

BRYNGLAS HOUSE ANNEX: DEMOLITION PRE CONTRACT INFORMATION

Newport City Council

19/02/2025

Issue 01

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1.0 INTRODUCTION

1.1 **Project Name:** Demolition of single storey teaching annex at Brynglas house Newport.

1.2 **Description of the Project:**

Millbrook Primary School has been located at the teaching annex on the Brynglas House site since being decanted from their original Millbrook, Parret Road Bettws school which was identified for demolition following a BMTrada condition survey on 15th September 2022.

The annex building has since been condemned following a structural survey by Cambria Consulting Ltd structural engineers report on 24th January 2024 (*Appendix A*). This has resulted in the school occupying an additional building adjacent to Brynglas house.

Brynglas House is a Grade II Listed building with the grounds to the North of the house listed with CADW's register of parks and gardens of historic interest in Wales. The garden is listed as a late 19th century formal and informal garden, 'pleasure grounds' and remains of walled kitchen garden.

The preconstruction information provides information for those planning work, and for the development of the construction demolition phase plan. 1.2 **Site Address:**

Brynglas Adult Training Centre Annex,
Brynglas Road,
Newport.
NP20 5QU.

1.3 **Client:** Newport City Council (NCC).

1.4 **Contractor:** A P Waters Ltd.

1.5 **Date:** TBC

1.6 This Demolition Pre-Construction Information has been compiled by Newport Norse (NN) for submission to the Local Planning Authority (LPA) in support of an application for demolition of the annex single storey flat roofed building. It outlines the initial steps and procedures to be followed for the safe and efficient demolition of this structure. This document serves as a guideline for the upcoming demolition works and is subject to refinement as the project progresses.

Please refer to the attached site plan (*section 1.10*), which shows the location of the Annex in relation to the rest of the site.

1.7 A bat scoping survey and emergence survey is being commissioned for this site by *Ecological Services* and will be conducted during February/March 2025. The outcome will advise if a full emergence survey is required in May 2025.

1.8 An onsite meeting with Newport City Council Arboriculturalist officer Richard Baron took place on February 4th to determine the status of trees/shrubs surrounding the annex building. One Ash tree has been identified for removal with a proposed hedges fence located 1m past the tree canopy to the demolition site to protect the remaining tree roots (*Appendix B*).

1.9 An Arboriculturalist will be employed to remove the tree and cut back the adjoining bushes prior to the roosting season.

1.10 Location Plan.

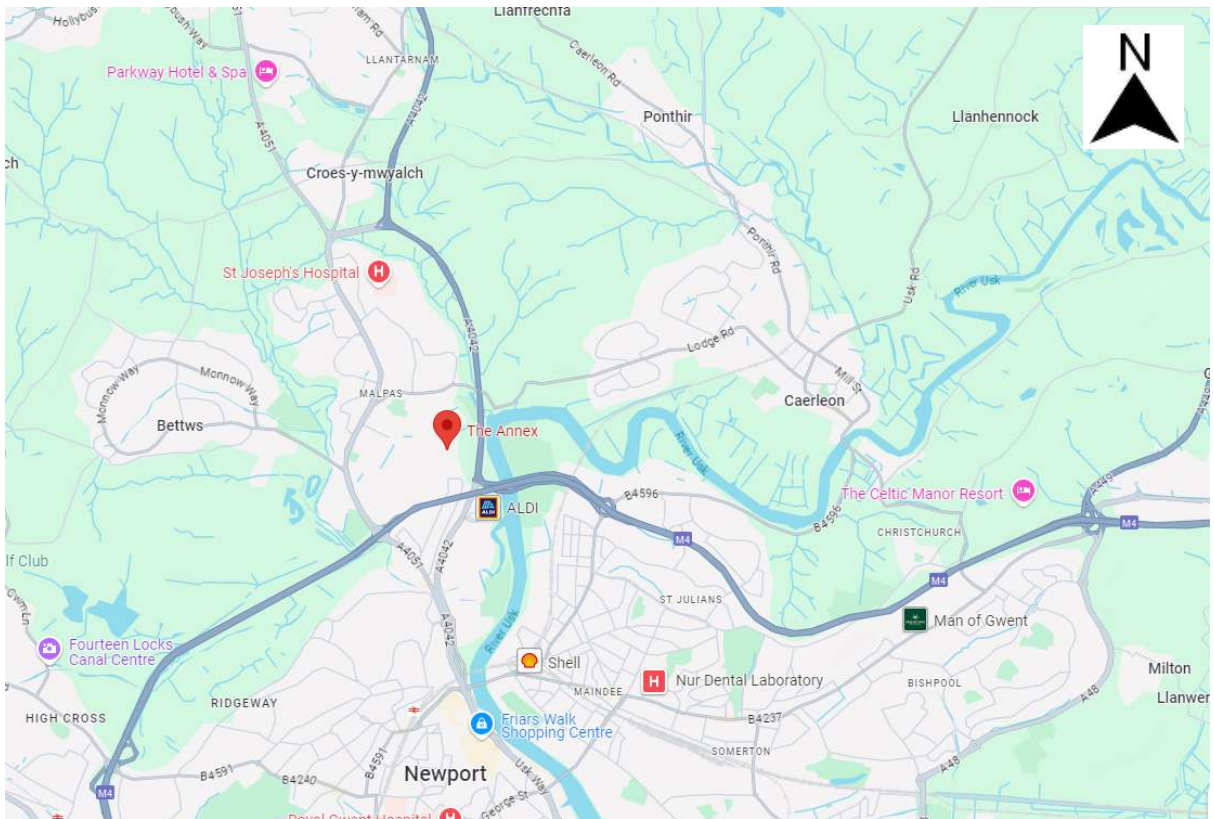


Figure 1 – Site location of the Annex from Google Maps.

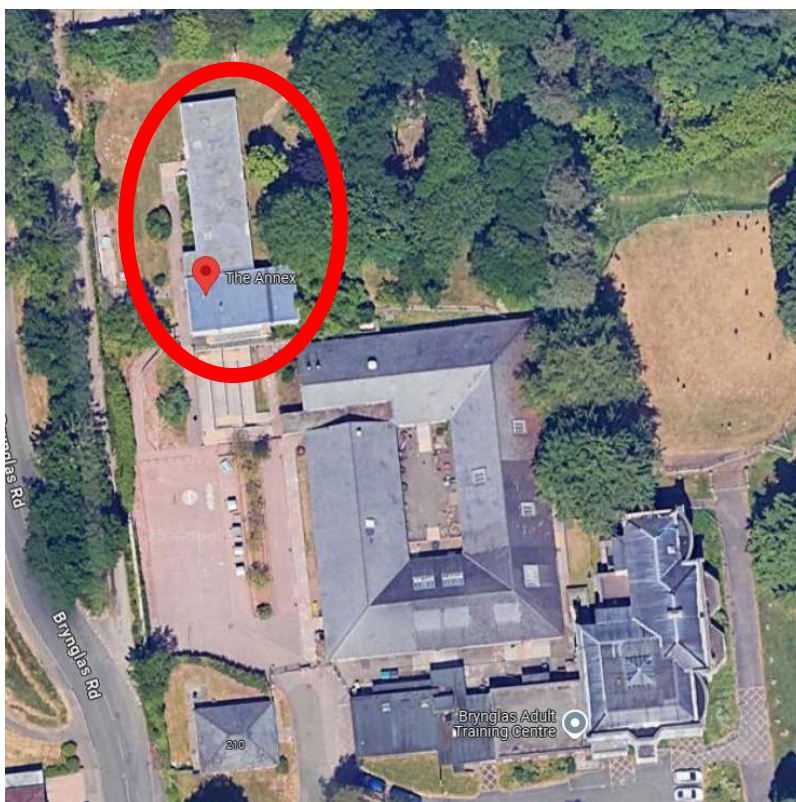


Figure 2 – Structure for demolition from Google Maps.

2.0 SCOPE OF WORKS

- 2.1 The scope of works for this demolition project involves the complete demolition of the teaching annex building during the 2025 school summer recess 22nd July 2025 – 29th August 2025. All above and below ground structures and associated debris will be removed from site.



Figure 3– Annex front elevation

2.2 Objectives

- Ensure the safety of all personnel involved in the demolition process, school employees, pupils and visitors to the school.
- Minimise the environmental impact of the demolition by implementing appropriate wildlife and arboricultural mitigation methods, and waste management and recycling procedures.
- Comply with all relevant safety regulations and standards.
- Maintain open communication with the LPA and stakeholders throughout the demolition process.

3.0 DEMOLITION METHODOLOGY

- 3.1 The principal contractor shall plan for the safe dismantling of structures as detailed in CDM 2015.

3.2 Site Preparation

Establish a secure perimeter around the demolition site, clearly marked with safety barriers and warning signs.

Ensure all necessary permits and approvals are obtained from the LPA.

Conduct a thorough site assessment to identify any potential hazards and mitigate them accordingly.

All services to be drained down and disconnected prior to handover of the site before commencement of works.

3.2 Safety Measures

Provide all personnel with the necessary personal protective equipment (PPE), including but not exhaustive, helmets, gloves, safety glasses, ear defenders and high-visibility vests.

Implement a site-specific safety plan that includes emergency procedures and evacuation routes which is to be revised and updated as the work proceeds.

Regularly inspect and maintain all demolition equipment to ensure their safe operation.

All existing services are to be disconnected and certified as safe prior to commencement on site.

3.3 Asbestos and Hazardous Materials

An asbestos refurbishment and demolition survey to identify any asbestos-containing materials (ACMs) or hazardous substances within the outbuilding will be conducted prior to commencement on site.

Safely remove and dispose of any ACMs and hazardous materials in accordance with local regulations.

It is reasonably foreseeable that there is the potential for ACM's and Asbestos fibres to be present throughout the site and remedial activities associated with ACMs shall be required.

Should ACM's be identified during demolition, then additional assessment and remediation shall be required.

The Principal Contractor within the Construction/Demolition Phase Plan is to demonstrate that policies and procedures shall be in place to manage circumstances where any suspected ACM's are encountered or known ACM's become damaged and fibres are released. Such procedures shall include adequately trained personnel undertaking the work; stopping of work activities and the immediate notification to the Client of the encounter.

3.4 Demolition Equipment

See appendix C – Contractors Method Statement

Ensure operators are trained and certified in the use of all equipment.

3.5 Demolition Sequence

See appendix C – Contractors Method Statement.

3.6 Waste Management

Segregate waste materials into categories, such as metal, wood, brick, glass and general waste.

Transport and dispose of waste at licensed disposal facilities, adhering to waste regulations.

See appendix C – Contractors Method Statement

3.7 Environmental Considerations

Implement erosion and sediment control measures to prevent soil contamination.

Protect nearby water bodies and vegetation from dust and debris.

If bats or evidence of bat use is found, all works are to be halted until further activity surveys/ bat license are in place.

Bat boxes, swift nest boxes and swallow cups will be provided to assist with ecological gain.

3.8 Monitoring and Reporting

Regularly inspect the demolition site for safety compliance and environmental impact.

Maintain a daily log of activities, including weather conditions, equipment use and any incidents or accidents.

Report any deviations from the method statement to the project manager and take corrective actions as necessary.

3.9 Post Demolition

Existing concrete block wall to lane removed to allow access to the site will be reinstated on completion. Adjacent stone walls to be made good and site returned to same condition prior to works commencing.

Site area to be grass seeded and left for play area for school children.

4.0 CONSULTATION

4.1 This application has been prepared with great care and has been submitted following pre-application consultations with Richard Baron (NCC Arboricultural Officer) and Richard Watkins (Ecological Services Ltd consultants).

5.0 CONCLUSION

5.1 This Demolition Method Statement serves as an initial guideline for the safe and responsible demolition of outbuilding B8Brynglas annex building. It is essential to continuously assess and adjust the plan as necessary throughout the project to ensure its success and compliance with all relevant regulations.

Safety, environmental protection and communication with stakeholders should always remain a top priority.

APPENDIX A – STRUCTURAL REPORT

From: James Spencer <j.spencer@cambria.co.uk>
Sent: Wednesday, January 24, 2024 1:38 PM
To: Gosling, Chris <Chris.Gosling@newportnorse.co.uk>
Cc: Baker, Gareth <Gareth.Baker@newportnorse.co.uk>; Kiron House <k.house@cambria.co.uk>
Subject: CC26 Brynglas Adult Training Centre

Hi Chris,

Thanks for sending through the photos – I have copied them off my phone and saved in the attached.

I think the next best steps are as follows:

1. In the first instance the roof leak needs to be repaired. Keep the acro props in for the foreseeable future, particularly if people are on the roof. The photos show there is a channel on the roof over the location of the damaged beam. Can this be looked at your end. It looks like there is historic possible liquid applied waterproofing. Could this be reapplied?
2. Confirm exact structural build up of the roof. – Can you please confirm you agree this is the buildup based on your inspection earlier today
 - a. Main timber (glulam) beams
 - b. Secondary beams spanning between main glulam beams
 - c. Board
 - d. Insulation (Appeared to show insulation in one of the photos)
 - e. Board
 - f. Felt Roof (or rubber looking roof)
3. Cambria to complete design calculations to verify the existing timber roof beams and timber columns are adequate. I didn't manage to take dimensions on site yesterday. Can you please confirm the following:
 - a. Glulam beam main span length (width of classroom)
 - b. Centres of glulam beam (approx. 3m?)
 - c. Depth and width of glulam beam
 - d. Size of existing timber columns
 - e. Did you manage to see the connection from the beam to column in more detail? Does the end of the beam just bear onto the top of the column? Are they positively fixed together?
4. Once we have confirmed the existing timber sizes (beam and column) are acceptable. We will then complete remedial design calculations and sketches for the decayed timber beam. It will either be through introducing additional timbers to strengthen the beam and column. Or possibly full beam/column replacement.

I will work out the cost for the scope above and send through shortly. However, if you feel there is any additional scope I have missed which we will need to review, please let me know.

Thanks,

Kind Regards

James Spencer

BSc (Hons) CEng MICE

Associate Structural Engineer

T 0292 009 3333

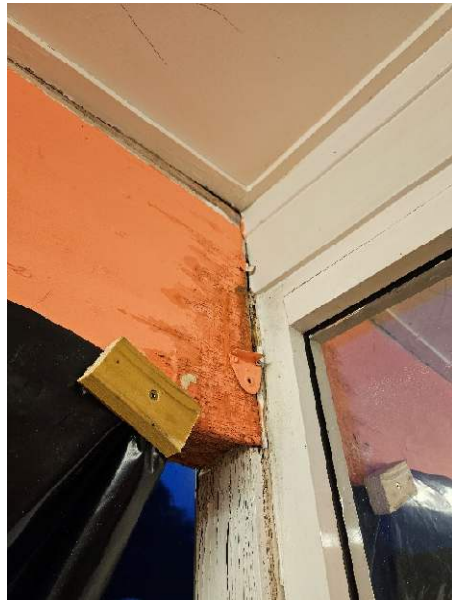
M 0773 424 4915

CAMBRIA  

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APPENDIX B – ARBORICULTURALIST RECOMMENDATIONS

Hi Gail,

As on site there are no fundamental issues regarding this project, the ash marked A on the below plan may be removed based on its location and condition this needs to occur before any works commence. However to protect the remaining trees a fence compliant with BS 5837:2012 must be installed see below specification on the fence.

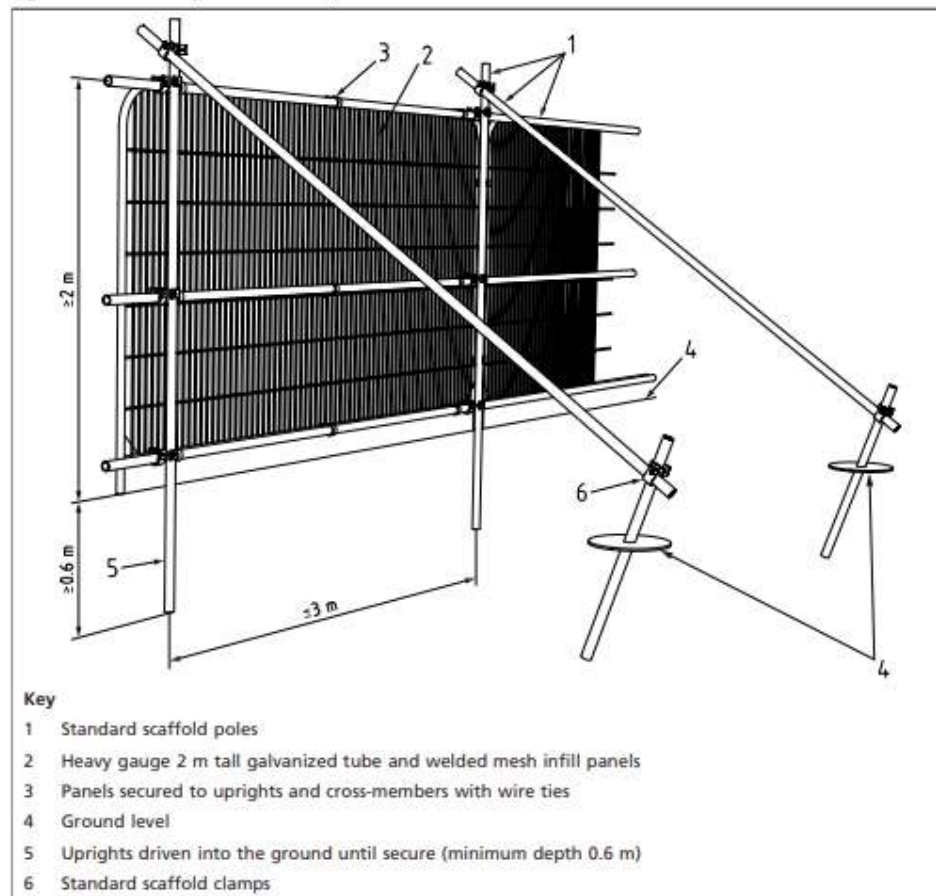
The fence line needs to be at 1.5m from the building to allow access until 1m past the tree canopy to the south where it may then extend into the open space at a minimum distance being out of the Root protection area ($12 \times$ the circumference of the nearest tree trunk) however I would prefer it to be out of the canopy (drip line).

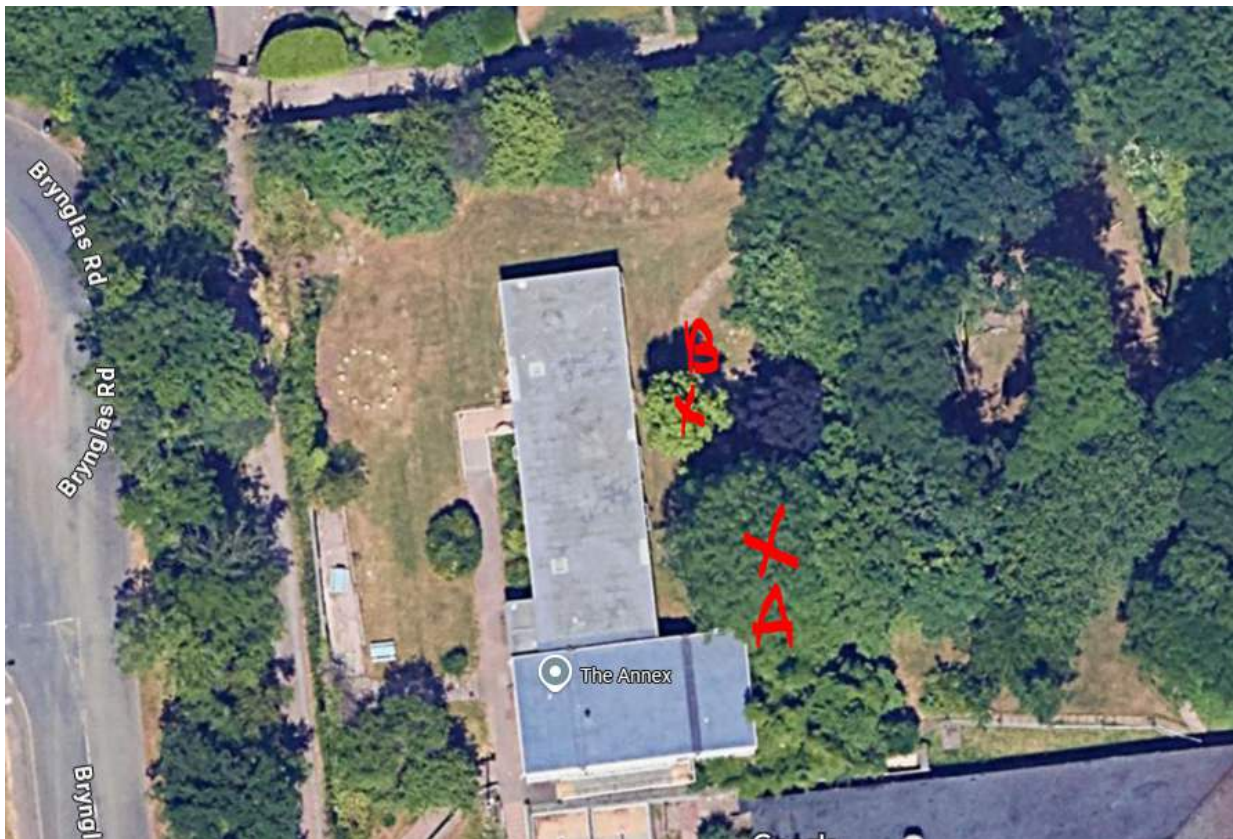
Storage of materials or debris should be on existing hard standing and not on the grass anywhere near the trees.

In addition a watching site brief must be undertaken, a pre-commencement meeting must occur with your appointed contractor and Tree Consultant before works start and then a regular visit every 2 weeks over the 8 week project to ensure that the requirements are being followed. Please have them email me to confirm when each visit has occurred with photos.

Fence specification

Figure 2 Default specification for protective barrier





Map of approximate fence line at 1.5m from the building to allow access until 1m past the tree canopy to the south



APPENDIX C – CONTRACTORS METHOD STATEMENT.



Method Statement – Demolition of Annex Building

AP Waters Building Contractors

Brynglas House

Scope of Works

1. Site setup/delivery of welfare Facilities.
2. Removal of asbestos floor tiles
3. Internal soft strip.
4. External demolition.
5. Closure of site and making good of ground area on completion.

Process

1. Site Setup/Delivery of Welfare

- Operatives are to arrive at site, read and sign the RAMS and COSHH assessments and under-go a site specific induction conducted by the site manager.
- At the access point to the site on Yewberry Lane, whilst wearing a FFP3 dust mask glasses and ear defenders and utilising water suppression, operatives can proceed to disc cut either side of the wall to create the desired opening and with the use of a 360 excavator and banksmen, push the cut section of the wall over in the direction of the building. The waste can then be collected and loaded onto a company vehicle that is netted for transportation back to the yard for mechanical processing.
- Operatives can proceed to erect Heras fencing enclosing the site and works. This can be achieved with the use of hand tools. Debris netting should be fitted to the fencing. The site manager will then erect all the statutory signage which must be visible to all on approach and clearly state all necessary safety information.
- A site welfare cabin will be delivered on a company vehicle and is to be positioned on site at a comfortable distance from the building where it is out of the range of falling debris. This will be adjacent to Yewberry Lane. A delivery/loading bay will be set up off Yewberry Lane. All vehicles are to be banked into position and chapter 8 barriers will then be utilised to enclose the vehicle. The loading bay will need appropriate signage and the loading/unloading procedures will form part of the induction which all drivers visiting the site will need to undertake.
- Access and egress to the site will be set up at the loading area and will be controlled by the site manager. The site will be secured every evening with Heras fence clips and a lockable chain and padlock.

2. Removal of Asbestos Floor Tiles

- Operatives are to wear full paper suits with FFP3 dust masks, gloves and safety glasses.
- The use of scrapers will be utilised to lift the asbestos containing floor tiles. The tiles must then be placed into a red rubble sack and sealed with duct tape. This process must be repeated so that the asbestos is double bagged. It must then be loaded onto a company vehicle and transported back to the yard for weighing and transportation to Swindon for correct disposal.

3. Internal Soft Strip

- Newport NORSE are to carry out the isolation of electrics from source and all other services including fire, security, gas and telecommunications.
- Operatives can then proceed to remove all sanitary ware and fixtures with the use of hand and battery operated tools. This will be repeated for all electrical/light fittings.
- Hand and battery operated tools can be utilised to remove all heating fixtures and pipework. All fittings and metals can be separated at source for recovery with a company vehicle.
- Operatives, whilst wearing the correct PPE, can proceed to remove the ceiling boards with the use of hand tools and step ladders. All plasterboard will be segregated from other waste in a plaster board skip that will be provided.
- Flooring can be removed with the use of hand and battery operated tools and loaded onto a company vehicle to be returned to the yard for correct sorting.
- Remove all plaster board from walls, columns and beams with the use of hand tools and store it in the plasterboard skip provided ready for transportation back to the yard on a company vehicle
- Remove all glazing, windows and screens with the use of hand and battery operated tools and load directly onto a company vehicle for transportation to the yard to be correctly sorted.
- Take down all plastic RWG's with the use of hand and battery operated tools and load onto a company vehicle for transportation back to the yard to be correctly sorted.
- Remove the roof boards with the use of hand/battery operated tools and the use of a tower scaffold. The tower scaffold must be erected by a PASMA trained operative. The boards can be loaded onto a company vehicle for transportation back to the yard for correct sorting.
- Strip the existing roof felt and separate it from other waste. The felt can be transported back to the yard on a company vehicle for correct sorting.

4. External Demolition

- With the use of a tower scaffold erected by a PASMA trained operative and positioned along the ridge line with additional operatives positioned at the eaves, carefully dismantle the roof structure with the use of hand and battery operated tools. Store the waste material ready for transportation back to the yard.
- With the use of breakers and hand tools, carefully take down the internal walls and store. This can be transported back to the yard. Operatives must be wearing FFP3 dust masks, ear defenders, safety glasses and gloves.
- Disc cut, with water suppression and whilst wearing the correct PPE, the external walls into sections. Then, with the use of a 360 excavator and banksman push the walls over and towards the centre of the building. Operatives are to ensure that they are all positioned at a clear distance from the structure as this process takes place. Repeat the process until the building has been safely demolished.

- Break up the concrete steps with the use of a hydraulic breaker and whilst wearing the correct PPE. All waste material from the demolition process should be loaded onto a company vehicle and transported back to the yard for mechanical processing. The vehicle should be netted to prevent any flying debris.

5. Making Good of the Area and Closing the Site

- With company vehicles waiting on a rotational system, and with the use of a 360 excavator, load all waste onto the waiting vehicles for transportation back to the yard. All vehicles must to be netted.
- Clean through the area and make good to any disturbed ground with the use of hand tools.
- Remove all fencing and signage and load onto a company vehicle for re-storage. The welfare unit will be loaded onto the company vehicle with the use of the HIAB and transported back to the yard for cleaning.
- Operatives can then proceed to re-install the wall that was removed for access and egress. This will be constructed from blockwork and with the use of a cement mixer and hand tools. The area should be cleaned thoroughly on completion.