LAING O'ROURKE

Planning Application Supporting Notes and Information for the Proposed Demolition Works to:

Kingstone School,

Broadway,

Barnsley.

S70 6RB.

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1.0 Scope of Demolition

From 3 September 2012, Kingstone School is joining with Holgate School to form Horizon Community College on a new site situated on Dodworth Road Barnsley. As a result of this, the buildings on the existing site of Kingstone School located on Broadway will become redundant.

Laing O'Rourke have been approached by Barnsley Metropolitan Borough Council to undertake the demolition of the existing buildings on the site and to then topsoil and seed the site in order to leave a clear site available for future development / use by BMBC.

Contained on the following page is a copy of the current scope of demolition of the school buildings, this does not currently include the demolition of either the Kingstone Sports Centre or the building currently occupied by Kingpins day nursery. (Shown in blue on the following plan). A decision on these buildings is due to follow shortly, however should these be earmarked for demolition; a separate amendment to the planning application will be submitted in due course.


Key:
Demolish
Retain
Ⓐ - Boiler House Chimney
NORTH
Horsewood Close
A6133
Current Access
Current Exit
Current Secondary Access/Egress
Broadway
Keresforth Close
North Block
South Block
The Kingstone School
Playing Fields – No work required other than securing boundary
Nursery
Car Park to service Sports / Nursery
Sports Centre
A6133
Kingstone School – Proposed Buildings to Demolish
LAING O'ROURKE

2.0 Proposed Methodology

Prior to asbestos removal and core demolition activities on the site, a 'soft strip' operation will be undertaken, this will involve the removal of all superficial fixtures and fittings and any furniture left in the buildings. Arisings from this operation will be segregated and removed from site to a licensed materials recovery facility.

Asbestos Methodology

Planning / Asbestos Survey

Laing O'Rourke has employed Acorn Analytical Services to undertake a full refurbishment and demolition survey (Formerly a Type 3 asbestos survey). Based upon the findings of this survey Laing O'Rourke will then plan a detailed sequence of asbestos removal. The purpose of this is to identify defined sub-areas of asbestos, this will allow works to be managed and monitored adequately in a phased manor.

Removal of Asbestos

Laing O'Rourke will tender the asbestos removal work based on the findings of the refurbishment and demolition survey. The sequence of works will then be formally agreed with the asbestos removal contractor. Upon agreement of the sequence of work, asbestos removal will commence.

Once the specialist asbestos removal contractor moves into a room, they will firstly tent up the area where the asbestos is to be removed; the tented area will then be put under negative pressure through the use of filtered extraction plant. The asbestos will then be stripped, bagged up and securely sealed; this will then be placed into a sealed skip for removal to a registered asbestos handling facility.

Once all asbestos has been removed from the room, a chemist will undertake analysis on the air quality within the room until the number of asbestos fibres has dropped to a background level. Once a background reading has been achieved a certificate will be issued to Laing O'Rourke to confirm the area is safe and handed back. Following a joint inspection of the area by Laing O'Rourke and the asbestos removal contractor, the area will then be handed over to the demolition contractor for the demolition works to commence to the area. This sequence will be repeated throughout the site.

Demolition Methodology

All demolition works on the Kingstone School site are to be undertaken using a 360° tracked excavator with a grab attachment. This approach will allow phased dismantling of buildings and produce less dust in comparison to other demolition methods. All operators will be competent to the relevant CPCS plant operator standard specifically required for demolition works.

Once a building has been demolished, arisings will be sorted depending on type and disposed of as described in the waste management section below. Foundations are to be broken up using a hydraulic pecker attachment and excavated from the ground, again by 360° tracked excavator. All materials will be broken down to allow them to be loaded into a wagon and taken away for crushing off site at a local registered materials recovery facility.

Any basement areas that require reinstating will be filled using clean aggregate imported to site to a similar level to the adjacent ground. It is envisaged that the need for filling operations will be constrained only to basement areas, as no earthworks other than those to provide a level area similar to the current existing levels on site, are to be undertaken.

Following the demolition of buildings and filling back to existing levels with aggregate, topsoil will be spread to areas as required and seeded to eventually provide a clear grassed site.

During periods of dry weather all operations will undergo dust suppression by way of damping down with water and water bowsers to further reduce the risk of dust impacting on neighbours.

Site hours will typically be between 8am and 6pm Monday to Friday and 8am to 1pm on Saturdays, subject to the appropriate planning consent being granted.

Waste Management

All arisings will be sorted by type (E.g. Masonary and concrete, steel, timber etc) and be recycled appropriately. Masonary and concrete will be taken away from site by 8 wheeled tipper for crushing off-site at a local materials recovery facility. Any filling operations will be undertaken by utilising clean imported aggregate.

Other waste types such as metal and timber will be managed by use of skips and removed from site to a registered materials recovery facility for recycling.

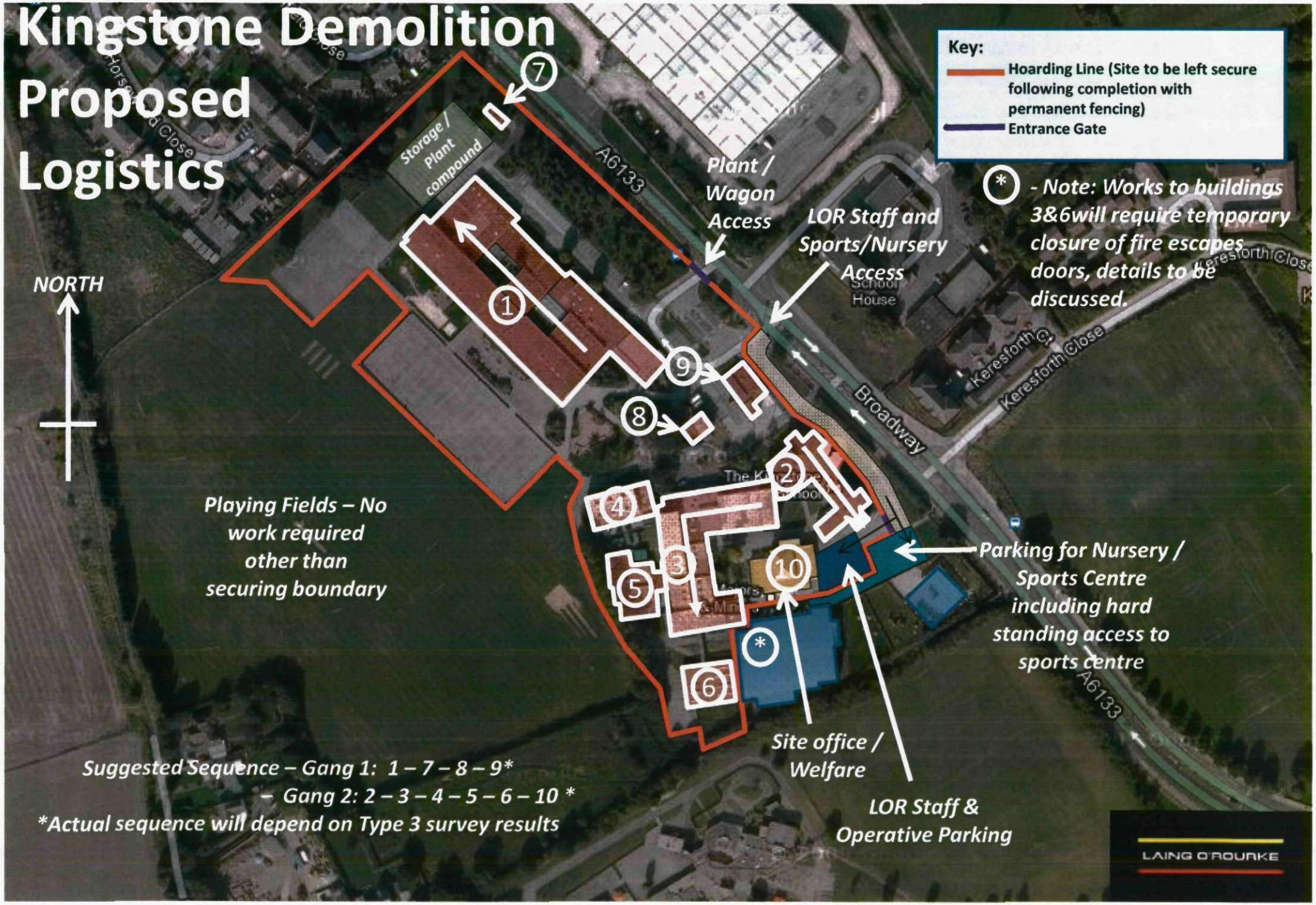
Site Access Arrangements

Currently the main access to the Kingstone School site is through two entrances located off Broadway. It is envisaged that the north access gate will be used as the main access and egress from the demolition site for wagons and deliveries. The existing southern gate will be used for staff parking for the site offices and also for access to the sports centre and nursery should these buildings be retained. The existing southern car park will be divided up to give clearly designated parking to both site staff and nursery / sports centre users. (Please see the proposed site logistics plan on the following page.) It is envisaged that the number of staff vehicles using this southern access will be minimal and up to a maximum of 10-15 vehicles at peak times.

Vehicle movements through the main northern access are expected to be at their highest during the main period of demolition which is planned to run from late January through to the end of March 2013, during this period a peak number of vehicle movements of between 25 – 30 vehicles per day are envisaged.

3.0 Site Restoration Proposals

Laing O'Rourke has been contracted by the Barnsley Metropolitan Borough Council to leave a clear site that is fully top-soiled and grass seeded following completion of the demolition. All boundaries will be left secure. Once handed back to Barnsley Metropolitan Borough Council on completion, it is envisaged that Laing O'Rourke will have no further involvement with any proposed redevelopment of the site.


Kingstone Demolition
Proposed
Logistics
Key:
Hoarding Line (Site to be left secure following completion with permanent fencing)
Entrance Gate
* - Note: Works to buildings 3&6will require temporary closure of fire escapes doors, details to be discussed.
NORTH
Storage / Plant compound
A6133
Plant / Wagon Access
LOR Staff and Sports/Nursery Access
School House
Broadway
Keresforth Close
Playing Fields – No work required other than securing boundary
Parking for Nursery / Sports Centre including hard standing access to sports centre
Site office / Welfare
LOR Staff & Operative Parking
Suggested Sequence – Gang 1: 1 – 7 – 8 – 9*
– Gang 2: 2 – 3 – 4 – 5 – 6 – 10 *
*Actual sequence will depend on Type 3 survey results
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