



22c Leathermarket Street
London
SE1 3HP

DEMOLITION MANAGEMENT PLAN

**DEVELOPMENT AT
SITE 4, IMAGE BUSINESS PARK,
KNOWSLEY**

AUGUST 2022

hale architecture ltd
Pochards House Barnards Yard
Saffron Walden
CB11 4EB

Registered No: 08348413

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1.0 INTRODUCTION & SITE DETAILS

The proposed demolition is at Site 4, Image Business Park for the removal of 1 No. building (Building 82) and associated outbuildings and stores. Building 82 is a redundant building from when Kodak owned the whole estate, prior to its closure in 2007. This report outlines the demolition process, potential risks and how these will be mitigated.

Figure 1.1 Aerial of demolition site



2.0 HOW THE BUILDING IS TO BE DEMOLISHED

The building to be removed is currently attached to a live adjacent building. The southern gable of the building will be retained at a reduced height during the demolition works. Scaffolding will also be erected over the adjacent roof to assist with the demolition works and offer protection to the adjacent property.

After completion of asbestos removal and utilities disconnections, the demolition sequence will be:

- Installation of scaffolding to the southern elevation
- Mechanical demolition of the building commencing at the northern elevation working south
- Removal of redundant utilities and demolition of the gantry crossing East Avenue
- Hand removal of the cladding sheets on the southern elevation working from installed scaffolding
- Hand demolition of the blockwork behind the southern elevation steel cladding again working from scaffolding
- Final demolition of the south elevation using a combination of mechanical and hand demolition techniques to reduce the elevation in height working in a top-down manner to a point just above the adjacent roof
- Removal of slabs & foundations
- Crushing to 6F2 to form a surface capping, with excess material to go off-site

3.0 METHODS FOR THE MITIGATION OF NOISE AND VIBRATION FROM BUILDING WORKS

The Contractor shall undertake Site operations in accordance with an Environmental Management Plan (EMP) agreed with the Employer and Local Authority prior to commencement of the works and shall take all necessary precautions to limit odour, noise, vibration and dust generation.

The Contractor shall undertake noise, vibration and dust monitoring at the plot boundaries, focussing on the most sensitive receptors and the activities that are most likely to generate high noise, vibration and/or dust levels. Where the levels exceed the agreed threshold levels, mitigation measures must be put in place to reduce the noise, vibration and dust levels. The monitoring data shall be made available to the Employer and/or Environmental Health Officer for review at any time.

4.0 FULL DETAILS OF HOW THE ASBESTOS IS TO BE REMOVED & DETAILS OF THE COMPANY UNDERTAKING THE WORKS

A pre-demolition asbestos survey is to be carried out on the building and gantry. All identified asbestos containing material will be removed by a Licensed Asbestos Removal Contractor. An ASB5 14 day notice will be submitted to the HSE for removal of licensed materials. A full Plan of Work/RAMS will be submitted for all removal works. Full details of the methodology/PoW/RAMS, along with the details of a suitably qualified Contractor will be provided to the Local Authority prior to commencement of the work.

5.0 METHODS FOR DUST CONTROL AND SUPPRESSION

See item 3 above

6.0 DETAILS OF WHEEL WASHING FACILITIES INCLUDING LOCATION AND

It is not proposed to utilise a wheel wash on the project (not used on previous demolition phases of the site). The Contractor shall ensure that their operations do not deposit dirt or mud on the highway and shall include appropriate measures in the EMP referenced in item 2 above. The Contractor shall take precautions to minimise nuisance to the public and neighbouring occupiers caused by dirt, noise or other issues arising from the Contractors operations. When required, water sprays shall be used to reduce dust nuisance.

7.0 THE AREAS FOR THE STORAGE OF PLANT AND MATERIALS

See figure 7.1 – plant, materials and site compound will be located in this area of hardstanding. These zones

will be segregated and set up with full welfare facilities. A Heras fencing perimeter will be provided throughout the works.

Figure 7.1 Plant, materials, and site compound



8.0 LOCATION OF SITE COMPOUND

See item 7 above.

9.0 DETAILS OF RELEVANT PEST CONTROL MEASURES TO BE TAKEN DURING BOTH THE CONSTRUCTION AND DEMOLITION PHASES

A pest survey will be undertaken to identify the presence of any pests (such as rats, pigeons etc). The Contractor will adopt pest mitigation/control measures for any relevant pests that have been identified

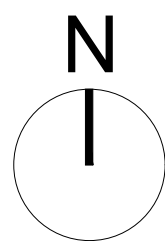


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Appendix A

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Pochards House Barnards Yard
Saffron Walden
CB11 4EB

Registered No: 08348413



Disclaimer:
Subject to survey.

Notes:

KEY

Image Business Park

Site 4
(Approx 1.68 acres / 0.68ha)

Rev.	Notes	Date:	Dwn:	Iss:
-	First Issue	24.06.22	BGU	HA

Client:



hale

ARCHITECTURE | DESIGN MANAGEMENT

22c Leathermarket Street, London, SE1 3HP

Project:

Image Business Park
Acornfield Road, Knowsley

Drawing Title:

Site Location Plan
Site 4

Project No: 18051	Scale @ A1/A3: 1:1250 / 1:2500
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Drawing No: PL-022	Revision: -
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22c Leathermarket Street
London
SE1 3HP

Appendix B

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Pochards House Barnards Yard
Saffron Walden
CB11 4EB

Registered No: 08348413



Disclaimer:
Subject to survey.

Notes:

KEY

- Ownership Boundary
- Site 4
(Approx 1.68 acres / 0.68ha)

Notes:

- Demolition Site
- To be Demolished - All to be demolished incl. associated stores, low level planting and shrubs.
- To be Retained
- Existing Sub Station
- Waste Storage

LANDSCAPING

- All trees to remain. Low level shrub and planting to be removed.

DEMOLITION STATEMENT

Site Clearance

Strip out areas of asbestos containing materials.
Erect a full height scaffold on the party wall between Avanti Tradebe and Building 82. Scaffolding will be installed within the Avanti Tradebe unit from floor level and puncture through the existing roof. Buildings will be sequentially demolished top down to top of ground level floor slab.

Services:

Termination of all live services to the buildings, safeguarding all services serving the wider estate. Diversion of services as necessary to maintain supplies to all retained buildings and infrastructure of the estate.
Removal of redundant above ground services.
Removal of above ground tanks, lines or pumps from within buildings.

Electricity Sub-station
(coloured purple) to be removed and replaced by a new sub-station (coloured red).
New sub-station to be protected during demolition process.

Drainage Systems

Plug all chemical, foul and surface water drainage pipes and gullies at floor or ground floor surface level, ensuring that remaining system continues to function for the wider estate.
All underground pipework and drainage infrastructure to be protected from damage and deterioration.

Materials Management

Appropriate management of materials and stockpiles on site, broken rubble incl. (but not limited to) Concrete / Stone / Brick to remain on site, in storage area indicated on plan. Management of any unforeseen asbestos containing materials appropriately.
All demolition materials; incl. (but not limited to) glass, metal and ceramic etc. will be removed from site.
Option to crush, screen and process on site for future re-use of suitable recycled aggregate.

Environmental Monitoring

Demolition works will adhere to an agreed Environmental Management Plan.
Programme to be agreed with Statutory Authorities.

Rev:	Notes:	Date:	Dwn:	Iss:
-	First Issue	21.06.22	HT	HA

Client:

SEYBOURNE

hale
ARCHITECTURE | DESIGN MANAGEMENT
198a Providence Square, Jacob Street, London, SE1 2DZ

Project:

Drawing Title:
Existing Site Plan
Demolition Managment Plan
Site 4

Project No:	Scale @ A1/A3: 1:250	Revision:
PL-020		-



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London
SE1 3HP

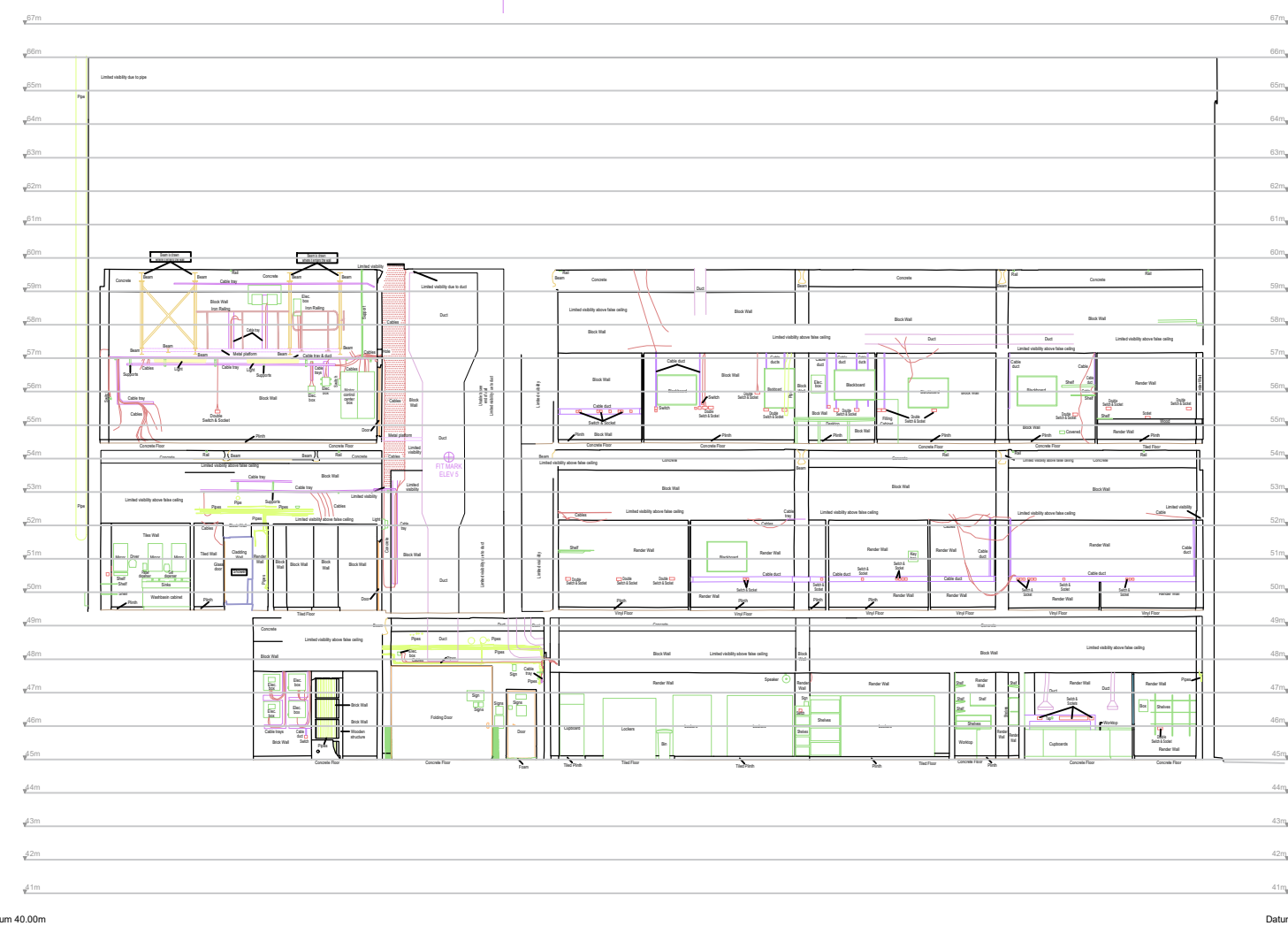
Appendix C

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Pochards House Barnards Yard
Saffron Walden
CB11 4EB

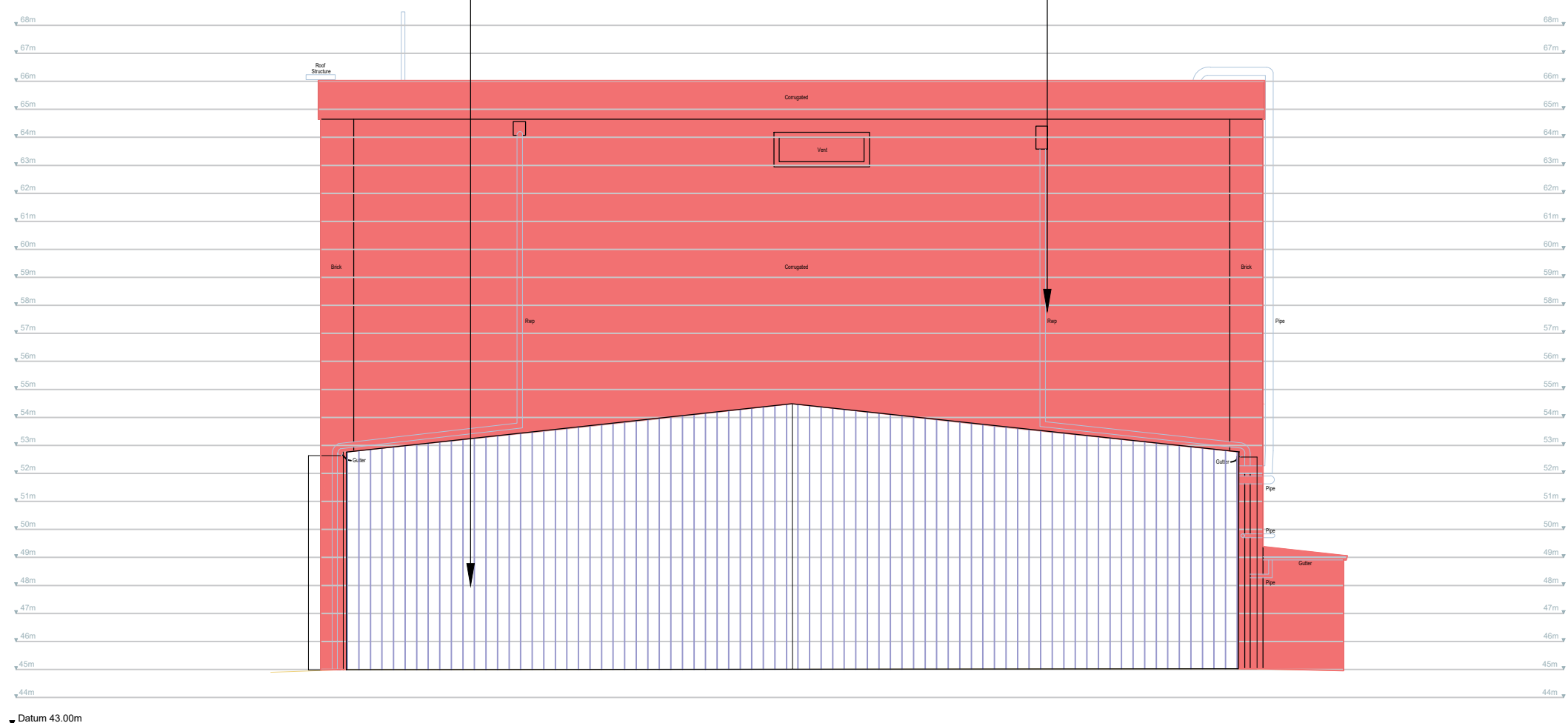
Registered No: 08348413



01 Ref: Site Demolition Plan
NTS



02 Building 82, Cross-Section Survey - Internal
1:200 @ A1 / 1:400 @ A3



03 Building 82, Cross-Section Survey - External Roof
1:200 @ A1 / 1:400 @ A3

Remediation
Site not to be remediated during
demolition works

BUILDING NUMBERS
10 Skip/Drum Compound
82 Tradebe building
86 Glycol Refrigeration Plant
88 Hydrogen Trailer Park
99 R.T.O
*Source: Information provided by Kodak dwg.
Site Plan dated. Jul 2004 .

Disclaimer:
Subject to survey.

Notes:

KEY

Ownership Boundary

Site 4 ST Office Plot
(Approx 1.68 acres / 0.68ha)

Notes:

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and shrubs.

To be Retained

Existing Sub Station

Waste Storage

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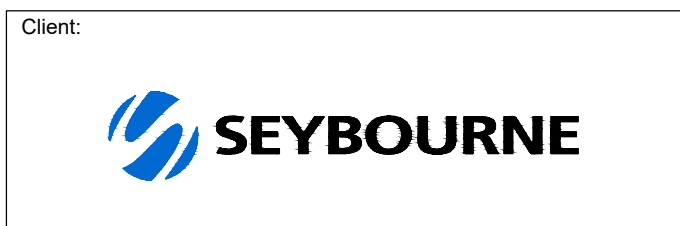
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-	First Issue	21.06.22	HT	HA



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ARCHITECTURE | DESIGN MANAGEMENT
198a Providence Square, Jacob Street, London, SE1 2DZ

Project:

Drawing Title:
Demolition
Existing Building 82 Elevations
Site 4

Project No: Scale @ A1/A3:
1:250

Drawing No: PL-021 Revision:
-