

CubicWorks

No.1 Balloon Street - Demolition Method Statement

Submission Date: 11th October 2021

Property Address: No.1 Balloon Street, , Manchester, M4 4BE



Rev	Date	Produced By	Checked/Approved By
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Introduction - Purpose and Implementation

This document describes how CubicWorks will undertake the deconstruction of the glass conservatory (illustrated in red below) to the rear of No.1 Balloon Street - Manchester;



No.1 Balloon Street is located on the junction of Balloon Street and Corporation Street in Manchester. The element of the project consists of the demolition of the single storey domestic style glazed rear extension to the property.

This method statement will cover: the scope of works, principles, practices & arrangement for the demolition phase. Which will have a very limited impact on the surrounding buildings or occupants. CubicWorks will be the principal contractor for the demolition phase of the works and will manage the deconstruction of the domestic style glazed rear extension to the property.

This demolition method statement is proposed for the construction phase of No.1 Balloon Street and is in place to ensure the secure and safe operation of the site, thereby protecting members of the public, staff, the environment and the businesses that operate around the site, from unnecessary harm.

This document describes the site rules, security arrangements and intended methods of effectively managing potential environmental impacts arising from construction activities.

The responsibility for implementation of this plan lies with the Developer, working in conjunction with other key personnel (construction director, sub-contractors, suppliers etc.) on the site, to ensure it is implemented effectively. To ensure this document remains current and relevant, the Developer shall take control of the document and regularly revise/update as necessary to reflect any new information which arises from construction activity.

Objectives

The overall objectives of this demolition plan are to ensure that:

- All practicable steps are taken to minimise disruptions to members of the public, staff, the environment and the businesses that operate around the site caused by construction activities.
- All activities are conducted in accordance with the plan, relevant legislation, Codes of Practices, Guidelines, and any local environmental procedures.
- Licenses, permits and consents and other statutory requirements are obtained prior to works commencing, and fully complied with.
- All staff (including sub-contractors) are aware of the environmental issues relevant to the project through the provision of site specific information on the environmental impacts of construction and the mitigation measures to be applied during inductions, briefings and tool box talks.
- Environmental controls remain adequate throughout the duration of the project. This plan is part of a governance framework that includes UK law and generally accepted Code of Conduct and industry best practice. They are to be followed in this context and also taking into consideration your company requirements.

Site Waste Management Plan

The Principal Contractor is to develop and implement a site waste management plan (SWMP) which describes the procedures for management of waste arising from the construction activities. The SWMP shall comply with the relevant regulatory standards.

The recycling/disposing of waste resulting from demolition and construction works will be transferred from site via a small skip either located within the underground service yard (A), which will be secured behind a roller shutter door or on the small patch of land illustrated in blue below (B). The skips will be emptied daily and will be covered.



Either option will see CubicWorks locating skips within the boundary line of No.1 Balloon Street, subject to approval on the basement by the retailers, this would be the preferred option.

We would have waste separation zones for recycling of the materials off-site. We will ensure that noise is kept to an absolute minimum and that the skip collection times are communicated to the EHO and surrounding buildings. A comprehensive full communication strategy will be developed for local residents.

Highways Approvals

We don't envisage any issues with highways or the metrolink, any deliveries of materials and skips will be out of hours and at times whereby the metrolink will be closed.

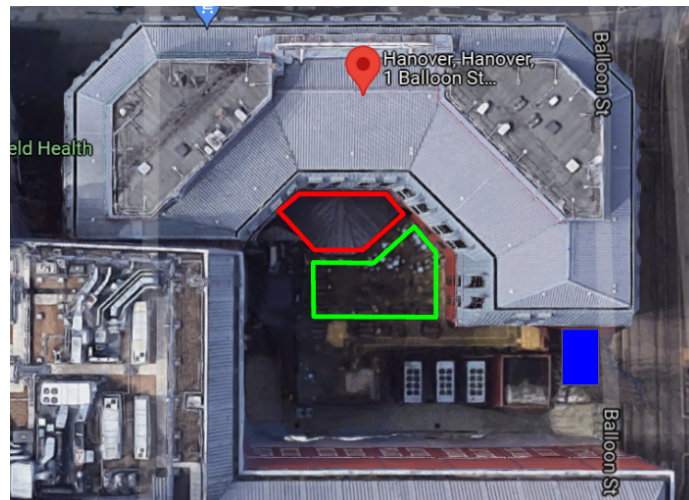
Again, all approval with the local highways team where required.. There will be a dedicated operative to ensure this is coordinated safely and efficiently. There is no requirement for temporary traffic management measures.

Parking for contractors, site operatives and visitors;

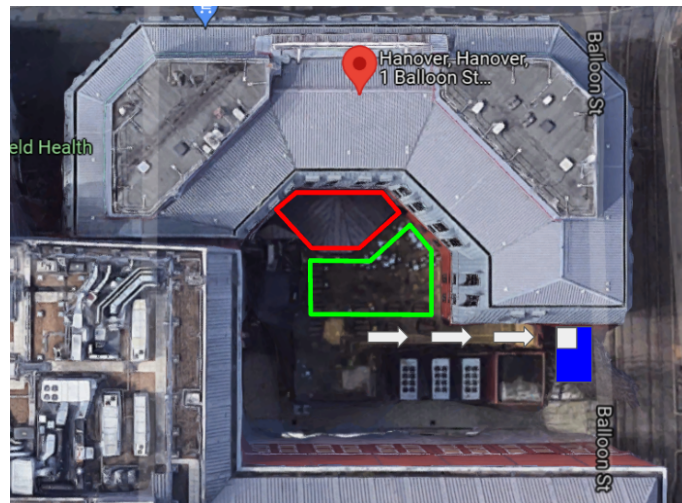
All contractor parking is to be within the local NCP car park at Noma or the surrounding car parks. There will be no contractor parking within the building.

Loading and unloading of plant and materials;

In relation to the construction traffic routes, including provision for access to the site, the construction traffic route to the property is via Balloon Street. Primary waste from the site will be stored in the large sheltered courtyard within the site boundary illustrated in green;



The conservatory will then be separated into the three major components - metal, glass and plastic for recycling. These three materials will be then be hoisted down one floor ready for collection as illustrated by the white arrows;



Measures to control the emission of dust and dirt during construction

Dust Control Procedure

Prevention and methods of dust prevention and suppression will be discussed and agreed at the start of the project.

- Methods and materials should be used to ensure that dust generation is minimised
- All materials being demolished will not omit dust - glass, powder coated metal and plastic roofing materials.

Optimum site layout as follows:

- There must be an adequate supply of water for damping down dust with sufficient hoses to reach all parts of the site if required.
- Water supply should be conveniently located if possible, for example, near dust generating activities.
- Good site housekeeping and management.
- Materials cut by rip saw and not by abrasive tools
- Dust control equipment should be readily available on site from the commencement of works. The choice of plant and equipment and the method of work should reflect the necessity to employ best practicable means in the control of dust.
- Generally, where alternative methods exist, intrinsically dusty operations, such as dry sweeping should not be used.

Dust Suppression Dust suppression will be carried out to prevent the airborne movement of dust into adjacent occupied areas.

- Keep site fencing, barriers and scaffolding clean using wet methods.
- Buildings or parts thereof to be demolished shall be sheeted with monoflex.
- Impose maximum speed limits of 5 mph on routes and work areas within the site.
- Ensure all vehicles carrying loose or potentially dusty material to or from the site are fully sheeted.
- Store materials with the potential to produce dust away from site boundaries. • Ensure water suppression is used during demolition operations.
- Site personnel shall be trained in dust mitigation and a manager shall be present for managing dust on site.
- Areas where there is vehicular movement should have a consolidated surface which should be kept in good repair.
- Where there is evidence of airborne dust from demolition activities, we will make our own inspection and assessment, and where necessary undertake ambient monitoring with the aim of identifying those process operations giving rise to the dust. Once the source of the emission is known, corrective action will be taken.
- Weather forecasts to be monitored and proactive action to be taken if deemed necessary.
- All sweeping to be carried out using vacuum cleaners, manual sweeping to be avoided
- All dust must be controlled and retained within the site boundary. On no account must dust be allowed to contaminate public areas.

Health Surveillance

- All operatives on site who are required to use RPE must use a mask to at least FFP3 standard and must have been face fitted for that mask.

Measures to control the emission of dust and dirt during construction

Monitoring

- Daily visual internal and external dust checks to be carried out by a designated operative and a record of incidents to be recorded. Non-events also to be recorded. Any emissions to public areas will be recorded.
- Any complaints to be recorded on the register, immediate responses to be given and remedial action taken. Follow up communication to ensure actions taken are satisfactory

Phasing of works including start/finish dates

This element of Works will take a maximum of two weeks to complete, we will ensure that the conservatory is methodically taken down and unscrewed rather than knocked down to limit disruption to the local occupants and existing building users.

Sequence of Works

The demolition will be carried out top down on a floor by floor basis.

- 1 - Erect a tower scaffold system internally and externally
- 2 - Carefully de-bead the glazing system and remove the double glazing units
- 3 - Allow to relocate the DGU's from the material lay down area in courtyard to the skip
- 4 - Carefully unscrew the roof sheets and store in the material laydown area in courtyard
- 5 - Allow to relocate the plastic sheets from the material lay down area in courtyard to skip
- 6 - Carefully unscrew the powder coated metal framing system and double doors
- 7 - Dismantle the 2No tower scaffold system
- 8 - Wet brush the area of demolition ready for the next phase of works

Site Welfare

Site welfare will be inside the property on level 2, this will include a drying room, canteen and toilets. Welfare on site will be at all times maintained to at least the minimum standard as laid out in the project Health and Safety plan

First Aid

First Aiders, Appointed Persons and first aid kit(s) commensurate with the total number of site personnel will to be maintained on site. The names and photographs of First Aiders/Appointed Persons will be displayed in prominent locations; First Aiders/Appointed Persons will be issued with a radio to enable immediate contact at all times. First Aider(s) name(s) will be recorded on Keltbray's notice board.

Permits to Work

CubicWorks will issue a permit to demolish prior to the commencement of the works.

Hot works to be carried out in strict accordance with a hot works permit. Hot works will cease one hour before the end of a working shift and the area thoroughly checked prior to leaving site.

Proposed Project Team

CubicWorks will have a full trained and competent team working on the project;

