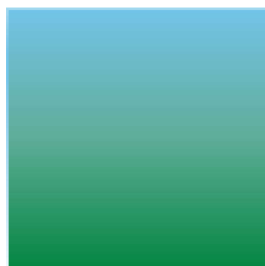
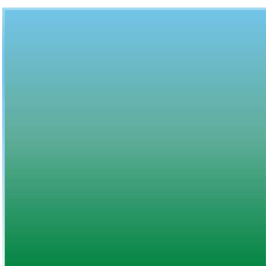
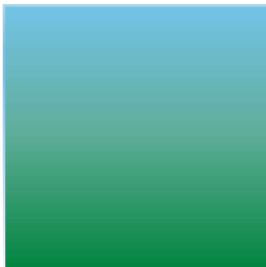
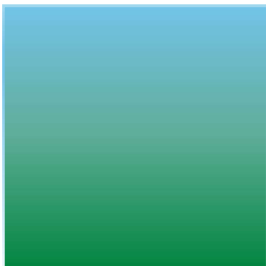


VHE Construction Plc Method of Demolition

Former Emsworth Holder Station,
Palmer's Road, Emsworth

Client: SGN



August 2024



**VHE Construction plc
6 Newton Business Centre
Chapelton
Sheffield
S35 2PH**

**T: 01226 320150
F: 01226 320150
E: enquiries@vhe.co.uk**

Document Issue:

	Prepared by	Reviewed by	Approved by
Name:			
Signed:			
Date:			

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1. Introduction

1.1. Report Objectives and Brief

VHE have been appointed by SGN to undertake remediation works at the former Emsworth Holder Station including the demolition of the former gas manager's house. Due to ecological constraints the demolition works shall be undertaken in advance of the remedial works and prior to bat hibernation season commencing in November 24.

This note has been prepared in order to seek approval of Havant Borough Council for the proposed demolition works. A Section 80 notice has been prepared and submitted to the council, owners of adjacent buildings, SGN and SSE. A separate application for the remediation works has also been submitted on behalf of SGN under permitted development rights.

1.2. Site Description & Location

The site of the proposed works is the SGN Place site known as the Former Emsworth Holder Station, Palmer's Road, Emsworth, Hampshire PO10 7DL. The Ordnance Survey (OS) National Grid Reference for the site centre are approximately 474969 E, 106141 N (see Figure 1).

The former Emsworth Holder station comprises two portions of land, an SGN Place land holding (blue-line boundary on Figure 2) which comprises "the site" and an SGN Regulated landholding (red-line boundary on Figure 2). The site area is irregular in shape and has a total area of approximately 0.31 hectares (ha). The site is unoccupied and contains two live electricity substations and a derelict/empty house in the north-western part of the site, and a live electrical kiosk in the central part of the site. The north-western part of the site is partly covered by vegetation.

Foundation slabs associated with a former booster house and former governor are present in the central part of the site. The concrete slab of the former above ground gasholder (Gasholder No. 3) is also present to the east and crosses the SGN Place/Regulated land boundary.

The SGN Regulated land situated to the east contains a live gas governor (Medium Pressure/ Low Pressure), a regulator house/ control room (High Pressure/ Medium Pressure) and a former boiler house.

There is no physical fence line or boundary demarcating the SGN Regulated landholding. However, there is an internal palisade fence separating the eastern part of the site and the north-western part of the site.

Site boundaries of the north-western part of the site vary in height and composition and generally, comprise brick walls (c. 1.2 m high) and are shared with adjacent residential/commercial properties. There are two partial free standing brick walls within the north-western part of the site.

The site is located in a residential and light industrial setting. The land uses surrounding the site are as follows:

- North – Residential properties to northwest and commercial / industrial properties to northeast.
- East – SGN Regulated landholding followed by the River Ems with Brook Meadow (Local Nature Reserve) beyond.
- South – Residential properties to southwest and commercial / industrial properties to southeast.
- West – Residential properties.

A site location plan is included as **Figure 1** and the site layout is shown on **Figure 2**.

1.3. Site Access

The site has two vehicular access points: one via the northwest corner of the site via an access road shared with residential properties on Seagull Court, and one via Palmer's Road to the south which is via the SGN Regulated land.

For the purpose of the works all deliveries and access shall be via the Palmer's Road entrance.

All HGV and deliveries shall access the site via the A27, exiting on the A259 into Emsworth and joining the B2148 (North Road) at the roundabout, before turning right onto Palmer's Road. There are two access points onto Palmer's Road, the southernmost access will be used as the north access is very narrow.



Figure 3 – Proposed Access route to and from the site.

The access along Palmer's Road is noted as being quite congested with parked vehicles. VHE together with SGN will undertake a liaison with the local businesses and residents ahead of the works to inform them of the works that shall be taking place and the timing. VHE shall also undertake day to day liaison as necessary to ensure that access is available as required.

Access to the site via the norther Palmers Road is not suitable for large vehicles due to its narrow nature, this will not be used to large vehicles. All deliveries to the site and supplier shall be provided details and a plan detailing the access route.



Fig 4 – Site access gates looking north up Palmers Road



Fig 5 – Palmer's Road looking south from the site entrance



Fig 6 – Palmer's Road looking west from the site entrance – this is not to be used for deliveries.

1.4. Site Compound and Parking

A site compound comprising welfare cabins will be located wholly within the site. All vehicles associated with the works shall park within the site. Deliveries etc will enter the site to be offloaded / loaded and then exit the site. It is anticipated during the demolition works up to 10 people will be on site at any one time.

1.5. Delivery and Export

It is anticipated during the demolition works there will be a number of movements during the first couple of day bringing plant, equipment and welfare to site, this maybe in the region of 10 movements. The same number is again expected upon completion of the works to remove the equipment from site. During the demolition works it is expected that there will be one movement per day bringing and removed waste skips from the site as the demolition progresses. At a peak, this may increase to 3 movements per day.

Vehicles will be loaded within the site, where possible keeping to the existing stoned or metalled surfaces and shall be manually cleaned prior to exiting site using jetwash, as necessary.

Materials storage will consist of temporary stockpiles of segregated waste streams arising from the demolition works, which will be located within the confines of the site works area. Vehicles will be self-sheeting and before leaving the site will be subject to inspection and when required wheels will be cleaned using a powered jet-spray. Periodic road-sweeping will be undertaken when required by manual means and or mechanical road sweeper.

All export of material will be consigned with a duty of care note.

1.6. Timing of Works

Subject to all approvals and permissions being in place the demolition works are expected to commence late September / October and last for a period of approximately 20 days. At this stage it is anticipated the demolition will be undertaken as a sperate standalone visit to the remedial works, which shall commence latter in year.

The proposed working hours shall be Monday to Friday 0800-1800 with no expected working on weekends or bank holidays. Deliveries and export will generally be limited to 0800-16:00

2. Demolition

As part of the wider remediation of the site the abandoned building, formerly the gas managers house is demolished to slab level. It is expected that these works shall be undertaken as a separate stand alone to the remediation, which shall be undertaken latter in year once all the necessary surveys and approvals are in place.

2.1. Structural Survey

A structural survey has previously undertaken by Advisian in 2022 and prior to that in 2010. The report notes some cracking indicative of settlement, failure of multiple brick arch lintels and extensive damp penetration to the internals. The report recommended that consideration is given to demolishing the structure. A copy of the 2022 report is included within Appendix 2.

2.2. Asbestos Survey Report

An asbestos re-inspection survey was undertaken in 2017. The report identified asbestos containing materials both inside and outside the property. A Demolition and Refurbishment Asbestos Survey is unlikely to be possible prior to demolition owing to prohibited access due to health and safety concerns over the stability of the structure. It is also noted that there is no staircase to the first floor.

The method of demolition will take cognizance of the asbestos survey under the supervision of a licensed asbestos operative.

A copy of the reinspection survey is included within Appendix 3

2.3. Ecology

Prior to demolition of the structure a Bat Survey was undertaken to establish if the property was being used as a roost and to characterise the roost if was. Three emergence surveys were undertaken, this first in September 2023, with the final two being undertaken in June and July 2024. The survey found that a single bat species was using the building as a roost, with a total of three individual seen to emerge all during the September visit. No bats were seen to emerge from the building during the June and July surveys but were seen in the area and foraging within the site.

The roost was classified as a transitional / occasional day roost. A Protected Species Mitigation License will be applied for through Natural England prior to any site clearance or demolition works which shall also incorporate bat mitigation measures as detailed within the Survey Report.

A copy of the Bat Survey Report is included within Appendix 4

2.4. Demolition Works

VHE shall appoint a specialist demolition subcontractor to undertake the works on behalf of VHE. VHE shall act as principal contractor with onsite management overseeing the work. VHE will remain overall responsible for the safe delivery of the works and all subcontractors shall adhere to VHEs Management Procedures.

Adjacent to the build are two live substations, these will remain live during the works and must be protected. VHE shall liaise with SSE prior to commencement of the works to agree appropriate protective measures, but at this stage it is considered a scaffold crash deck will be required to the structure to the west of the building. The demolition will be undertaken in such a way as to minimise the potential for falling masonry etc onto the substation, with the crash decking acting a secondary

Emsworth Demolition and Remediation SGN



protective measure in case of accidental or unintentional collapse.

Outline RAMS from the proposed demolition subcontractor are included within the Appendix 5. These will however be further developed ahead of the works as additional information is gathered.









