

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

Wombwell High School,
Roebuck Street,
Wombwell,
Barnsley.
S73 0JU.

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1.0 Scope of Demolition

From 3 September 2012, Wombwell High School is joining with Darfield Foulstone School to form Netherwood on a new site situated off Mitchells Way, Wombwell. As a result of this, the buildings on the existing site of Wombwell High School located off Roebuck Street, Wombwell 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, which does not currently include the full demolition of the three storey science block (marked in blue on the following plan). This is due to a mobile phone network mast being sited on the roof of this building that needs to remain in operation. Works to the science block will be limited to a soft strip internally and securing the building's envelope in order to provide access to the mast for maintenance operations.

Wombwell School – Proposed Buildings to Demolish



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 Wombwell High 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.

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 (if required), 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 crushed on site by a mechanical crusher and taken away from site by 8 wheeled tipper for reuse elsewhere. All crushed aggregate arising from site is to be removed from site by the request of BMBC meaning that any filling operations will be undertaken by utilising clean imported aggregate. Crushing masonry on site has the added advantage of reducing vehicle movements through maximising efficiency in filling vehicles.

All crushing plant utilised will be as new as possible and in good working order to ensure it is both efficient and does not produce excessive levels of noise. Crusher location will be carefully considered to ensure that it is sited as far as practically possible from residential or sensitive neighbours; this will reduce the impact of both noise and dust. As with all plant, working hours specified by the planning consent will be strictly adhered to.

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.

Site Access Arrangements

Currently the main access to the Wombwell High School site is through an entrance located off Roebuck Street. Roebuck Street is of a residential nature and as such suffers from issues relating to on street parking, restricted carriageway width and pedestrian traffic. It is due to these reasons that when planning the site logistics, Laing O'Rourke has discounted the use of Roebuck Street as the primary means of access to the site. Following a site walk round, an alternative means of access has been identified from Lundhill Road.

This route of access would utilise the current bus drop-off area and then be extended through the adjacent, council owned, land up to the south-western boundary. This would follow the route of pedestrian access previously used by the school's students from the buss drop-off area. The proposed temporary haul road will be formed from clean crushed material. The haul road will be removed and reinstated with topsoil and grass-seed following the completion of the demolition works. For details of the proposed temporary access route please see the proposed site logistics plans at the back of this document.

Staff parking will be located within the existing car park adjacent the Roebuck Street entrance, however numbers of vehicles using this access are expected to be minimal and up to a maximum of 15-20 vehicles at peak times.

Vehicle movements through the main temporary access from Lundhill Road 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 20-25 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.

Wombwell School Demolition - Proposed Logistics



