

MWP

DEMOLITION STATEMENT

**Redundant Buildings at Arborfield Sewage
Treatment Works**

Glanua

April 2026

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1. Introduction

This demolition statement has been prepared in support of the prior notification application for the demolition of 2 nr redundant buildings at the existing Arborfield Sewage Treatment Works (STW) site. These include 2 nr buildings – a redundant single storey brick sludge pumping station building and a disused single storey brick R&D building.

The proposed works comprise the demolition of a number of disused buildings and miscellaneous small redundant structures within the site, including a sludge pumping station with associated access stairs, sludge drying beds (in-situ concrete slab), a chemical dosing area (in-situ concrete slab), R&D area (including welfare units), a concrete structure within the R&D compound, and an R&D workshop (brick building). The buildings are typically single storey small industrial works buildings with windows, double door access, miscellaneous handrail and some palisade.

The demolition of these buildings form part of a wider project to remove redundant infrastructure and facilitate future operational improvements at the Arborfield STW.

For completeness, the location of the structures is shown in the context of the wider Arborfield STW site in the plan included at Appendix A, an aerial photograph of the site is included at Appendix B and images of the structures intended for demolition are contained in Appendix C.

2. Reason for demolition

The buildings proposed for demolition are redundant assets that are no longer required for operational purposes and are associated with historic infrastructure within the site.

Thames Water is proposing to remove this redundant infrastructure to facilitate the expansion and reconfiguration of the site as set out in the covering letter, allowing for more efficient use of available space to enabling enable expansion of the existing STW and thereby increase and improve the treatment capability of the STW at Arborfield.

The clearance of these disused buildings and (associated redundant structures), will create space for new infrastructure within the operational sewage works site as part of this ongoing evolution of the treatment works.

3. Descriptions of Buildings to be demolished

3.1 Sludge Pumping Station (Disused)

The existing Sludge Pumping Station is an old single storey industrial red brick structure that overlies a buried insitu reinforced concrete sludge pump room. The building is flat roofed with single glazed windows and wooden double access doors. The concrete access steps, handrail and adjacent insitu manhole shall also be demolished and removed. Refer to Appendix C for photographs of the structures. The building area is 60m².

3.2 R&D Workshop (Disused)

The existing R&D Workshop is an old single storey industrial red brick structure that overlies a partially buried insitu reinforced concrete workshop area. The building is flat roofed with single glazed windows and wooden and

roller shutter access doors. The internal handrail, and disused equipment and shelving shall all be removed prior to the demolition works. Refer to Appendix C for photographs of the structures. The building area is 115m².

4. Method of demolition

4.1 General approach

As part of the wider demolition project, the works will be undertaken using a combination of manual and mechanical methods. Good practice measures will be implemented throughout to minimise potential noise and dust effects arising from the demolition works.

Items that can be removed safely by hand will be stripped out in advance of demolition. Following this, masonry and concrete elements will be mechanically demolished using appropriate plant.

4.2 Demolition of structures (2 nr brick single storey buildings)

The works will comprise an initial soft strip, involving the removal of internal fixtures, fittings and non-structural elements, followed by demolition of the main structures to ground level. Materials generated from the soft strip will be segregated for recycling off site.

An excavator fitted with suitable attachments (such as a muncher or breaker) will be used for the demolition works. This is a controlled method which reduces noise and vibration. The excavator will be used to progressively break down concrete slabs, walls and structural elements in situ. Reinforcement and other structural components will be cut using hand-held equipment where required. Typically, the breaking out of the old foundations will be to a depth of at least 450mm below their formation level.

Material arising from the demolition will either be retained for reuse within the wider site or separated for recycling off site where practicable.

4.3 Recycling of demolition arisings

Concrete and other construction materials generated from the demolition works will be stockpiled on site where practicable prior to reuse. It is the intention that suitable materials will be crushed and reused within the site as part of future development works, with any surplus materials removed off site for recycling. The concrete stockpile will be located adjacent the eastern edge of the demolition works, next to the temporary concrete crusher. A dust control suppression system will be installed and will be in operation at all times while the crusher is in use.

Measures will be implemented to control dust during material handling and any on-site processing activities.

4.4 Hours of work, lighting and other details

Working hours for demolition activities will be limited to standard daytime hours. Typically these shall be Monday to Friday 08.00 – 18.00 and Saturday 08.00 to 13.00, although it is not intended that demolition and noisy activities will take place on Saturday mornings.

Task lighting will be used as necessary during the works hours.

In addition to the 2.5m high noise screen/fence to be installed adjacent the demolition work area, the southern, western and eastern boundaries of the wider demolition site will be fenced with temporary Heras type fencing and debris netting will be attached to the fence.

Best practice measures will be put in place to minimise dust during demolition of the digesters and when the on site crushing facility is in use. This will include use of wheel washes before vehicles leave the demolition site, and damping down of dusty areas through the use of a water bowser. The dust control suppression system will remain in operation at all times while the crusher is in use, and will be available at all other times when materials become friable or conditions are dry.

Offsite traffic movements associated with the works are anticipated to be minimal.

Temporary fencing will be installed around the works area for safety and security, and debris netting will be used where appropriate.

Offsite traffic movements associated with the works are anticipated to be minimal.

5. Demolition Reinstatement

Following the demolition of the 2 nr small buildings on the Silchester STW site, suitable ground reinstatement will restore the site to a clean, stable, and level state to facilitate the future improvement works to the Sewage Treatment Work.

This shall involve the filling of the now voided areas with suitable demolished material and with inert certified granular material. The surface is then graded and compacted to avoid future settlement. Upon completion of the works, any of the demolition will be dressed with topsoil and permanent landscaping or seeding applied.



Appendix A

Site Location Plan, Demolition & Stockpile Locations

A

B

C

D

1

2

3

4

5

6

DO NOT SCALE - IF IN DOUBT ASK



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NOTES

LEGEND

- STRUCTURE TO BE DEMOLISHED
- STOCKPILE AREA
- DEMOLITION AREA

NOT FOR CONSTRUCTION

CURRENT REVISION STATUS
FIRST ISSUE

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Clearwater Court
Vastern Road, Reading RG1 8DB

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Project Name: ARBORFIELD STW WINEP AND GROWTH		
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Appendix B

Aerial Photograph



Arborfield STW – Aerial image April 2026

Appendix C

Photographs of Existing Structures to be demolished



Photograph 1 – Disused Sludge Pumphouse Building



Photograph 2 – Disused Sludge Pumphouse Building Access



Photograph 3 – Sludge Drying Beds



Photograph 4– Sludge Drying Beds



Photograph 5– Chemical Dosing Area



Photograph 6– Disused R&D Compound Area



Photograph 7– Disused R&D Compound Area



Photograph 8– R&D Welfare Cabins



Photograph 9– Disused concrete frame inside R&D Area



Photograph 10 – Disused R&D Workshop



Photograph 11 – Disused R&D Workshop