



RIDGE

**BREEAM PRE-DEMOLITION
BISHOPSTOKE MEMORIAL HALL
17 RIVERSIDE
EASTLEIGH S050 6LQ**

May 2023



BISHOPSTOKE MEMORIAL HALL BREEAM PRE-DEMOLITION AUDIT

May 2023

Prepared for

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Version Control

Project	5021730
Issue Date	16 May 2023
Originator	GW
Checked	DL
Version	1.0
Notes	

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1. BRIEF

Ridge & Partners LLP were instructed to carry out a pre-demolition audit of Bishopstoke Memorial Hall Eastleigh. The survey was undertaken on 3rd May 2023. The audit to include the curtilage buildings, surfaces and boundary treatments, as well as areas to the adjacent recreation park identified within alternative plan proposals.

2. SURVEY

The survey comprised a non-invasive visual appraisal of the accessible parts of the building and grounds with the main focus on the reclamation of materials created during the demolition process.

This survey includes an audit of materials on site which would be generated through the demolition of the property which could potentially be re-used or recycled.

Any estimate of quantity is provided in good faith but must be considered approximate.

3. LIMITATIONS OF THE SURVEY

The survey was restricted to a visual appraisal only of accessible areas, and no opening-up was undertaken. The survey was carried out from ground level only with limited or no access to the roof structure or coverings. No contamination survey has been carried out to the hardstanding areas as such, unless there are clear indications of possible contamination, we have assumed finishes to be clean.

The report has noted vegetation on and around the site, but we have not investigated further to determine the condition or status of any of the trees or hedges.

It is assumed that all live services to the property will be terminated at source prior to any site works taking place, leaving the structure safe to proceed to demolition.

4. THE SITE

The site is located within the village of Bishopstoke, and is bounded by a recreation park to the north and west, Riverside road and the River Itchen to the south, and the Anglers Inn to the east. The area to the east is largely a residential development.

5. GENERAL CONSTRUCTION

5.1. Main Hall Structural & Construction Details

Comprising a single-storey building with timber engineered portal framing, secured to the structural floor with steel brackets; with softwood timber purlins, supporting asbestos cement roof panels; and with softwood timber studwork to external and internal walls.

Externally, while there is some visible brickwork to the rear of the property, the external finishes are vertically clad with vertical softwood boards, over a bitumen impregnated building paper / felt type lining. Internally, all wall and ceiling finishes are a mixture of paint finish timber fibreboard and plywood, fixed directly to the softwood wall framing. Brickwork to the north elevation has been painted with graffiti and as such this will severely restrict the ability to salvage the bricks.

The flooring to the main hall and raised stage / rear of house areas are timber, it is understood that the main hall is a sprung floor, while the other areas are of suspended construction. Where visible the suspended floor bears on to a combination of brick piers, steel posts and timber strutting, bearing where visible on to a concrete structural slab.

To the entrance, toilets, kitchen, and other associated areas the floor is concrete, generally with carpet tile and non-slip safety type vinyl.

A mezzanine area with a small accessible gallery is provided to the front of the building, over the entrance hall and services area, accessible from a ladder type stair. The mezzanine floor is a suspended timber type. External walls and roof are not finished / lined, with the internal faces of the asbestos fibre cement roof and gable visible internally.

Except for the paint finish aluminium double-glazed door to the kitchen, both internal and external doors are hardwood flush panel type units, some with single glazed vision panels.

Glazing is a combination of the original single-glazed Crittall type paint finish steel casement windows, and a small number of newer double-glazed PVCu items to the main hall.

Heating to the main hall is via ceiling mounted gas fuelled radiant tubes, with additional electric heating units mounted at lower level to the portal framing. Elsewhere there are a small number of wall mounted electrical fan heaters, though largely the service areas are unheated.

To the front entrance there is a timber framed and clad entrance porch, with a bitumen felt flat roof.

Externally, in addition to the roof and gable asbestos fibre cement materials, there are asbestos fibre cement gutters and soffit boards, though a small number of the surface water drainage is in PVCu.

Generally, there is some visible decay to internal and structural timbers, where the building appears to have been opened-up or otherwise damaged. Decay may limit the ability to recycle some timber elements.

5.2. Detached Office

Comprising an open plan modular single-storey building with external timber clad walls under a bitumen felt clad roof, with PVCu double-glazed doors and windows. The building is constructed on a concrete slab, with a black timber soffit boarding hiding the structural bearings.

The office is understood to be less than 10-years old and appears in good condition. The building appears to be of a type that could be removed from the site and repurposed / sold. This would result in the requirement to demolish the structural slab / foundations only.

5.3. Detached Timber Shed

Comprising a timber clad, timber framed structure with dual pitched roof with a bitumen felt covering. The structure appears to be sited on timber sleepers bearing directly on to the substrate soil. The building is in a decayed state so repurposing and recycling may be limited.

5.4. External Paths and Boundary Finishes

Paths to the south and east of the building are generally in concrete, while the west side has gravel with some concrete edging. The gravel areas are heavily contaminated with soil and leaf mould.

To the north, access to the back of house area is by concrete and brick stairs (provided to both sides) with steel hand rails.

To the south there is a single-brick thick retaining wall which returns into the site and bounds the concrete and brick stair. Both the wall and the stair walls have paint finish metal railings, and there is a decorative metal pair of gates.

The east boundary is principally formed of the external face of the pub, though to the south there is a chain link fence behind the impenetrable vegetation; the north and west boundaries are formed of concrete post and metal chain link fencing, with a steel pedestrian gate to the east side. The pedestrian gate is in good condition and could be repurposed, though the fencing is in otherwise poor condition.

A memorial wall and hardstanding, formed of brickwork and clay pavers to the southeast front lawn area is, it is understood, part of a war memorial. This memorial is to be carefully dismantled and reconstructed on another site; work that is currently being progressed separate from the main works.

5.5. Recreation Play Area

Some proposals identify that the proposed new building is in part constructed within the curtilage of the adjacent recreation park.

Within the park there are steel railings to the children's play area and play equipment / seating, with sealed rubber protective surfacing. Much of this equipment appears likely to be reusable / relocatable within the park. And design proposals should consider this.

Paving within the park is asphalt with concrete edging kerbs.

There is a hardstanding / path, constructed in clay pavers, to the southwest side of the park with benching and other equipment. Much of this equipment appears likely to be reusable / relocatable within the park. And design proposals should also consider this.

6. SALVAGEABLE MATERIALS

With regard to the main building and grounds, there are materials of salvageable worth. The main structure is basic, in terms of construction, and does not appear to pose an issue or require any specialist demolition. It is assumed that prior to the demolition process the building will undergo a “soft strip-out” to leave the main structure only in place.

Dependent upon the proposed plans for the site, the access road and parking area (south/west of the site) could be salvaged and re-used as crushed ground cover on the existing site or be removed for re-use elsewhere.

7. DEMOLITION DUST, NOISE & VIBRATION

The location of the site means that consideration of site practice and demolition methods need to be considered. General good site practice and demolition methods should be adopted to minimise noise, vibration; including wherever practicable low-vibration and silenced equipment machinery, in accordance with the Approved Codes of Practice of BS5228:2009+A1:2014 for noise and vibration control on construction and open sites.

Where the undertaking of certain aspects of the demolition cannot be avoided, such as demolition of concrete slabs, agreement should be sought with affected parties to minimise disruption.

Roads and paths adjacent to working areas shall be kept free of dust, mud and construction debris throughout the works. Demolition transportation vehicles will have due regard to site conditions.

Compressors and generators should be of a silenced type, and other site plant should be effectively silenced and / or located in areas to minimise off-site noise levels.

8. BREEAM PRE-DEMOLITION AUDIT

Materials considered for potential re-use or recycling include items on the list below:

EU Waste Catalogue	Key Group	Examples
17 01 01	Concrete	Pipes, kerbs, paving slabs, concrete rubble, in situ
17 01 01	Binder	Cement, render, mortar
17 01 02	Bricks	Bricks
17 01 03	Tiles & Ceramics	Ceramic tiles, clay roof tiles, ceramic, sanitary ware
17 02 01	Wood / Timber	Softwood, hardwood, board products (ply, chip board MDF etc)
17 02 02	Glass	Windows
17 02 03	Plastics	Pipes, cladding, frames (windows etc)
16 02	Electrical & Electrical Equipment	TVs, fridges, air conditioning, lamps and electronic / electrics
17 03	Asphalt & Tar	Bitumen, asphalt
17 04	Metals	Crittall Windows, cables, pipes, bars, sheet
17 05 04	Soils	Soil, clay, sand, gravel, natural stone (clean)
17 06 05	Asbestos Materials	Roofing panels, rainwater pipes, soffits, wall panels
	Floor Coverings	Carpet tiles and vinyl safety flooring.
	Furniture / Equipment / Fabric	Curtains
17 09 04 (mixed)	Mixed or Other	Efforts should be made to categorise waste into the above categories wherever possible

Key Demolition Products (KDPs) for this property, which should be removed during the strip out and demolition phase of the proposed development, are elements that are reasonably considered suitable for reuse and recycling. Notwithstanding, some material volumes will be small, and this in itself may militate against recycling due to the impact (cost and environmental factors) particularly relating to transportation.

Volumes and weights of materials are based on estimates from plan and site measurements and estimated using relative / appropriate material density.

Examples of national and local companies who may be able to provide services are given for information purposes only; inclusion of companies is not an endorsement or recommendation.

Concrete

Material	Volume (m ³)	Weight (Tonnes)
Concrete & Binder	35.00	87.50

Recommendations

Concrete should be taken-off site and recycled using a specialist waste contractor. The site is constrained and while space could be allocated within the park it is felt this would not be commensurate with environmental and H&S issues based on potential noise/dust concerns with proximity to the River Itchen, residential and commercial neighbours.

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Viola UK <https://www.veolia.co.uk/>

Brick

Material	Volume (m ³)	Weight (Tonnes)
Bricks	18.00	32.4

Recommendations

Brick and cement binder should be salvaged wherever possible. Some brickwork was noted to be painted with graffiti, while some other areas were noted to be spalling, which will impact the ability to salvage. Local recycling firms should be contacted, to arrange for collection for reuse / salvage.

It is envisaged that some brick paver hardstandings can be reused on site to minimise recycling requirements.

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Viola UK <https://www.veolia.co.uk/>

Timber

Material	Volume (m ³)	Weight (Tonnes)
Timber / Wood Materials	50.00	20.00

Recommendations

Local reclamation companies should be approached to identify the scope and possibility of all timber reuse and recycling; reuse of hardwood floor boards may be possible, though other materials might reasonably be put back to use as remanufactured composite boards or woodchips for renewable biomass fuel.

Potential waste management contractors

Viola UK [Commercial Wood Recycling | Veolia UK](#)

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Metal

Material	Volume (m ³)	Weight (Tonnes)
Metal	3.0	23.55

Recommendations

Metal railings and gates could be reused on site, subject to suitability of incorporation into design proposals. Remaining metals should be segregated preferably, and subject to space constraints, on site; non-ferrous metals will have a higher resale value than ferrous steel metals. All metal should be removed from site by a licensed waste management company for recycling.

It is assumed that a considerable quantity of the site metal associated with railing and gates could be recycled on site.

Potential waste management contractors

Bryan Hirst Recycling Ltd, [Bryan Hirst Recycling | Metal Recycling | Hampshire](#)

H&J Metals (Southampton), <https://hjmetals.co.uk/>

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Glass

Material	Volume (m ³)	Weight (Tonnes)
Window / Door Glazing	0.50	1.25

Recommendations

There is likely to be insufficient glass within the demolished structure to warrant involvement with specialist glazing firms, to allow for recycling into new flat glass. As such it is recommended that glass should, once segregated, be collected by a licensed waste management company for recycling into lower grade equipment such as glass bottles.

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Nationwide collection of architectural glass recycling is provided by <https://www.urmgroupp.co.uk/> though they should be contacted to ensure that the waste arising from demolition justifies transportation.

Tiles & Ceramics

Material	Volume (m ³)	Weight (Tonnes)
Wall Tiles	<0.01	
Sanitary Ware	1.0	1.3

Recommendations

Reuse is unlikely or not appropriate, so materials should be separated on site and taken to, or collected by, a specialist waste contractor; crush for reuse as Recycled Aggregates (RA).

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Carpet & Vinyl

Material	Volume (m ³)	Weight (Tonnes)
Carpet	<0.50	<0.25
Vinyl	<1.00	<0.50

Recommendations

All materials should be recycled, though the quantity of materials is small and environmental impacts associated with transportation should be considered. It is recommended that the materials be segregated and removed by a licenced waste management service provider.

Note: vinyl flooring can be difficult to remove, subject to adhesive type and substrate; this may limit the ability to recycle this material.

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Companies such as Viola may consider collection and recycling as part of a combined collection with other recycling activities, to justify the small quantity of materials.

Furniture & Fabric

Material	Volume (m ³)	Weight (Tonnes)
Curtains	<0.01	<0.01
Other Building Fabric / Equipment	<1.00	<1.00
Park Play Equipment / Benches	Reuse on site	Reuse on site

Recommendations

It is assumed that any remaining furniture and equipment will be removed prior to commencement of the demolition works. Notwithstanding, it is recommended that a local charity (e.g. Salvation Army) be contacted to assess the possibility of reuse and recycling of any remaining furniture. Alternatively, fixtures and fittings should be separated into components and recycled.

It is recommended that the equipment in the park is relocated prior to the commencement of the works, or securely stored for reuse elsewhere on the site as part of the site development, subject to the final design.

Asphalt Paths (Recreation Park)

Material	Volume (m ³)	Weight (Tonnes)
Asphalt Footpaths	13.5	36.45

Recommendations

It is recommended that the asphalt materials are removed and recycled, noting that concrete edging and concrete haunching may also be recycled by the same contractor(s). Substrate hardcore should where possible be retained on site for reuse in new paths and other play areas requiring aggregate substrate.

Potential waste management contractors

Tarmac <https://tarmac.com/recycling-recovery-and-soil-management/cde-recycling/>

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Rubber Safety Surfaces (Recreation Park)

Material	Volume (m ³)	Weight (Tonnes)
Play Areas Surfacing	8.0	5.0

Recommendations

The material appears to be formed of recycled rubber with a binder, some areas are coloured and as such recycling opportunities may be limited. Rubber is known to be difficult to recycle so reuse may be limited; advice should be sought from a licenced waste management contractor. Notwithstanding, collard group advise they would recycle the material by means of energy recovery (incineration), diverting the material from landfill.

Substrate aggregate, subject to condition should be reused on site to reconstruct

Potential waste management contractors

Collard Group Ltd (Southampton) <https://www.rcollard.com/waste-management/skip-hire/>

Soil

Material	Volume (m ³)	Weight (Tonnes)
Top and Sub Soil to Park	TBC	TBC

Recommendations

Subject to the final design soil quantities will be unknown. Notwithstanding, it is possible that all soil from excavations could be reused on site to remediate the areas where the existing building is sited, or to suit landscaping elsewhere in the park. Prior to excavation and reuse soil sampling is advisable to ensure soils are free from contaminants.

Soil should be stockpiled and to reduce seeding is recommended.

Hazardous Materials

Asbestos

An 'Major Refurbishment Asbestos Survey' has been produced by Envirochem, and asbestos cement has been identified in a few locations. These include the roof covering, the front and rear gables, rainwater goods and external soffits. All work to remove the identified, and any other asbestos that might be identified during the demolition works, should be undertaken in accordance with the Control of Asbestos Regulations 2012. All removal and disposal work should be undertaken by appropriately trained and licensed contractors.

Fluorescent Tubes / CFL Bulbs

Any such equipment must be separated on site collected and disposed of by a licensed hazardous waste carrier.

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General Reclamation Advice

It is recommended that prior to commencement of demolition works, local architectural salvage merchants should be contacted about specific architectural items such as may have higher reclamation value. This may dictate the methods employed during the strip out / demolition works to minimise damage to identified items. This might include salvage of hardwood flooring, decorative railing, and grounds equipment if not being reused on site.

9. DEMOLITION AND FURTHER INVESTIGATIONS**Demolition**

It is assumed that prior to the demolition of building structures, decommissioning of the services infrastructure and a "soft strip-out" should be completed to remove all ceilings, partition walls, electrical items, WC furniture, kitchen installations, including all services infrastructure throughout (including ceiling voids).

Prior to any demolition works, a full investigation into researching the existing plans and records held for this site will be required to locate and identify all overground and underground services.

All relevant site set up conditions, security and statutory regulations relating to the proposed works will require implementing prior to any works commencing.

Trial holes to locate foundations to each part of the structure may be required to understand the depth and make up of any foundations, such that accurate costs can then be obtained for the full demolition process. It will also be important to identify whether surface water discharges into the main drains or soakaways, as this may impact on the machinery used for the demolition process (loadings over soakaways and also whether further deep excavations are required).

All areas of work shall be secure from unauthorised persons at all times.

10. CONCLUSION

Based on our visual assessment of the site and building there is potential for recycling and reuse of the majority of site materials though the opportunities to process on site will be restricted by the proximity of housing, commercial businesses and the River Itchen.

Where buildings on the site, such as the Portakabin office, can be reused on another site or sold this will be the most appropriate in terms of minimising waste.

It is estimated that there is potential for the majority of materials, diverting waste from landfill.

The key demolition products being concrete, timber, wood, metal, ceramics, glass and asphalt. Smaller amounts of other materials such as flooring and fixtures and fittings should be recycled though the volumes are small and will probably need to be incorporated / combined with other recycling loads to justify transportation.

Material	Volume (m ³)	Weight (tonnes)	% by Weight	Recycle / Reuse%
Concrete	35	87.5	40.16	95
Bricks	18	32.4	14.87	95
Timber / Wood Materials	50	20	9.18	100
Metal	3	23.55	10.81	100
Glass	0.5	1.25	0.57	100
Tiles & Ceramics	1	1.3	0.60	100
Carpet & Vinyl	1.5	0.75	0.34	50
Furniture & Fabric	1	1	0.46	100
Asphalt Paths	13.5	36.45	16.73	100
Rubber Safety Surfaces	8	5	2.29	100
Strip Lights	0.5	0.2	0.09	0
Asbestos Fibre Cement		8.5	3.90	0
Total		217.9		82.5

Recycle Performance Comparison

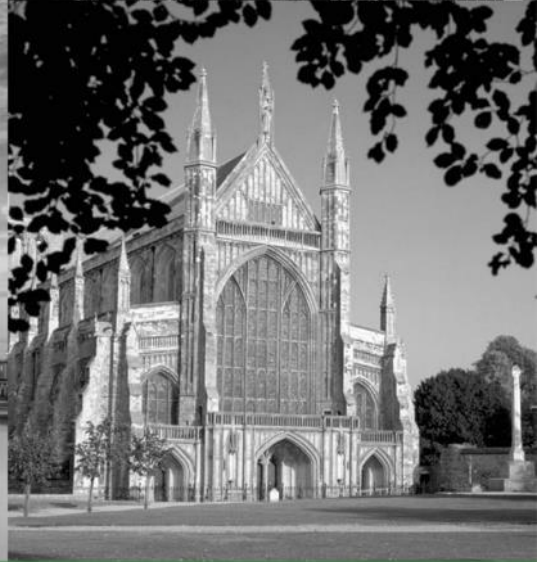
To ensure comparative performance of recycling during the strip-out and demolition works, the principal contractor or demolition firm overseeing the works should keep accurate records to allow comparison with proposed performance targets.

APPENDIX A – AUDIT PHOTOS









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