



PREMIER HOUSE, RENAISSANCE, MANCHESTER

DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN

INITIAL PHASE – DEMOLITION OF RAMP AND CANOPY AND PART OF BUILDING

Rev 3 – 04.06.2021

[Updated to address comments received from FRT and GMEU]

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INTRODUCTION

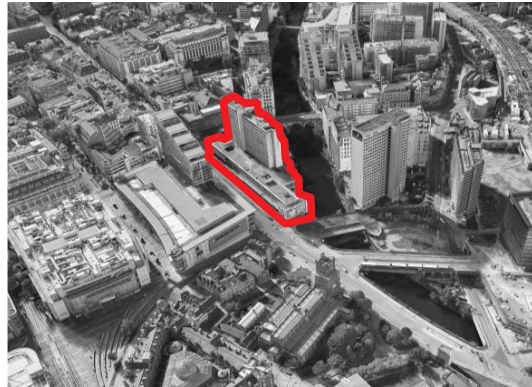
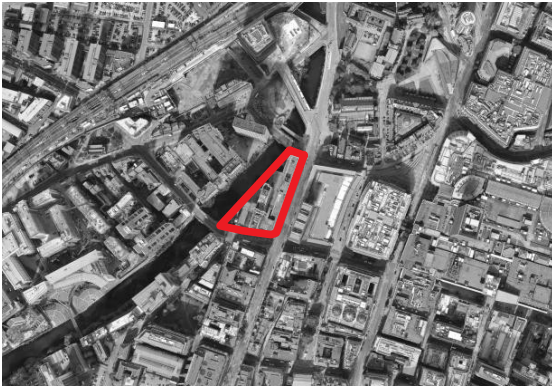
This Method Statement relates to the initial phase of work to Premier House only. Premier House is a four storey former office block which is part of the Renaissance Hotel site.

This document is the outline method statement describing the initial demolition element of works that are to be undertaken on this project.

Commencement Date : July/August 2021.

The scope of works that are to be undertaken as part of this project is to demolish the ramp canopy fronting Deansgate; removal of concrete upstand and window and demolition of circa 10m wide strip of the entire full height of the building down to slab level on Deansgate to facilitate later works.

The site is located between Victoria Bridge Street, Deansgate and Blackfriars Street.



The site is occupied by a 4 storey, 1960s office building with the rest of the site used as a surface car park and Hotel. Access to the site is off Blackfriars Street and this is a live car park, a secondary access off Deansgate is currently used for servicing the Hotel. The access off Deansgate is to be used for these works. The access off Blackfriars will be unaffected.



The site is within an area of the City Centre that is characterised by retail uses with ground floor shops, leisure and food and drink uses. To the North East is The Arena concert venue, to the South is a large office and further retail outlets, to the east is No. 1 Deansgate residential building and to the West is, the river Irwell.

This Method Statement is to be read in conjunction with the Construction Phase Health and Safety Plan (CPH&SP), the requirements of which must be strictly observed. The CPH&SP will be provided once a main contractor has been procured and prior to works commencing on site.

All site operatives must at all times whilst on site comply with the requirements of the Health and Safety at Work Act 1974 etc., the Construction (Design and Management) Regulations 2015 and all other relevant safety legislation codes, standard and guidance.

All employees will be made familiar with the British Standard BS6187:2000 Code of Practice for Demolition which has been referred to during the preparation of this Method Statement.

CONSTRUCTION INFORMATION

Existing Building Construction

The building frame is generally reinforced concrete with columns and concrete upstands with a beam and block floor.

PROJECT DIRECTORY

Below is the contact information for all parties involved in the demolition project.

Client:

Property Alliance Group Limited (PAG)

Alliance House, 14 Westpoint Enterprise Park, Clarence Avenue, Trafford Park M17 1QS

Contact: Will Clarke

Mob: 07583 001454

Email: wclarke@propertyalliancegroup.com

Principal Contractor:

TBC

Contact:

Mob:

Email:

Principal Designer:

Abacus CM

Cotton House, Queen St, Manchester, M2 5HS

Contact: Ed Offer

Mob: 07904 148 707

Email: ed.offer@abacus-cm.com

Structural Engineer:

BG&E

163 Tower Bridge Road, London SE1 3LW

Contact: Luke Kelly

Mob: 07397 130138

Email: luke.kelly@bgeeng.com

Scaffolding Contractor:

TBC

Contact:

Mob:

Email:

Asbestos Removal Contractor:

TBC

Contact:

Mob:

Email:

LABOUR PLANT AND MACHINERY**Site Demolition Staff:**

- 1 No. Site Manager – non working
- 1 No. Supervisor – working
- 3 No. Plant Operatives
- 6 No. Demolition Operatives
- Regular visits by the Demolition Projects Manager and Contracts Manager

Asbestos Removal Staff:

TBC following completion of asbestos survey.

Plant and Equipment

- 2 No. 25t Demolition specification excavator fitted with rotating controlled attachments.
- 1 No. High Reach Demolition specification excavator fitted with rotating controlled attachments.
- 1 No. Mobile Crane.
- 40m3 roll-on-off (roll on roll off) skips for general waste, timber and scrap metal.
- Plant certificates will be obtained for all plant used and copies of the certificates retained on site.
- All operators will have appropriate CPCS cards.

WELFARE ACCOMMODATION

Suitable welfare facilities will be established within the existing car parking area, which will have temporary power supplied from the existing supply.

The site accommodation will comply with the Construction (Design & Management) Regulations 2015 and comprise of 1 x Mess Cabin/Drying room; 1 x Office and 1 x Toilet Block/Hand Wash Station.

Pedestrian barriers will be used to segregate vehicle and pedestrian transit routes to the welfare facilities / site offices.

ACCESS/EGRESS TO SITE

Both site staff and vehicle deliveries will enter the site utilising the vehicular access point off Deansgate.

The site access point will be relayed to all delivery vehicles ahead of commencement on site though we do not envisage having any more than 10 vehicles on any given day.

Both site operatives and visitors to the site will enter the site parking bays, will be segregated from the rest of the site and clearly identifiable.

Site delivery vehicles will wait at the on-site holding point until an escort is available to direct the vehicle to the designated area for delivery/collection. Parking will not be permitted on access roads in the nearby vicinity.

Site access signage will be placed in clear visible positions warning both vehicles and pedestrian alike the location of the site entrance.

WORKING HOURS

Site working hours will generally be:

08:00 – 17:00 Monday-Friday

08.30 – 13:00 Saturday

Any other working hours outside of those mentioned above will be agreed with the local authority ahead of commencement.

SERVICES

All utility disconnection notices will be issued by Property Alliance Group. All statutory services disconnections can be done within the service yard.

A CAT detector will be used by the site supervisor to test for live electric cables prior to any being removed. Once each supply has been terminated beyond the site boundary, the disconnection certificate together with a drawing identifying the disconnection point will be retained on site.

All service information will be stored on site within the Construction Phase Health & Safety file. We have been informed by the client that the service providers are as follows:

Electricity – Electricity North West
Gas – TransCo
Water – United Utilities
Telecoms – BT

Other service providers will be identified ahead of commencement on site.

SAFETY AND SECURITY

All necessary registers, accident books, diary, time book, test certificates, method statement, risk assessment, health and safety plan etc., will be kept on site under the control of the Site Supervisor and can be inspected at any time. All accidents are to be reported to and entered in the site accident book.

A supply of spare hard hats, overalls, gloves, LEP, masks, welder's gloves and face visors (when burning equipment is used) etc., will be stored on site.

Senior Staff of the demolition contractor will ensure a high standard of Health and Safety is observed at all times on site. All operatives on site must wear full PPE in accordance with HSE requirements, including safety boots, hard hats, LEP and high visibility vest or coat.

Adequate segregation of pedestrians and vehicle traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the site induction for all operatives.

The site boundary will be secured by hoardings, which stand at 2.4m above ground level, this will be erected by PAG.

Site security will also be maintained by security cameras provided by an approved SIA registered security contractor. The cameras will be monitored during all non-working hours for the entire duration of this project.

PROTECTION TO THE PUBLIC

We will endeavour to undertake the work described below in such a way as to minimise the impact of that work.

Therefore the site team will:

- Take all reasonable steps to minimise the creation of dust, using powered water sprays to dampen buildings being demolished and the demolition arising's, should this be deemed necessary;
- Pay attention to wind direction so as to anticipate the impact of any work downwind of the working area;
- Curtail, suspend or re-arrange work as necessary to allow the demolition to proceed if possible whilst reducing its impact on any of the occupiers or neighbouring properties/premises;
- Ensure all plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturer's stated maximum noise level;
- Given particular consideration to activity on site at the start of the day to minimise disturbance of the neighbours. Reversing manoeuvres will be avoided in the early morning to prevent reversing sirens sounding. Mobile plant, which requires approximately 20 minutes idling to warm-up before a shift will be parked sensibly away from residential units. Any particularly noisy operations (e.g. use of hydraulic breakers) will be programmed to minimise disturbance:
- Monitor the condition of the public highway when HGCs are leaving site will be undertaken.

MANAGEMENT OF SIGNIFICANT EXISTING ASSETS

There are a number of significant existing assets on or at the perimeter of the site that shall be considered. These have been identified and will be safeguarded and addressed in the design of the new scheme by the consultant team and any ongoing protection or works associated with these assets shall be identified by the Contractor before and during the works. These assets are namely:

- River Irwell
- River Irwell parapet wall along the top of the river bank
- River Irwell retaining wall forming the side of the river bank
- Victoria Bridge (Grade II Listed)
- Blackfriars Bridge
- Perimeter adjacent roads – Victoria Bridge Street, Deansgate, Blackfriars Street.
- Existing Culvert noted on asset register has been surveyed on site and verified as United Utilities overflow sewer asset. This shall be considered by the Engineer in the design of the new permanent works.

The design of the temporary and permanent works shall consider all of the above assets and the respective asset owners and interested parties shall be appropriately consulted and any required approvals shall be sought.

OPERATION NO 1: ENABLING WORKS

The site boundary of the works area is to be secured with hoardings at a height of 2.4metres.

Warning signs will be displayed around the perimeter of the site in clear visible positions indicating the nature of the operations that are taking place on site. At the site entrance we will display a contractor notice board informing visitors of our company details and Personal Protective Equipment requirements for visitors who wish to gain access (not general public).

The site compound will also be established within the car park area. Traffic barriers will be used to segregate both vehicle and pedestrian transit routes between the main site and the welfare facilities.

A site visitor car park will also be formed and signage positioned in clear visible positions informing visitors where to park, or visitors will not be allowed to park on site.

The site offices, canteen area, drying room and toilets will also be established at this stage. Clear signage will also identify the Site Office and first Aid point to visitors and site operatives alike.

The security of the site boundary is to be assessed twice daily by the site manager to ensure that the integrity of the site has not been breached. Any sign of a breach will be rectified on this occasion.

Individual areas within the main site will also be fenced off by use of Heras type fencing as these areas are where waste skips will be positioned and loaded by mechanical demolition type machines. Demolition "Drop Zone" signage will be displayed on this fencing informing personnel of the activity taking place.

A Refurbishment & Demolition survey has been carried out by PAG. All asbestos has been identified.

Demolition site operatives will be given a full site walk around/inspection by the site manager who will inform all site personnel of the location of any asbestos based materials within the building. Asbestos warning notices will be clearly identifiable in areas where asbestos containing materials are known to be and no works are to be carried out in this area by non-asbestos trained removal staff.

All site operatives have undergone asbestos awareness training and are aware of the different asbestos contained products and what to be looking out for.

General waste materials removed as part of these works will be segregated into the various waste streams and loaded into the designated skip assigned for that material.

OPERATION NO. 2 : ASBESTOS REMOVAL

Following completion of the Asbestos survey any Asbestos Containing Materials have been identified, quantified and located on site plans will be removed in accordance with legislation. PAG will commence removal works as required.

Demolition of buildings from which asbestos has been removed will not commence until an independent analyst has issued a certificate of re-occupation for the building in question.

We shall also identify the current location of all asbestos based materials within the site and arrange for access to be prevented in these area to remove the risk of accidental damage of these materials.

Site and task specific method statements associated with the licensed asbestos removal works will be completed ahead of commencement and issued to the HSE. A copy will also be stored within the CPHSP together with Risk Assessment and operative training records.

OPERATION NO. 3 : SOFT STRIPPING INTERNAL

A compound area will be formed at various points adjacent to the building by use of Heras type fencing and this will form a secure area where skips will be located. This area is also known as the “Drop Zone”.

All waste materials will be removed via the car park side of the buildings within the confines of the site.

Operatives carrying out the soft strip will remove waste materials from within the building via the windows and place within the designated waste skip below. If no skip is available at that time then the materials will be passed onto the floor below where it will be reloaded into a skip by use of a demolition machine whilst fitted with a grapple attachment, once a skip becomes available.

Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the drop zone:

1. Danger Demolition in Progress.
2. Danger Demolition Keep Out.
3. Danger Dropping Zone.

Operatives will strip out all doors, frames, wall covering, floor coverings, suspended ceilings, windows, timber of any description, studded and non structural/load bearing walls, toilets, pipe work, ducting, electrical items and any debris.

Waste will be segregated into the following waste streams:

- General Waste – Carpets, tiles, plastics, rock wool, roofing felt, MDF etc.,
- Recycled Timber – Clean solid timber, non MDF, non tanalised.
- Plasterboard

Waste transfer notes will be issued for all waste materials from the site and these will be contained within the construction Phase Health and Safety File.

OPERATION NO. 4 : GENERAL DESCRIPTION OF DEMOLITION METHOD AND SEQUENCE OF WORK

Within this Section

- Demolition of Building
- Dust Control measures

Demolition works are described generally below. Items of demolitions that require more detailed special requirement are also identified below.

As a preface to the methods identified below, the following general description of the sequence of work may be valuable:

- Demolition of structures using only demolition-specification excavators with appropriate attachments;
- Processing of arisings (e.g. loading of waste into skips, stockpiling masonry, loading scrap, timber materials for recycling) using an additional demolition-specification excavator with appropriate attachments;
- Removal and disposal off site of all waste materials deemed associated with the demolition works.

Demolition of Building Generally;

The small 10m area of building, canopy, ramp and concrete upstand will be demolished mechanically by use of demolition type excavator fitted with various controlled attachments such as rotating concrete pulveriser, grapples and cold cutting shears for use on steel work.

Following on from the asbestos removal works and soft stripping works we will demolish the building by use of a demolition type excavator that will be fitted with various controlled attachments.

The working area which will be classed as a “Demolition zone” will be fully enclosed with Heras type fencing which will be fully secured at all times.

The demolition process will be carried out sequentially in a “bay by bay” type operation to ensure that stability within the structure is always maintained at all times.

All rubble arising from the works will be removed from site using 8-wheel tippers.

The building will be demolished in a sequence that commences with canopy removal first, then concrete upstands, then ramp and finally the 10m section, working the building down towards the ground. Dust suppression will be carried out by use of a water spraying system.

Once at ground level all materials will be processed and placed within the designated waste skips for the individual waste streams.

Larger items of steelwork will be re-cut into more manageable sizes again by use of the excavator and then loaded into suitable skips.

All non-rubble products that arise from the demolition works such as timber and steel will be segregated from the demolition rubble and reloaded into suitable skips again by use of the demolition excavator fitted with the grapple attachments.

The demolition works will commence with the removal of the ground floor canopy, with existing solid platform for erection of the scaffold with debris netting to three sides of the building.

Once the canopy area is removed, the demolition of the concrete upstand can commence. This will be done by way of a high reach machine with multiprocessors attachment. The high reach demolition machine will remove the external fabric of the building. This will enable the plant operator to have a clear view of the structure, the vertical support columns within the building and methodically demolish on a floor by floor basis.

At ground level a second demolition excavator fitted with a grapple type attachment will segregate the various waste materials and reload them into open top skips, located nearby.

The combination jaw will also be utilised to cut through the case concrete upstand slabs as the demolition works progress in a “floor by floor” “bay by bay” sequence working the building top down.

All scrap metals arising from the demolition works will be loaded into suitable skips / articulated trailers and transported from the site to a suitable recycling venue. All timber and other general waste products will also be loaded into suitable skips that will be transported from the site to various recycling venues.

The ramp and 10m section of building will be demolished in a similar way.

Once at ground level the ramp can then be excavated and removed from site. The remaining area will be left with Heras fencing protection to the perimeter.

All concrete, masonry and general waste materials will be processed at ground level and segregated into the various waste streams.

Detailed method statements for all stages of the demolition process will be prepared at the time of the works for approval by all parties and for the site team to follow in conducting all site works.

Dust Control

Due to the nature of the operation being carried out there will always be dust incurred though we now utilise the very latest technology in combating dust issue on site. The dust suppression systems have been specially designed for effective dust control which may also help reduce health risks and air quality within the demolition industry. This shall be the main dust control measure which will be in operation on this site throughout structural demolitions and the processing and crushing of demolition wastes.

The principal method for the demolition is that the biggest majority of these demolition works will be carried out by use of specialise high reach machines fitted with concrete pulveriser jaw attachments.

Throughout the demolition works the dust water suppression system will be in operation to remove the dust that is generated as part of this process, should this be deemed necessary.

OPERATION NO. 5 : PROCESS AND DISPOSAL ABOVE GROUND DEMOLITION RUBBLE

Excavators in the range of 20-30 tonnes will be used to process the demolition rubble down to a suitable size where it will then be loaded for off-site disposal.

As the materials are generated they will be removed from site by use of 8-wheeled tipper wagons utilising the traffic management plan.

OPERATION NO. 6 : SNAGGING WORKS AND SITE FINISH

Following the demolition of the building the final works to be carried out on site, the site will be left with Heras fencing around the excavated basement area ready for the construction contractor.

Upon Completion

Once all works have been achieved, the site will be handed to a representative of the client for their acceptance / approval.

All plant etc. associated with the demolitions will be removed from the site and the area will be left clean and tidy.

Date:

I confirm that the demolition works undertaken by PAG have been done to my satisfaction.

Signed Print Name

On behalf of

Witnessed by Print Name

On behalf of