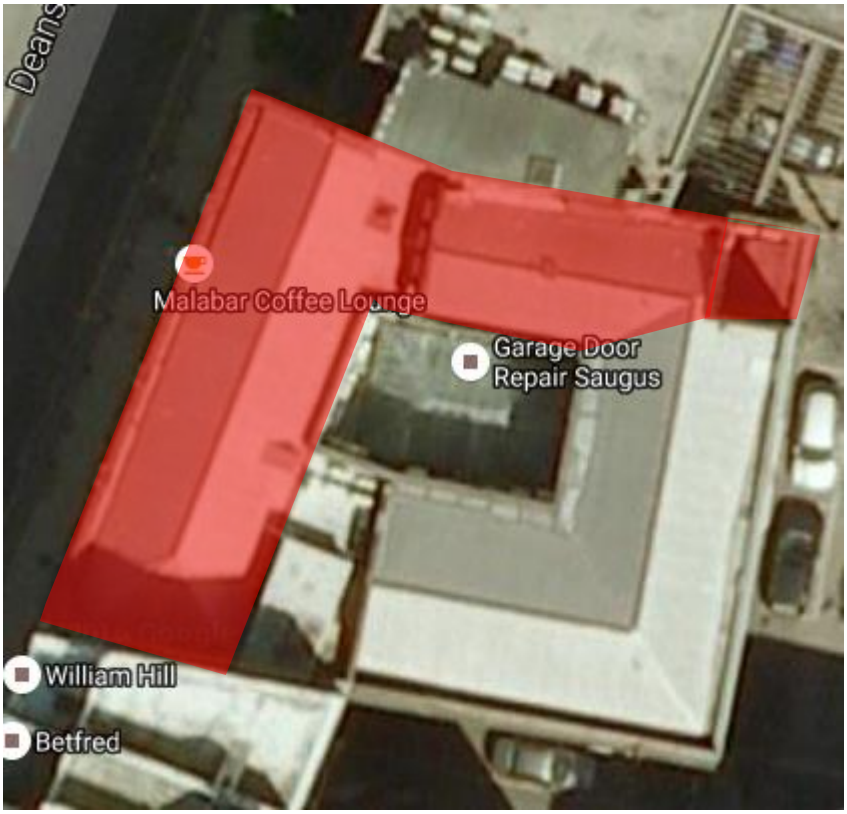
WORK ACTIVITY:	**Deconstruction two elevations of 123 Deansgate**
METHOD STATEMENT No:	FDL004 (Rev.02)
PROJECT:	10006/16 Deansgate
SITE ADDRESS:	123 Deansgate, Manchester

INTRODUCTION	
BRIEF DESCRIPTION OF WORKS:	To deconstruct 123 Deansgate. The area highlighted in red will be deconstructed by hand down to ground level. 

PROGRAMME	
COMMENCEMENT DATE:	Anticipated start date for erection of scaffold January 2017. Deconstruction works cannot commence until the tenants have vacated the last two remaining shops. The date of the shops becoming vacant is 17th February 2017.
WORKING HOURS:	07:00 – 18:00 (Monday to Friday) 08:00 – 17:00 (Saturday) Sunday and Bank holidays by prior agreement only

COMPETENCY	
INDUCTION:	All personnel involved in the project will have undergone an induction carried out by Forshaw Demolition Ltd
PERSONNEL:	Senior Contracts Manager George Steele (07594 535070) Demolition Manager Craig Steele (07743 533660) Demolition supervisor Paul Steele (07594 535069) Demolition operatives x 5 Scaffold erectors x 4 Brokk operator x 1

TRAINING:	CCDO demolition Manager (George Steele) CCDO Demolition Supervisor Gold Card (Craig Steele) CCDO demolition Supervisor (Paul Steele) CCDO labourers (asbestos awareness trained) CPCS cards (plant operators) CISCS card (Scaffold operatives)
TEMPORARY WORKS:	Forshaw Demolition TWC - George Steele Forshaw Demolition External Structural Engineer - Paul Healey Associates

MONITOR WORKS	
HEALTH & SAFETY INSPECTION:	The works area will be closely monitored by G. Steele and P. Steele. Forshaw Demolition Health & Safety Manager will conduct a written Health & Safety Inspection once a month
TEMPORARY WORKS:	All Temporary works will be entered into the Temporary works register on site. FDL TWS to inspect and monitor works on site.

DRAWINGS / SURVEYS	
DRAWINGS:	No as built drawings were issued at tender stage. Scaffold drawings will be provided and adhered too.
SURVEYS:	A Demolition & Refurbishment (D&R) asbestos survey has been undertaken. All ACM's as identified within the D&R asbestos surveys will have been removed prior to commencing mechanical demolition activities.

PPE	
MANDATORY PPE:	Hard hat (BSEN397) Safety boots (BSEN345 steel toe cap & steel midsole) Hi visibility vest or jacket (class 2) Gloves (3222) Safety Spectacles (1F)
TASK SPECIFIC:	Hearing protection (when using hand held breakers or working in the vicinity of the breakers or Brokk) Respiratory Protection (when using hand held breakers or working in the vicinity of the breakers or Brokk)

RESOURCES	
PLANT:	Brokk
INSPECTIONS:	12 monthly thorough examination certificates for all plant. Weekly recorded inspections will be carried out of the following equipment; - Scaffold - Plant equipment
MATERIALS & EQUIPMENT:	Heras fencing panels Scaffold Mobile towers Hand held breakers
STORAGE OF FUELS & CHEMICALS:	All fuels and oils will be stored in FDL compound - COSHH area located within the delivery yard. All fuels and oils will be stored on a bunded fuel store.

ACCESS & SECUIRTY	
ACCESS AND EGRESS TO WORK AREA:	Access to the work areas will be as per the FDL site induction. Updated access routes will be briefed to all operatives on a daily basis via the daily activity brief (DAB) Access to the rear of the structure will be via John Dalton House service yard entrance (in agreement with John Dalton Management) Access onto the scaffold will be via access ladders incorporated into the scaffold. Walkways must be well lit and kept clear at all times. All access gates to the works area will be closed and locked.

PUBLIC INTERFACE ARRANGEMENTS:	All works will be undertaken inside the site boundary fence that has been erected by FDL. The site will be secured at all times ensuring that access gates are closed and locked. The access gate and associated fence located at the front of John Daltons service yard will remain untouched and usable through this phase of the works. Additional demolition exclusion zones will be erected and managed by FDL banksman.

ENVIRONMENTAL	
WASTE:	All waste generated by the demolition activities will be loaded into skips and removed from site for recycling. All waste will be removed in covered skips.

APPROVAL, REVIEW AND BRIEFING	
REVIEWED & APPROVED BY:	George Steele – FDL Contracts Manager
DAB'S	DAB'S (Daily Activity Briefs) to be undertaken by P. Steele. All personnel must attend the DAB's briefing.
TOOL BOX TALKS	TBT's to be carried out by P. Steele. At least 5 TBT's will be carried out for this task. P. Steele to determine the subject of the TBT's

PRE COMMENCEMENT WORKS	
ASBESTOS:	Prior to commencing any mechanical demolition works all Asbestos Containing Materials (ACM's) identified in the various D&R asbestos surveys will have been removed as per HSE Control of Asbestos Regulations 2012
LIVE SERVICES:	Any live services will be protected using a combination of steel road plates and 6F2 crushed materials, as required.

MONITORING	
VIBRATION:	Vibration monitoring will be undertaken during the deconstruction of the wall adjacent to John Dalton House. The vibration monitor will be set up in John Dalton House directly opposite the area being deconstructed. Access into John Dalton House will have to be agreed and approved prior to undertaking any monitoring within John Dalton House.
NOISE:	Noise monitoring will be undertaken during the deconstruction of the wall adjacent to John Dalton House. The noise monitor will be set up in John Dalton House close to Byrons. Access into John Dalton House will have to be agreed and approved prior to undertaking any monitoring within John Dalton House.
DUSTS:	Dusts will be controlled at source using water to supress any dusts. A metered standpipe will supply water direct to the workface to supress any dusts at source. Monarflex sheeting will be erected on the external of the scaffold to aid in the reduction of any potential airborne dusts

PARTY WALL	
ACCESS & EGRESS:	Access into John Dalton service yard will be maintained during the works.
COMMUNICATION:	FDL Site Management team will liaise with Bills restaurant and Byrons Management team throughout the contract. The meetings will cover the following topics as a minimum; • Progress • Current and future activities • Access arrangements • Complaints • Results of any monitoring undertaken

SEQUENCE OF TASKS

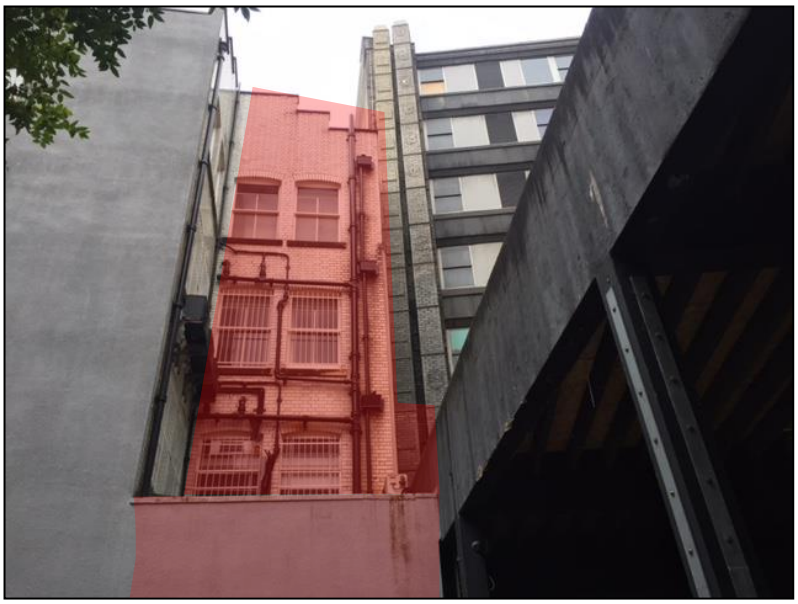
The Site Supervisor/Manager will ensure this method statement and risk assessment is explained to all operatives involved in the task. All operatives will sign to confirm they have understood this method, the risks involved and the control measures put in place.

Daily task briefings will be carried out and operatives given the opportunity to give feedback on tasks/method statements, where required changes will be made by WFL site team, these changes will be then passed onto to Marcus Worthington's team.

Activity 1 – Erect scaffold to the following areas of 123 Deansgate



Scaffold erected to the full front façade of 123 Deansgate



Scaffold erected to a section of the rear façade of 123 Deansgate.

Note: Agreement will be sought with John Dalton House prior to accessing the service yard of John Dalton House to erect the scaffold.
Access for staff and deliveries will not be affected during the erection of the scaffold.

A1.1 The scaffold will be erected by a competent scaffold company under a separate method statement and risk assessment.

A1.2 A handover certificate will be issued by the scaffold contractors prior to use. Recorded weekly inspections will be undertaken thereafter by a competent person.

Activity 2 – Erect drop zone

A2.1 A drop zone will be established at strategic points around the building to enable materials located inside the building to be deposited into a secure, safe area reducing the need for manual handling.

A2.2 The drop zone will consist of heras fencing double clipped (sketch 1) and secured at each end using building band (sketch 2). Safety signage will be erected on the exclusion zone (sketch 3).



Sketch 1

Exclusion zone constructed from heras fencing panels



Sketch 2

Exclusion zone to be secured at each end using builders band (or equivalent)



Sketch 3

Safety signage to be erected on the exclusion zone

Activity 3 – Establish drop points

A3.1 The existing window openings will be utilised as a drop points for the upper floors. The height of the windowsill is above 1.0m.

Procedures for using drop point

Nominate drop zone controllers

A3.2 The Site Supervisor will nominate the drop zone controller. One operative will control the drop point (located on the relevant floor). The second operative will control the drop zone (exclusion zone located at the base of the lift shaft/base of the building). The drop zone and drop point controller will be contactable to each other via radio. If radio contact is lost all operations must cease until radio contact is reinstated.

Person in charge of the base of the drop zone

A3.3 The 'drop zone controller' controls the base of the drop zone. Access to the base of the drop zone will be locked off by the site entrance gate. The 'drop zone controller' will remain at the base of the drop zone at all times.

Person in charge of the top of the drop point

A3.4 The 'drop point controller' controls the top of the drop zone. This operative will ensure the safe operation at the top of the drop zone. The 'drop point controller' will remain at the base of the drop zone at all times.

Commence use of drop zone

A3.5 The Drop zone controller will carry out a pre start inspection of the drop zone. The drop zone access gates that are not in use must be closed and padlocked. The drop zone controller is the key holder. A visual check at ground level will be undertaken to ensure there are no breaches in the drop zone that would allow access by others. ***Note:*** there is no interface with other operatives or contractors within the drop zone.

A3.6 The Drop zone controller will contact the drop point controller via radio to inform him that the drop zone is clear and they may commence using the drop zone. The drop zone controller will remain in position to ensure nobody encroaches within the drop zone. A warning sign denoting Do Not Use will be erected on the fence.

A3.7 The drop point controller will radio back to the drop zone controller that the drop zone is in use. The sign located at the drop point will read 'Drop point in use'.

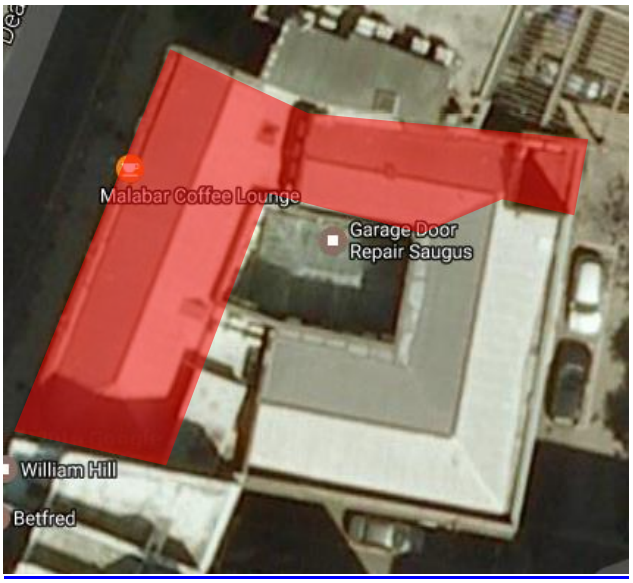
A3.8 Operatives will commence to deposit materials into the drop zone.

A3.9 When the drop point controller feels that enough materials have been deposited into the drop zone the drop point controller will stop operatives from depositing materials into the drop zone. Once this has happened the drop point controller will place a Do Not Use sign against the drop point and will radio the drop zone controller to state the drop point has been secured and there will be no operatives depositing materials into the drop zone. The drop point controller will remain at the drop point.

A3.10 The drop zone controller will open the gate and will proceed to remove materials from the drop zone using a 360 excavator fitted with a grab. The materials will be loaded directly into multi lifts for removal from site.

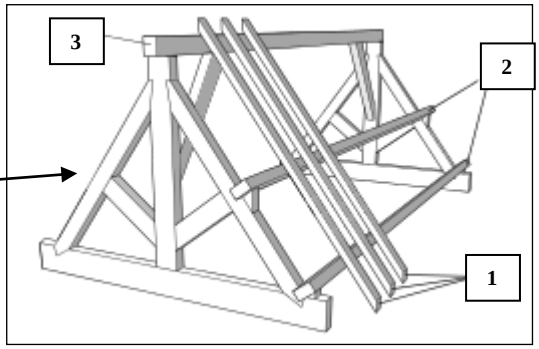
A3.11 Once the drop zone has been emptied Activities A3.1 – A3.10 will be repeated.

Activity 4 – Remove roof structure located adjacent to Deansgate and John Dalton House



Extent of roof to be removed by hand (highlighted in red)





A4.1 The roof structure will be removed in reverse order of construction. Access to the roof will be via the independent scaffolds or via a mobile access scaffold located on the top floor within 123 Deansgate (refer to FDRA01 – for use of mobile tower).

A4.2 The felt located on top of the roof will be removed using mattocks and heavy duty tile lifters, the removal of the felt will reveal the wooden roof boards. The wooden roof boards will be lifted using heavy duty board lifters.

A4.3 The skeletonised wooden roof structure will then be removed in reverse order of construction by removing the rafters (1) followed by the purlins (2) followed by the ridge beam (3). Operatives will use non vibratory hand tools such as crow/jemmy bars, mattocks and saws.

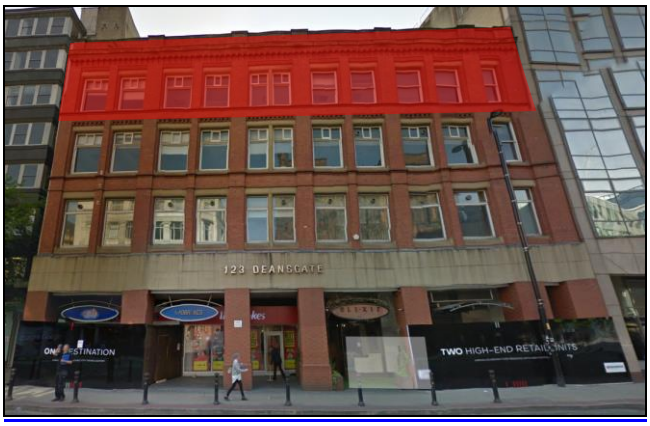
A4.4 All materials will be handed down to operatives located on the top floor internally of the building. The materials will then be transferred into a drop zone via drop point.

Activity 5 – Remove external brick walls



Extent of external walls to be removed by hand (highlighted in red).

Note: dotted line denotes external wall on first floor only.



A5.1 The external brick walls (including brick parapet wall) will be removed using a combination of a Brokk 90 (remote controlled excavator) and hand held breakers.

A5.2 Access to the top of the wall will be via the independent scaffold located to the front and rear of the structure or via a mobile access scaffolds located internally on the top floor within 123 Deansgate.

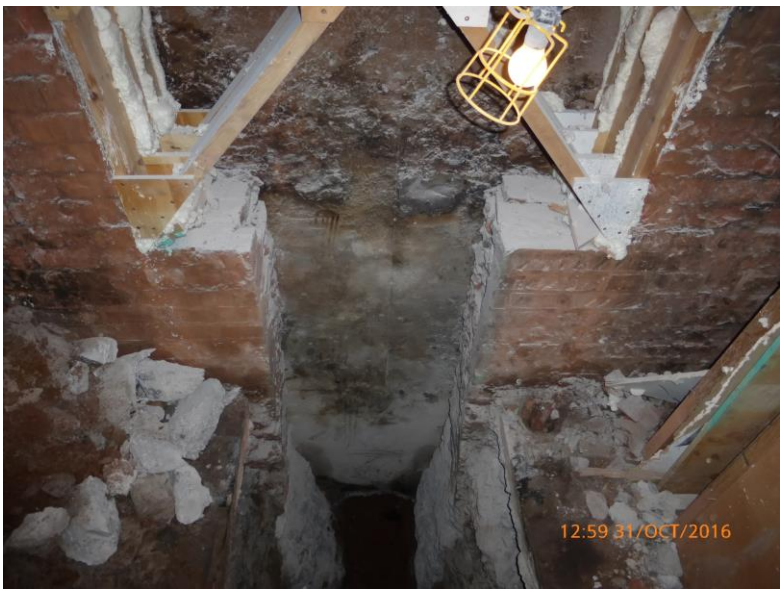
A5.3 The brick walls will be deconstructed working from the across the top of the wall down (i.e. typewriter effect). The materials will be removed from the internal floors to prevent a build-up and will be transferred into the drop zone using a combination of wheel barrows or conveyors

A5.4 Hand held breakers will be used as per FDRA02 (use of hand held breakers). The breakers being used for this task are;

Make	Model	Trigger time	Noise level

A5.5 Trial holes have been established in the gable wall abutting John Dalton House. The trial holes show a separation gap between the two structures. Once the top floor of 123 Deansgate has been deconstructed the newly revealed external gable wall of John Dalton will be inspected for damage and to determine if weatherproofing is required.

A5.6 Any damage will be repaired immediately using brick and mortar. Any required weatherproofing will consist of 1000 gauge polythene secured to the wall using 2 x 1 batons.



Picture detailing the wall of 123 Deansgate and John Dalton gable wall.

(123 Deansgate front brick wall)

Activity 6 – Remove top lift of scaffold

A4.1 On completion of removing the walls located on the top floor the top lift of the scaffold will be removed by a competent scaffold company.

Activity 7 – Remove exposed wooden floor

A7.1 The exposed wooden floor will be removed in reverse order of construction. Board lifters will be used to lift the wooden floor boards. Once the boards are lifted the floor joists will be removed. Operatives will remove the floor boards working from a mobile tower placed on the floor below.

Activity 8 – Repeat Activities 5 – 7

A8.1 Activities 5 – 7 will be repeated on each level until the deconstruction has reached the ground floor.

DECONSTRUCTION OF 123 DEANSGATE RISK ASSESSMENTS

What are the hazards	Who might be harmed and how	Risk rating before control measures have been implemented	What control measures are in place	Risk rating after control measures have been implemented
Manual Handling	Operatives may suffer broken bones, cuts or lacerations from handling materials	**Medium**	• Operatives to wear gloves, hard hats, safety spectacles and steel toe capped boots with steel midsoles	**Low**
	Operatives may suffer back pain when manually handling materials	**High**	• Materials to be broken down into manageable weights and sizes • Wheel barrows and conveyors to be used to move loads • All operatives to have undergone manual handling training • All operatives to carry out a mental manual handling risk assessment when manually moving any load • Drop zones and drop points to be implemented to reduce manual handling • DO NOT attempt to lift any item if you as an individual think it is too heavy to lift	**Low**
Slips & trips	Operatives may suffer broken bones, sprains or cuts due to tripping over materials	**Medium**	• Pedestrian access routes to be kept clear of all materials • Pedestrian routes to be clearly lit • Exclusion zones to be erected to eliminate operatives walking across demolition areas containing debris • Floor area to be cleaned and cleared on a regular basis	**Low**
Falling materials	Demolition operatives, site operatives and members of the public may suffer fatal or serious injury if struck by falling materials	**High**	• Safety helmets to be worn at all times • A series of exclusion zones consisting of heras fencing panels double clipped to be erected around and below the works area. • Ends of the heras fencing panels to be secured to walls using builders band. • Banksman & Contracts Manager to be in contact with the excavator operator via radio at all times • Scaffold with brick guards and monarflex to be erected to the front and rear section of the building	**Low**

			• Additional protection to be placed on the scaffold in the immediate area of the deconstruction works.	
Contact/strikes of live utility services	Operatives may suffer fatal or serious injury if electric cables or gas pipes are struck	**High**	• All utility services to be isolated/disconnected prior to commencing soft strip or mechanical demolition • Utility disconnection paperwork to be located within the CPHSP • All live utility services to be identified and marked live	**Low**
Exposure to asbestos	Site operatives and members of the public may inhale asbestos fibres if asbestos has been disturbed	**High**	• Demolition & refurbishment asbestos surveys to be undertaken in all the units highlighted for demolition • All ACM's to be removed prior to commencing deconstruction works • Operatives to stop works if they suspect asbestos containing materials are present • All operatives to have undergone asbestos awareness training	**Low**
Dust from breaking concrete	Operatives may suffer respiratory problems due to inhalation of dusts	**High**	• Water to be sprayed onto the structure to suppress any dusts • RPE to be worn during dusty operations • All operatives to be face fitted	**Low**
Falls from height	Operatives may suffer fatal or serious injury if fall from height occurs	**High**	• Scaffold with working platforms to be erected to the front and rear of the building • Mobile towers to be used internally of the structure to provide safe access to work at height.	**Low**
Collapse/damage of structure/scaffold	Operatives and members of the public may suffer fatal or serious injury if structure collapses during mechanical demolition	**High**	• Operatives to follow method and sequence as described in this document • Building to be deconstruction in reverse order of construction • Scaffold to be erected by a competent scaffold company • Scaffold to be designed and erected as per drawing • Scaffold to be officially handed over and inspected once every 7 days • No ties to be removed in the scaffold	**Low**

Damage to John Dalton House structure	John Dalton House may be affected by water ingress or damage during deconstruction	**High**	• Weatherproofing to be undertaken (if necessary) as the deconstruction progresses • Vibration monitoring to be undertaken during the separation works	**Low**
Use of vibratory hand tools	Refer to FDRA02 – use of hand breakers			
Use of mobile tower	Refer to FDRA01 – use of mobile tower			

Section 3

I confirm I have read and understood the method statement and risks involved and will work in accordance with the method statement as described

OPERATIVE SIGNATURES			
Name	**Signature**	**Date**	**Revision No.**

AMENDMENTS		
Time/Date	Description of amendment	Signature of Manager/Supervisor
1600hrs 06.12.16	Amended document to include party wall issues	D. Churchward

M/S PREPARED BY: G. Steele	**DATE: 11th October 2016**