

METHOD STATEMENT



CLIENT: Lonza

PROJECT: Thames Vally Park, Reading, RG6 1PT.

DOCUMENT REFERENCE: J1063_DEMOLITION_MS_V4

ISSUE NO: 04

ANTICIPATED START DATE: 26.08.2025

DURATION: 28 weeks

THIS ISSUE				
	PRINT NAME	SIGNATURE	POSITION	DATE
AUTHOR	Carl Howard	<i>C. Howard</i>	Demolition Coordinator	30.10.2025
CHECKED BY:	David Stafford	<i>D. Stafford</i>	Director Of Operations	30.10.2025
ACCEPTED BY:				

ISSUE HISTORY			
ISSUE NUMBER:	ISSUE DATE	AUTHOR	AMENDMENTS
1	1	David Stafford	Program
2	08.09.2025	Carl Howard	Document Overview/Update
3	23.10.2025	Carl Howard	Document Ref Updated – Faraday Sequence Updated – Site Layout Plan updated – GAS Service Information Updated.
4	30.10.2025	Carl Howard	2.6 – Site Layout Plan 3.3 – Structural Demolition 3.5 – Crushing Process

All revisions to the method statement and risk assessment will be recorded on this page.

The author of the amendment(s), or other authorised person, must explain the details of the amendment (s) to the Site Manager/Site Supervisor. The author must ensure that the Site Manager/Site Supervisor signs off the amendment to confirm that he has received and understood it, and that the Site Manager/Site Supervisor returns the signed off front page so that the author can file it in the project office file.

The Site Manager/Site Supervisor must sign off and return the copy of this Amendment page, as explained above, and carefully insert this page and the amendments into the project site file. He must also clearly line through the existing pages to indicate they have been superseded.

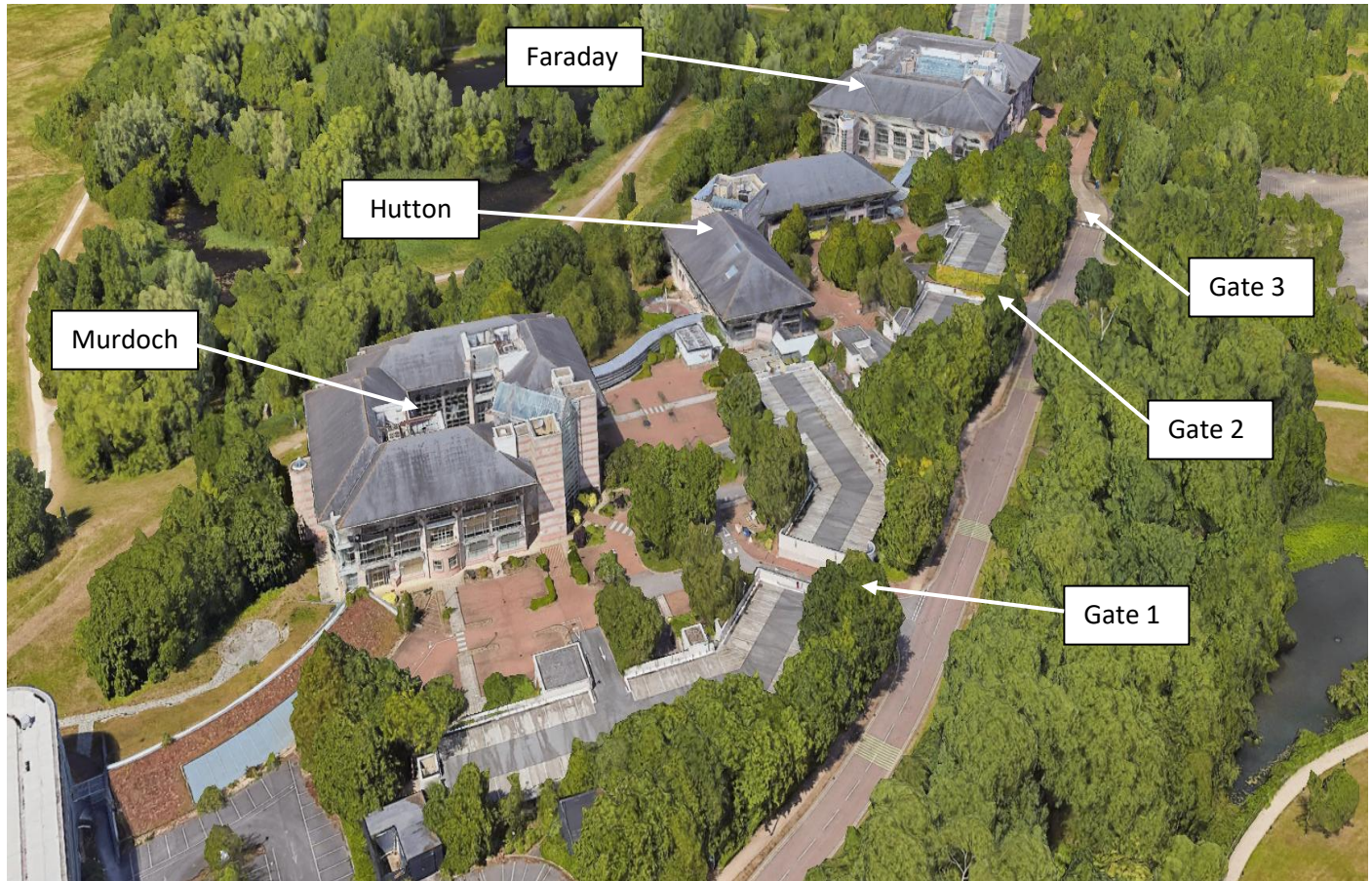
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SECTION 1 – PROJECT INFORMATION

1.1 - PROJECT LOCATION

J Mould (Reading) have been appointed as the Principal Contractor to demolish the Murdoch, Hutton & Faraday buildings, along with the Mistral-Murdoch, Murdoch-Hutton & Hutton-Faraday link bridges all shown below, down to slab level only, the site is located to the rear of Thames Valley Business Park, Reading, RG6 1PT.



Gate 1 (Access to front of Murdoch Building & Welfare/Parking Area)

What3Words for this location

///fake.stove.frosted



Gate 2 (Access to front of Hutton Building)

What3Words for this location

///social.zeal.achieving



Gate 3 (Access to front of Faraday Building)

What3Words for this location

///lush.recall.jeeps



1.2 – OUTLINE SCOPE OF WORKS

- Establish Site Set Up.
- Install Heras Fencing.
- Install CCTV Cameras on Towers around the site.
- Tree Protection works if required.
- Service Isolation Check.
- Demolition of all Structures to Slab Level.
- Crushing all arisings.
- Making good any open areas.
- Backfilling Voids created.
- Clearing all waste from site.
- Leave site secure on completion.

1.3 – DURATION OF WORKS

- 21 Weeks.
- Start date – August 26th, 202.
- Working Hours 08:00 to 16:30 Monday to Friday.
- Saturday 08:00 to 13:00.
- No working on Sundays or bank holidays.

1.4 – SITE RESTRICTIONS

- The buildings are situated in Thames Valley Business Park; site security has been installed around the perimeter in most areas to help keep trespasses out as the site is being heavily vandalised.
- There are neighbouring offices and public footpaths on almost all the boundaries, so care needs to be taken at all times during the works
- Large Heavy Plant deliveries will need to be booked in with campus management/security.
- High Pressure Gas main is present on site, all works within the area to be sufficiently managed, Vibration monitors to be installed where required.
- Thames Water has assets on site which are to remain, these must be clearly identified and protected throughout.

1.5 – LIVE SERVICES

- The buildings have been stripped out so most of the M&E that was in them will have been removed during this work. While inspecting the buildings a quick check will be carried out to identify any live services that may still be present.
- There are a few sub stations dotted around the site that are still live and will be throughout the site inspection.

Electric

SSEN - confirmed that all the RMU substations at the Lonza site are not energised nor are the 11kV cables that feed each substation. The circuit breakers that fed those cables have been isolated back at the Reading Main switchboard and are in the 'locked- open' position - i.e. each circuit breaker tripped and the isolators in the earth position. CAT scanning should still be carried out as a precaution to confirm the cables are dead.

MAG

PROPERTIES SERVICES LIMITED

18 Burnt Mill
Harlow, Essex, CM20 2HS
Office: 01707 879890
Mobile: 07500933853
Company No: 3729719
VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Building no 1	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in this building are dead with clear cut cables from previous occupants

Description of remaining supplies. No electrical live services in this building

Engineers Name:

Chris Randall

Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



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VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Building no 2	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in this building are dead with clear cut cables from previous occupants

Description of remaining supplies. No electrical live services in this building

Engineers Name:

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Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



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Company No: 3729719
VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Building no 3	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in this building are dead with clear cut cables from previous occupants

Description of remaining supplies. No electrical live services in this building

Engineers Name:

Chris Randall

Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



Murdoch Substation -



18 Burnt Mill
Harlow, Essex, CM20 2HS
Office: 017 07 8 79890
Mobile: 07500933853
Company No: 3729719
VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Murdoch Substation	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in substation are dead. All buzz bars have been cut out by previous occupants

Description of remaining supplies. All electrical services in this substation are dead

Engineers Name:

Chris Randall

Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



Hutton Substation -

MAG

PROPERTIES SERVICES LIMITED

18 Burnt Mill
Harlow, Essex, CM20 2HS
Office: 017 07 879890
Mobile: 07500933853
Company No: 3729719
VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Hutton substation	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in substation are dead. All buzz bars have been cut out by previous occupants

Description of remaining supplies. There substation has no power to it

Engineers Name:

Chris Randall

Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



Faraday Substation -

MAG

PROPERTIES SERVICES LIMITED

18 Burnt Mill
Harlow, Essex, CM20 2HS
Office: 01707 879890
Mobile: 07500933853
Company No: 3729719
VAT No: 743725328

CERTIFICATE OF ELECTRICAL ISOLATION

Company Details:	Site Details:	DATE OF ISOLATION	11/07/2025
MAG Ltd	J Mould	SERVICE TYPE	Local services
	TVP	SERVICE LOCATION	Sub station outside
	Faraday Substation	SERVICE SIZE	Various
		METER READING	-

FUSE REMOVAL

MAIN HEAD FUSES REMOVED	No
MAIN ISOLATOR FUSES REMOVED	No
LV SWITCH PANEL FUSES REMOVED	No

SOURCES

DECOMMISSIONED OTHER

GENERATOR	No
UPS BATTERY SYSTEMS	No
OTHER	Yes

Description of isolations: All electrical services in substation are dead. All buzz bars have been cut out by previous occupants

Description of remaining supplies. There are x2 large cables in the pit of this substation that will need to be CAT scanned to confirm dead. Do not cut any cables without clear cut ends

Engineers Name:

Chris Randall

Site Authorised Person Signature:

Notes: if unsure on any cables please speak to a member of MAG electrical.



Gas

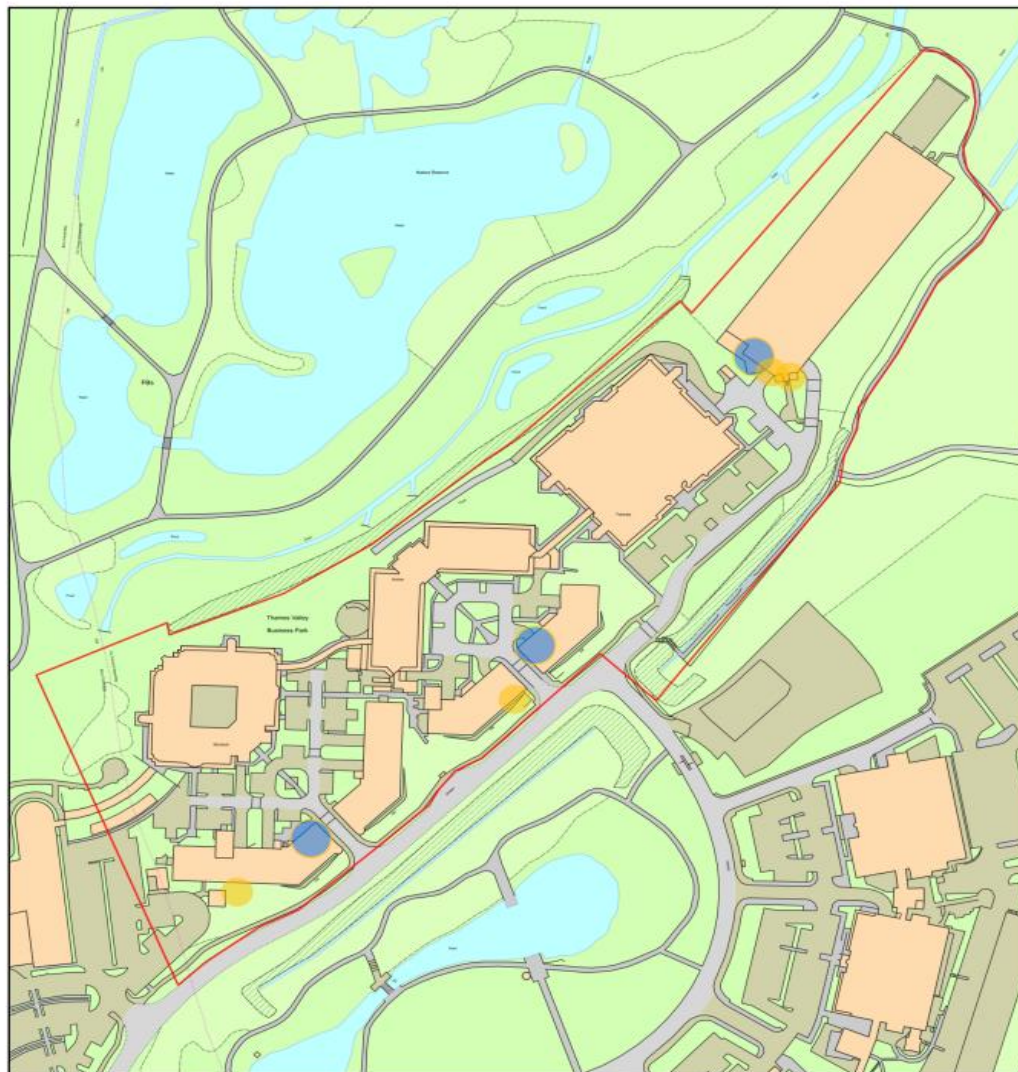
MAGS have confirmed that all gas services within the Murdoch, Hutton & Faraday buildings are redundant and have been isolated externally, however the isolation points have not been confirmed. SGN has visited site and confirm the isolation point and status of the various gas governors located on site (see site location plan below highlighting areas of known regulators).

Murdoch Carpark Governor – LIVE feed both In & Out

Hutton Carpark Governor - LIVE feed both In & Out

Faraday Carpark Governor – LIVE feed In but isolated at Governor.

TVBP - Murdoch / Hutton / Faraday - Site Location Plan



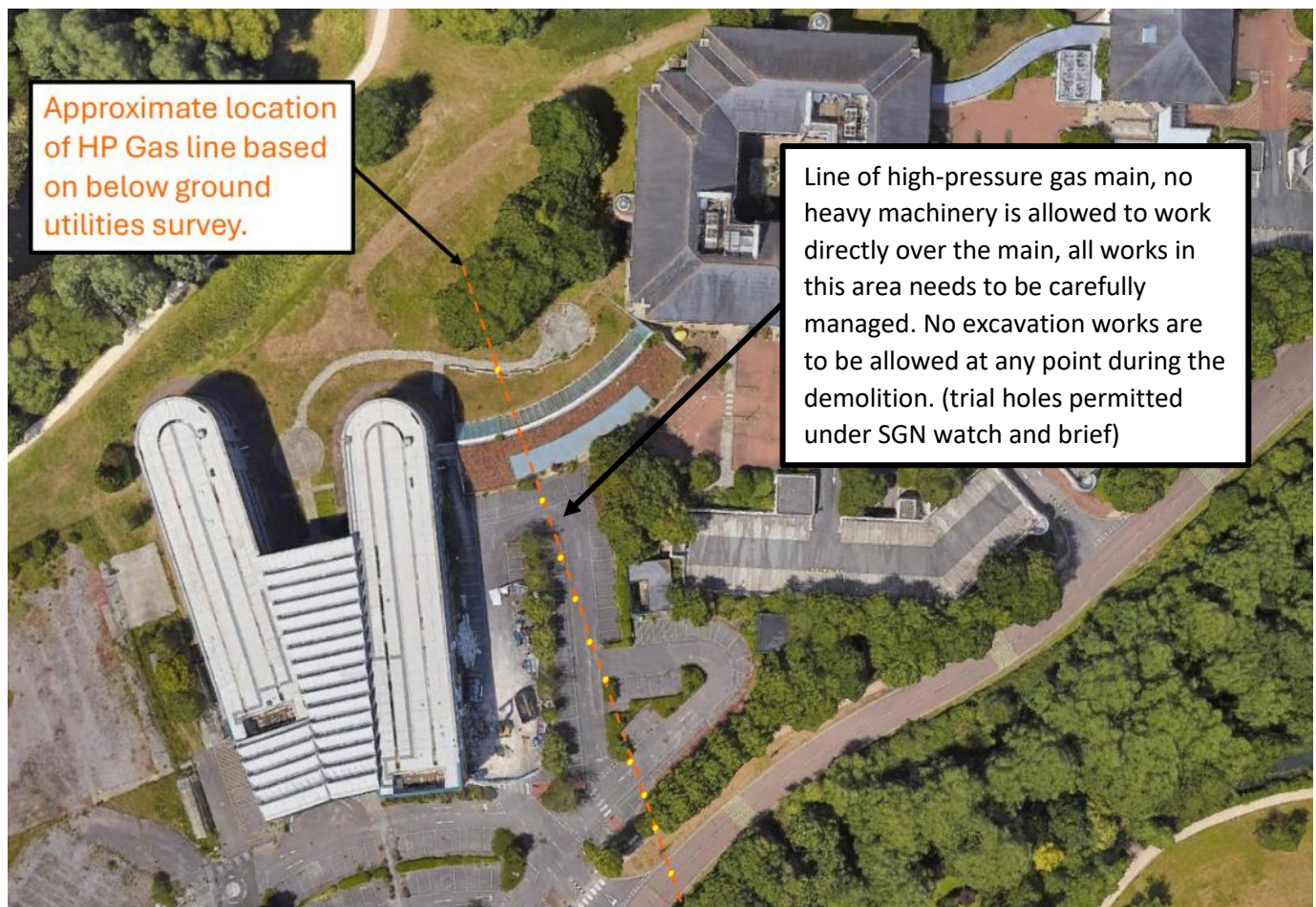
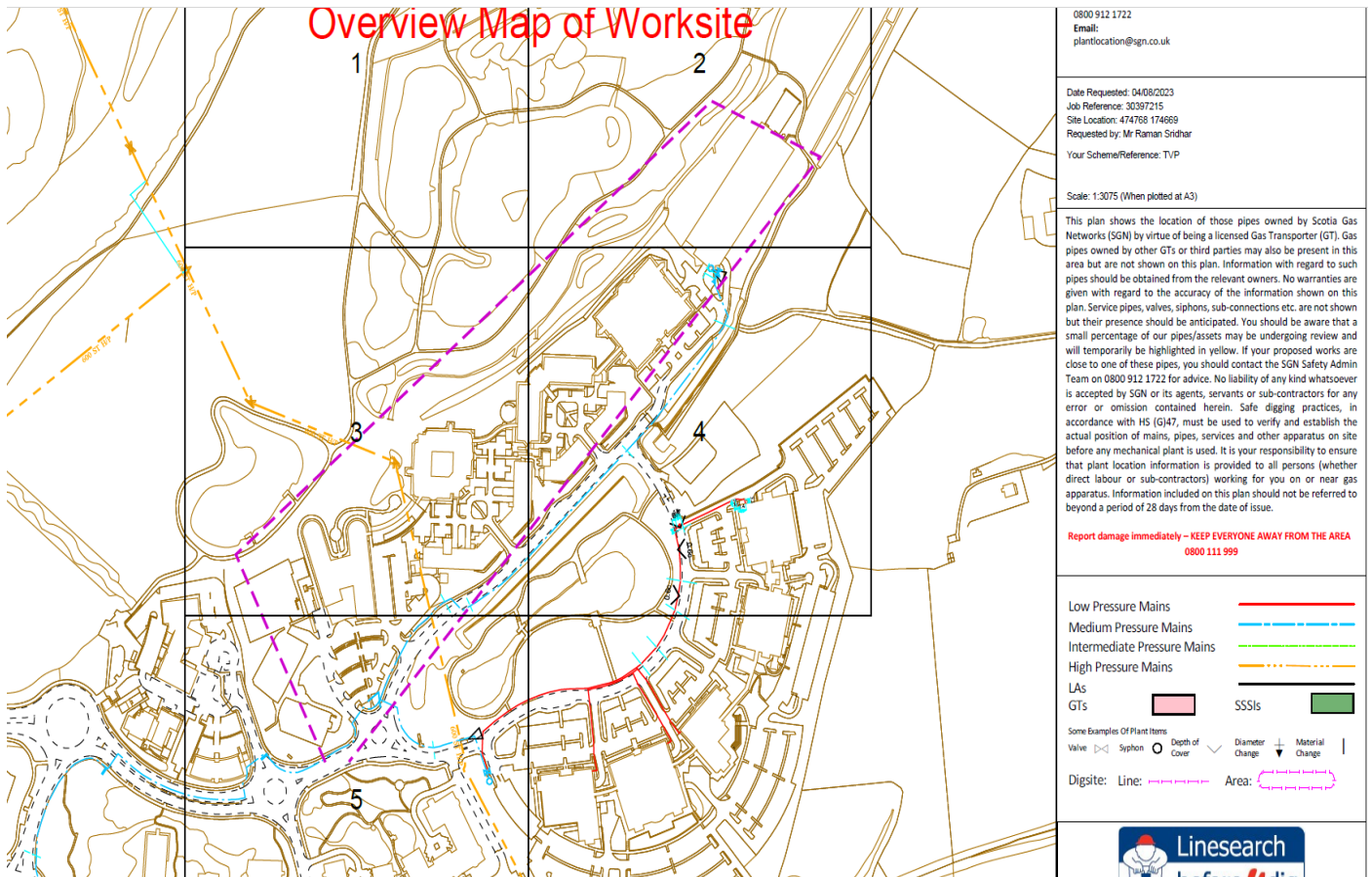
0 100
Metres

Water
Gas



Plan Produced for: Thames Valley Business Park
Date Produced: 29 Apr 2025
Plan Reference Number / Project ID: TQRQM25119141201649 / TVBP-SLP-1
Scale: 1:2500 @ A4

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Water

MAGS have confirmed that all water services within the Murdoch, Hutton & Faraday buildings are redundant and have been isolated externally within various plant rooms. These will be utilised throughout the demolition works for suppression but will require further isolation should the scope of works extend to include the structural demolition of the car parks (see site location plan on page 12 highlighting areas of known live water feeds).

Fibre

Survey Solutions have completed a below ground penetrating radar survey (GPR), once these plans have been assessed and fibre highlighted, these must be protected until diversion/disconnections have been completed.

BT – TBC



Drainage

Survey Solutions have completed a CCTV Drainage survey, the locations of all drainage on site will be added onto the GPR service plans. Once the client has outlined which drainage is to be retained, these will need to be bunged/protected where required throughout works.

The site will be operating on a no dig/excavation during the demolition and all who work on the project must be briefed on the live services that are still present. King and Moffet as well as MAGS have done a sweep of the entire site, there Reports will be in the site pack and should be read in conjunction with the method statement.



Thames Valley Business Park Mechanical and Electrical Services Survey



Produced for

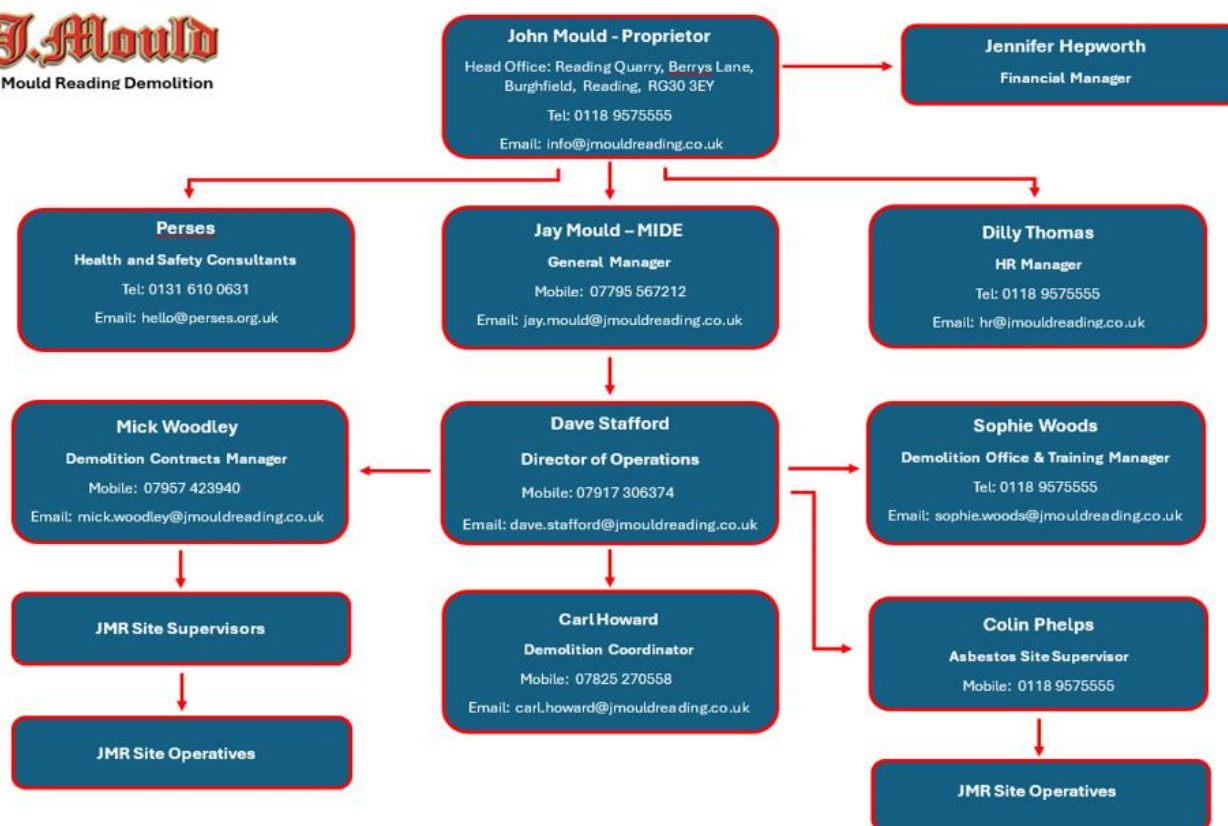


SECTION 2 – ACTIVITY SPECIFIC ASPECTS

2.1 – RESOURCES REQUIRED

Management/Labour	Plant/Equipment
Director of Operations x 1	Cabins (1 x Office, 1 x Welfare, 1 x Toilet Block)
CCDO Contracts Manager x 1	1 x 60KVA Generator + 1000L Fuel Cube
CCDO Site Manager x 1	1 x Tool Store
CPCS/NPORS Plant Operators x 5/6	1 x Fuel Bowser (size TBC)
CCDO Labour x 2	89T 360° Excavator
CCDO Traffic Marshals / Banksman x 2	49T 360° Excavator
	30T 360° Excavator
	13.5T 360° Excavator
	Crusher
	Tele-handler
	2 x Dust Suppression Units
	2 x Water Tanks
	Power Tools
	Hand tools

Management Team



Plant and equipment

- We operate an extensive fleet of plant and equipment to serve our demolition sites, our machines are regular serviced and maintained to maximise their working efficiency.
- Our excavators are stage 4/5 compliant to work in London, and will be registered on the NRMM (Non-road mobile machinery)
- All our machines are fitted with FOPS, and role cages.



J. Mould



Company	Fuel Number	Size	Machinery Type	Machinery Manufacturer	Engine Manufacturer	Engine Year	Engine Identifier	Engine EU Type Approval Number	Engine Power	Retractable Type	EU engine emission stage
J. Mould - D	3026	220	Excavator-Crawler	Hitachi	Isozu	2013	4HK1-705440	e4*97/68M4*2010/20*0104*010	75kw-130kw		Stage IIIb
J. Mould - D	3028	280	Excavator-Crawler	Hitachi	Isozu	2013	4HK1-713080	e4*97/68M4*2010/20*0104*010	130kw-560kw		Stage IIIb
J. Mould - D	3036	490	Excavator-Crawler	Hitachi	Isozu	2018	6U23-532833	e4*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3037	950	Excavator-Crawler	Liebherr Group	Liebherr	2018	RD4K2/701	e1*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3024	210	Excavator-Crawler	Hitachi	Isozu	2017	4HK1-763888	e4*97/68Q4*2012/40*0104*010	56kw-130kw		Stage IV
J. Mould - D	3031	300	Excavator-Crawler	Hitachi	Isozu	2017	6HK1-903951	e4*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3047	12	Roller	Other...	Kubota	2017	H2008929	e1*97/68Q4*2006/105K4*0077*113	19kw-37kw		Stage II
J. Mould - D	3051	510	Loader	Bobcat Company	Kubota	2007	V2203-M-D1-E501	e1*97/68Q4*2006/105K4*0055*004	18kw-37kw		Stage II
J. Mould - T	1013	400	Crawler-Mobile	Tierex	Scania	2018	7113306	e5*97/68Q4*2010/20*0104*010	130kw-560kw		Stage IV
J. Mould - D	3035	490	Excavator-Crawler	Hitachi	Isozu	2017	6U23-538405	e4*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3034	490	Excavator-Crawler	Hitachi	Isozu	2018	6U23-531696	e4*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3030	300	Excavator-Crawler	Hitachi	Isozu	2016	6HK1-596015	e4*97/68Q4*2012/40*0104*010	130kw-560kw		Stage IV
J. Mould - D	3022	135	Excavator-Crawler	Hitachi	Isozu	2017	4U1-226189	e4*97/68Q4*2012/40*0104*010	56kw-130kw		Stage IV
J. Mould - D	3056	50	Excavator-Crawler	Hitachi	Yanmar	2019	47W188C-1106	e11*2016/1628*2016/1628E13/10*0129*00	19kw-37kw		Stage II



- All operatives will hold the relevant competence cards/certification require. (CCDO, CSCS, CPCS, SMSTS)
- All plant and equipment will have relevant certification to work on site.

2.2 – SITE PERMITS

There is a requirement for a Site Permit System on this project.

The following Site Permits are required to be issued by the Site Manager / Supervisor

- Permit to Enter the Building.
- Permit for Hot works
- Permit to Demolish Structure.
- Permit to Lift.
- Permit to Break Ground.
- Permit to Work at Height.
- Permit to Load/Alter/Strike Temporary Works.

2.3 – PERSONAL PROTECTIVE EQUIPMENT

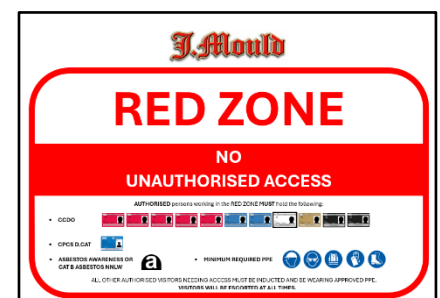
MANDATORY PPE				
				
HARD HAT	EYE PROTECTION	HI-VISIBILITY	SAFETY GLOVES	SAFETY BOOTS
BS EN 397	EN 166 1F	EN 471	BS-EN 388	EN – ISO 20345

TASK SPECIFIC PPE / RPE						
						
P3 HALF FACE MASK	P3 DISPOSABLE MASK	TYPE 5/6 DISPOSABLE COVERALLS	EAR PROTECTION	BURNING / FULL FACE VISOR	LEATHER BURNING JACKET	HARNES / LANYARD
EN140:1998 & EN143:2000	EN 149: 2001	EN ISO 13982 EN 13034	BS EN 352-3	EN 166 39B	BS EN ISO 11611:2007	EN361, EN354, EN362

The above PPE may be required for certain activities, or when specifically prescribed by the Site Manager.

2.4 – CONTROL MEASURES

- Danger areas to be fenced off to stop unauthorised access, lay down areas to be free from obstructions.
- Adequate spill response equipment to be in place before works begin.
- Care will be taken to ensure that a secure site boundary fence and appropriate warning signage is in place throughout the demolition works.
- Good Communication is essential – Daily morning meetings of no more than 5/10 minutes will be required between the J Mould Site Manager and personnel on site, (including any sub-contractors) to discuss the day's proposed activities. This liaison will aid in the smooth running of the project and help to highlight any potential problems that could otherwise occur.
- Two-way radios (provided by J Mould) will be utilised for communication and emergency. Machine drivers and JM management will be in radio communication to stop works in the event of an emergency.
- Check service drawings and historical data to check for underground voids within the vicinity of the demolition area
- At the work face all teams will complete a **Toolbox Talk** before commencement of works to ensure of any changes are identified.



J. Mould

Site Rules

GENERAL

- Mobile phones/Bluetooth devices should not be used on site and do not answer mobile phones when operating plant or machinery. If there is a requirement to use a mobile phone move to the designated safe area.
- Valuables and personal property are brought to site at the owner's risk.
- Alcohol/drugs must not be brought onto site. Employees must not attend work if under the effect of any drugs or alcohol (they will be refused entry to site). Any drugs that may affect an employee's performance should be advised to Management. All employees are issued with the Company Drug Policy (contained in Employees' Handbook) which gives full guidance, be aware of random alcohol and drug testing by clients & J Moulds SHEQ team.
- Work areas are to be kept clear and tidy to allow safe access and egress. Everyone is responsible for picking up and moving trip hazards.
- The work site, excavations, pits, voids, etc. shall be guarded and signed at all times where necessary.

PPE & CLOTHING

- The following PPE is compulsory on all J Mould sites unless a specific risk assessment has deemed other PPE must be worn.
- High-Viz Vest or Coat
- Safety Footwear (S3 Minimum standard)
- Safety Helmet
- Safety Glasses (See risk assessment for specialist works i.e., Burning)
- Suitable Gloves for task

PLANT & EQUIPMENT

- All guards and safety devices, e.g., Emergency stop buttons; must be in place and working correctly.
- Daily checks and records to be carried out.
- All electrical plant & equipment must be 110V (with certain limited exceptions, e.g., Dust Boss, DCU)
- Speed limit must be adhered to within the site.

WELFARE

- Complaints from the public shall be dealt with in a courteous manner and referred to the Site Manager, Site Supervisor or Management as appropriate.
- For health & hygiene reasons, eating and drinking are not permitted outside of the welfare area and it is essential that employees wash their hands before handling food.
- Swearing, horseplay and practical jokes are not acceptable. Members of the public must not be subjected to wolf whistles or other inappropriate behaviour or language.

2.5 – MITIGATING NUISANCE NOISE, DUST, AND VIBRATION

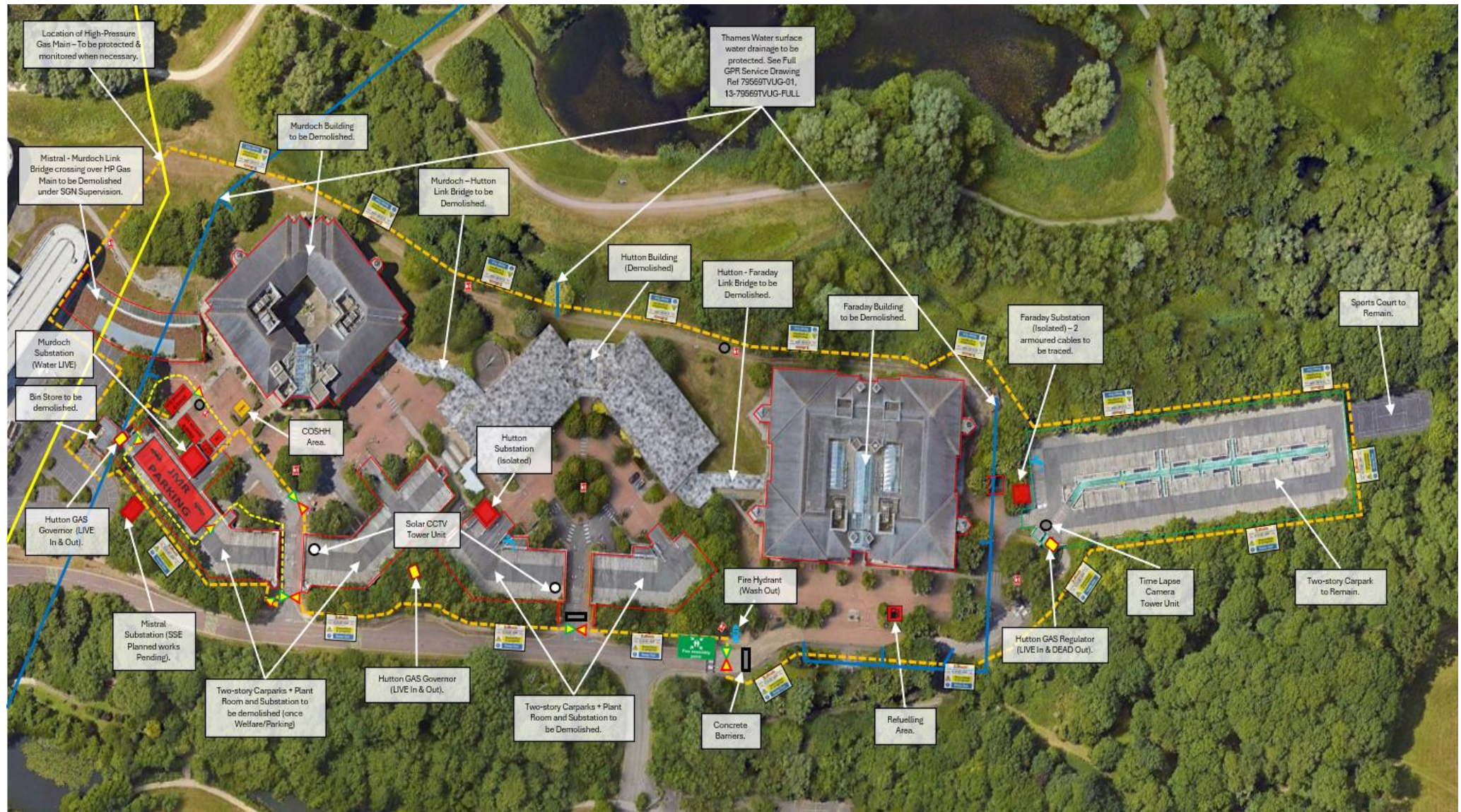
Throughout the demolition process noise, dust, and vibration will be kept to a minimum; this will be achieved in various ways as detailed below.

1. Use of correct plant for specific tasks ensuring plant is fully maintained. J Mould's plant fleet is constantly being updated, with all machines now fitted with Euro6 engines. We also have an extensive fleet of attachments for every demolition application.
2. Leaving part of external elevation of buildings intact to act as a visual and acoustic screen.
3. Using 'quietest' method when both demolishing structures i.e. using grab or pulveriser rather than impact breakers.
4. When removing ground floor slabs and foundations, structures will be lifted by bucket attachment whenever possible, in-lieu of using impact breakers.
5. Fire hoses will be used to spray water onto the work face and suppress dust.
6. Using proprietary dust suppression equipment, such as DustBoss DB60 or Dehaco DE75 Dust Fighter.
7. Water hoses will also be rigged into the high-reach machine, the water is then pumped up the arm of the machine and sprayed directly onto the attachment as demolition is undertaken.



Dehaco DE75 Dust Fighter

2.6 – SITE LAYOUT PLAN



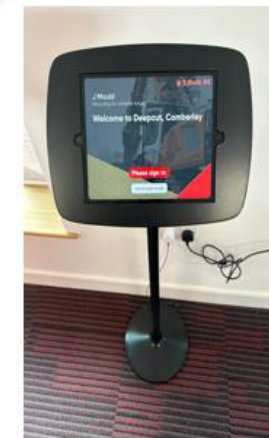
Welfare and Site Set Up



J. Mould
SITE INDUCTION FORM

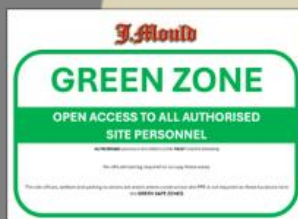
Date:	Job No:
Site Address:	
Person giving induction:	Name: Position:
The following items have been explained to the inductions (Please tick):	
Company's policy for health, safety, and welfare.	
Allocation of safety responsibilities on site.	
Site specific rules.	
Safe Systems of work, where applicable.	
General Hazards in and around their work area. (Risk Assessments)	
Hazardous Materials on site. (asbestos, CO2H etc.)	
Fire Safety Plan for the site. (Assembly Points, evacuation route, use of extinguishers, site fire alarm system)	
First Aid, courses & location of appointed first aider, introduction to appointed person, position of first aid box, burn box & eye wash station and rules for their use)	
Protective clothing and equipment (size, availability, and company uniform policy)	
Procedures for reporting near misses, accidents, property damage, incidents, and injuries.	
Welfare facilities. (location of canteens, toilets, smoking areas etc)	
Good Housekeeping rules. (Importance of Health & Hygiene)	
Mobile Phone & Smoking Policy on site.	
Environmental awareness.	
Working Hours. (general, site specific, breaks etc.)	
Standard Emergency Procedures for unexpected occurrences on site.	
Site Closures.	
I confirm I have received J. Mould's safety induction and understand the safety requirements and obligations placed upon me.	
Induction Name:	
Reason for attending Induction:	
Signed by: (having received induction)	
Company/Employer (if not J. Mould Reading)	
COOVCSCSCPCSC (Visually Checked & present on site)	YES/NO
COOVCSCSCPCSC Number:	

SP/004 Site Induction Form (dated 08/08/2022) Review Date 08/08/2024



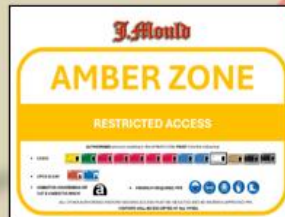
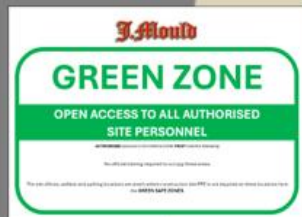
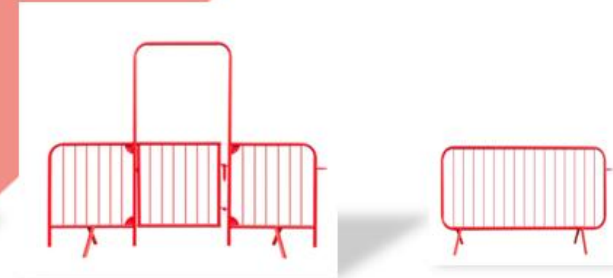
- All operatives and site visitors must have a full site induction and sign in on arrival to the project.
- When leaving the site, it's important that everybody signs out, failure to do this will end up in being refused entry and working on site.

Welfare and Site Set Up



Walkways, Barriers, Safe zones

- Across the site we will set up walkways so operatives can safely access the work area and welfare set up. Only trained and competent operatives will be allowed into the demolition area
- The site will review the site set up daily/weekly and update site plans accordingly. All site personal must be informed of the changes by way of daily briefing, Toolbox talk or notice boards.
- All site personal must sign to say they have received the site update and confirm they fully understand the changes that have been made.
- Where possible safe zones will be created to allow site visitors to view the demolition.



Site Security



HOSPITAL ROUTE

to

Royal Berkshire Hospital, 21 Craven Road, Reading, RG1 5BD.

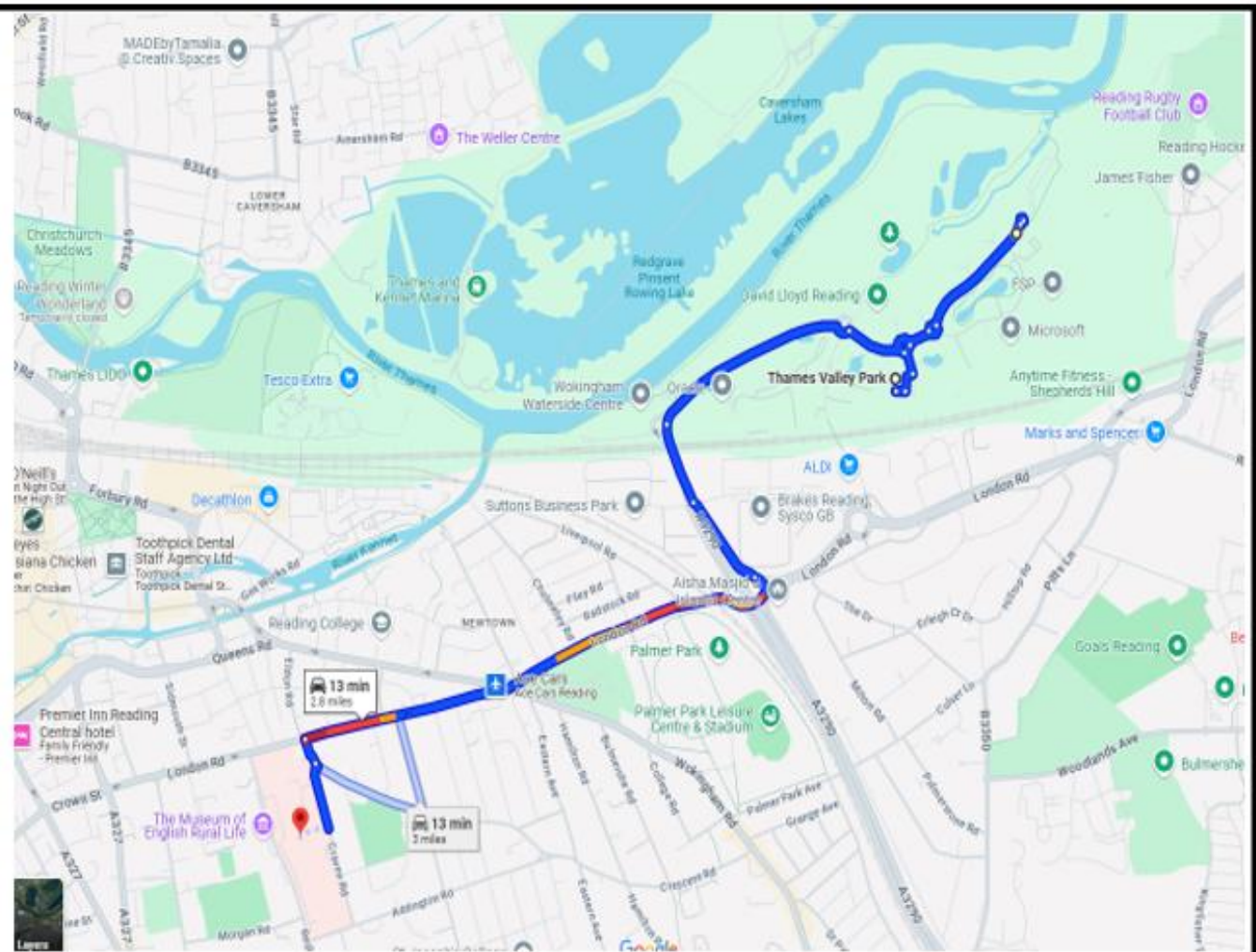
Royal Berkshire Hospital
Accident & Emergency
Department

Tel: **0118 322 5111**

The nearest A&E is located at the Royal Berkshire hospital, Craven Road, RG1 5AN.

0118 322 5111 or 999 in the event of an Emergency

The hospital is located 3 miles away from the site and should only take 13/14 minutes to get there by car.



TRAFFIC MANAGEMENT PLAN – LONZA - Thames Valley Park Drive, Reading, RG6 1PT.

INFO

The existing roads around the site are used by **heavy goods vehicles and private road users** for most of the day light hours. However, we intend to undertake our works in such a way that the impact on localised roads is minimal. Recycling processes on site will be used to minimise vehicular movement off site.

GATE 1 – Access into Welfare, Office & Parking area + Access into Murdoch Demolition Area.

GATE 2 – Access into Hutton Demolition Area.

Gate 3 – Access Into Faraday Demolition Area.

All vehicles will enter the site in a **FORWARD** motion wherever possible and will be turned on site under control of banksmen with **Hazard beacons ON** – large plant deliveries unable to enter site in a FORWARD motion will enter the site in a **REARWARD** motion under the control of a banksman with traffic marshal present to monitor the flow of traffic.

All vehicles will leave site in a **FORWARD** motion with **hazard beacons ON** until reaching Peartree Lane. **NO REVERSING OFF SITE.**

Thames Valley Park Drive will remain a shared access road throughout the duration of the project and courtesy shall be shown towards neighbouring properties.

NO COMPANY VANS, LORRIES OR PLANT TO BE PARKED OUTSIDE THE SITE BOUNDARY.



All traffic entering the business park will follow the directional arrows to gate 1 as shown above, from here the site banksman will direct them to their loading/unloading areas. No site deliveries will be allowed into site before 8am and at no point will traffic be allowed to block other site users from reaching the works locations/businesses. Traffic leaving the site will follow the same route out as they when coming in. all site related traffic must adhere to the speed limits and any other rules set out by TVP, any drivers found not to be following the TMP will not be allowed to enter the business park for the duration of the demolition works.

SECTION 3 – METHOD STATEMENT

3.1 – ASBESTOS REMOVAL

An asbestos survey was carried out by Airsafe on the 11th & 12th of November; no asbestos was identified.



Airsafe Surveys Ltd

Demolition / Refurbishment Asbestos Survey Report

Comissioned By

Lonza

Site Address

Thames Valley Park Site
Thames Valley Park Drive
Reading
RG6 1PT

Survey Conducted

11th & 12th November 2024



Asbestos Insulation (lagging / sprayed insulation)

- N/A

Asbestos Insulation Board

- N/A

Asbestos Cement Products

- N/A

Asbestos Textile Materials

- N/A

Asbestos Composite Materials

- N/A

Materials found to be NADIS (no asbestos detected in sample)

- B01: Building B – Roof – Bitumen liner on plant supports
- B02: Building B – Roof – Damp proof course
- B03: Building B – Throughout – Insulation on RSJs
- B04: Building B – External – Roof tiles
- B05: Building A – Roof – Roof tiles
- B06: Building A – Throughout – Insulation on RSJs
- B07: Building A – GF – Sprayed insulation to ceiling slab

Thames Valley Park Site, Reading, RG6 1PT – Report Number: AS5099

- B08: Building C – Roof – Roof tiles
- B09: Building C – Throughout – Insulation on RSJs
- B10: Building C – GF – Board insulation on RSJs
- B11: Buildings A, B & C – Throughout – Bitumen / foil paper lining to ceiling & RSJs
- B12: Buildings A, B & C – External – Composite panels to soffits & wall cladding
- B13: Buildings A, B & C – External – Composite panels to soffits & wall cladding
- B14: Buildings A, B & C – Throughout – Fibrous plasterboard to perimeter walls & columns

Airsafe Surveys Ltd - Asbestos Survey Report

Task Specific Risks

37 – Discovery of Suspected Hazardous Substances

3.2 – SOFT STRIP - (Very little soft strip required on this project)

- The removal of all fixtures & fittings, furniture, carpet tiles, false ceilings, timber, services, cables, light fittings, insulation / lining boards within the structures to allow for the demolition.
- In all manual lifting operations, regard is to be noted with reference to The Manual Handling Regulations. i.e. team lifts, use of lifting equipment/mechanical means rather than men where practicable.
- Skips will be placed as close as possible to the area of works and fenced off during the works.
- During soft stripping, to minimise Manual Handling, Drop Zones will be formed and the arisings will be dropped down to ground floor level, where a 360° excavator will segregate into various waste skips.
- All debris will be removed on a regular basis to the collection points for disposal, thus creating a clean, safe working area and maintaining good housekeeping procedures.
- Disposal transit routes are to be reduced to minimise the requirement for Manual Handling.
- This method is to be read in conjunction with the asbestos surveys. Known areas of Asbestos (not removed prior to soft stripping) will be highlighted to the operatives and sprayed red. It could be, however, that other such materials may be uncovered during the soft stripping process. Should such an incident occur, J Mould will secure the suspect material and its location, as far as is reasonably practicable, and inform the client and arrange the necessary sampling and testing of the material.
- All operatives will have undergone Asbestos Awareness training.
- Suitable hand PPE to be worn to protect from injury during all manual handling operations.

Soft Stripping of all doors, frames, windows, architraves, cable ducts and skirtings

- Doors may be fire resistant and may be required to be moved with support from a suitable trolley, whilst work in the removal from frames is carried out.
- There is potentially brittle glass within some of the doors. This can be taped over and removed by remote methods (i.e. scaffold tube used to break out the glass) prior to removing the door. Full gauntlets and visors are to be worn when handling glass. Glass will then be cleared up and placed into the skip.
- Doors and frames to be removed to the outside of the building for disposal to skips.
- Soft stripping of doors, frames, architraves, cable ducts and skirting's is to be carried out using hand tools or 110v Reciprocating Saw.
- Frames are to be removed using crow/nail bars and reciprocating saws for the removal of steel fixings.
- Timbers and glass to be removed directly to skips to prevent injury from cuts, nails etc
- Any protruding sharp edges, nails etc will be knocked flush with the adjacent structure or removed to avoid puncture wounds.

Soft Stripping of stud partitions

- Soft stripping of stud partitions is to be carried out using hand tools, Stanley knives, 110v reciprocating saw
- If required, the partitions will be cut into sections using a reciprocating saw to ease removal

Soft Stripping of all Cables and Services

- Soft stripping of service cabling and steelwork is to be carried out using hand tools, 110v Reciprocating Saw
- Cables are to be cut at each end of the sections to be removed prior to removal of fixings or support trays.
- Clips and small brackets are to be removed using crow/nail bars and reciprocating saws will be used for the removal of steel fixings and main supports, as access dictates.
- Cable trays and steelwork runs are to be dismantled in such a manner as to allow heavy or long lengths to be progressively lowered to floor level, without the need to overreach.

Waste Electrical and Electronic Equipment (WEEE)

- WEEE Items (such as monitors, microwaves, fridges, computers, light fittings etc) will be removed from the structure by hand, segregated and palletised. These pallets will then be shrink wrapped and an inventory recorded for each pallet. This will then be stored in a secure location awaiting disposal as necessary.

Fluorescent Light Fittings

- Light fittings will be removed for segregation and disposal of the primary contaminant components -Mercury contained within Fluorescent tubes and potential PCB materials within starter capacitors.
- These will be removed by hand prior to demolition wearing the site standard PPE and placed into the disposal 'coffins'

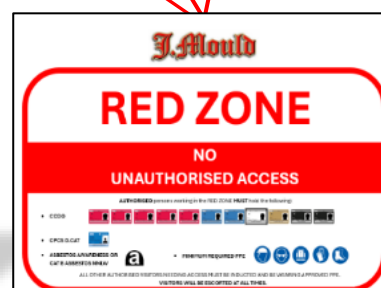
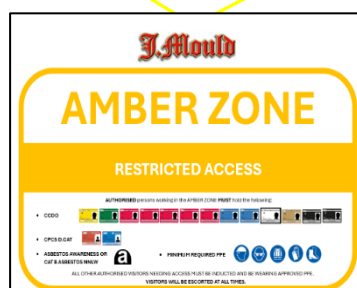
Task Specific Risks

- 01 – Internal Strip Out of Buildings
- 02 – Manual Handling
- 05 – Use of Portable Electrical Equipment
- 07 – Hand Arm Vibration Syndrome (HAVS)
- 14 – Disposal of Waste Materials
- 20 – Work Creating Dust
- 21 – Working at Height
- 22 – Use of Mobile Towers
- 36 – Occupational Diseases
- 38 – Discovery of Suspected Hazardous Substances
- 39 – Hypodermic Needles

3.3 – SUPERSTRUCTURE DEMOLITION

Hutton Building including both links

- The Hutton building will be demolished using 360° excavators fitted with various hydraulic attachments to bring the steel frame structure safely to the ground.
- Working in from the front elevation the machine will carefully remove the outer brick/block wall skins to expose the steel frame, from here the excavators will progressively work their way through, stockpiling scrap and concrete for processing and where required removal from site. The demolition area will become a red zone, and only trained and competent operatives will be allowed to enter, the site manager will also be responsible for ensuring these zones are created and managed throughout the demolition phase, including checking that the buildings are left structurally stable at the end of every shift, and any loose items are removed.
- Any voids created will be backfilled with site won material as the machines progress, and where required Heras fencing, barriers or handrails for onsite safety.



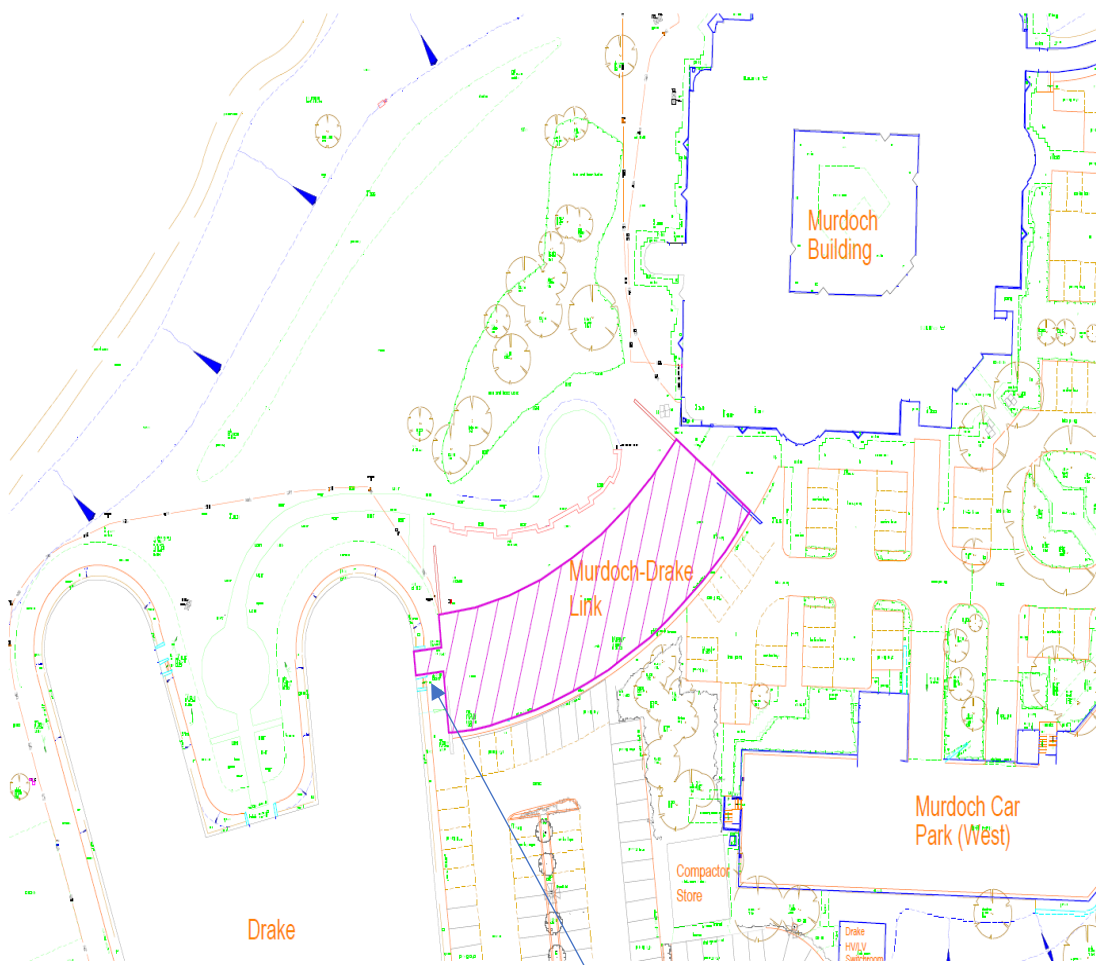
Faraday Building

- Faraday building will be demolished using the same method as above, machine s fitted with hydraulic sheers will be used to cut the building down to slab level, segregating the material into their correct waste streams so they can be removed from site.
- Hardcore and concrete will remain on site to be crushed to 6f2/6f5, this will then be utilised as a fill material if required to bring areas of the ground floor slab up to be more level.
- Both single story link buildings will be demolished in the same way.
- Red zones will be created around the buildings during the high risk works and at no point will unauthorized personal or site visitors be permitted without the permission of site manager.
- There may be a requirement to install tree protection around some areas, the Arboriculture survey and TP drawings must be followed.



Murdoch Building and link -

- The above covers the basic methodology to be used to take down the main building, its mainly an empty stell frame shell that will be systematically taken down and cleared from site.
- The link bridge is to be very carefully taken down using a combination of mechanical and hand demolition to separate any section of the link that is connected to the drake building. If slabs need removing then a diamond cut finish will be required to cut through the slab, backfilling or making good should be done on completion of the demolition phase, using site won material such as crush.



EXTENT & SCOPE

EXTENT KEY

Extent of Demolition

SCOPE OF DEMOLITION WORKS

1. Demolition (including all internal finishes / M&E strip out works) all above ground structures including retaining walls and to a depth of 1,000mm below the finished top level of the link building (plant room and associated structures within the link interlocking on this plan).
2. All resultant debris and arrange to be disposed off site.
3. A clean diamond saw cut to be undertaken at the junction of the link of the building to the retained building (S).
4. The resultant excavation is to be back filled with crushed material (clean demolition arrange from the structure) with imported fine crushed material (used for the upper 300mm layer) to leave the area graded (to blend with adjoining landscape and site).
5. Provide the Murdoch and Drake buildings are not demolished prior to these works, metal double boarded, plywood boardings to the resultant openings into the Murdoch and Drake buildings. These are to be painted and sealed at all edges to prevent ingress of weather into the retained buildings.

Rev	Description	Date
P03	Extent of Demolition updated.	31/08/2023
P02	Scope of works updated.	02/06/2023
P01	First issue.	01/06/2023

Client:
Berkeley Estate Asset Management

Project Title:
THAMES VALLEY PARK - LINK BUILDING DEMOLITION

RLB ID: 003996 Drawing Number: 01

Drawing Title:
LINK BUILDING DEMOLITION - EXTENT & SCOPE

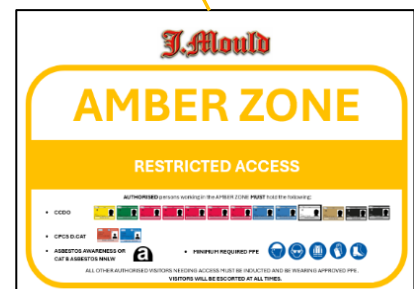
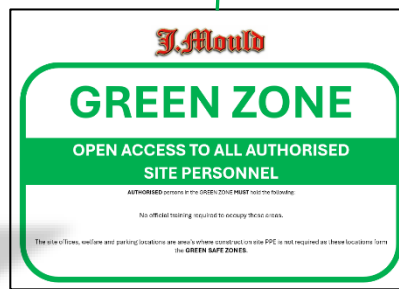
Stage:	Status:	Revision:
DEMOLITION	P03	P03

Date:	Size:	Scale:
31/08/2023	A3	NTS

RLB Rider Levett Bucknall

110 Bishopsgate, London, EC2N 4AY
+44 (0) 20 7395 5300 17 RLB_UK RLB.com

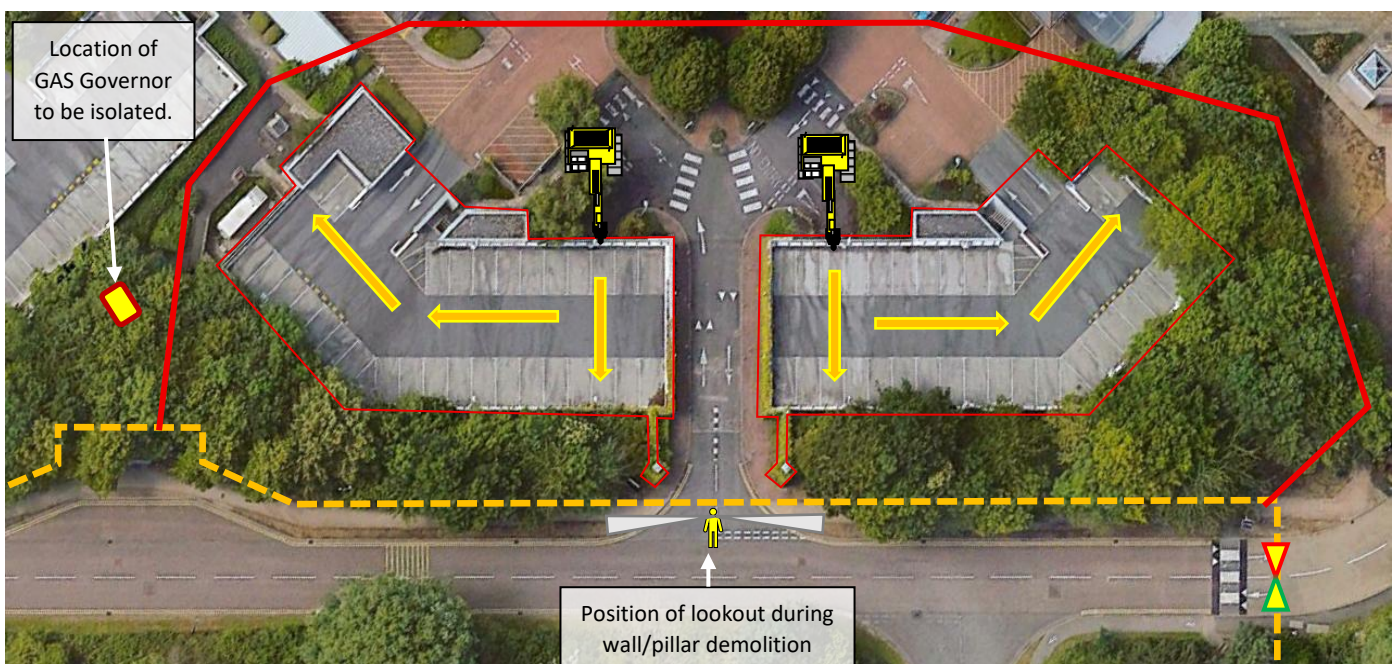
Link section should only be butted to the drake building, so this must be completely separated by hand first before the mechanical demolition can commence, any making good should be done on completion.



Hutton Car Parks

- Vehicle access gate “2” will be taken out of routine use during this phase of works.
- Structural demolition will be by way of 360° excavator using a variety of attachments i.e. grab, shear, multi-processor and pneumatic breaker.
- Demolition will commence from the northern elevation by the access ramp leading to the below car park.
- 360° excavator utilising its grab will remove the external fascia surrounding the parapet walls.
- Next, using the multi-processor the 360° excavator will begin to reduce the parapet walls down to the height of the intermediate floors.
- Once the walls have been reduced the 360° excavator will then proceed to remove the intermediate floor a bay at a time, removing the associated columns as it progresses and stockpiling re-bar dense sections of concrete for further processing.
- Once a stockpile of reinforced concrete has built up a secondary 360° excavator utilising a pulveriser will begin to process the materials separating the reinforcement from the concrete, reinforcement will then be bailed ready to be loaded away and the concrete will be stockpiled ready for crushing.
- Columns will be reduced in height flush to base level, all protruding rebar from the remaining base structure not removed mechanically will be cut flush.
- While the decorative wall and column located at the south of the structures closest to the public footpath/road is completed a lookout must be positioned externally to stop works when required.
- All plant and associated equipment within the substation and plant room will be removed via the 360° excavator utilising its grab and shear attachment.
- Once the plant and associated equipment have been removed, the plant room, substation voids and any other voids/leading edges created from the removal of the car parks shall be backfilled and chamfered using site won aggregates (6F2).
- Suitable dust suppression will be in place and utilised throughout these works to spray water on to the work face and reduce particle release.
- Only shrubs and trees which immediately restrict the structural demolition works are to be removed, all others are to be left in situ and protected where possible.

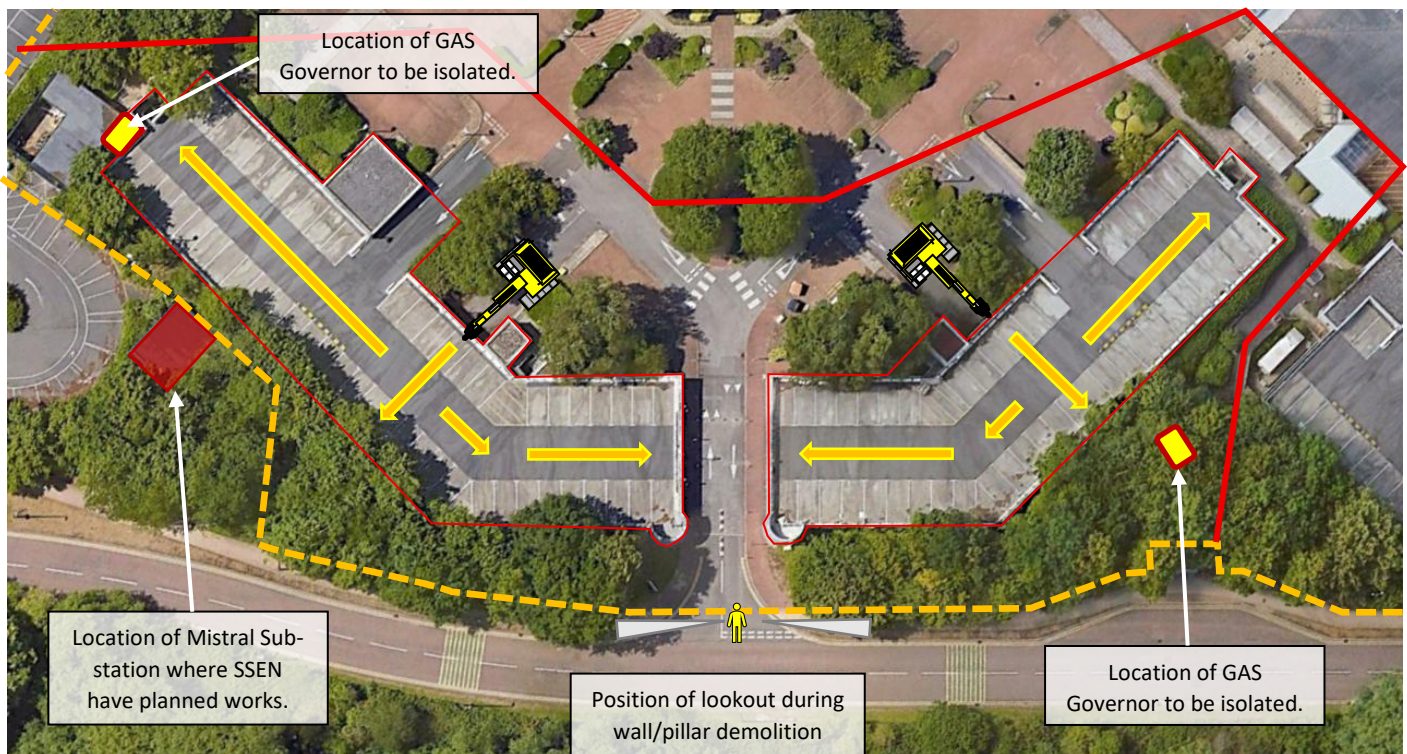
ALL services associated with or surrounding the car parks are to be isolated i.e. GAS governor to the west of the western carpark, storm/foul drainage banded and water isolated water, written confirmation must be received prior to structural demolition commencing.



Murdoch Car Parks

- Vehicle access gate “1” will be taken out of routine use during this phase of works.
- Welfare and parking will need to be re-positioned prior to this phase of works commencing.
- Structural demolition will be by way of 360° excavator using a variety of attachments i.e. grab, shear, multi-processor and pneumatic breaker.
- Demolition will commence from the northern elevation by the access ramp leading to the below car park.
- Similar processing will be utilised as those used to complete the structural demolition of the 2 x two-story carparks associated with the Hutton building.
- Suitable dust suppression will be in place and utilised throughout these works to spray water on to the work face and reduce particle release.
- Only shrubs and trees which immediately restrict the structural demolition works are to be removed, all others are to be left in situ and protected where possible.
- Care should be taken when completing the west carpark as SSEN have planned works on Mistral Sub-station.

ALL services associated with or surrounding the carparks are to be isolated i.e. GAS governors to the west of the western carpark & east of the eastern carpark, storm/foul drainage banded and water isolated, written confirmation must be received prior to structural demolition commencing.



Task Specific Risks

- 02 – Manual Handling
- 10 – Demolition of Structures – Mechanical
- 11 – Self-Propelled Plant Operation
- 12 – Self-Propelled Plant Set Up & Maintenance
- 13 – Use of Quick Hitches
- 15 – Disposal of Waste Materials
- 16 – Changing Attachments on Plant
- 17 – Noisy Machinery & Processes
- 18 – Demolition of Post Tension Concrete Beams
- 20 – Work Creating Dust
- 28 – Storage of Fuels & Other Flammable Liquids
- 38 – Discovery of Suspected Hazardous Substances

3.4 – SUBSTRUCTURE DEMOLITION - N/A

3.5 – CRUSHING

All hardcore and concrete created by the Demolition work that's been stockpiled already is to be crushed and used on site to backfill voids created by site activities.

SET UP

Upon delivery of the mobile crushing plant, it will be set-up ready for work i.e. support jack legs lowered into position onto existing concrete or prepared surface until they support full weight of the unit. The machine to be checked for even levels by use of spirit level to ensure minimum vibration and stability. Sufficient protection barriers shall be installed around unit to minimise the risk of harm from falling debris to surrounding pedestrians.

1. Full discharge conveyor will be hydraulically extended and placed until supported by wire strainers.
2. Magnetic belt installed and connected for work.
3. Crusher engine with guards fitted and secured.
4. All access ladders secured and fitted.
5. Machine will be started.
6. Clutch will be engaged to enable the drive belts and jaws to function.
7. Stop/Start switches will be checked to ensure correct operation.
8. Water hoses will be directed onto discharged conveyor and jaws to suppress dust arisings.
9. Jaws will be set to produce 75mm arisings (70mm-80mm = 6F2).

OPERATION

- To begin the 21T 360° Excavator will form itself a suitable (height & space) loading platform to ensure it has sufficient uninterrupted view of the hopper and jaws mechanisms.
- A 21T 360° Excavator will draw from the concrete heap to the side and load the hopper of the crusher with material that's been pre-processed, making sure not to overload or to load any materials that of which would cause the crusher harm or to block up.
- Any sections of concrete that require further processing will be put to one side ready for the 30T 360° Excavator to re-process.
- The magnet belt will separate all magnetic (i.e. re-bar) items as the material travels up the traveling belt. The end of the magnet belt will need to be cleared at regular intervals to ensure no blockages are caused.
- Should any blockages arise, the 21T 360° Excavator driver shall inform the site supervisor so appropriate warnings can be relayed to all other plant on site. The 21T 360° Excavator will then track the machine down off the concrete heap onto a safe, sturdy, flat surface before beginning remedial works. Under no circumstances shall a member of personnel enter the crushing unit, all blockages will be removed from the exterior.
- The end of the traveling belt will also need to be cleared at regular intervals; in most cases this operation will be perform via a loading shovel. Crush from this area shall be transported and stockpiled in the designated area (TBC by client)

Radio communication, visual communication, or air horns will be used to advise the machine operator to stop operations.

Task Specific Risks

- | | |
|---|--|
| 11 – Self Propelled Plant – Operation. | 19 – Crushing of Concrete or Hardcore. |
| 12 – Self Propelled Plant – Set Up & Maintenance. | 20 – Work Creating Dust. |
| 13 – Use of Quick Hitches. | 28 – Storage of Fuels & other Flammable Liquids. |
| 16 – Changing Attachments on Plant | 42 – Site Security – Fencing/Intruders. |
| 17 – Noisy Machinery & Site Processes. | 49 – Slips, Trips & Falls. |

Task Specific Risks

- 01 – Internal Strip Out of Buildings
- 02 – Manual Handling
- 03 – Lone Working
- 04 – Downloading Debris – Lift Shafts / Chutes / Drop Zones
- 05 – Use of Portable Electrical Equipment
- 06 – Removal of Glass and Glazed Items
- 07 – Hand Arm Vibration Syndrome (HAVS)
- 08 – Whole Body Vibration (WBV)
- 09 – Abrasive Wheels
- 10 – Demolition of Structures – Mechanical
- 11 – Self-Propelled Plant Operation
- 12 – Self-Propelled Plant Set Up & Maintenance
- 13 – Use of Quick Hitches
- 14 – Dismantling of Structures by Hand
- 15 – Disposal of Waste Materials
- 16 – Changing Attachments on Plant
- 17 – Noisy Machinery & Processes
- 18 – Demolition of Post Tensioned Concrete Beams
- 19 – Crushing of Concrete or Hardcore
- 20 – Work Creating Dust
- 21 – Working at Height
- 22 – Use of Mobile Towers
- 23 – Use of Mobile Elevated Work Platforms (MEWPs)
- 24 – Working Near Voids or Leading Edges
- 25 – Working from a Ladder
- 26 – Use of Oxygen/Propane Equipment
- 27 – Handling & Storage of Oxygen/Propane Cylinders
- 28 – Storage of Fuels & Other Flammable Liquids
- 29 – Hot Works on Tanks/Drums & Pipework
- 30 – Fire Prevention and Control
- 31 – Transportation of Gas Bottles by Road
- 32 – Confined Space Working
- 33 – Asbestos Exposure – Manual Removal
- 34 – Asbestos Exposure – Mechanical Removal
- 35 – Work Near Underground Services
- 36 – Occupational Diseases
- 37 – Disposal of Oils & Other Liquids
- 38 – Discovery of Suspected Hazardous Substances
- 39 – Hypodermic Needles
- 40 – Work with Lead / Galvanised Materials
- 41 – Contaminated Spoil
- 42 – Site Security – Fencing/Intruders
- 43 – Loading and Unloading of Plant Equipment
- 44 – Driving Company Vehicles
- 45 – Driving and Operation of HIAB
- 46 – Lifting Operations and Lifting Equipment
- 47 – Subcontractors Working on Site
- 48 – Night Working
- 49 – Slips, Trips and Falls
- 50 – Working Near Deep Water
- 51 – Work Adjacent to Railways

