Demolition Method Statement
for
Crabtree Lane, MB11 1BR

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AMENDMENTS

ISSUE	DATE	SECTION	COMMENTS
01	02-08-22	All	Initial issue
02	19-11-24	All	Customer reference change
03	06-01-25	All	Amendments as per MCC requests

1.1 Methodology

This method statement is intended to be a live document in accordance with Construction (design and management) Regulations 2015. Any amendments to this method statement due to unforeseen circumstances will be agreed in writing by the site manager and the contract manager.

1.2 Lead in Works

Stage 1– Confirmation/ Isolation of Statutory Utility/Service Companies
The Client (Keepmoat) will arrange for the disconnections/isolations via a statutory provider for the Gas, Water and Electric connections and will obtain a completion certification.

Keepmoat will undertake investigations to ascertain the nature of any existing services on site and take steps initially to isolate the services to allow soft strip operations to precede and liaise with the relevant supplier to manage the process of having the services terminated to outside the site perimeter.

To enable lead in works all services will be isolated back to the meters, gas pipes will be purged, and appropriate certificates issued.

Prior to commencement of demolition works, services will be disconnected back to the road / main supply by the suppliers, Keepmoat will manage this process as far as reasonably practicable but sufficient time should be set aside for the works to be completed prior to strip out and demolition commencing as to protect site operatives, sub- contractors and visitors.

Each building and the surrounding area will be CAT scanned prior to work commencing; if any remaining live services are identified DBR will inform Keepmoat and take the relevant precautions necessary to ensure safety to Operatives and the Public.

Note: NO demolition will take place before the necessary isolations have been carried out and certification issued.

Stage 2 – Pre-Demolition Inspection
Prior to works commencing a pre-demolition Inspection will be compiled where photos are taken of the entire structure including surrounding areas, footpaths, and adjoining/adjacent buildings to record the existing condition / dilapidation.

Noise, dust, and vibration monitoring will be undertaken to establish baseline measurements against which subsequent testing during the works can be compared**.** This monitoring will take place before the works, during the works and on completion of the works.

1.3 Site Works

Working Hours
Site working hours will be in line with the requirements of the Considerate Constructors Scheme and align with MCC standard working hours (Monday to Friday: 07.30am to 6pm - Saturday: 8.30am to 2pm)

Emergency Contact Details
In addition to the Section 80 Notice, all neighbours will be informed prior to commencement of demolition works. The Emergency Contact details will be provided within the letter to residents and displayed upon the H&S signage at access points to the site.

Mobilisation to Site / Protection to Footpaths / Roadways
Any loading/unloading will take place within the site boundary to ensure that no damage is caused to the roadside.

Deliveries / Collections - Roll on Roll off Vehicles
The vehicle will manoeuvre into the designated area for the placement of the skip. The driver will then lower the skip onto ground into required position after the empty skip has been deposited the full skip will be hooked and loaded onto the vehicle using its hydraulic lifting arm.

The full skip will then be loaded skip and skip locks applied the driver will exit the cab apply the easy sheet system to contain the load and leave the site under supervision.

The operator will ensure that skips are loaded in accordance will the manufacturers specifications and in accordance with the DoTCOP 'Safe Loads on Vehicles'.

Delivery of Plant & Equipment
Excavators will be delivered to site using a low loader. Abnormal loads will be escorted by an escort vehicle where required. Once on site the delivery driver will unload the plant and/or equipment.

Note: Under no circumstances should site based operatives unload the plant only CPCS operatives.
To protect road/pavement all plant will be loaded/unloaded within the site

Driver's responsibilities:
- Drivers to sign in at the main office
- Vehicle to be escorted by Banksman where required
- Driver to exit cab during loading and remain outside loading exclusion zone
- Drivers are prohibited from climbing on to vehicle or container
- Drivers to sign methodology confirmation sheet
- Where appropriate PPE (This will be provided as required)

Driver's Training - Driver should hold the following competencies:
- HGV Licence
- CPCS for the Loading System

Site Setup / Erection of Heras / Fencing to Site Boundary
As per the Health & Safety at Work Act 1974 and CDM (Construction Design & Management) Regulations 2015.

The site compound area will be provided outside of the main working area within the area of the Former Connells Yard to the Northeast of the demolition area (as indicated in the Figure below). This will provide sufficient area for all contractor parking as to avoid any on-street parking from operations and enable safe management of access for larger plant / low loaders.

Site access will be provided along the existing road to the former Connells Yard (along the northern boundary of the site).

The proposed working access point to the demolition area will be a temporary access to be constructed from the former Connells Yard.

Within compound area will be erected will be a site welfare unit, this will contain all the necessary welfare facilities for site personnel (listed below) i.e., toilet with hot wash, dry rooms, hot & cold running water, heaters, canteen, eating facilities which meet HSE requirements. These welfare cabins are cleaned by a toilet company every week to maintain site hygiene requirements on-site.

Welfare to be provided:

- **Canteen/Rest Area –** Provisions will be made for operatives to warm/prepare food. There will be clean drinking water available.
- **Toilet(s) & Washing Facilities** (with Shower(s) where work is highly likely to be dirty and operatives need to decontaminate) – provision will be made to supply clean cold and warm running water, soap for cleaning, towels or suitable means of drying.

All DBR operatives shall be made aware of the extent and location of the works, informed of any restricted areas and possible areas where interaction with operatives and/or others is liable to be hazardous.

The boundary to the site shall be secured by temporary site hoarding. All DBR operatives will be made aware of the extent and location of the works, informed of any restricted areas and possible areas where interaction with operatives or others is liable to be hazardous. **DANGER DEMOLITION** signs and exclusion zone barriers will be erected to all areas as required. Any additional signage will be erected as required:

- Site Fencing – The site will be secured using "site hoarding" fencing erected to complement existing site boundaries – to be supplied and erected by DB Remediation.
- Each type of fencing will have pedestrian and vehicular gates and Statutory warning signage will be affixed to fencing.
- Suitable Exclusions – The "safe" welfare area should be separated from the main works area. This will be achieved by erecting "Heras" type fencing with pedestrian and vehicular gates.
- "Drop Zones" are to be established adjacent to the building in line with existing window openings. This will provide a waste segregation area for strip materials.
- Demarcation of live services within the boundaries on site and wherever live services may infringe the site boundary at vehicular access points. This includes any buried or overhead services.
- Erection of pedestrian routes on site with adequate signage.

Fire Assembly Point – The fire assembly point for this contract will be to the exit of the site to enable a clear evacuation route. This will be a fire point for all site personnel to assemble in the event of a fire on site. A foghorn will be sounded by Site Foreman or Site Operative in the case of fire.

1.4 Removal/Disposal of Asbestos Containing Materials

A Full R+D survey will be done using an approved surveyor. This will be issued before any works commence.

All Non-Licensed Non-Notifiable Asbestos be removed by operatives who have received non-licensed asbestos removal/CAT B training.

All operatives have asbestos awareness training and will stop works and notify the site management if a suspected Asbestos Containing Material (ACM) is found. The *"Emergency Asbestos Procedure"* will be followed to ensure the safety of all personnel on site and then test the material so a suitable action plan can be put into place

Pre-start inspection
The Site Supervisor will carry out a pre-start inspection of the area to ascertain safe access routes and ensure that transit routes for asbestos operations and other site works are segregated.

Site supervisor to mark up all known asbestos (as per surveys) within each part of building and highlight asbestos areas within site induction.

Prior to commencement the Supervisor will advise the operatives of any areas of deterioration etc. and instruct them to wear their correct PPE/RPE.

Exclusion zone
During the works the area will be demarcated as a 'No-Go' area for other operatives on site and suitable warning signs posted to alert them of works being carried out above.

PPE Requirements
Operatives undertaking non-licensed / CAT B asbestos removal works will be issued the following PPE.

- Type 5/6 disposable overalls with elasticated wrists, ankles and hoods (EN13982)
- Face-fitted half-face dust mask with FFP3 filter (EN140)
- Gloves (EN388)
- Eye protection (EN166)
- Non-lace-up boots (EN20345)

At the end of each working period all coveralls will be removed and placed directly into plastic waste sacks, together with other disposable PPE. Other PPE to be cleaned and placed in sealed bags and not taken into general work or welfare areas. All operatives will wash thoroughly before eating. Smoking will be prohibited during clean- up operations, excluding break times, following personal decontamination procedures.

Preparatory Works
The contaminated waste skip will be positioned as close to the works area as is practicable with a clearly designated transit route that is to be segregated from other areas / transit routes

A fine water mist with dust suppressant will be applied to the Asbestos items to contain any fibres released which may have arisen due to deterioration.

Care will be taken not to over-wet the ACMs as this may create contaminated wastewater.

Personal & Background monitoring for Asbestos fibre release
A UKAS Accredited Analyst shall be engaged to monitor the operations taking ambient air samples randomly around the site areas and boundaries to ensure that all control measures are working efficiently and effectively. Should ambient readings by found to be above the control limit of 0.2 f/ml, the works shall be halted, and a reassessment of the methodology carried out.

Certificates shall be forwarded and located within H&S file

The steps taken will prevent or reduce exposure to the lowest level reasonably practicable. The following steps will be taken. Work will be carried out remotely from other personnel. Asbestos containing material will be low pressure sprayed with wetting agent prior to and during removal. Asbestos products to be removed in whole units whenever possible

1.5 Soft Strip of Buildings

HOLD POINT – NO WORKS ARE TO PROCEED UNTIL THE FOLLOWING ARE IN PLACE

- **PERMIT OF ISOLATION TO CONFIRM THERE ARE NO LIVE SERVICES IN THE AREA**
- **AIR CLEARANCE CERTIFICATE/CHECK D&R ASBESTOS SURVEY TO ENSURE NO ACM'S ARE PRESENT**

All soft strip works will be carried out by fully trained CCDO demolition operatives using various handheld and powered tools such as reciprocating saws, Stihl saws, angle grinders, sledgehammers, gorilla bars, pry bars etc.

All working areas will be checked before commencing the works to ensure all hazardous material have been removed.

- Needles/syringes

- Pigeon droppings
- Rat droppings/infestation

If required, specialist contractors will be used to remove hazardous wastes
The arisings will be segregated to minimise waste and will be continually removed as work proceeds to prevent a fire hazard and maintain safe transit route in the event of an emergency.

Correct manual handling will be always adhered to and safe access for height internally will be provided by podiums or alloy towers which will be checked by competent person (PASMA) prior to use.

The items of soft strip would normally include:

- Internal doors and frames
- Carpet tiles
- Tiles and ceiling grids
- Small heating units
- Cupboards and storage units and general rubbish
- Plastic seating

1.6 Noise /Vibration Control Measures

All demolition works will be completed under a robust Vibration & Noise Management Plan. RAMS will identify the type of equipment to be used and the daily exposure limit to Hand and Arm Vibration to ensure the exposure limit value (EVL) is not exceeded.

The use of heavy plant and attachments such as hydraulic breakers can generate vibration within the ground that can transmit outside of the site boundary. Controls will be implemented by DBR and their subcontractors alongside the Vibration & Noise Management Plan, to avoid environmental harm and structural damage, as well as maintain good public relations with sensitive residential and commercial receptors.

1.7 Dust Suppression Measures

The site supervisor will constantly monitor the demolition operation with a view of implementing dust suppression equipment based on the operation carried out. The Deacho Dust suppression system will be used to create a fine mist over the working area to eliminate the creation of dust. A standard dust suppression system with use of an operative/hose and nozzle and standpipe should be employed to support the Deacho Unit if needed.

During the more sensitive areas the Deacho Dust Suppression Unit shall be used to create a water mist which can be controlled remotely directly by the machine operative directing dust suppression directly to the source of the dust. Banksman shall be present during this operation to oversee and monitor that dust does not affect the surrounding residential areas and public.

Noise & Dust Monitoring Points

1.8 Method of Works

1. DBR will liaise with the client to confirm start date and any matters regarding Health and Safety.
2. Ensure all operatives have been site inducted and have read, understood and signed all paperwork.
3. Ensure all equipment holds relevant certificates.
4. Ensure all live services to the building have been disconnected with the relevant disconnection certificates in place.
5. Ensure all demolition works are always supervised.
6. All necessary precautions must be taken to maintain the safety of site personnel.
7. Place demolition signage, safety / prohibition signage as required.
8. Ensure all operatives use the correct PPE as the work dictates see site specific risk assessments.
9. Ensure all access to all public highways, nearby businesses and footpaths are always maintained.
10. Ensure all access and emergency routes are always maintained.
11. Incoming heavy vehicle drivers will contact the Site Supervisor/Manager by mobile telephone prior to entering the site.
12. Ensure all plant and equipment left on site is isolated and fitted with relevant vandal guards, all hand tools will be removed from site at the end of each working day.
13. Locate waste containers within safety zone / site compound / work area.

Drop Zones

The drop zone for demolition of the buildings is delineated in the figure below.

It's considered that a footpath closure will only be necessary for demolition of the structures immediately adjacent to Crabtree Lane.

All drop zones shall be fully secure using double clipped Heras fencing and signs stating, 'NO ENTRY DROP ZONE'.

All work where practicable will be carried out in accordance with BS 6187:2011 and the guidelines set out by the CITB's current issue of GE700.

1.9 Demolition Methodology

All work where practicable will be carried out in accordance with BS 6187:2011 and the guidelines set out by the CITB's current issue of GE700.

1. Before demolition starts the Site Manager will check the building and the boundary of the works for unauthorised entry.
2. Suitable and sufficient Hoarding/Heras fence panels around the works to demarcate the area warning signs will be displayed "exclusion zone no entry at any time during remote demolition work".
3. The plant operator shall position the plant accordingly to ensure safety.
4. All ground conditions should be checked prior to demolition.
5. It is important that the machine is in the correct position to the work face.

All accessible ACM will be removed prior to the main demolition works – separate RAMS to be provided further to D&R survey.

The 360 excavators will position themselves to the front of the building and begin the demolition procedure in a forwardly direction starting from the roof down. The excavator will use a multi-processor to sheer any remaining roof sections, processing them into manageable sections and lowering them to the floor.

Two mobile dust units will be positioned so that they are continually providing a fine mist over the working area.

The excavator will sit to the front of the building, using its multi-processor attachment it will separate the sheets from the joists/steels and then lower to the floor. Asbestos operatives will then process the ACM on the floor.

Works Sequence

- Demolition procedure will commence from South to North (canal boundary).
- The excavator with multi-processing tool will cut down the gable end of the building.
- The excavator will then cut the purlings and trusses with a 20ton excavator with grab attachment assisting with the separation of steel, wood, and waste.
- The materials will then be loaded into the necessary skips.
- The brick section of the building will be carefully pulled down separating the materials accordingly.
- Non-licensed asbestos operatives will begin to clear the area following the asbestos removal RAMS.
- A skid steer and telehandler will assist with the clearing process.
- Dust suppression will be used throughout this process.
- All asbestos containing materials will be stored in a fully lined skip awaiting removal from site.

During the dismantling works all operatives will not be authorised to enter the demolition exclusion zone. Only the demolition excavator operators will enter the demolition area. All excavator operators will remain in constant communication with various operators supervising the demolition activity.

Exclusion Zones

It is imperative that safe working spaces and plant and vehicle exclusions be erected on site.
Site welfare will be specifically zoned as a safe pedestrian space and access routes will be designated on site with suitable barriers to prevent unauthorised access into plant operating areas.

Plant operators should ensure they have sufficient working space in and around the structure to prevent falling object striking the boom and more importantly the cab. Equipment selection is important to prevent this, as the working zone will be determined by an excavator's boom and dipper working height.

Process / Separation of materials & disposal

Finally, when the buildings have been demolished and the segregation works complete the excavators will systematically work their way through the hard standings/floor slabs and foundations preparing it for crushing and stockpiling.

All arisings will be processed and segregated using excavator with selector grab as far as possible. The material will be sorted into masonry, metal, timber and rubbish.

All materials will be loaded into Roll-on/off skips for separate materials and 8-wheeler tippers for removal of demolition hardcore. Control measures will be implemented during any reversing on site e.g. banksman in attendance, controlled movement of vehicles on site, and planned vehicle movements to ensure wagons attend site as required and do not cause traffic issues to the surrounding roads.

Materials to be disposed at licensed waste transfer stations or recycling facilities. There will be no burning of any waste on site.

1.10 Crushing on Site
All hardcore/concrete generated throughout the demolition works will be crushed to a possible 6F2 grade and stockpiled in a designated area – please see separate crushing RAMS.

1.11 Removal of All Rubbish/Timber Arising's Off Site
Once all arising's have been processed and separated, a 360-degree machine and bucket/selector grab shall load 35/40 yard bins with material into various waste streams. i.e., general rubbish, clean wood, mixed wood and scrap. All 35/40 yard bins are strictly to be moved around site with use of lifting chains provided. Prior to the collection waste bins are to be moved with use of 360-degree machine to safety collection point onsite. HGV Hook loader collect and transport to nearest recycling station and either return empty skip to be filled with my material or removed from site completely.

1.12 Backfill/Compaction/Fill Voids/Depressions/Grade Site
Any voids found will be back filled with crushed material to ensure that the site is level and free from hazards.

All areas of the demolition works will be graded evenly and compacted filling in all voids and depressions using crushed material from site leaving site free from hazards such as trips & falls.

1.13 Demobilisation / Site Handover
Once all contracted works have been completed a snagging / handover meeting will be arranged.

Where defects are identified and agreed works will be rectified as soon as reasonable possible. Where no defects are raised then the site will be handed over and a handover certificate raised and signed by both parties.

All remaining plant and equipment will then be removed from site using 32t rigid roll on roll off heavy goods vehicles with hook lift and where required an 80t plus articulated low loader with tractor unit.

1.14 Health & Safety File

After the site works are completed and DBR have withdrawn from site all appropriate information will be collated and a H&S File prepared to provide safe working on site and raise awareness of any residual hazards remaining on site.