

Proposed Renovation to the Stevenson Library Building
The Scots College
29-53 Victoria Rd, Bellevue Hill, NSW 2023

15 November 2017

Architect's Comment: DEMOLITION

The aim of this introductory statement is to provide a general view of the issues affecting partial demolition of the building fabric. It draws from recent experience during building works at The College, particularly that carried out for construction of the Business Studies Centre which required demolition of an Annex as a well as excavation of an embankment.

Establishment

Access to the building shall be from the Oval.

A site compound will be established directly in front of the Library.

A works zone shall be established around the building.

All equipment required for the demolition stage shall enter the site via the Cranbrook Lane entrance & follow the site vehicle access route around the Oval.

All material to be disposed of shall exit in the same manner.

All services connected to the building shall be made safe.

Any services passing through the building & linked to adjoining buildings or facilities are to be temporarily re-routed around the site.

Adjoining structures shall be temporarily propped and supported for the duration of the work.

Pedestrian access & circulation shall be re-routed away from the work compound & site area to allow safe movement of pedestrians.

Adjoining areas shall be protected from damage.

Method Statement

Typically demolition begins from the top downwards, in this instance involving the removal of the metal deck roof, support structure & roof mounted plant.

Use of a crane will greatly facilitate this process & reduce risks by eliminating or reducing handling.

The height of the building, demolition and removal of fabric from upper levels poses a risk from falling debris which the contractor should be aware of.

Similarly removal of external infill panels between the exposed concrete frame at all levels will need to be a carefully managed process. A hoarding with the appropriate classification shall be established around the perimeter of the site to protect site staff at lower levels. Scaffold erected around the entire building will enable the fabric to be removed and handled horizontally with a greater degree of safety.

While posing less risk the internal demolition of partitions, fittings & fixtures, floor & ceiling linings shall be carried out in accordance with all WHS requirements.

Where floor slabs are to be nominally enlarged the localized scabbling of slab edges to expose reinforcement & allow new sections of concrete slab to be dowelled onto existing, can generally only be carried out from above, with a resultant risk of falling debris. Another matter which the contractor will need to take account of.

Measures to Ameliorate Impacts

The inclusion of dust screen material attached to scaffold around the building shall reduce the amount of dust spreading beyond the site.

It is anticipated that the first stage of work [demolition], shall be carried out during the summer break, with site establishment commencing on completion of HSC exams.

Impacts from site traffic, noise & dust are greatly reduced as the school grounds will be largely empty, apart from facilities staff, maintenance staff & external contractors.

While The College has a HAZMAT register, a hazardous materials assessment report identifying & describing hazardous materials within the building shall be commissioned, then an Occupational Hygienist engaged to prepare an Asbestos & Lead Management Plan which is to be followed during demolition & construction work.

Air monitoring during those works will ensure that levels of contamination are kept to acceptable levels.

SUMMARY

Demolition & removal of hazardous material shall comply with AS2601-2001 *Demolition of Structures* and the NSW Work Cover Code of Practice *'How to Safely Remove Asbestos'*.

Demolition work poses a particular risk particularly to site staff. An experienced demolition contractor should be appointed to carry out this stage.

Risks should be identified and managed appropriately by the contractor.

Recent construction works further to the south around the Oval demonstrate how the site can operate safely without causing undue nuisance throughout the school year. The demolition work shall be carried out during the longer summer break to ameliorate any negative impacts.

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