor drains or other places that may allow the material to flow into environmentally sensitive areas. You may need to build a dike to block or direct the material or use a special product such as a spill sock if available. If you must leave the area during this process, be sure to block access to the spilled material with caution tape or some other method that will prevent others from encountering it.</p> <p>Clean up the spill - Collect the material used to contain or neutralize the spill, and dispose of it in the specified manner. If the spill is small, that may be a plastic bag, while larger spills may require plastic pails or drums. In some cases, you will also need to dispose of any equipment such as brooms or dustpans that you used to clean up the material. If what you have gathered qualifies as a hazardous material, be sure to label it accordingly and dispose of it as specified by local laws and environmental regulations.</p> <p>Clean the surfaces that were affected by the spill with the correct material, whether that's bleach, a mild detergent, water, or some other material appropriate for the material that was spilled. Where necessary spill granules must be used to absorb any spilled residue.</p> <p>Following the clean of any spills - wash your hands and any other areas that may have come in contact with the materials thoroughly. If your clothing can be safely decontaminated and cleaned, follow the appropriate steps. Otherwise, dispose of the clothing following proper safety procedures.</p>
<p>4.7) Permit to work system</p>	<p>Potentially hazardous activities will be controlled via a permit to work system, permits will include – Permit to dig, Permit to work at height and a hot works permit. Permits to work will be issued by the site supervisor at the start of each activity, signed by all undertaking the activity and closed out on completion. Permits will be retained on site for the duration of the works within the demolition site folder.</p>

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<p>4.8) Training & information</p>	<p>Training for the above emergency procedures and instruction on the content of this document must be given in the forms of a method statement briefing, tool box and daily briefing as appropriate. Following this training, operatives must sign to say that they have received the training given and agree to follow it.</p>
<p>Project Detail</p>	
<p>5) Legislation</p>	<ul style="list-style-type: none"> - All works will be carried out in line with BS 6187.2011 Code of Practice (CoP) for Full or Partial Demolition, the relevant sections of the CoP have been considered. - The Construction Design and Management regulations (CDM 2015) - The Health and Safety at Work etc Act 1974 - L143 - The Control of Asbestos regulations 2012 - HSG247 - The licenced contractors guide - The Construction Leadership Council – Construction sector – site operating procedures – protecting your workforce during coronavirus (Covid – 19) Version 7
<p>5.1) Plant & equipment as and when required by the works</p> <p>This does not form a list of all items that will be allocated to the works from day one</p>	<p>1x 24Ton demolition specification excavator Sorting grab, Hydraulic hammer, Hydraulic shears, Concrete pulveriser</p> <p>Dust suppression in form of excavator mounted water system and via jet wash bowsers</p> <p>Flame cutting equipment</p> <p>Lorries/Skips</p> <p>Hand Tools</p> <p>Heras type anti-climb fencing (Double clipped and footed) erected by Bond Demolition Limited.</p> <p>Decontamination unit and sealed asbestos waste skip Negative pressure units, H-type vacuum cleaners, smoke testing machines and wet injection units.</p>

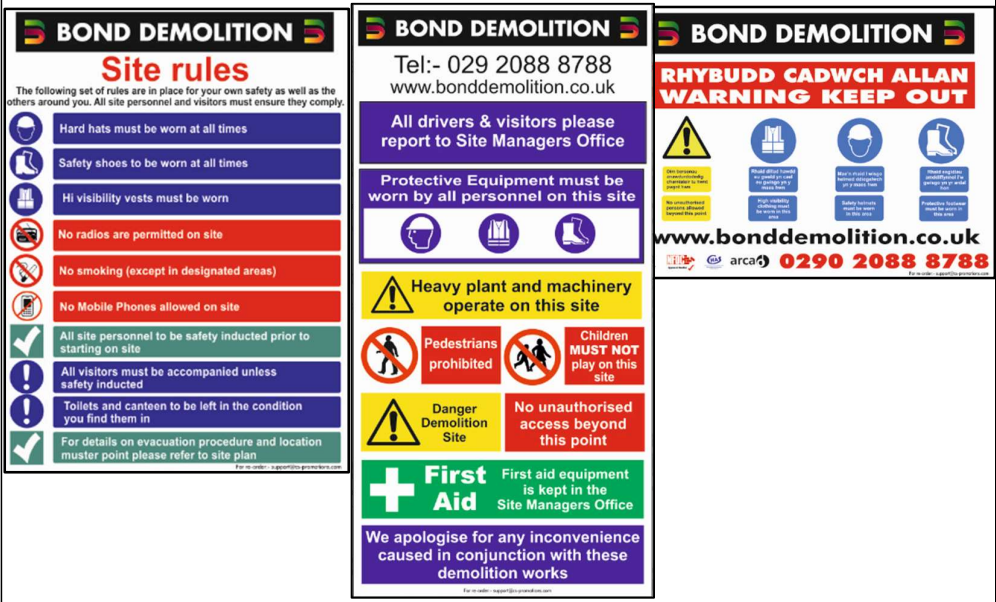
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5.2) Vibrating tools	Vibration and noise ratings for anticipated vibrating tools in use			
	Tool in use	Hand Vibration (M/S ²)	MAX USAGE PERIOD IN 8HR (480 min.) SHIFT (mins.)	NOISE OUTPUT (db @ 1metre)
	12-inch Stihl saw	7.6	65	107
	Reciprocating saw (110v)	8	59	100
5.3) PPE) The listed PPE will be worn by all persons:	<ul style="list-style-type: none"> - Hard hat to (BS EN397:2012) standard at all times - Hi-Viz jacket/vest in a clean, good condition. - Approved safety footwear (BS EN ISO 20345:2011) With ankle support, mid-sole protection and toe protection. - Personal Eye protection, compliant to BS EN 166:2002. The requirement for adequate eye protection is applicable to prescription safety glasses, which must also comply to BS EN 166, with adequate side protection. <p>Protective gloves, compliant to Cut 5 standard as per Standard EN 388 or Cut Level as per updated Standard BS EN 388:2016 when handling glass/sharp objects or (Reflex T or similar to EN 388), at all other times.</p>			
5.3.1) Site specific COVID-19 precautions:	It is BDL mandatory requirement for face masks to be worn on site at all times when operatives are required to be within 2m of each other.			
5.4) Services				
Service requirements	<p>All services will be cut off or contained prior to works commencing, certificates of disconnection will be issued to Bond Demolition Limited and held on site for inspection. Any services that must remain live during works will be prominently marked on site and identified to operatives during a toolbox talk. All pipe work must be purged and disconnected prior to any demolition works commencing.</p> <p>Where access is required to the structure to facilitate the isolation works, BDL will work in close liaison with the service provider to ensure that all areas are stripped of asbestos containing materials where damage has occurred or, that the ACM's are in a safe condition for access to be gained.</p> <p>All services will be identified on a site plan located within the welfare facilities, this will include drainage runs, gas, water and electrical service details, throughout the works a 'treat as live' policy will be in force where unidentified services must be treated as live until proven otherwise.</p>			

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<u>Hold</u> <u>Point</u>	Have you checked to make sure all services have been cut off and contained – or marked if to remain live? To be signed by supervisor	Sign:
		Date:
5.5) Site security and fencing	<p>The building has lain empty for a number of years and, despite the installation steel shutters by the client, has been subject to extensive vandalism, vagrancy and a site for drug taking. Due to this, throughout the works, security will be of high priority to ensure that no unauthorised persons gain entry to the site.</p> <p>The site will be secured using Heras Type anti climb fencing, double clipped and footed. Vehicle access gates will also be installed within the Heras fencing line, operatives will be informed during site induction that these gates must be kept locked at all times when not in use and, manned by banksmen when they are in use.</p> <p>Prior to works commencing, Contracts Manager – Alex Murphy will contact the local police force and request that the demolition site be placed on the local patrol and provide a visual deterrent.</p> <p>To allow safe access to the welfare facilities from the carparking area, pedestrian barriers will be installed.</p> <p>Further heras fencing will be installed within the site to form demolition Exclusion zones where required.</p> <p>Drop zones and skip loading areas will also be segregated from the wider site.</p> <p>Site gates will be furnished with the site supervisor and contract managers emergency contact details.</p>	
5.6) Safety Signage	The Demolition site will be signed “warning keep out” with key information including emergency telephone numbers (supervisor and emergency contact), mandatory warning signs and key information.	

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	<p>All safety signage will be bi-lingual with Welsh being the first language</p> 
<p>5.7) Interface with others</p>	<ul style="list-style-type: none"> - From the outset of the project, Bond Demolition Ltd will form a close relationship with the NHS Trust and facilities team of Acorn house, the Aspen Medical Centre and Barnwood medical centre, understanding their peak times of access forming dialogue with them to provide advanced notification of large deliveries, to minimise any potential disruption caused to these facilities, the neighbouring residential properties, filling station and St Peters Catholic Primary School, it is also understood the access route is utilised by parents for the purposes of pickup/drop off of children, therefore the planning of logistics and public protection will be of paramount priority, - Bond Demolition will ensure that all deliveries to the site are made outside of these peak times, BDL will also ensure that all large delivery vehicles such as skip lorries and low loader lorries for the delivery of heavy plant and machinery call ahead to the demolition site supervisor to allow banksmen to be posted and the gates to be opened allowing the vehicle to access the site without the need to block the access route. - The site will be configured in such a way that vehicles can turn within the site boundary eliminating the need to reverse within the public realm., access to the site is suitable for the low loader delivery lorry to drive into the site fully and offload inside the heras fencing line. - Key stakeholders around the site will have letters delivered informing them of the upcoming works and the sites emergency contact details and points of contact.

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5.8) Control of dust	<ul style="list-style-type: none"> - Throughout the demolition works, the control of dust and debris will be of high priority. - Whilst the structures construction type is of steel and timber which will cause a minimal release of dust during the superstructure, a water mist spray will be applied to the structure, both through the use of a high-powered atomised water mist which is applied over the machines attachment to provide at source suppression and via a jet wash bowser which will provide ground-based suppression. - Throughout the works the supervisor will undertake monitoring of the airborne dust at set points around the site, the results of this inspection will be recorded within the site folder for inspection.
6) Site Constraints	
6.1) Asbestos	<p>Through a multi enclosure asbestos removal operation, the building is now clear of known asbestos containing materials aside from:</p> <p>Fillets of asbestos insulation board which have been cast into the edge of the concrete slab forming the first floor. These areas will be thoroughly marked ahead of the demolition works, where these materials are found, the concrete will then be inspected by asbestos operatives and</p>

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6.1.1) Self Certification	Non-licenced asbestos containing materials will be removed and self-certified by Bond Demolition Ltd, a copy of which will be issued to the client and retained for our records.
6.2) Hidden Asbestos	<p>All operatives will be trained in asbestos awareness and will receive a pre-start toolbox talk on the identification of asbestos and what to do if unknown asbestos is disturbed.</p> <p>In the event of asbestos being uncovered, operatives will isolate the works area and contact the demolition supervisor immediately, the principal Designer will also be contacted.</p>

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7) Demolition Methodology

Hold Point	The below bullet points MUST be read out to all operatives ahead of any works commencing	Name:
		Sign:
		Date:
7.1) Works information	<p>Prior to any works being undertaken the following must be adhered to:</p> <ul style="list-style-type: none"> - No standing on the top of the skip at any time - Loading of the skip must be through the rear doors only - Cut 5 gloves or chainmail must be worn when handling sharp objects - Goggles must be worn when using hand/power tools - Working at height must be carried out from podium steps or a PASMA erected tower only - Ladders/step ladders must not be used Unless they form a secured form of access (for example within scaffolding) - Suitable edge protection must be in place for any working at height - Individual suitability, competency and training must be assessed by the supervisor before undertaking an activity - Do not undertake any works you feel are unsafe or you do not feel suitably trained to complete - Only use power tools if suitably trained to do so and only use them as they were intended i.e. do not use reciprocating saws one handed! - Ensure that you receive RAMS briefings, inductions and toolbox talks on working at height, hand/power tools, slips-trips-falls, manual handling and workplace PPE - If there is an element of work that you are asked to do that you haven't been instructed to do in the pre-start briefing, please stop what you are doing and speak to your supervisor. 	

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7.2) Demolition Methodology

UNDER NO CIRCUMSTANCES ARE PERSONS TO BE WITHIN THE STRUCTURE OR ITS DROP ZONE ONCE REMOTE DEMOLITION HAS COMMENCED!

Demolition exclusion zones

Exclusion zones will be established using heras type anti-climb fencing which will be double clipped and footed, the working area will be controlled by a banksman, who, where necessary will be in both visual and radio contact with the excavator operative, exclusion zones will be established in line with BS6187 and formed using heras type fencing installed by Bond Demolition Ltd.

Throughout the demolition works the Site Supervisor will be vigilant for the identification of possible unidentified ACM's in the matrix of the buildings.

Any suspected ACM's are to be sampled and tested by an accredited analyst with results notified to the Principal designer. No (actual) demolition work will commence (re-commence) until all asbestos has been removed from the works area.

Remote demolition Works

The former office block is of steel framed construction with a timber and bitumen felted clat roof, timber ceilings and steel-clad outer wall panels, the structure's build type is known to use asbestos extensively within the construction, some of which will remain hidden until the structure is demolished.



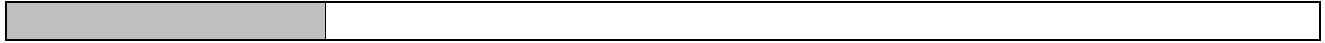
Once the asbestos containing materials have been removed and a clean air certificate is issued, the excavator will position itself at the gable end of the building within the heras fenced exclusion zone, using its grab attachment, the excavator will peel away the first section of flat roof closest to it, lowering materials to the ground for processing and loading away into the respective materials waste skips for recycling/disposal.

Once the section of roof has been removed, the excavator will use its grab to peel away the steel and glass exterior cladding panels, exposing the steel frame within and opening the buildings internal layout allowing any internal walls within the section to also be removed for processing and removal from site, working from the top down, the excavator will then continue to remove

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Removal of hard standings:	<p>the buildings timber roofing structure and timber floor allowing it to progress into the building.</p> <p>Switching to its steel shears attachment, the excavator will cold cut the buildings steel frame lowering large elements to ground level for processing and loading away from site in waste skips for recycling. Working inwards the excavator will repeat the tried and tested top-down demolition methodology of removing the flat roof followed by the first-floor cladding panels, then the internal floor followed by the cutting and removal of the steel frame.</p> <p>Works will continue in this manner until the structure has been reduced to floor slab level, works will then commence on the removal of the structures floor slab and footings.</p> <p>Prior to the removal of any hard standings, slabs and footings, the working area will be thoroughly CAT scanned and a permit to dig will be issued by the site supervisor/contracts manager.</p> <p>Manholes around the structure will be located and opened to determine whether they are linked to the structure, the manholes that are linked will be sealed with cement to ensure that debris resulting from the demolition does not enter the surrounding drainage network.</p> <p>Working from the edge of the buildings slab inwards, the excavator will use its hydraulic hammer to pop the concrete slab in a grid formation of approximately 1m. Once the slab has been popped the excavator will switch to its toothed digging bucket and pull the broken slab into a stockpile for loading away from site.</p> <p>Once the slab of the section has been removed, works will commence on the removal of its footings. Using the digging bucket, the excavator will lift the broken floor slab, pulling in into a stockpile for later removal from site. Once exposed the excavator will then remove the concrete footings of the areas of slab removal.</p> <p>Using the toothed digging bucket, the excavator will dig down the sides of the footings to expose them, the hydraulic hammer will then be used to pop the footing into smaller sections allowing it to then be lifted using the digging bucket to remove them for loading away from site.</p> <p>Following the removal of the structures concrete floor slabs and footings, materials will be processed to allow them to be removed from site</p> <p>On completion of the works, the site level will be reduced across the buildings footprint to allow new stone materials to be brought to site.</p>
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**CLEEVE HOUSE
GLOUCESTER**

TREE SURVEY REPORT

For: Gleeds Building Surveying Ltd

Date: May 2022

Ref: JJH_Cleeve House_TS_01



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APPENDIX 1 – TREE SURVEY FINDINGS

APPENDIX 2 - TREE SURVEY & CONSTRAINTS PLAN

APPENDIX 3 TPO 206, CLEEVE HOUSE, HORTON ROAD

1 INTRODUCTION

1.1 Introduction

- 1.1.1 My name is Justin Hobbs. I have over 20 years of experience in the arboricultural and environmental sector. I hold a BSc (Hons) Environmental Management, the Level 4 Technicians Certificate in Arboriculture, the LANTRA Professional Tree Inspection qualification, as well as other technical and trade level qualifications.
- 1.1.2 I have worked as a local government tree officer since 2004 and established my own arboricultural consultancy in April 2021 specialising in planning related matters and tree risk management.

1.2 Background

- 1.2.1 An application for planning permission is to be submitted to Gloucester City Council (GCC) to demolish Cleeve House, Horton Road, Gloucester; hereafter referred to as 'the site'.

1.3 Instruction

- 1.3.1 Instructions were received from Gleeds Building Surveying Ltd to visit the site and to carry out an assessment of arboricultural features in accordance with British Standards (BS) 5837:2012 'Trees in Relation to Design Demolition and Construction – Recommendations'.
- 1.3.2 The following information is to be prepared in relation to the planning application:
- Tree survey schedule of findings
 - Tree Survey and Constraints Plan
 - Provide a preliminary impact assessment in relation to trees and the proposal

1.4 Documents and information provided.

- AD Horner Ltd topographical survey drawing no 6102-26NOV20-01

1.5 Site location and description

- 1.5.1 The site can be located using the following:
- Grid Reference SO 84437 18410
 - Post Code GL1 3QD
- 1.5.2 The level site consists of an unused 2-storey former NHS building with a small car park. The building is surrounded to the south and east by landscaped areas (now overgrown) with trees present. Horton Road lies to the west of the site whilst existing health sector buildings and grounds lie to the north.

2 GENERAL

2.1 Statutory tree protection & wildlife legislation

2.1.1 I have established with the local planning authority (GCC) that the site:

- **Is not** presently within a Conservation Area.
- **Is** affected by a Tree Preservation Order (GCC Ref TPO206, Cleeve House, Horton Road).

2.1.2 Except under certain exemptions (including the granting of full planning permission), a TPO and/or Conservation Area status makes it an offence to cut down, uproot, 'top' or 'lop', wilfully damage or wilfully destroy trees protected by a TPO and/or Conservation Area status without a formal application for tree works being granted consent by the Local Planning Authority (LPA).

2.1.3 The penalties for contravention of a TPO include a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

2.1.4 A copy of the TPO affecting the site is included at **Appendix 3**

2.1.5 Birds, bird nests, bats and bat roosts are protected under a raft of Legislation. Unless obvious signs of birds, bird nests, bats, and bat roosts were found during the tree survey, the tree survey contained within this report is not a detailed bird or bat survey. Further information can be found using the following links:

<https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season>

<https://www.trees.org.uk/Help-Advice/Public/Bats-and-trees-Who-does-what-where>

2.2 Report limitations

2.2.1 Trees are dynamic living organisms whose condition can change rapidly in response to a wide range of abiotic and biotic factors, such as extreme weather events or sudden changes in soil levels. This report has been undertaken to satisfy the planning process, it is not a detailed arboricultural health and safety report.

2.2.2 In some instances, I have been unable to access or clearly observe the trunks of trees. Where this is the case, I have done my best to accurately estimate dimensions and tree condition.

3 TREE SURVEY

3.1 Site visit

3.1.1 I visited site on 19th May 2022.

3.2 Findings

3.2.1 My tree survey findings are set out within the survey schedule with explanatory key at **Appendix 1**.

3.3 Tree Quality Assessment

3.3.1 Surveyed trees are represented using colour coding to indicate their quality and thereby suitability for retention. A summary of the quality assessment for the trees on site is as follows:

Quality grade	Definition	Number o site
A	Green: high quality with estimated remaining life expectancy of at least 40 years.	None
B	Blue: moderate quality with estimated remaining life expectancy of at least 20 years	14
C	Grey: low quality with estimated remaining life expectancy of at least 10 years	6 individual trees + 5 groups of trees
U	Red - unsuitable for retention. Cannot realistically be retained for longer than 10 years	None

3.3 Key arboricultural features

3.3.1 The key arboricultural features associated with the site are:

- 3 mature Norway maple trees immediately south-west of the existing building.
- A group of 5 mature Norway maples along the southern boundary of the site.
- A group of 5 mature Norway maples close to the eastern boundary of the site.
- All these key trees are protected by the TPO affecting the site.

4 TREE CONSTRAINTS

4.1 Tree constraints plan

- 4.1.1 The constraints posed by the surveyed trees on site to the proposed development are shown on the Tree Survey and Constraints Plan at **Appendix 2**. The Plan describes the baseline of above and below ground constraints that are posed by trees on the site.
- 4.1.2 Normally, high and/or moderate quality 'Key Trees' are prioritised for retention and form the main constraints to development.
- 4.1.3 The potential for harm to be caused 'Key Trees' by new development is an important consideration as part of the planning decision-making process. Tree constraints exist both below and above the ground.

4.2 Below Ground Constraints

- 4.2.1 In accordance with BS5837:2012, below ground constraints, or Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan. These are represented as a grey continuous circle centred on the base of each tree stem with a radius of 12 times stem diameter (measured at 1.5m above ground level).
- 4.2.2 In BS5837:2012, a root protection area (RPA) is defined as "*a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority*". "*The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained*".
- 4.2.3 Root systems can be damaged in several ways:
- Root severance – for example, by ground works or excavations for services/foundations.
 - Soil compaction – for example by passage of heavy plant or repeated pedestrian access.
 - Contamination by spilled materials - – for example by cement mixing, diesel spills

4.3 Above Ground Constraints

- 4.3.1 The above ground parts of trees can be damaged in several ways:
- Impact damage through contact with construction site plant
 - Inappropriate pruning
 - Other factors, for example, heat damage caused by fires

5 PRELIMINARY IMPACT ASSESSMENT

5.1 The proposal to demolish Cleeve House will not cause significant harm to trees for the following reasons:

- a) No trees, including 'key' trees and trees protected by the TPO will need to be removed.
- b) The RPA of one tree, T3, does overlap slightly with the footprint of the existing building. However, it is my opinion that because this tree is likely to have been planted when the building was constructed, roots from this tree will have been diverted preferentially away from the hard structures and foundations of the building. This means the impact upon the tree will not be significant.
- c) If required by the local planning authority, appropriate tree protection measures including an arboricultural method statement to address the demolition of the building and a tree protection plan would ensure the impact of the proposal on trees would not be significantly detrimental.

6 CONCLUSION

6.1 I conclude that the proposals are feasible from an arboricultural perspective for the following key reasons:

- No trees shall be removed or significantly impacted by the proposal to demolish Cleeve House.
- If required by the local planning authority appropriate tree protection measures can be put into place to ensure detrimental impacts are avoided.

Please contact me if you require further information.



Justin Hobbs BSc (Hons), Tech Cert (AA), PTI

APPENDIX 1 – TREE SURVEY FINDINGS

Ref	Common name	Height (m)	Est	Stem dia (mm)	Est	N	Est	E	Est	S	Est	W	Est	Estimated canopy height (m)	Life stage	Special status	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius (m)	RPA area (m2)	Protected status
T1	Norway maple	15	-	450	-	4	-	3	-	5	-	6	-	2	M	None	Minor deadwood in canopy otherwise no significant defects. Canopy closure with T2. Has value as part of a group.	Fair	Good	20+	B2	5	92	TPO
T2	Norway maple	14	-	380	-	6	-	4	-	5	-	4	-	2	M	None	No significant defects, canopy closure with T1 & T3. Has value as part of a group.	Fair	Good	20+	B2	5	65	TPO
T3	Norway maple	15	-	570	-	7	-	6	-	6	-	3	-	2	M	None	No significant defects, canopy closure with T2. Has value as part of a group.	Fair	Good	20+	B2	7	147	TPO
T4	Norway maple	16	-	360	-	5	-	5	-	3	-	2	-	2	M	None	Deadwood and dieback in canopy, in decline. Canopy closure with T5.	Fair	Fair	10+	C2	4	59	TPO
T5	Common Oak	14	-	580	-	6	-	4	-	8	-	8	#	2	M	None	Twin leaders from 1m, tree has enveloped old metal boundary fence. Canopy closure with T4.	Fair	Good	20+	B2	7	152	None
T6	Norway maple	13	-	510	-	7	-	4	-	8	#	8	-	1	M	None	No significant defects, canopy closure with T7, value as part of a group.	Fair	Fair	20+	B2	6	118	TPO
T7	Norway maple	14	-	420	-	9	-	3	-	8	#	4	-	3	M	None	No significant defects, canopy closure with T6 & T8. Value as part of a group.	Fair	Good	20+	B2	5	80	TPO
T8	Norway maple	15	-	490	-	9	-	4	-	9	#	3	-	3	M	None	No significant defects, canopy closure with T7 & T9. Value as part of a group.	Fair	Good	20+	B2	6	109	TPO
T9	Norway maple	15	-	420	-	9	-	4	-	9	#	3	-	4	M	None	No significant defects, canopy closure with T8 & T10. Value as part of a group.	Fair	Fair	20+	B2	5	80	TPO
T10	Norway maple	15	-	450	-	9	-	5	-	6	#	4	-	2	M	None	Minor deadwood in canopy otherwise no significant defects. Value as part of a group.	Fair	Fair	20+	B2	5	92	TPO
T11	Norway maple	13	-	300	-	5	-	4	-	4	-	5	-	1	M	None	No significant defects, typical for age and species.	Fair	Good	20+	B1	4	41	None
T12	Norway maple	10	-	60	-	2	-	1	-	0	-	1	-	1	SM	None	Young tree, suppressed.	Fair	Fair	10+	C1	1	2	None
T13	Silver maple	11	-	490	-	4	-	4	-	4	-	7	-	2	EM	None	Lower canopy heavily festooned with mistletoe, some dieback.	Fair	Fair	10+	C1	6	109	None
T14	Norway maple	11	-	260	-	4	-	2	-	2	-	3	-	2	EM	None	Twin-stemmed from base.	Fair	Fair	10+	C1	3	31	None
T15	Norway maple	14	-	560	-	8	-	8	#	5	-	5	-	2	M	None	Minor deadwood in lower canopy otherwise no significant defects. Canopy closure with T16. Value as part of a group.	Good	Fair	20+	B2	7	142	TPO
T16	Norway maple	14	-	550	-	6	-	6	-	6	-	7	-	3	M	None	No significant defects, typical for age and species. Value as part of a group.	Good	Good	20+	B2	7	137	TPO
T17	Norway maple	13	-	350	-	2	-	4	-	2	-	3	-	3	EM	None	Canopy suppressed by T16 & T18.	Fair	Fair	10+	C2	4	55	TPO
T18	Norway maple	14	-	570	-	4	-	7	-	6	#	4	-	2	M	None	Canopy lifted in the past, no significant defects. Value as part of a group.	Fair	Good	20+	B2	7	147	TPO
T19	Norway maple	14	-	430	-	5	-	2	-	7	-	6	-	2	M	None	Canopy suppressed to E otherwise no significant defects. Value as part of a group.	Fair	Good	20+	B2	5	84	TPO
T20	Norway maple	10	-	275	-	5	-	3	-	4	-	4	-	1	EM	None	Multi-stemmed from base.	Fair	Good	10+	C1	3	34	None

GROUPS

Ref	Common names of woody species present	Estimated average trunk diameter at 1.5m (mm)	Estimated minimum & maximum heights (m)	Estimated average height (m)	Estimated average canopy height (m)	Life stage	Special status	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius from canopy edge (m)	Protected status
G1	3no Norway maple, 1no blackthorn	300	14 & 8	10	1	M	None	Ragged, self-set group in undergrowth.	Fair	Fair	10+	C2	As shown on plan	None
G2	4no Norway Maple	200	13 & 12	11	1	EM	None	Ragged self-set group, most multi-stemmed from base in emerging undergrowth.	Fair	Fair	10+	C2	As shown on plan	None
G3	12no Norway Maple	150	10 & 9	10	1	SM	None	Young self-set line of trees.	Fair	Fair	10+	C2	As shown on plan	None
G4	4no Norway maple, 1no purple plum.	150	11 & 6	9	2	EM	None	Group of self-set trees in recently cleared area.	Fair	Fair	10+	C2	As shown on plan	None
G5	Norway maple	100	10 & 10	10	2	EM	None	Small group of tall, whippy self-set trees.	Fair	Good	10+	C2	As shown on plan	None

KEY

Assessment criteria	Description
Reference number on plan	T: Tree, G: Group, W: Woodland, H: Hedgerow. This reference is recorded on the Tree Survey and Constraints Plan against the relevant survey item.
Common name (Scientific name)	Common names: normal type. Scientific names where required: italic type in brackets
Heights	Unit: metres (m). Recorded to the nearest half metre for heights up to 10m and to the nearest whole metre for heights above 10m.
Stem diameter	Unit: millimetres (mm). Rounded to the nearest 10mm. Single and multi-stemmed trees are measured at 1.5m above highest ground level or otherwise as in accordance with Annex C, BS5837:2012.
Estimates	Measured tree dimensions are identified by an '-' in the adjacent 'Estimate' column. Where dimensions have been estimated (offsite, or otherwise inaccessible survey items) this is clearly identified by a '#' in the adjacent 'Estimate' column.
Crown spread	Unit: metres (m). Directions refer to the four compass points (north, east, south, west). Dimensions are rounded-up to the nearest half metre for heights up to 10m and to the nearest whole metre for heights above 10m.
Estimated average lateral spread	Unit: metres (m). For hedgerows only. An estimate of the average width between branch tips.
Estimated canopy height	Unit: metres (m). The existing height above ground level of: <ul style="list-style-type: none"> • Canopy (height between branch tips and ground level).
Life stage	Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran, A - Ancient (any tree displaying characteristics described by the Ancient Tree Forum and referenced by Natural England).
Special status	<ul style="list-style-type: none"> • None • Veteran: any tree judged to meet criteria as defined by the Ancient Tree Forum • Ancient: any tree judged to meet criteria as defined by the Ancient Tree Forum¹
General observations and preliminary management recommendations	General observations are recorded in relation to a survey item's structural and/or physiological condition (eg the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
Structural condition	<ul style="list-style-type: none"> • Good: without any observable significant biomechanical structural weaknesses • Fair: with minor biomechanical structural flaws. Some remedial action may be required • Poor: with significant biomechanical weaknesses requiring intervention particularly where risk management is required.
Physiological condition	<ul style="list-style-type: none"> • Good: no indications of impaired physiological function and in optimum condition for age and species • Fair: with indicators of reduced vitality. Some intervention may be required • Poor: with significantly impaired physiological function for age and species
Remaining contribution	Useful life expectancy, or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
Quality grading	Assessed in accordance with Table 1, BS5837:2012. Colours relate to depiction on the Tree Constraints Plan. <ul style="list-style-type: none"> • Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years • Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. • Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. • Category U (Red) Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Note - A, B and C trees are also given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A ₁ tree has the same retention priority as an A ₃ tree. More than one sub-category may be applied to a survey item as appropriate.
RPA radius	Root Protection Area (RPA): a layout design tool. Unit: metres (m). Radial distance from tree centre to define a circle that indicates on the Tree Survey Plan the minimum rooting area required to maintain tree's viability. Calculated in accordance with Annex D, BS5837:2012
RPA area	Unit: square metres (m ²). The area of the RPA radius circle described above. Applies only to individual trees.

¹ LONSDALE, D. (Ed). Ancient and other veteran trees: further guidance on management. The Tree Council. London. 2013.

APPENDIX 2 – TREE SURVEY & CONSTRAINTS PLAN



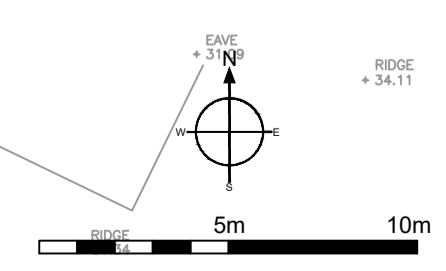
Site: Cleve House, Gloucester
 Drawing Title: Tree Constraints Plan

1:200 @ A1
 May 2022

Key:

- Category A
- Category B
- Category C
- Category U

Category Crown Spread
 Tree Number
 Root Protection Area
 NOTE: Tree/group numbers marked with an * have approximate locations.



APPENDIX 3 – TPO 206 CLEEVE HOUSE, GLOUCESTER

TPO 206

Cleeve House, Horton Road

Made: 27 May 2004

Confirmed: 28 October 2004

Town and Country Planning Act 1990

**THE COUNCIL OF THE CITY OF GLOUCESTER
(CLEEVE HOUSE, HORTON ROAD)
TREE PRESERVATION ORDER 2004**

The Council of the City of Gloucester in exercise of the powers conferred on them by sections 198 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order -

Citation

1. This Order may be cited as the Council of the City of Gloucester (Cleeve House, Horton Road) Tree Preservation Order 2004.

Interpretation

2. In this Order "the authority" means the Council of the City of Gloucester and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on 27 May 2004.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders) and subject to article 5, no person shall -
 - (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

- 5 (1) Nothing in article 4 shall prevent -
 - (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary -
 - (i) in the interests of the safe operation of the undertaking;

- (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
 - (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
 - (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
 - (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
 - (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or
 - (g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following -

a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,

a relevant airport operator (within the meaning of Part V of the Airports Act 1986)

the holder of a licence under section 6 of the Electricity Act 1989,

a public gas transporter,

the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,

a water or sewerage undertaker,

the Civil Aviation Authority or a body acting on behalf of that Authority,

the Post Office

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall -
 - (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
 - (b) specify the work for which consent is sought; and
 - (c) contain a statement of the applicant's reasons for making the application

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).
- (2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.
- (2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.
- (3) A direction under paragraph (1) may include requirements as to -
 - (a) species;
 - (b) number of trees per hectare;
 - (c) the preparation of the relevant land prior to the replanting; and
 - (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

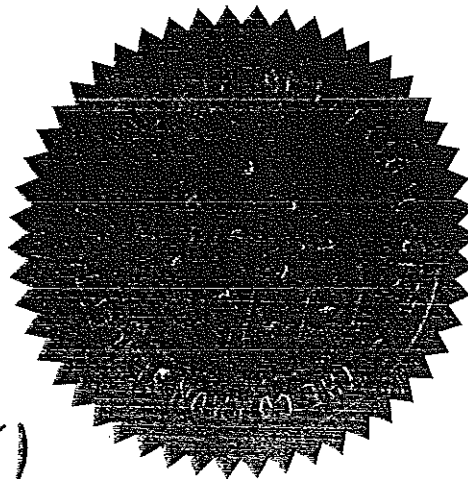
9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of -
 - (a) the refusal of any consent required under this Order; or
 - (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority

- (2) No claim, other than a claim made under paragraph (3), may be made under this article -
- (a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
 - (b) if the amount in respect of which the claim would otherwise have been made is less than £500.
- (3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.
- (4) In any other case, no compensation shall be payable to a person -
- (a) for loss of development value or other diminution in the value of the land;
 - (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
 - (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
 - (d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.
- (5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.
- (6) In this article -
- “development value” means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and
- “owner” has the meaning given to it by section 34 of the Forestry Act 1967.

Dated this 27th day of May 2004

THE COMMON SEAL of THE)
COUNCIL OF THE CITY OF)
GLOUCESTER affixed hereto is)
authenticated by the undersigned a)
person authorised by the said)
Council to act for that purpose)



[Handwritten Signature]
Head of Legal Services

SEAL NO 14070

)

)

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	London Plane (Platanus x hispanica)	Adjacent to the boundary with Horton Road and immediately south of the entrance to Cleeve House, Horton Road, Gloucester
T2	London Plane (Platanus x hispanica)	Adjacent to the boundary with Horton Road and immediately north of the entrance to Cleeve House, Horton Road, Gloucester
T3	Oak (Quercus spp)	On the northern boundary of the grounds of Cleeve House, Horton Road, Gloucester
T4	London Plane (Platanus x hispanica)	To the north of Cleeve House, Horton Road, Gloucester
T5	Maple (Acer spp))	All situated to the west of Cleeve House, Horton Road, Gloucester
T6	Maple (Acer spp))	
T7	Maple (Acer spp))	
T8	Maple (Acer spp)	To the west of Cleeve House, Horton Road, Gloucester and close to the south western boundary

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
	NONE	

Groups of trees
(within a broken line on the map)

Reference on map	Description	Situation (including number of trees in the group)
G1	7 maple trees	In the south east corner of the grounds of Cleeve House, Horton Road, Gloucester
G2	4 maple trees	Along the southern boundary of the grounds of Cleeve House, Horton Road, Gloucester

Woodlands
(within a continuous black line on the map)

Reference on map	Description	Situation
	NONE	

SCHEDULE 2

PART 1

Provisions of the Town and Country Planning Act 1990
applied with adaptations or modifications

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1) -</p> <p>(i) omit - “, in such manner as may be prescribed by a development order,”, “such” in the second place where it appears, and “as may be so prescribed”; and</p> <p>(ii) substitute “matters relevant to tree preservation orders made by the authority” for “applications for planning permission”.</p> <p>(b) In subsection (2) -</p> <p>(i) after “contain” insert “, as regards each such order”; and</p> <p>(ii) for paragraphs (a) and (b) substitute - “(a) details of every application under the order and of the authority’s decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State’s determination of it”.</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general consideration)	<p>(a) In subsection (1) -</p> <p>(i) substitute - “Subject to subsections (1A) and (1B), where” for “Where”; “the authority” for “a local planning authority”; “consent under a tree preservation order” for “planning permission” where those words first appear; and “consent under the order” for “planning permission” in both of the other places where those words appear;</p> <p>(ii) after “think fit”, insert - “(including conditions limiting the duration of the consent or requiring the replacement of trees)”;</p> <p>and</p> <p>(iii) omit “subject to sections 91 and 92,”.</p>

	<p>(b) After subsection (1) insert - “(1A) Where an application relates to an area of woodland the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).”.</p>
Section 75 (effect of planning permission)	<p>(c) Omit subsections (2) and (3).</p> <p>(a) In subsection (1) substitute -</p> <ul style="list-style-type: none"> (i) “Any” for the words from “Without” to “any”; (ii) “consent under a tree preservation order” for “planning permission to develop land”;
	<ul style="list-style-type: none"> (iii) “the consent” for “the permission”; and (iv) “the land to which the order relates” for “the land”. <p>(b) Omit subsections (2) and (3).</p>
Section 78 (right to appeal against planning decisions and failure to take such decisions)	<p>(a) In subsection (1) substitute -</p> <ul style="list-style-type: none"> (i) “the authority” for “a local planning authority”; (ii) “consent under a tree preservation order” for “planning permission” in the first place where those words appear; (iii) “consent under such an order” for “planning permission” in the second place where those words appear; (iv) for paragraph (c) substitute - “(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority.”. <p>(b) Omit subsection (2).</p> <p>(c) In subsection (3) for “served within such time and in such manner as may be prescribed by a development order.” substitute - “in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served -</p> <ul style="list-style-type: none"> (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority’s decision or direction or within such

	<p>longer period as the Secretary of State may allow;</p> <p>(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.</p> <p>(d) For subsection (4), substitute - “(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).”.</p> <p>(e) For subsection (5), substitute - “(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.”.</p>
Section 79 (determination of appeals)	<p>(a) In subsections (1) and (2), substitute “the authority” for “the local planning authority”.</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute -</p> <p>(i) “section 70(1), (1A) and (1B)” for “sections 70, 72(1) and (5), 73 and 73A and Part 1 of Schedule 5”;</p> <p>(ii) “consent under a tree preservation order” for “planning permission”; and</p> <p>(iii) “the authority.” for “the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of section 65 or 71.”.</p> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after “section 78”.</p>

PART II

PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order -

- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.
-

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order -

- (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
- (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

.....

Section 78

(1) Where the authority -

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of eight weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

- (3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served -
 - (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of twenty-eight days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;
 - (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.
 - (4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).
 - (5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.
-

Section 79

- (1) On an appeal under section 78 the Secretary of State may -
 - (a) allow or dismiss the appeal, or
 - (b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),and may deal with the application as if it had been made to him in the first instance.
- (2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.
.....
- (4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.
- (5) The decision of the Secretary of State on such an appeal shall be final.
.....
- (7) Schedule 6 applies to appeals under section 78.

Dated

27th May

2004

**THE COUNCIL OF THE CITY OF
GLOUCESTER
(CLEEVE HOUSE,
HORTON ROAD)
TREE PRESERVATION ORDER
2004**

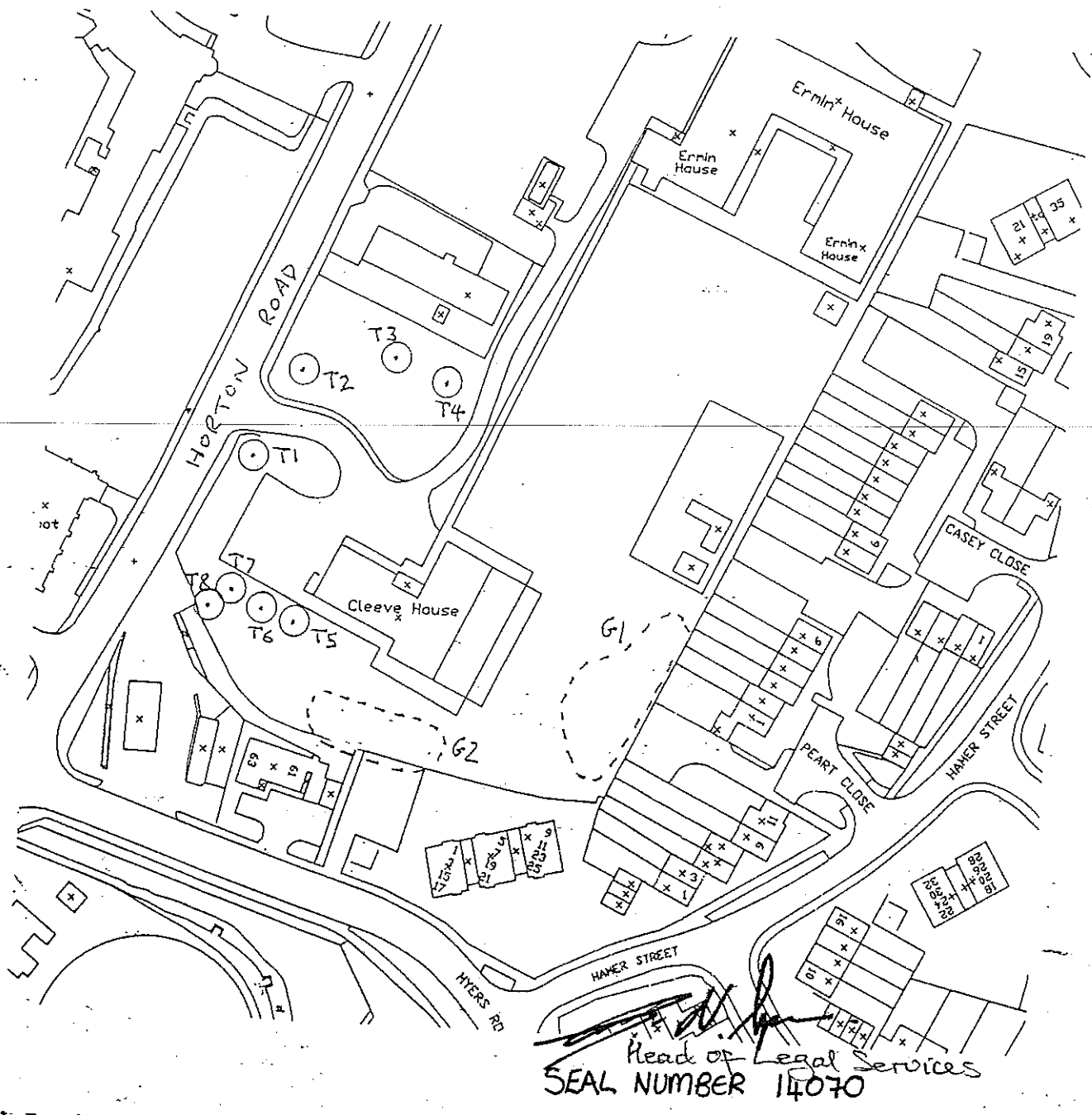
**TOWN AND COUNTRY PLANNING
ACT 1990**

**TREE
PRESERVATION
ORDER**

relating to trees situated at Cleeve House,
Horton Road, Gloucester

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Tree Preservation Order No. 206, 2004
Cleeve House, Horton Road, Gloucester
Grid reference: SO844184

Scale: 1:1250

North ↑

Cleeve House Demolition Works

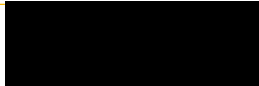
Construction Environmental Management Plan

DOCUMENT CONTROL

Project name	Cleeve House	Project number	BLBS0702E
Date of Issue	11.10.2021	Version number	01
Reason for issue	Planning Application – Supporting document		

Document author	Michael Fawcett	Grade	Associate Director
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Signature



Contributors

Approved by

Grade

Signature

Security classification

Distribution to Debbie Armstrong, GHCT

Related project documents

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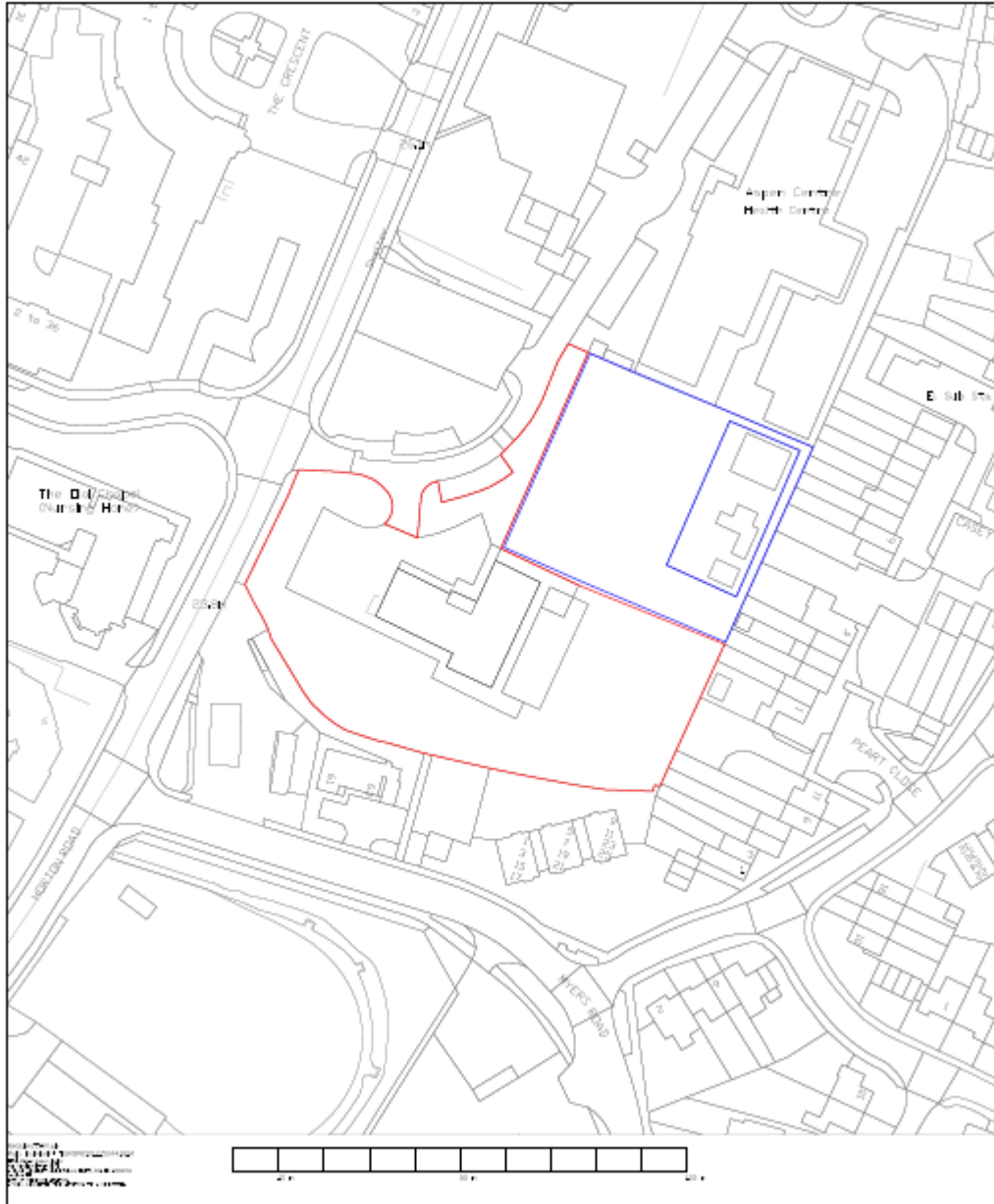
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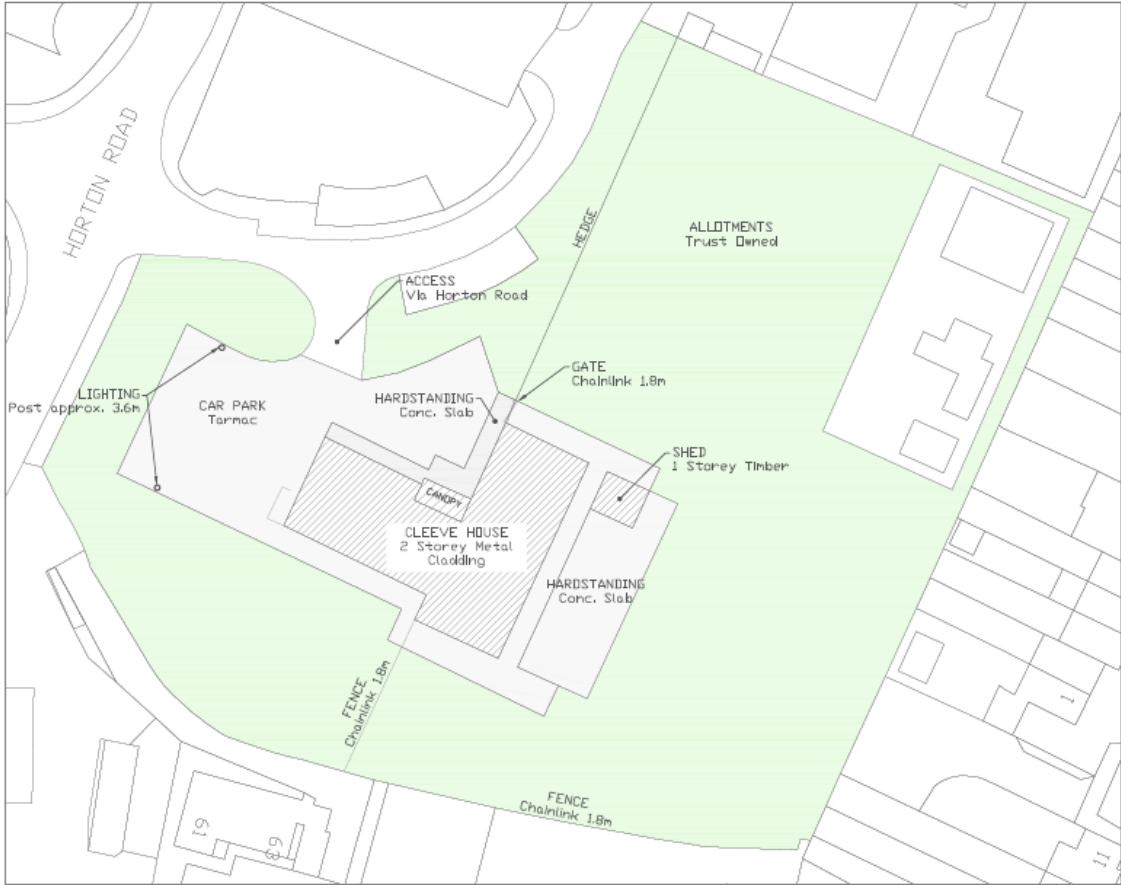
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1 INTRODUCTION

1.1 OVERVIEW

A planning application has been submitted to Gloucester City Council for the demolition of Cleeve House and car park enhancement works.

1.2 Purpose and scope

The purpose of this Construction Environmental Management Plan (CEMP) is to avoid, minimise or mitigate any construction effects on the environment and the surrounding community and:

- **Ensure compliance with all applicable legislation & statutory controls** this includes planning conditions, Section agreements and landowner/client's environmental requirements;
- **Deliver best practicable environmental performance** – this means preventing pollution, minimising adverse environmental impacts and securing the potential benefits associated with higher standards of environmental performance.

2 ROLES AND RESPONSIBILITIES

Descriptions of individual environmental management responsibilities are described as follows. This will be developed and confirmed once a contractor has been appointed following a competitive tendering process:

Contractor - Operations Director

- Review and approve the Construction Phase Plan;
- Monitor and control the management of the plans to ensure effective implementation;
- Set SHE objectives and review performance against them;
- Determine strategy for achieving SHE objectives and improvements;
- Ensure that works are carried out in a safe manner and that adequate resources are provided to carry out all operations with due regard to SHE and welfare;
- Assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

Contractor - Contracts Manager

- Ensure that workplaces under their control are adequate with respect to health, safety, welfare and the environment;
- Ensure, so far as reasonably practicable that a suitable project specific Construction Phase Plan is prepared and implemented;
- Make appointments where necessary, e.g. Site Health & Safety Supervisor, Project Environmental Co-ordinator, Fire Wardens etc;
- Ensure, so far as reasonably practicable, employees and contractors are competent;
- Recommend training needs to suit individual and workplace requirements;
- Ensure that a mechanism is in place for effective consultation with employees and contractors;
- Hold regular meetings with the project team to review SHE issues;
- Review project management systems at regular intervals to ensure continued suitability and effectiveness;
- Report to the client on SHE matters as required;
- Provide regular reports on the effectiveness of the Construction Phase Plan to the Construction Director;
- Assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

Contractor - Construction Manager

- Organise and implement the provision and maintenance of a working environment and systems of work that are, as far as is reasonably practicable, safe and without risk to human health or the environment;
- Ensure that adequate monitoring and supervision arrangements are maintained and clearly defined areas of responsibility for contractors are established and implemented;
- Approval of method statements and risk assessments;
- Ensure SHE notice boards display up-to-date information;
- Assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

SHE Manager/ Environmental advisor

- Maintain effective communications with the Contractor's Head of Safety, Health & Environment to ensure adequate flow of SHE information;
- Provide advice to the Directors to enable them to set appropriate performance objectives and improvements;
- Report on the levels of performance to enable Directors to review the effectiveness of current SHE arrangements;
- Advise managers on measures to ensure the effective operation of the Contractor's Health, Safety and Environment Management System and the promotion of a SHE culture;
- Give advice and guidance, to any person who may require it, to promote the understanding and operation of SHE best practice;
- Carry out regular inspections and audits, provide reports, and give guidance and advice to managers, contractors, Health and Safety Supervisors and Environmental Co-ordinators;
- Liaise with Contractor's Project Environmental Co-ordinators as required;
- To assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

Project team

- Be familiar with the Construction Phase Plan and co-operate in its implementation;
- Identify significant safety, health and environmental risks connected with their work package / activity;
- Observe all environmental requirements and be respectful to the environment;
- Report any SHE initiatives that they consider could lead to improvement;
- Conduct regular SHE inspections;
- Report all potential / actual SHE risks to their supervisor as soon as possible;
- Assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

Contractor teams

- Be familiar with this Construction Phase Plan and co-operate in its implementation;
- Report any SHE initiatives that they consider could lead to improvement;
- Manage all SHE risks associated with their work activity / package in accordance with the Contractor's procedures;
- Provide completed environmental reports to the Principal Contractor Project Manager
- Environmental Co-ordinator as required;
- Provide environmental toolbox talks to site staff (see section 4.14 for project specific requirement);
- Report all potential / actual SHE risks to their supervisor and the Contractor Project Environmental Co-ordinator as soon as possible;
- Assist in any regulatory, external or internal audit as required;
- Report any SHE initiatives that they consider could lead to improvement.

3 CONSTRUCTION ACTIVITIES

3.1 OVERVIEW

The works briefly comprise the demolition of Cleeve House (a steel modular type building) reinstatement of the demolished building area to compacted hardcore. Installation of new boundary fencing to separate the existing allotment (in ownership by the client). Replacement and new LED car park lighting together with replacing the existing manual car park barrier with an electric automatic barrier.

The tendering stage and appointment of the Principal Designer and Contractor is not yet completed.

Indicative Scope of Works

- *Design*

Steel modular framed building with external composite metal cladding.

- *Demolition*

Existing building complete – steel framed building, internal studwork partitions, steel lattice floors/roof construction.

- *Excavation*

Demolish/remove building to existing ground level to include removal/isolation of below ground drainage etc, grubbing out and backfilling existing foundations where appropriate.

- *M&E services related works*

Isolate all building services, install new electrical external housing for the new/replacement car park lighting columns. New electrical supply to power electric car park barrier.

- *Drainage*

Existing roof and perimeter drainage outlets to be maintained to provide surface water catchment within the demolished building footprint.

THIS DOCUMENT IS TO READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS PREPARED BY GLEEDS:

1. ***Construction Method Statement***
2. ***Demolition Plan and Method Statement***

The above documents set out the general and expected requirements by the Principal Contractor and are to be developed further by the appointed Principal Contractor after a competitive tendering process.

It is likely that a generator will be in use to serve the compound for the duration of construction works.

Following appointment of the Principal Contractor, the contractor is to develop and update the CEMP. All construction activities shall be carried out in compliance with this CEMP a copy of which shall be kept within the Contractor' site office along with the Construction Phase Plan for the lifetime of the project.

Typical construction activities include:

Site establishment

- Installation of site security fencing and tree protection barriers
- Permitted felling/ pruning of existing trees
- Installation of site accommodation, welfare and contractor onsite parking

Ground works

- Excavations for new electrical cables to new lighting columns
- Excavations for new electrical cable to car park barrier
- Breaking out and removal of below ground drainage runs
- Breaking out and removal of building foundations
- Excavations for and casting of concrete foundations
-

Superstructure works

- Removal of Asbestos Containing Materials
- Soft strip out of building internal fabric
- Demolition of building structure

External works

- Fencing
- Hard/soft landscaping
- Installation of new car park barrier

Typical construction traffic:

- Cars, vans, trucks, lorries, excavators, dumpers, tele handlers, road sweepers
- 1x 24Ton demolition specification excavator
- Sorting grab, Hydraulic hammer, Hydraulic shears, Concrete pulveriser

The construction workforce peak is anticipated to be around 10 personnel on site at anyone time.

3.2 REGISTER OF ENVIRONMENTAL IMPACTS

A register of environmental impacts shall be produced and maintained for the life of the project. This Register will be used to inform the environmental procedures and provide a tool for construction teams when preparing construction method statements or field briefings.

Risks will be identified under the following general headings:

- Air Quality & Emissions;
- Noise & Vibration;
- Use of hazardous materials;
- Waste management;
- Wildlife/ biodiversity;
- Ground conditions/ contamination;
- Disposal/discharge of water;
- Archaeology / Cultural Heritage; and
- Protection of the public.

3.2 RISK ASSESSMENTS AND METHOD STATEMENTS

All known SHE hazards and risks will be reviewed by the Principal Contractor at each pre-order sub-contractor meeting. Risk assessments, method statements and safe working practices are to be prepared 7 days in advance of commencement of the operation on site. All risk assessments are to include reference to known environmental issues.

Risk assessments and method statements will be recorded and retained on site by the Principal Contractor. Where information is insufficient the contractor shall be contacted, and a joint review carried out to establish a suitable safe system of work.

3.3 ENVIRONMENTAL ASPECTS AND IMPACTS

The Principal Contractor's Work activity / package Aspects & Impacts Registers will be developed and provided to all subcontractors. The subcontractor must manage all risks associated with their work activity / package in accordance with this document and as developed by the Principal Contractor.

The surrounding habitat may have the potential to support species protected under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife and Countryside Act 1981(as amended). Contractors shall be advised through tool box talks of this fact and to be vigilant when carrying out works. If any protected species are encountered during works the activity shall be halted and a licenced ecologist and Natural England (0300 060 6000) contacted for advice.

The habitat features are of ecological importance, all existing trees and hedgerows to be retained shall be protected from damage for the duration of the works on site, by the erection of protective fencing in accordance with British Standards 5837:2005.

Where appropriate to this scheme a pre-commencement meeting with the local authority tree officer and the appointed tree surgeon to discuss the implementation of tree protection and tree works shall be arranged.

It is likely that works to the trees will take place outside of the bird nesting season. Where deemed necessary an ecologist shall be appointed to check vegetation for signs of breeding bird activity before clearance.

It is against the law to damage or destroy a nest that is in use or being built. This applies to all wild birds. Bird breeding season is usually considered to be March to August inclusive, but on occasion birds may nest outside of this season.

If nesting birds are found that could be disturbed by site activities, the area should be cordoned off and advice sought from the SHE Manager/ Environmental advisor.

It may be that the nest needs to be protected until the eggs have hatched and chicks have left the nest.

In the event of any unexpected discoveries of protected or invasive species that could be impacted by the Contractor's activities, works must cease and the discovery must be reported to the SHE Manager/ Environmental advisor. Specialist advice from a suitably qualified ecologist may be required.

In the event that contamination is found at any time when carrying out the development that has not previously been identified it shall be reported immediately in writing to the local planning authority. An investigation and risk assessment shall be undertaken. Where remediation is necessary it shall be agreed with the local authority and a verification report submitted to the LPA upon completion.

Where no heritage assets are known or suspected, they may still be present on site.

Any find should be immediately reported to the Principal Contractor's staff who should:

- Ensure no further works are carried out within the location of the asset discovery until authorised to do so by the relevant authorities
- Report the find to the local planning authority
- Segregate the area of the site from other activities
- Ensure that work restrictions in the area are communicated to all relevant site staff and, if necessary that the area is highlighted with clear signage

The Principal Contractor's staff should report finds to the SHE Manager/ Environmental advisor.

A competent archaeologist should be engaged to provide recommendations on significance and future working practices.

In the event that archaeological finds are discovered the landowner (GHCT) and the local planning authority shall be notified immediately.

4 PROJECT ENVIRONMENTAL REQUIREMENTS

4.0 SITE WORKING HOURS

The Control of Pollution Act 1974 contains specific provisions for dealing with noise from construction sites. To help minimise disturbance from construction sites Gloucester City Council has the power to restrict the times at which noisy works take place.

The locally adopted hours in Gloucester City Council that normally apply to construction works are:

- Monday to Friday TBC once planning is granted
- Saturdays TBC once planning is granted
- Sundays and Public Holidays - no working

These hours relate to noisy works which are audible beyond the site boundary.

No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.

Bank and Public holidays for this purpose shall be: Christmas Day; Boxing Day; New Year's Day; Good Friday; Easter Monday; May Day; spring Bank Holiday Monday and August Bank Holiday Monday.

All sub-contractors including suppliers shall be made aware of the permitted working hours as the restrictions also apply to deliveries.

4.1 SITE ACCESS AND EGRESS / SITE TRAFFIC AND PEDESTRIAN ROUTES

4.2 SITE PARKING

Contractors parking will be provided within the site compound. There will be no parking elsewhere on site unless with express permission of the Site Manager.

All Contractors and visitors vehicles are to be parked on site in the designated area within the site compound.

The parking of construction vehicles and private vehicles on highways outside of the construction area is not permitted.

4.3 SPEED LIMIT

A speed limit of 5 mph will apply to this site; appropriate unambiguous signage will be displayed at the site entrance and at appropriate intervals on roads within the site.

4.4 CONSTRUCTION VEHICLES / VEHICLE MOVEMENTS

Only trained / qualified personnel are to drive and operate construction vehicles, evidence of accredited certificates of competency will be required.

All vehicles are to be inspected and serviced at regular intervals. Onsite inspections will be reported to the Site Manager and recorded in the relevant book, held within the SHE system on site.

All plant to be fitted with roll over protection and warning beacons.

Cabbed vehicles to be fitted with 360° Mirrors / Cameras/Audible Reversing Warning.

When a vehicle is left unattended, for whatever reason, both during and outside normal working hours, it must be switched off and keys removed to prevent unauthorised use. When not in use machinery is to be returned to designated parking area(s).

Vehicle operators must be familiar with and use the designated on site traffic system. Changes to the traffic system must be clearly communicated, evidenced to all site personnel.

If site vehicles have to pass through occupied areas i.e. between phases of the project, they are to be accompanied by a trained banks man. If this involves being on a public road, the vehicle must be suitably equipped with lights etc.

Where specific hazards may produce additional risks to vehicular and pedestrian movement, they must be protected whenever possible by a physical barrier and high visibility plastic netting and warning signs. i.e. Excavations close to vehicle and pedestrian routes, scaffolding close to roadways which could cause restricted sight lines.

No materials carried around site are to be loaded in such a way as to cause restricted vision of the driver of the vehicle. All materials to be transported around site are to be suitably loaded and fully secure.

4.5 MATERIAL DELIVERY AND STORAGE

Loading and unloading of plant and materials shall take place only within the boundaries of the construction site.

Loading and storage areas will be created on site allowing sufficient area for the requirements of the project.

Lorry movements will be fully considered, ensuring safe reversing / manoeuvring, access and egress.

When materials are delivered to the work area they shall be positioned so as not to obstruct vehicular or pedestrian routes or reduce visibility of site traffic and pedestrians. Materials shall be positioned outside of the root protection area of existing trees.

4.6 HIGHWAY CLEANLINESS

The existing highways leading to the site shall be kept free from mud, dirt, debris and other deleterious matter.

Road sweeping shall be implemented as required to prevent build-up of mud / dust on site roads and to ensure it is not deposited on adjoining public roads.

A high pressure hose shall be available at the site gate for the cleansing of vehicles should this be necessary to avoid the deposit of mud on the public highway.

4.7 SITE SECURITY and TREE PROTECTION

Prior to commencement on site all site boundaries shall be made secure and tree protective fencing installed. The site will be enclosed with 2m high Heras fencing (or sheet ply) which shall be maintained in position and good repair throughout the development. Lockable gated access points across the existing car park entrance will be installed at which pedestrian and vehicular access to the site can be controlled.

As the project progresses, security will be monitored and if deemed necessary an appropriate security system shall be implemented.

4.8 WELFARE FACILITIES

This site will have as a minimum following welfare facilities. The principal point of access/ egress to this area will be from within the site.

Type of facility	Used by	Location	Maintenance/Cleaning Frequency
Adequate Toilets for anticipated numbers on site, including lockable facility for ladies and those with disability.	All	Site Compound	Daily
Canteen for preparation and consumption of food	All	Site Compound	Daily
Changing Room with facility for drying clothes	All	Site Compound	Daily
Site Managers Office & Meeting Room	SMS	Site Compound	Daily

The following is to be provided and maintained throughout the project by the Principal Contractor:

- Segregated and delineated pedestrian / visitor entrance
- Visitors Book

- Heated, lit and ventilated accommodation for shelter and the taking of food and drink
- Facility for the changing, storing and/or drying of soiled or wet clothing
- Wholesome drinking water and suitable cups
- Means of boiling water
- Means of heating food (microwave cooker)
- Male and female lit toilets
- Toilet paper and paper towels or equipment for drying
- Skincare dispenser, (DEB board)

Smoking is prohibited in ALL offices / rooms and similar enclosed spaces and will only be permitted in the designated (appropriately signed) non enclosed area.

4.9 PROTECTIVE EQUIPMENT

Contractors and visitors wishing to access the site work environment must wear the following PPE: - Safety helmets, hi visibility clothing, gloves, safety footwear & Glasses. Contractor's task specific risk assessment shall be carried out and protective equipment identified in that assessment shall be worn.

4.10 STORAGE OF FUEL, OILS AND BUILDING CHEMICALS

Containers must be stored within a Spill Nappy (or similar), bund or any other suitable secondary containment system (SCS). All containers shall be located outside of/ away from the root protection areas of existing trees and in a safe place to minimise the risk of damage and locked-off when not in use.

For oil tanks, intermediate bulk containers and mobile bowsers the SCS must be able to hold:

- Where one container is being stored - a minimum of 110% of the total volume;
- Where more than one container is being stored - a minimum of 110% of the largest container's storage volume, or at least 25% of their total volume (whichever is greater);
- For drum storage, the interceptor tray must be able to hold at least 25% of the total storage capacity of the drums.

Bunded areas must be made impermeable to water and oil. The base and walls must not be penetrated by any valve; pipe or opening that is used for draining the system. For further guidance on bund construction and other requirements, please refer to CIRIA publication *Construction of bunds for oil storage tanks (R163)* and Environment Agency Pollution Prevention Guidelines 2 and 6.

4.11 WASTE MANAGEMENT

The appointed Principal Contractor's site manager will manage waste generated by the development which shall be monitored by a bespoke version of the Building Research Establishment (BRE) SMARTWaste Plan (or similar management plan). The project team will use this plan to identify waste streams, forecast waste volumes and identify suitable methods to eliminate, or where this is not practicable, reduce waste generated by the project.

When considering management options for identified waste streams, Principal Contractor and supply chain members will adhere to the principles outlined in the waste hierarchy below.



The Principal Contractor and supply chain members will ensure waste is stored away from drains, boreholes, wells, controlled waters and root protection areas of existing trees. Containers shall be in good condition and, where required, covered to prevent dust and litter being blown out. If there is any likelihood of stored waste contaminating the surrounding environs, all necessary steps will be taken to ensure no contamination occurs. This may include the use of containment bunds with rain shelters and the use of sealed containers, i.e. clip-top drums and fluorescent tube coffins.

Before waste is treated and / or removed from the development all subcontractors/ waste contractors must provide the project team with legible copies of the following documentation:

- Environmental permits (mobile plant licences) and exemption certificates authorising on-site crushing and screening activities;
- Waste Carriers Registration Certificates;
- Environmental Permits, (Waste Management Licences and PPC Permits);
- Notification certificate of exemption from environmental permitting.

The project team and, where applicable, subcontractors will ensure that the removal of all inert / non-hazardous waste is recorded on Waste Transfer Notes. These documents must be kept for a minimum of two years. These documents will be stored on site and made available on request.

The project team and, where applicable, subcontractors will ensure the removal of all hazardous waste is recorded on Hazardous Waste Consignment Notes. These documents must be kept for a minimum of three years. These documents will be stored on site and made available on request.

Legible copies of all Waste Transfer and Consignments Notes, recording the removal of waste from the development must be issued to the Principal Contractor. This includes waste generated on site by subcontractors).

When removing hazardous waste from the development the following Environment Agency Premises Code must be used on all Hazardous Waste Consignment Notes: (Code a waited from EA).

The burning of materials or waste on site shall not be permitted.

4.12 PARTICULATE MATTER (DUST) AND NOISE

With regard to nuisance, the methodology in which work activities are undertaken must apply Best Practicable Means (BPM) in order to minimise negative impact on local, sensitive receptors (existing domestic dwellings). However, if measures to reduce excessive dust and noise are unsuccessful, work must stop and an alternative method devised before work can resume.

The following measures shall be used where necessary in order to prevent noise and dust:

- Use sheeted lorries and sealed / covered skips;
- Use dust extraction equipment when drilling and cutting;
- Damp down haulage roads and stockpiled materials in dry or windy weather;
- Sweep access roads regularly;
- Grass over topsoil which is being stockpiled for landscaping or off-site re-use;
- Locate plant and equipment away from sensitive receptors;
- Use screens, including earth bunds to act as acoustic barriers;
- Isolate plant and equipment when not in use;
- Fit white noise systems on vehicles to reduce noise nuisance when reversing;
- Keep engine compartment doors closed;
- Limit vehicle movements on-site, i.e. use of one-way system.

4.13 VISUAL AMENITY

Measures to minimise and avoid creating visual impacts during construction.

- unnecessary vegetation removal will be avoided;
- materials and machinery will be stored tidily during the works in order to minimise impacts on views;
- lighting of compounds and working areas will be restricted to agreed working hours and those which are necessary for security;
- public roads providing access to the construction site will be maintained free of dust and mud;
- keep clear and clean all working areas and accesses as work proceeds and when no longer required for the works;
- on completion of the project, remove all structures, equipment, surplus soil and materials, waste, notice boards and temporary fences used during the construction with minimum damage to the surrounding area.

4.14 PREVIOUSLY UNIDENTIFIED MATTERS

If one or more of the following is discovered, work in that location must stop immediately and the Project Environmental Co-ordinator (PEC) informed:

- Contaminated soils;
- Archaeological remains or features;
- Suspicious objects;
- Underground storage tanks;
- Invasive species, i.e. Japanese Knotweed;
- Protected species, i.e. badgers, bats, amphibians, reptiles and plant life.

4.15 SUBCONTRACTOR ENVIRONMENTAL REPORTING

Under the direction of the Principal Contractor: All subcontractors will complete (where appropriate to the scale and project duration) relevant sections of the Monthly Environmental Report (MER). The report consists of the following Worksheets:

- WS1 – *Subcontractor Details*;
- WS2 – *Waste Metric*;
- WS3 – *Utilities / Resource Metric*;
- WS4 – *Commercial Transport Metric*;
- WS5 – *Timber Source Metric*;
- WS6 – *Explanatory Notes*.

The MER template will be provided electronically as a Microsoft Excel document. When returning completed MERs, subcontractors will ensure the report is in its original format, i.e. compatible version of Excel.

4.16 EMERGENCY AND INCIDENT PREPAREDNESS

Given the nature of the works and the environmental sensitivity of the site it is possible, although unlikely, that environmental incidents could occur. Such incidents could include:

- Hydrocarbon spillages into surface or groundwater;
- Silty contaminated runoff into surface or groundwater;
- Fires; and / or
- Extreme dust events.

In order to minimise the risk of a pollution incident, subcontractors must ensure all operatives understand the environmental risks associated with their work activity and what control measures are in place to eliminate or reduce negative environmental impact.

Should an environmental incident occur, the Principal Contractor is to adopt their SHE Accident / Incident Management & Investigation Process Flowchart and *Management of Accidents and Incidents Procedure contained within the Construction Phase Plan*

4.17 COMMUNICATION WITH THE PUBLIC

A pre commencement letter drop shall be carried out by the Principal Contractor notifying all direct neighbouring properties of the site start date.

Suitable out-of-hours contact arrangements shall be in place in the event that an incident occurs outside of normal working hours (e.g. an alarm sounds, or a break-in is reported).

Contact details shall be displayed outside the site. Contacts shall be reviewed and updated in relation to annual leave or other absence of site staff.

The Project Team will communicate proactively with any local residents / businesses and other members of the public that may be affected by construction activities.

Where the Principal Contractor and subcontractor activities could cause nuisance to the local community, The Principal Contractor shall contact local residents and any affected businesses, schools or hospitals etc. prior to the activity taking place.

The Principal Contractor shall then ensure that these parties are kept up to date with the progress of the works and the measures that will be put in place to minimise any potential nuisance that may arise as a result of these.

The Principal Contractor shall provide the potentially affected parties with contact details of a member of the management team, should they have any issues or complaints they wish to discuss.

The Principal Contractor (and subcontractors) staff are encouraged to build and maintain a positive relationship with the local community to avoid the need for nuisance related complaints.

All subcontractors are expected to minimise the impact of their works on the local community. The Principal Contractor will identify potential nuisance issues at the pre-start meeting and ensure that they are included in site inductions, but these should also be covered in the subcontractor's conditions.

All complaints received will be investigated and a response (even if pending further investigation) is to be given to the complainant as soon as reasonably practicable.

Incidents relating to nuisance (e.g. complaints relating to noise, dust, vibration, mud on roads etc. made by the public, clients or Environmental Health Officers) shall be reported in accordance with the Principal Contractor's own internal reporting procedures in accordance with their Incident and Near Miss Reporting Standard – To be provided on request by the Employer or their representative.

4.18 MONITORING AND CONTROL

It shall be the responsibility of the Site and visiting Managers to monitor and control the Construction Environmental Management plan and ensure its implementation.

Updating of both this written Plan, together with the graphical site Traffic Management Plan displayed in the site office, will be the responsibility of the Site Manger.

Contractors must ensure that they are familiar with and observe this plan.

Communication methods will include inductions, toolbox talks, briefings, Letters/memos and review meetings.

The relevance of CEMP elements will be routinely reviewed by the Site and visiting Managers. This review will focus on the need for the type and level of monitoring and the appropriateness of management measures, monitoring methods and reporting systems.

5.0

APPENDICES

Appendix Traffic Management Plan

(to be provided by the appointed Principal Contractor)

Construction Phase Traffic Management Plan

(to be provided by the appointed Principal Contractor)

TMP Sketches

(to be provided by the appointed Principal Contractor)

Demolition Sequencing

(to be provided by the appointed Principal Contractor)

Cleeve House – Demolition

Construction Method Statement

GHCT
Gleeds Building Surveying Ltd
BLBS0702E

Version: [number]
Date: October 2021

DOCUMENT CONTROL

Project name	Cleeve House	Project number	BLBS0702E
Date of Issue	11.10.2021	Version number	01
Reason for issue	Planning Application: supporting document		

Document author	Michael Fawcett	Grade	Associate Director
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Signature	
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Contributors

Approved by	Grade
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Signature

Security classification

Distribution to	Debbie Armstrong, GHCT
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Related project documents

Construction Method Statement

This Construction Method Statement (CMS) has been prepared to support the planning application for the demolition of Cleeve House.

Location: Cleeve House, Horton Road, Gloucester.

The works briefly comprise the demolition of Cleeve House (a steel modular type building) reinstatement of the demolished building area to compacted hardcore. Installation of new boundary fencing to separate the existing allotment (in ownership by the client). Replacement and new LED car park lighting together with replacing the existing manual car park barrier with an electric automatic barrier.

The tendering stage and appointment of the Principal Designer and Contractor is not yet completed.

Indicative Scope of Works

- *Design*
Steel modular framed building with external composite metal cladding.
- *Demolition*
Existing building complete – steel framed building, internal studwork partitions, steel lattice floors/roof construction.
- *Excavation*
Demolish/remove building to existing ground level to include removal/isolation of below ground drainage etc, grubbing out and backfilling existing foundations where appropriate.
- *M&E services related works*
Isolate all building services, install new electrical external housing for the new/replacement car park lighting columns. New electrical supply to power electric car park barrier.
- *Drainage*
Existing roof and perimeter drainage outlets to be maintained to provide surface water catchment within the demolished building footprint.

General

This Construction Method Statement (CMS) sets out proposed measures to minimise and mitigate construction impact on the neighbouring community and objectives for the management of the site during the construction phase.

The CMS will remain under review during all stages of the project and certain areas of operation will be the subject of specialist considerations. The Principal Contractor and CDM Co-ordinator will be appointed for the whole construction phase including Design and commissioning. More specific and detailed method statements and risk assessments relating to these operations will be provided at a later stage and as the project proceeds.

These additional method statements and risk assessments will comply with the requirements of the relevant regulatory bodies and will be prepared by the specific contractors involved. Risk assessments and method statements carried out by Contractors will be submitted to GHCT and appropriate measures taken to mitigate any risks to employees, contractors and public in accordance with The Construction (Design and Management) Regulations 2015 requirements.

Indicative Scope of Works

The overall demolition construction programme and reinstatement works is estimated to be completed within approximately 8 weeks including for removal of Asbestos Containing Materials (ACMs). The Principal Contractor will prepare a computer-based programme using Microsoft Project planning and project management software or similar. The project management system will analyse critical path and produce bar chart programmes that can incorporate design, design reviews, procurement, equipment/material orders, deliveries and site installation period as part of standard procedures. The construction programme will be monitored, tracked and updated on a regular basis and any corrective action applied as necessary.

Site Survey Information

A topographical survey has been carried out to confirm the existing site levels, extent of any existing services and the condition of the existing environs. Services have been plotted on drawings and a photographic record taken, which will be maintained as a record throughout the stages of the contract.

Site Logistics

The way in which the site is established and managed is critical to the success of the project. The Principal Contractor will develop this as part of their Construction Phase Plan. They will be responsible for preparation of a site access plan identifying areas for unloading, storage of materials and waste, vehicle parking, accommodation and welfare facilities etc. Methods of unloading using crane and/or forklift plant, demolition grabs will also be detailed showing methods of lifting and horizontal material movement facilities during the construction period.

Site Management

The site management for the project will comprise a permanent full time site manager who will lead the site team and administer the contract. The Site Manager will be assisted and supported by various site-based construction management personnel, responsible for the management and supervision of these site-based operations. The site team will be supported and assisted by additional office-based staff including environmental, planning, temporary works, health and safety managers and the Project CDM Co-ordinator.

Security and Site Establishment

To be developed by the Principal Contractor, but generally heras fencing or plywood hoarding or will be erected on the construction site boundary to secure it during the contract period. Additionally, heras fencing will secure the work area inside the site boundary. The working area will be within the existing site boundary and areas of site will remain fully operational and visited by GHCT staff throughout the demolition/construction period. Site office and welfare facilities will be established. Temporary site accommodation and welfare will comprise of the Site Manager's office, meeting and Induction room. Welfare facilities will be erected on hard standing within the contractor's working area. Further accommodation for sub-contractors will be sited as required and the meeting room will be available for the Client's representatives when visiting the site.

Health and Safety – Personnel site inductions

All personnel will be inducted prior to gaining access to the site. Site rules will be developed by the Principal Contractor in conjunction with the client where appropriate. Visitors and site personal will be informed of the specific site rules required in the preliminaries relating to this project as well as GHCT's site rules for contractors, health and safety policy and their own companies risk assessments and method statements.

Site Access and Deliveries

To be developed further by the Principal Contractor: Vehicular and pedestrian access to the site compound will be from Horton Road. Delivery plant and vehicles will be provided with directions onto the site and be required to turn off engines

to avoid nuisance upon arrival. Site access and deliveries must be avoided during the busy primary school set down and pick up times (generally 08:35 – 09:15 and 15:10 – 15:50hrs). Delivery constraints will be identified to all suppliers and trade contractors. Deliveries of materials, plant and equipment will be strictly controlled and co-ordinated to prevent congestion and disruption to traffic using Horton Road. There is a one-way system in place across the site which must be adhered to.

Site Access and Deliveries

Adequate signage will be installed such that vehicle deliveries and access to the site are clearly defined within the general site geographical area. A main construction signboard will be positioned within the curtilage of the site as necessary to advise operatives/visitors and delivery staff of safety requirements within the confines of the site and where to report on arrival. Such signage will include: - Accommodation / Access requirements Speed Limits Overhead / Underground Services Safety Helmet, high visibility work wear and footwear requirements Noise and any requirements for ear protection Danger Construction Site, etc.

Demolition Operations and Deliveries

Demolition provisions and sequencing will be as detailed within specific risk assessment and method statements provided by the main contractor and appointed subcontractors. All vehicle movements and deliveries will be subject to the control of the Principal Contractor. The storage of materials on site will be kept to an absolute minimum and therefore delivery scheduling will be carried out to ensure supply is on a 'just in time' basis only.

Storage and Handling

The contractor's site area will provide the storage area for all plant and materials delivered to site. More vulnerable materials/equipment will be stored in the secure containers or programmed on to site to be incorporated directly into the construction.

Waste Management

A waste strategy will be developed during the pre-commencement period by the Principal Contractor. The Principal Contractor will produce a Site Waste Management Plans (SWMP) for this project with the objective of working towards better understanding waste management so the volume of waste to be disposed is reduced and segregation enables as much as possible to be recycled.

Scaffolding

Conventional scaffolding, where required, will be independent with boarded lifts to suit the nature, location and type of the particular operations. All scaffolding will be securely tied to the structure and will include suitable ladder access or by other means as appropriate to the works. Scaffolding will be provided, erected and maintained in accordance with all current statutory regulations. Suitable guard railing will be utilised to prevent falling from unprotected edges of the excavations, upper floors and staircases as applicable. No person other than certified competent scaffold erectors will be permitted to erect, alter, adapt or dismantle any conventional scaffolding.

Temporary Services

Power supply will be provided by a generator or temporary power supply from the existing adjacent site substation (located opposite the pharmacy). 110v power tools will be utilised throughout construction. Water will be provided direct from the mains system for use in the welfare facilities. Site communications/utilities will be provided to the site offices and welfare facilities as required by the Contractor.

Dust and Debris

The site will be kept clean and tidy at all times and will comply with any statutory requirements. Particular attention will be given to preventing the contamination of adjoining roadways and existing water courses where applicable to the site. Wheel washing of HGV's leaving site and road sweeping will be carried out as required.

Management of Noise

Management of noise pollution and vibration control will be given a high priority. Where the works are in close proximity of occupied buildings the Contractor will ensure that targeted acceptable levels of noise are adhered to as well as statutory levels or any imposed by the Environmental Health Officers. Dust suppression during demolition works will be utilised as necessary by the contractor to prevent, mitigate and reduce the spread of dust to adjacent properties.

Site and General Safety

Management and execution of the project will be fully compliant with the requirements of the Construction Design and Management Regulations 2015 and Principal Contractor and the Principal Designer will be appointed throughout construction from commencement of the Design stage to commissioning and handover. The Construction Phase Plan will be maintained and available throughout the construction phase. All contractors will be required to provide safety policies, plans and method statements and will be assessed prior to order placement on all aspects of safety, health and welfare. All contractor and subcontractor employees shall be checked for competency and complete a Health and Safety Site Induction before commencement of any work on site. The site will be subject to independent site safety checks, inspection and reports by the Principal Contractor's Independent site safety inspectors and advisors.

General Construction Matters

Programme

The Principal Contractor will produce a master programme indicating proposed timing and sequencing of operations necessary to achieve project completion.

Initial Work

Prior to the commencement of the project works, the Construction Phase Plan will be prepared and developed from the Pre-Construction Information. This plan will be progressively refined and developed as other specialist subcontractors are appointed, and more specific and detailed methods, techniques and requirements are established. The Principal Contractor's offices and welfare facilities will be set-up within the contractor's site designated work area. The temporary hoarding and fencing will be erected around the site before work commences and maintained throughout the project.

Demolition

Any asbestos containing materials (ACMs) in the building will be identified by survey before commencement and will be removed by a specialist sub-contractor before the building is demolished. Operatives will be provided with appropriate personal protective equipment to prevent injury from dust and abrasion. Noise and dust generated by the demolition works will be confined within the contractor's site area. All the demolition works will be undertaken by a specialist subcontractor. Dust suppression will be used where necessary. It is envisaged that the use of heavy demolition plant (pincers) is to be used to demolish the building in a safer manner.

External Works

Following completion of demolition works, the new site security fence will be erected to secure the existing allotment. The previous footprint of the building is to be made good and laid to compacted hardcore. The installation of the new lighting columns and electric car park barrier can then be installed.

Project Completion

Handover and project completed, Health and Safety File presented to client on completion of project and site drawings updated to reflect works carried out.

Habitat Features

Existing trees are adjacent to the building on southern part of the construction area. There are trees on the site boundary line.

External lighting (construction operations)

All external construction work will be carried out in available daylight hours and it is expected that no artificial lighting will be used during construction of external elements. In accordance with HSE requirements site way finding and security lighting will be required.

Cleeve House – Demolition

Demolition Plan & Method Statement

DOCUMENT CONTROL

Project name	Cleeve House	Project number	BLBS0702E
Date of Issue	11.10.2021	Version number	01
Reason for issue	Planning Application: supporting document		

Document author Michael Fawcett **Grade** Associate Director

Signature



Contributors

Approved by **Grade**

Signature

Security classification

Distribution to Debbie Armstrong, GHCT

Related project documents

Outline Demolition Method Statement

(to be fully developed by the appointed demolition contractor)

Document Index:	
Part 1	
Method statement review procedure	
COVID-19 site operating procedures	
Section No.	Subject.
1	Introduction and Scope of works
2	Site management
2A	Emergency contact details
3	Site Arrangements
4	Emergency arrangements and control measures
5	Core technical guidance to be complied with
6	Site Constraints and control measures
7	Demolition Methodology

Outline Method statement review procedure

The appointed contractor reserves the right to amend the site RAMS documentation at any point during the works, through the following procedures:

Monitoring and review.	Throughout the works, it is the responsibility of the appointed contractor and their project and site management team including their independently appointed Health and Safety Consultant, to ensure that the works are being undertaken in compliance with the method statement and risk assessments prepared for this project and the proposed site works and operations.			
Hold Point.	During the works, if it is found that they cannot be undertaken in line with the below documentation they must stop and be re-evaluated in accordance with the following procedure.			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; color: red;">Supervisor Signature</td> <td style="width: 20%;"></td> <td style="width: 20%; color: red;">Date</td> <td style="width: 20%;"></td> </tr> </table>	Supervisor Signature		Date
Supervisor Signature		Date		
Enforcement.	During the undertaking of the works, should the works be found not to be in compliance with RAMS documentation prepared for the works, it is the responsibility of the SITE MANAGER to stop works, review the work practices and the RAMS documentation and take the appropriate action including stopping works, amending the RAMS and re-issuing or, undertaking a toolbox talk to discuss the change needed.			
Method statement checking and review.	Throughout the works the Contractor's site management and independent Health and Safety Consultant will check the works against the RAMS and the defined scope of works and flag any deviations. Deviations will be recorded in Appendix A of this document. Any changes will be documented in the below table and re-issued to the site.			

Version History

All changes to the method statement must be recorded here.

Change.	Date.	Made by.	Checked by.

Change Requirements	<p>Changes to the site RAMS documentation will be recorded above. Minor changes can be made by the above-named supervisor under the following procedure:</p> <ul style="list-style-type: none"> - Supervisor must call contracts manager/operations director for approval. - Change must be made in pen and signed by supervisor. - An image of the change must be taken and sent to the contract's manager. - The change must then be formally made to the documentation, recorded above and re-issued to site. - Any significant changes to the site documentation/working methods will be formally reviewed between Alex Murphy and Peter Smith before being issued
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Confirmation of operatives training	Following any changes being made to the RAMS documentation a method statement briefing must be undertaken by the site supervisor with all site staff in attendance. Following the briefing all operatives must re-sign the RAMS documentation via the signature boxes located at the end of the site combined method statement and risk assessment documentation.
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Throughout the works the contractor and all subcontractors will adhere to V7 of the CLC Guidance on site operating procedures during COVID-19










This document details the demolition and the removal of all materials from

1.2) Scope of works.	Supervisor must also look at extent of works sheet issued within file for further information
	Site set up – set up of welfare units, heras fencing and site signage
	Removal of asbestos materials contained within the pre-demolition/refurbishment survey
	Demolition of structure to top of floor slab
	Removal of floor slabs and hard standings
	Removal of materials, reduced dig and laying of site to stone
	Demobilise from site
1.3) Works' duration and site working hours.	
Anticipated Duration of demolition phase.	3 weeks (TBC) excluding removal of Asbestos Containing Materials
Commencement date.	TBC
Site working hours.	Proposed - 08:00-18:00 Monday-Friday, 08;00-13:00 Saturday if required


2) Site Team

Name	Position	Contact Details
Emergency contact details		
TBC	Operations Director	-
TBC	Demolition Contracts Manager	-
TBC	Demolition Supervisor	-
TBC		Demolition Labour
TBC		Demolition Labour
Name	Plant	
TBC	24 Ton Excavator - TBC	


3) Anticipated site layout

	Site Entrance
	Heras/existing fencing/features
	Pedestrian Barriers
	Muster Point
	Direction of transport
	Site Parking
	Welfare Location
	Loading/unloading
	Skip/plant storage location



<p>3.1 – Offices/Welfare</p>	<p>A welfare facility will be provided by the Principal Contractor and as a minimum is to provide as follows:</p> <p>Welfare facilities will be provided from day one of the work, consisting of toilet, washing (with hot running water) and drying facilities and space for taking meals and the provision of a means to heat food and water. All facilities will comply with the requirements of CDM 2015.</p> <p>Operatives will be instructed to use the facilities in an appropriate manner and to assist in keeping them clean and tidy, a weekly cleaning roster will be drawn up on site to encourage operatives to maintain a high standard of cleanliness of the site facilities.</p>
<p><u>CVD-19 Welfare Policy</u></p>	<p>In accordance with industry and HSE guidance: All operatives will be required to wash/sanitise their hands before entering the welfare facilities and clean the welfare tables before and after use and put all rubbish in the bins provided. Operatives must also clean/sanitise their hands upon leaving the welfare.</p>
<p>3.2) Means of access and traffic management</p>	<p>Access to site will be made via Horton Road following the one-way system into site, the site access is shared with medical facilities including Acorn house, the Aspen Medical Centre and Barnwood medical centre. It is also believed that the one-way system is also utilised for the pick-up and drop-off of children attending the St Peters Catholic school. Before any deliveries are scheduled, the demolition site supervisor will liaise closely with the surrounding facilities and the NHS Trust to establish the peak times of access to ensure that deliveries are scheduled for outside of these hours. Access to the site will be deepened to allow all vehicles to pull into the site and wait for the gates to be opened without obstructing the one-way access route, larger vehicles will be required to call ahead to the demolition supervisor to ensure that banksmen are posted ready for them to gain access to the site.</p>  <p>Prior to works commencing, holding areas will be identified away from the site to allow large vehicles to park without causing disruption to surrounding roads and allow the supervisor to mobilise the site team to facilitate access.</p>
<p>3.3) Parking of Vehicles</p>	<p>Parking of vehicles will be within the above identified site compound – no vehicles to be parked outside of site entrance or permitted to block any public entrances or any part of the public highway.</p> <p>All vehicles must reverse park in designated parking area.</p>

<p>3.4) Storage of plant and materials</p>	<p>Where possible, as the layout of the site allows, skips will be located adjacent to the structure being demolished allowing safe loading out of the waste materials generated, waste will be segregated into asbestos, general waste, scrap and hardcore.</p> <p>All attachments and plant will be stored within a designated heras fenced exclusion zone when not in use.</p> <p>Plant will be parked in a prominent position close to the site entrance to reduce the risk of it being targeted.</p>
<p>3.5 Removal of materials from site</p>	<p>In strict accordance with the issued site waste management plan, waste will be processed according to its classification as scrap metal, general waste and asbestos waste, material will be loaded into large skips for removal from site to a licenced waste facility, chosen for their ability to recycle the waste generated effectively within close proximity of the works to minimise the carbon footprint of the demolition activities.</p> <p>All loads will be accompanied by a waste consignment/duty of care note that will be retained on site and issued to the client at the end of the demolition works.</p> <p>Please see below for detail on the removal of asbestos waste from the building.</p> <p style="text-align: center;">TO BE FULLY DEVELOPED OUT BY THE APPOINTED PRINCIPAL CONTRACTOR AND SUBCONTRACTORS</p>
<p>3.6 Wheel wash</p>	<p>In order to minimise the risk of any mud/debris spreading from the site onto the surrounding highways, the contractor is to phase hard standing removal works to ensure that as far as practical lorries removing materials do so from a tarmac/concrete surface. Prior to any vehicles leaving site, they will be inspected for any debris; where required tyres will be jet washed off prior to the vehicle exiting the site by the appointed person.</p> <p style="text-align: center;">TO BE FULLY DEVELOPED OUT BY THE APPOINTED PRINCIPAL CONTRACTOR AND SUBCONTRACTORS</p>
<p>4) Emergency arrangements and control measures</p>	

<p>4.1) Location of first aid points</p>	<p>The first aid post will be highlighted to all operatives during the site induction given by the Principal Contractor and prominently highlighted on site</p> <p>All site first aiders will be trained in First Aid at Work and identified during the full site induction carried out by the Principal Contractor</p>	
<p>4.1.1) COVID – 19 First aid measured</p>	<p>In line with the government’s current COVID-19 guidance and to maintain where possible, the 2m minimum distancing the following additional measures will be put in place for the administering of first aid to an injured person.</p> <ul style="list-style-type: none"> - Where possible the injured person will be requested to administer first aid to themselves, if this is not possible, - The person administering the first aid to the injured person will be required to wear a surgical mask, gloves, and eye protection and, where possible the injured person will be required to do the same. - PPE used during the administering of the first aid will be disposed of in the waste bins provided. - If the injured person is found to have COVID-19 the above measures will be put in place however PPE used will be double bagged, stored in a secure location and the disposed of 72 hours later. 	
<p>4.2) Health and safety consultants</p>	<p>PRINCIPAL CONTRACTOR’S APPOINTED HEALTH AND SAFETY CONSULTANT:</p> <p>TBC</p> <p>Appointed Health and Safety Consultant will have invested executive control of the Contractor’s sites and have authority to instruct and stop works immediately should an un-safe occurrence be observed. As part of their duties the health and safety consultant will undertake random – unannounced site audits covering the key topics of health and safety on site, these reports will be issued on site as well as being sent to the contractor’s head office for review at management and senior company level.</p> <p>Health and Safety audits will be actioned in the allotted time scale, actions will then be covered by a further site audit undertaken by a senior manager.</p> <p>The Health and Safety Consultant will have instruction to undertake random and unannounced drug and alcohol testing on all members of the site team.</p>	

<p>4.3) Emergency Escape Routes/Procedures</p>	<p>To aid emergency escape, escape routes will be kept clean of all obstacles allowing quick exit from the works area.</p> <p>Fire escape routes will be clearly shown on fire escape plan displayed in the site welfare facilities and highlighted to all during site inductions, during the site induction operatives will be informed of the location of the emergency air horn, in the event of an emergency, this horn must be sounded and operatives must gather at the muster point located at the entrance gates of the site, a roll call will then be undertaken from the signing in book.</p> <p>Fire and emergency escape routes will be prominently marked in Green spray paint indicating the nearest emergency escape door, as demolition works progress through the site, changes in escape route will be highlighted to all operatives on site during a daily briefing given by the demolition supervisor each morning and signed by all.</p> <p style="text-align: center;">TO BE FULLY DEVELOPED OUT BY THE APPOINTED PRINCIPAL CONTRACTOR</p>
<p>4.4) Hazard identification & Control measures review</p>	<p>Works will be undertaken in accordance with the site specific documentation issued for the works. The RAMS documentation has been completed based upon the CDM 2015 information provided by the client team, a desk top study of the area and a detailed knowledge and experience of the demolition methodology and associated risks.</p> <p>Throughout the works the Principal Contractor is to have an open door policy in place where any hazard can be reported to the site supervisor and addressed accordingly. Daily checks made by the demolition supervisor will be recorded with any hazards identified and remedial action/control measures put in place. Major hazards will be addressed through the re-evaluation of the works activity and the re-issue of this document via the review procedures detailed on page three of this document.</p>
<p>4.5) Rescue Arrangements</p>	<p>Working at height – rescue procedure</p> <p>During the works it will be necessary to work at height during asbestos removal activities, throughout this procedure the Principal Contractor is to ensure that one operative is at ground level at all times to facilitate rescue should the operative working at height come into difficulty.</p> <p>Should an operative come into difficulty the procedures could be as follows (to be fully developed by the appointed contractor):</p> <p>Scaffolding tower:</p> <ul style="list-style-type: none"> - Ground based operative to check the surrounding area to ensure that no hazards exist that could cause them harm during rescue (live cable, sharp objects)

- Once the area has been determined safe, the ground based operative will approach the casualty and encourage them to undertake a first aid rescue by aiding themselves from the scaffolding tower.
- Should this not be possible, the ground based operative will dial 999 and request the help of the emergency services, at this point the contracts manager and clients representative will be informed.
- Should this not be possible, the ground based operative will dial 999 and request the help of the emergency services, at this point the contracts manager and clients representative will be informed.

TO BE FULLY DEVELOPED OUT BY THE APPOINTED PRINCIPAL CONTRACTOR AND SUBCONTRACTORS

4.6) Spillage containment procedure

Prevention - Spill kits must be provided at all fuel bowser points, small tools must be filled within the designated fueling area and on an impermeable surface. Diesel must be stored with a double banded diesel bowser within a designated location on site. Other site fuels and COSHH items must be stored in accordance with there Material Safety Data Sheet (MSDS) in a secure location such as a COSHH store or within a clearly identifiable area of the site stores.

Communication – If a spill occurs on site, the site supervisor must be alerted immediatly. Major spills of diesel/chemicals must be notified to the relevent enforcing authority.

Control the spill - Once the immediate situation has been addressed, take steps to keep the spill from spreading to other areas or contaminating adjacent surfaces. Depending on the material and situation, this will involve confining the spilled material to a small area by using the provided spill kit. Start spreading the appropriate amount of spill kit materials around the perimeter of the spill to prevent it from expanding and work your way to centre.



The spill must be prevented from spreading to floor drains or other places that may allow the material to flow into environmentally sensitive areas. You may need to build a dike to block or direct the material or use a special product such as a spill sock if available. If you must leave the area during this process, be sure to block access to the spilled material with caution tape or some other method that will prevent others from encountering it.

Clean up the spill - Collect the material used to contain or neutralize the spill, and dispose of it in the specified manner. If the spill is small, that may be a plastic bag, while larger spills may require plastic pails or drums. In some cases, you will also need to dispose of any equipment such as brooms or dustpans that you used to clean up the material. If what you have gathered qualifies as a hazardous material, be sure to label it

	<p>accordingly and dispose of it as specified by local laws and environmental regulations.</p> <p>Clean the surfaces that were affected by the spill with the correct material, whether that's bleach, a mild detergent, water, or some other material appropriate for the material that was spilled. Where necessary spill granules must be used to absorb any spilled residue. Following the clean of any spills - wash your hands and any other areas that may have come in contact with the materials thoroughly. If your clothing can be safely decontaminated and cleaned, follow the appropriate steps. Otherwise, dispose of the clothing following proper safety procedures.</p> <p style="text-align: center;">THE ABOVE PROCEDURES TO BE FULLY DEVELOPED OUT BY THE APPOINTED CONTRACTOR</p>
4.7) Permit to work system	<p>Potentially hazardous activities will be controled via a permit to work system, under the control of the appointed Principal Contractor. Permits will include – Permit to dig, Permit to work at height and a hot works permit. Permits to work will be issued by the site supervisor at the start of each activity, signed by all undertaking the activity and closed out on completion. Permits will be retained on site for the duration of the works witin the demolition site folder.</p>
4.8) Training & information	<p>Training for the above emergency proceeedures and instruction on the content of this document must be given in the forms of a method statement briefing, tool box and daily briefing as aproprate. Following this training, operatives must sign to say that the have recieved the training given and agree to follow it.</p>
Project Detail	
5) Legislation	<ul style="list-style-type: none"> - All works will be carried out in line with BS 6187.2011 Code of Practice (CoP) for Full or Partial Demolition, the relevant sections of the CoP have been considered. - The Construction Design and Management regulations (CDM 2015) - The Health and Safety at Work etc Act 1974 - L143 - The Control of Asbestos regulations 2012 - HSG247 - The licenced contractors guide - The Construction Leadership Council – Construction sector – site operating procedures – protecting your workforce during coronavirus (Covid – 19) Version 7

<p>5.1) Plant & equipment – as and when required by the works</p> <p>This does not form a all items that will be allocated to the works from day one</p>	<p>TO BE FULLY DEVELOPED OUT BY THE APPOINTED PRINCIPAL CONTRACTOR AND SUBCONTRACTORS but proposed plant envisaged:</p> <p>1x 24Ton demolition specification excavator Sorting grab, Hydraulic hammer, Hydraulic shears, Concrete pulveriser</p> <p>Dust suppression in form of excavator mounted water system and via jet wash bowsers</p> <p>Flame cutting equipment</p> <p>Lorries/Skips</p> <p>Hand Tools</p> <p>Heras type anti-climb fencing (Double clipped and footed) erected by Principal Contractor</p> <p>Decontamination unit and sealed asbestos waste skip Negative pressure units, H-type vacuum cleaners, smoke testing machines and wet injection units.</p>												
<p>5.2) Vibrating tools</p>	<p>Vibration and noise ratings for anticipated vibrating tools in use</p> <table border="1" data-bbox="443 1189 1495 1440"> <thead> <tr> <th>Tool in use</th> <th>Hand Vibration (M/S²)</th> <th>MAX USAGE PERIOD IN 8HR (480 min.) SHIFT (mins.)</th> <th>NOISE OUTPUT (db at 1metre)</th> </tr> </thead> <tbody> <tr> <td>12-inch Stihl saw</td> <td>7.6</td> <td>65</td> <td>107</td> </tr> <tr> <td>Reciprocating saw (110v)</td> <td>8</td> <td>59</td> <td>100</td> </tr> </tbody> </table>	Tool in use	Hand Vibration (M/S ²)	MAX USAGE PERIOD IN 8HR (480 min.) SHIFT (mins.)	NOISE OUTPUT (db at 1metre)	12-inch Stihl saw	7.6	65	107	Reciprocating saw (110v)	8	59	100
Tool in use	Hand Vibration (M/S ²)	MAX USAGE PERIOD IN 8HR (480 min.) SHIFT (mins.)	NOISE OUTPUT (db at 1metre)										
12-inch Stihl saw	7.6	65	107										
Reciprocating saw (110v)	8	59	100										
<p>5.3) PPE) The listed PPE will be worn by all persons:</p>	<ul style="list-style-type: none"> - Hard hat to (BS EN397:2012) standard at all times - Hi-Viz jacket/vest in a clean, good condition. - Approved safety footwear (BS EN ISO 20345:2011) With ankle support, mid-sole protection and toe protection. - Personal Eye protection, compliant to BS EN 166:2002. The requirement for adequate eye protection is applicable to prescription safety glasses, which must also comply to BS EN 166, with adequate side protection. <p>Protective gloves, compliant to Cut 5 standard as per Standard EN 388 or Cut Level as per updated Standard BS EN 388:2016 when handling glass/sharp objects or (Reflex T or similar to EN 388), at all other times.</p>												

	PPE REQUIREMENTS TO FULLY DEVELOPED OUT BY THE PRINCIPAL CONTRACTOR AND SUBCONTRACTOR	
5.3.1) Site specific COVID-19 precautions:	TBA by PRINCIPAL CONTRACTOR: mandatory requirement for face masks to be worn on site at all times when operatives are required to be within 2m of each other.	
5.4) Services		
Service requirements	<p>All services will be cut off or contained prior to works commencing, certificates of disconnection will be issued to the PRINCIPAL CONTRACTOR and held on site for inspection. Any services that must remain live during works will be prominently marked on site and identified to operatives during a toolbox talk. All pipework must be purged and disconnected prior to any demolition works commencing.</p> <p>Where access is required to the structure to facilitate the isolation works, PRINCIPAL CONTRACTOR will work in close liaison with the service provider to ensure that all areas are stripped of asbestos containing materials where damage has occurred or, that the ACM's are in a safe condition for access to be gained.</p> <p>All services will be identified on a site plan located within the welfare facilities, this will include drainage runs, gas, water and electrical service details, throughout the works a 'treat as live' policy will be in force where unidentified services must be treated as live until proven otherwise.</p> <p style="text-align: center;">THE ABOVE METHODOLOGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR</p>	
<u>Hold Point</u>	Have you checked to make sure all services have been cut off and contained – or marked if to remain live?	Sign:
	To be signed by supervisor	Date:
5.5) Site security and fencing	<p>The building has laid empty for a number of years and, despite the installation steel shutters by the client, has been subject to extensive vandalism, vagrancy and a site for drug taking. Due to this, throughout the works, security will be of high priority to ensure that no unauthorised gain entry to the site.</p> <p>The site will be secured using Heras Type anti climb fencing, double clipped and footed. Vehicle access gates will also be installed w Heras fencing line, operatives will be informed during site induction that these gates must be kept locked at all times when not in use and, manned by banksmen when they are in use.</p>	

	<p>Prior to works commencing, Contracts Manager will contact the local police force and request that the demolition site be placed on the local patrol and provide a visual deterrent.</p> <p>To allow safe access to the welfare facilities from the carparking area, pedestrian barriers will be installed.</p> <p>Further heras fencing will be installed within the site to form demolition Exclusion zones where required.</p> <p>Drop zones and skip loading areas will also be segregated from the wider site area.</p> <p>Site gates will be furnished with the site supervisor and contract Manager's emergency contact details.</p> <p style="text-align: center;">THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR</p>
<p>5.7) Interface with others</p>	<ul style="list-style-type: none"> - From the outset of the project, the appointed Principal Contractor will form a close relationship with the NHS Trust and facilities team of Acorn house, the Aspen Medical Centre and Barnwood medical centre, understanding their peak times of access forming dialogue with them to provide advanced notification of large deliveries, to minimise any potential disruption caused to these facilities, the neighbouring residential properties, filling station and St Peters Catholic Primary School, it is also understood the access route is utilised by parents for the purposes of pickup/drop off of children, therefore the planning of logistics and public protection will be of paramount priority, - The Principal Contractor will ensure that all deliveries to the site are made outside of these peak times. The Principal Contractor will also ensure that all large delivery vehicles such as skip lorries and low loader lorries for the delivery of heavy plant and machinery call ahead to the demolition site supervisor to allow banksmen to be posted and the gates to be opened allowing the vehicle to access the site without the need to block the access route. - The site will be configured in such a way that vehicles can turn within the site boundary eliminating the need to reverse within the public realm., access to the site is suitable for the low loader delivery lorry to drive into the site fully and offload inside the heras fencing line. - Key stakeholders around the site will have letters delivered informing them of the upcoming works and the sites emergency contact details and points of contact. <p style="text-align: center;">THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR</p>

<p>5.8) Control of dust</p>	<ul style="list-style-type: none"> - Throughout the demolition works, the control of dust and debris will be of high priority. - Whilst the structures construction type is of steel and timber which will cause a minimal release of dust during the superstructure, a water mist spray will be applied to the structure, both through the use of a high-powered atomised water mist which is applied over the machines attachment to provide at source suppression and via a jet wash bowser which will provide ground-based suppression. - Throughout the works the supervisor will undertake monitoring of the airborne dust at set points around the site, the results of this inspection will be recorded within the site folder for inspection. <p style="text-align: center;">THE ABOVE METHODOLOGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR</p>
<p>6) Site Constraints</p>	
<p>6.1) Asbestos</p>	<p>During the abandonment of the office building, it has fallen victim of high volumes of vandalism, much of which has meant that the asbestos insulation board within the building has been extensively damaged, an asbestos clean has been undertaken to allow the asbestos survey of the ground floor to be completed however the contamination of the building is extensive.</p> <p>Asbestos removal works will be covered by their own notification to the HSE under an ASB5 notification which carries a two-week lead in time. In order to submit this notification, a full method statement and risk assessment document will be written, asbestos removal methodology however will be summarised below:</p> <p>The first activity to be undertaken on site will be the setting up of the decontamination shower unit, this will be a self-contained unit with gas powered boiler and generator and a built-in water tank. the decontamination unit is divided into three compartments, namely, clean end (changing from street clothes to stripping coveralls) shower (for decontamination) and dirty end (removal of stripping coveralls when operative has exited the enclosure) this last compartment is placed under pressure.</p> <p>The decontamination unit and sealed asbestos waste skip will be located within a heras fenced compound for authorised access only.</p> <p>Asbestos insulation board debris and items of furniture – following the set-up of the decontamination unit, operatives will form a transit route to the building following the shortest route from the decontamination unit to the entrance door of the building, a three-stage airlock and bag lock system will be constructed and sealed to the door forming secure access/egress for authorised persons only, once the AL/BL is sealed to the entrance door, operatives wearing type 5/6 coveralls and full-face respirators will enter the building. Prior to works</p>

commencing, background and personal air monitoring will be undertaken to establish a baseline reading of asbestos fibres in the air.

Entering the building, operatives wearing personal monitors will work into the building forming a route to the opposing side of the room to allow the negative pressure unit to be fitted (holes previously cut in the exterior of the building for the removal of the ground floor asbestos debris will be re-used allowing the negative pressure unit to be sealed and turned on, placing the area under negative pressure.

Working inwards, operatives will use an airless sprayer to apply water and surfactant solution to the debris, leaving sufficient time for the solution to soak in, large sections of debris will be placed in red asbestos waste bags whilst small sections/dust will be removed using a H-Type vacuum cleaner. Due to the contamination throughout, all items will be removed as asbestos material, where items are small enough to be placed in asbestos waste bags, they will be placed in red asbestos UN approved waste bags, once full these will be sealed with 75mm cloth tape, wiped down and taken to the bag lock where they will be placed in clear asbestos waste bags, sealed and transported to the sealed asbestos waste skip for removal.

Larger items will be wrapped in 1000-gauge polythene and transported carried through the bag lock system to be loaded into the waste skip. Where necessary, the bag lock system will be enlarged to allow these items to be removed. Works will progress through the ground floor of the building until the floor area has been cleared and all furniture has been removed.

AIB COLUMNS

Following the setup of the air and bag lock systems, operatives will place the area under negative pressure, smoke testing the enclosure to test its integrity. Entering the enclosure, operatives wearing full face respirators and type 5/6 coveralls will commence the removal process. The metal or timber casing housing the AIB will be carefully removed using hand tools, this will be carried out under a constant mist of surfactant. Any screw fixings will be removed using a cordless screw gun set at low speed. All AIB panels will be placed into UN approved red asbestos bags, these bags will be sprayed with surfactant and taken to the bag lock where they will be double bagged then passed to the outside man to be taken directly to the sealed asbestos skip. All residues will be removed from the steel columns using wire brushes and damp rags

On completion of the works a four-stage air clearance will be undertaken by an independent analyst.

AIB CEILING TILES

Following the setup of the air and bag lock systems, operatives will place the area under negative pressure, smoke testing the enclosure to test its integrity. Entering the enclosure, operatives wearing full face

respirators and type 5/6 coveralls will commence the removal process. The AIB tiles will be accessed via a narrow mobile tower, the tiles will be carefully lifted out of the framework. They will then be sprayed with surfactant and carefully lowered into UN approved red asbestos bags. 3 tiles will be placed in each bag before they are sealed using 75mm cloth tape and double bagged in line with BDL SOP's. The framework will be removed using aviator snips to cut the hangers, the framework will be wrapped in 1000-gauge polythene parcels and taken to the sealed waste skip located outside the building.

On completion of the works a four-stage air clearance will be undertaken by an independent analyst.

Floor Tiles

The Contracts Coordinator will ensure that all operatives have all necessary documentation for the job.

The following procedure is to be adopted for the removal of asbestos containing floor tiles:

Once the enclosure has been constructed and the operatives have donned the appropriate R.P.E. and P.P.E they will enter the enclosure and commence the removal procedure as follows.

RPE selected will always be the operatives own ori–nasal respirator fitted with a P3 filter for which face fit certificates will be available

The floor tiles will be sprayed with fibre suppressant using a handheld sprayer to control fibre release, prior to removal starting, care must be taken not to overspray the area and thus cause slipping hazards.

Once wetted the floor tiles will be removed using handheld scrapers or if required hand held kango drills, all removed floor tiles will be placed in appropriately marked red waste sacks.

After the floor tiles have been removed the area will be vacuumed down with a type H vacuum cleaner and all exposed surfaces wiped clean

On completion the asbestos containing waste tiles will be removed at the end of the shift or on completion of the works

Return copies of site paperwork to the office which relate to the project.

All plant and equipment will be thoroughly cleaned in the same manner to ensure its safe transference to the stores or other enclosures.

THE ABOVE METHODOLOGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR

	<p>All asbestos removal works will be subject to an additional method statement and risk assessment provided two weeks before removal works commence along with any relevant notices to the HSE.</p> <p>Throughout the remote demolition process the Site Supervisor will be vigilant during the demolition phase for the identification of possible ACM's in the matrix of the building. Any suspected ACM's are to be sampled and tested by an accredited analyst with results notified to the Principle designer and site agent. No (actual) demolition work will commence (re-commence) until all asbestos has been removed from the structures.</p> <p>All asbestos will be removed by either in-house or outsourced ARCA trained management and removal team, Contractor to provide and carry a three-year licence to remove all grades of asbestos material. Full waste carriers licence enabling removed asbestos to be transported in house or via external waste handling carrier – All certification and waste transfer notes to be provided.</p> <p>Asbestos works will be subject to regular site audits the Principal Contractor's management team along with an un-announced external audit carried out by the Health and Safety Consultant. All operatives involved in the project are to be trained to asbestos awareness as a minimum and will be instructed during a toolbox talk signed by all.</p> <p>All asbestos works will be covered by separate method statements issued prior to works commencing and will be phased along with the demolition phase plan. The Site Supervisor will be vigilant during the demolition phase for the identification of possible unidentified ACM's in the matrix of the structure.</p> <p>Any suspected ACM's are to be sampled and tested by an accredited analyst with results notified to the Principal Designer. No (actual) demolition work will commence (re-commence) until all asbestos has been removed from the structure.</p> <p>THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR</p>
<p>6.1.1) Self Certification</p>	<p>Non-licenced asbestos containing materials maybe be removed and self-certified by the PRINCIPAL CONTRACTOR OR SUBCONTRACTOR, a copy of which will be issued to the client with the Principal Contractor and Subcontractor also retaining a set for their records.</p> <p>THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR</p>
<p>6.2) Hidden Asbestos</p>	<p>All operatives will be trained in asbestos awareness and will receive a pre-start toolbox talk on the identification of asbestos and what to do if unknown asbestos is disturbed.</p>

	<p>In the event of asbestos being uncovered, operatives will isolate the works area and contact the demolition supervisor immediately, the principal Designer will also be contacted.</p> <p style="text-align: center;">THE ABOVE METHODOLOGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR</p>
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7) Demolition Methodology

Hold Point	<p>The below bullet points MUST be read out to all operatives ahead of any works commencing</p>	Name:
		Sign:
		Date:

<p>7.1) Works information</p>	<p>Prior to any works being undertaken the following must be adhered to:</p> <ul style="list-style-type: none"> - No standing on the top of the skip at any time - Loading of the skip must be through the rear doors only - Cut 5 gloves or chainmail must be worn when handling sharp objects - Goggles must be worn when using hand/power tools - Working at height must be carried out from podium steps or a PASMA erected tower only - Ladders/step ladders must not be used Unless they form a secured form of access (for example within scaffolding) - Suitable edge protection must be in place for any working at height - Individual suitability, competency and training must be assessed by the supervisor before undertaking an activity - Do not undertake any works you feel are unsafe or you do not feel suitably trained to complete - Only use power tools if suitably trained to do so and only use them as they were intended i.e. do not use reciprocating saws one handed! - Ensure that you receive RAMS briefings, inductions and toolbox talks on working at height, hand/power tools, slips-trips-falls, manual handling and workplace PPE - If there is an element of work that you are asked to do that you haven't been instructed to do in the pre-start briefing, please stop what you are doing
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and speak to your supervisor.

THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR

7.2) Demolition Methodology

UNDER NO CIRCUMSTANCES ARE PERSONS TO BE WITHIN THE STRUCTURE OR ITS DROP ZONE ONCE REMOTE DEMOLITION HAS COMMENCED!

Demolition exclusion zones

Exclusion zones will be established using heras type anti-climb fencing which will be double clipped and footed, the working area will be controlled by a banksman, who, where necessary will be in both visual and radio contact with the excavator operative, exclusion zones will be established in line with BS6187 and formed using heras type fencing installed by the Principal Contractor

Throughout the demolition works the Site Supervisor will be vigilant for the identification of possible unidentified ACM's in the matrix of the buildings.

Any suspected ACM's are to be sampled and tested by an accredited analyst with results notified to the Principal designer. No (actual) demolition work will commence (re-commence) until all asbestos has been removed from the works area.

THE ABOVE METHODOLGY TO BE FULLY DEVELOPED BY THE PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR

Remote demolition Works

The former office block is of steel framed construction with a timber and bitumen felted clat roof, timber ceilings and steel-clad outer wall panels, the structure's build type is known to use asbestos extensively within the construction, some of which will remain hidden until the structure is demolished.

Once the asbestos containing materials have been removed and a clean air certificate is issued, the excavator will position itself at the gable end of the building within the heras fenced exclusion zone, using its grab attachment, the excavator will peel away the first section of flat roof



Removal of hard standings:

closest to it, lowering materials to the ground for processing and loading away into the respective materials waste skips for recycling/disposal.

Once the section of roof has been removed, the excavator will use its grab to peel away the steel and glass exterior cladding panels, exposing the steel frame within and opening the buildings internal layout allowing any internal walls within the section to also be removed for processing and removal from site, working from the top down, the excavator will then continue to remove the buildings timber roofing structure and timber floor allowing it to progress into the building.

Switching to its steel shears attachment, the excavator will cold cut the buildings steel frame lowering large elements to ground level for processing and loading away from site in waste skips for recycling. Working inwards the excavator will repeat the tried and tested top-down demolition methodology of removing the flat roof followed by the first-floor cladding panels, then the internal floor followed by the cutting and removal of the steel frame.

Works will continue in this manner until the structure has been reduced to floor slab level, works will then commence on the removal of the structures floor slab and footings.

Prior to the removal of any hard standings, slabs and footings, the working area will be thoroughly CAT scanned and a permit to dig will be issued by the site supervisor/contracts manager.

Manholes around the structure will be located and opened to determine whether they are linked to the structure, the manholes that are linked will be sealed with cement to ensure that debris resulting from the demolition does not enter the surrounding drainage network.

Working from the edge of the buildings slab inwards, the excavator will use its hydraulic hammer to pop the concrete slab in a grid formation of approximately 1m. Once the slab has been popped the excavator will switch to its toothed digging bucket and pull the broken slab into a stockpile for loading away from site.

Once the slab of the section has been removed, works will commence on the removal of its footings. Using the digging bucket, the excavator will lift the broken floor slab, pulling in into a stockpile for later removal from site. Once exposed the excavator will then remove the concrete footings of the areas of slab removal.

Using the toothed digging bucket, the excavator will dig down the sides of the footings to expose them, the hydraulic hammer will then be used to pop the footing into smaller sections allowing it to then be lifted using the digging bucket to remove them for loading away from site.

Following the removal of the structures concrete floor slabs and footings, materials will be processed to allow them to be removed from site

On completion of the works, the site level will be reduced across the buildings footprint to allow new stone materials to be brought to site.

**THE ABOVE METHODOLOGY TO BE FULLY DEVELOPED BY THE
PRINCIPAL CONTRACTOR AND THEIR SUBCONTRACTOR**