

Demolition Method Statement

**No.16 Haletop and No.36 The Birtles, Wythenshawe Civic
Centre, Manchester, M22 5RQ**



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1.0 General

1.1 Introduction

This demolition method statement has been prepared for the full demolition of the existing building - no.16 Hale Top and no.36 The Birtles, Wythenshawe Civic Centre, Manchester, M22 5RQ.

See below location plans.



1.2 Principles and best practice

- All structures will be demolished in accordance with BS: 6187: 2011 at all times.
- Structural integrity of structures during demolition process will be maintained at all times.
- National Federation of Demolition Contractors (NFDC) good working practices and technical guides will be adhered to at all times.

1.3 Demolition notices

- Section 80 Notice or equivalent to be applied for at least six weeks in advance, accompanied with all the relevant information required including methodology. The authority's will then issue approval (Section 81).

1.4 Health and Safety Executive (HSE) & Construction Notice

- The HSE will be informed about the project by Kier.
- Kier will develop the construction phase plan as the Principal Contractor.
- Kier will collate information for the H&S file to be submitted to the employer on project completion.

1.5 Neighbouring properties, businesses & public

- We will liaise with the client, stakeholders and occupants of neighbouring properties and any other stakeholder parties regarding access/egress and outline planned activities.
- Works methodologies will be planned so as to mitigate impact to neighbouring properties / businesses as far as is reasonably practicable.
- Particular attention will be applied to managing safe access to the adjoining Iceland food store to ensure safe access is maintained at all times and any demolition activities in close proximity to this area are planned so as not to impact on the store's operations.
- Any works deemed to impact directly on neighbours will be specifically reviewed, communicated and completed out of hours if required.
- Work areas will be fully secured by way of hoardings and fencing to prevent public access.
- Continual supervision will be present within the public realm area during demolition works to monitor and ensure public safety is maintained at all times.

1.6 Services

- Prior to commencement of works, all gas, water, electric and communication service disconnections will be arranged by Kier to isolate the buildings. The Demolition Contractor will be issued with certification for all service isolations. Demolition will not commence prior to this.
- Where live services cannot be relocated, investigation works will take place prior to demolition starting and a safe working method will be developed to ensure no service strikes happen.

1.7 Asbestos

- Prior to commencement of works, an asbestos demolition survey must be carried out. If there is notifiable asbestos present, a licenced asbestos contractor will be employed to removal all identified asbestos prior to any strip and demolition works commencing.
- All demolition operatives will hold valid, in date asbestos awareness training as a minimum.
- Should further asbestos be found in any areas of activity:
 - Stop work immediately.
 - Form a localised exclusion zone.
 - Inform the Demolition Contractor Site Manager/Supervisor immediately.
 - Conduct a toolbox talk.
 - Inform the Employer.
 - Engage an independent analyst company to collect a sample and test.
 - Engage an asbestos removal asbestos company to remove and dispose of the material.

1.8 Environmental considerations

1.8.1 Birds, Bats and other wildlife

- In advance of commencement of the project, a bird & bat survey will have been conducted by ecologists. Any pre-demolition requirements of this survey will be completed prior to works commencing.
- During induction, all team members will be instructed to be mindful of the possible presence of birds and/or bats during their activities.
- If suspect bird / bat droppings are found (guano) or new roosts identified, the following procedure will be followed:
 - Stop work immediately.
 - Form a localised exclusion zone.
 - Inform the Demolition Contractor Site Manager/Supervisor.
 - Conduct a toolbox talk.
 - Inform the Employer and, if required to do so, inform the ecologist directly.

1.8.2 Vibration Controls

- The methodology and plant selection will be assessed so as to minimise the risk of HAVS and nuisance as far as is reasonably practicable.
- A vibration monitoring regime will be in force during demolition and records updated weekly.
- Vibration assessment will be in accordance guidelines stated in code of practise BS: 7385 part 1 & BS:5228-2:2009.
- Hand arm vibration records will be kept. Operatives using vibration hand tools will not be allowed to extend their working 'trigger' times in accordance with HSE vibration tables and the manufacturers metre/second (m/s) values given.
- Where possible the Demolition Contractor will consider redesigning or changing the task to avoid using vibrating equipment. Vibration exposure risk assessments are to be carried out for employees who are liable to be exposed to vibration levels at or above the recognised exposure action levels.
- The assessment should provide a measurement of the employee's exposure to vibration.

- Requirements regarding the control of vibration levels should be identified so that the appropriate control measures can be implemented. Where it has been identified that buildings and services may be affected by vibration, all necessary control measures are to be highlighted within safe systems of work. All operations should be sequenced, where appropriate, to minimise the vibration.

1.8.2 Noise Controls

- Noise mitigation measures will be in accordance with the dust, noise and vibration management plan that will be created by the Demolition Contractor.
- A noise monitoring regime will be in force during demolition and records upheld.
- Noise assessment will be in accordance guidelines stated in code of BS 5228-1:2009+A1:2014.
- The company's environmental policy and procedures will be taken into account when selecting plant and equipment and when developing safe systems of work.
- Machinery will be well maintained as per the Demolition Contractor service plan.
- The noise control measures follow the general principles of prevention and protection. The Demolition Contractor will consider whether the exposure to occupational noise can be eliminated. Where this is not possible then the Demolition Contractor will consider alternative processes/equipment and/or working methods which would make the task quieter or reduce the exposure times.
- Requirements regarding the control of noise levels shall be identified so that the appropriate control measures can be implemented. Where it has been identified that buildings and services may be affected by noise all necessary control measures are to be highlighted within applicable safe systems of work.
- All operations will be sequenced, where appropriate, to minimise the generation of noise and vibration, and where practical, plant and material stockpiles should be located to absorb noise emissions.

1.8.3 Dust Controls

- Dust mitigation measures will be in accordance with the management plan created by the Demolition Contractor.
- Dust monitoring will be ongoing by the Demolition Contractor Site Manager/Supervisor throughout all activities and further mitigation measures implemented if required.
- During this project, dust will be the most significant environmental issue that will be controlled through water suppression measures deployed with all demolition activities.
- An adequate water supply will be made available to the site for our use.
- This water supply will be directly applied to the structure at the work face, or to rubble in stockpiles when being moved, loaded or recycled.
- Air quality will be monitored as the works proceed against initial base line levels established at the beginning of the project bearing in mind the current use of adjacent land.

2.0 Demolition Works – Soft strip, de-construction and structural demolition

2.1 Method Statements and Risk Assessments

- In advance of any works taking place all members of the proposed demolition team, including but not limited to the Operators of the demolition plant, Demolition Operatives and Banksmen will be taken into the existing buildings by the Site Manager to identify the key structural components of the buildings, the structures to be retained and the intended methodology for safe demolition.
- The Operators and Banksmen will read and understand the bespoke method statements, task sheets and risk assessments and make further comments or suggestions if they believe that any points addressed can be improved upon. Any comments or suggestions made, after review, that enhance the RAMS will be added and the amended documents issued to the Project Manager for approval.
- All persons on site will have read, understood and signed the RAMS prior to being engaged on any activity within the site.
- Changes to RAMS will be communicated to the working teams, documented and revised documents re-signed.

2.2 Competency

- A full time Site Manager chosen by the Demolition Contractor will be experienced with this type of demolition. The minimum training certification for this appointed person will be:
 - CCDO (Gold card).
 - CSCS Card.
 - SMSTS.
 - Asbestos awareness trained.
 - First Aid trained.
 - CCDO – Plant operator certificates.
- Site operatives will be directly employed and trained to a minimum of:
 - CSCS.
 - CCDO.
 - Asbestos awareness trained.
 - Cat B asbestos trained (none licensed asbestos removal).
 - PASMA trained (some).
 - IPAF trained (some).
- All plant operators will be directly employed and trained to a minimum of:
 - CPCS for the plant being used.
 - Asbestos awareness trained.
 - And hold a current safe pass.

2.3 Inductions, briefings and record keeping

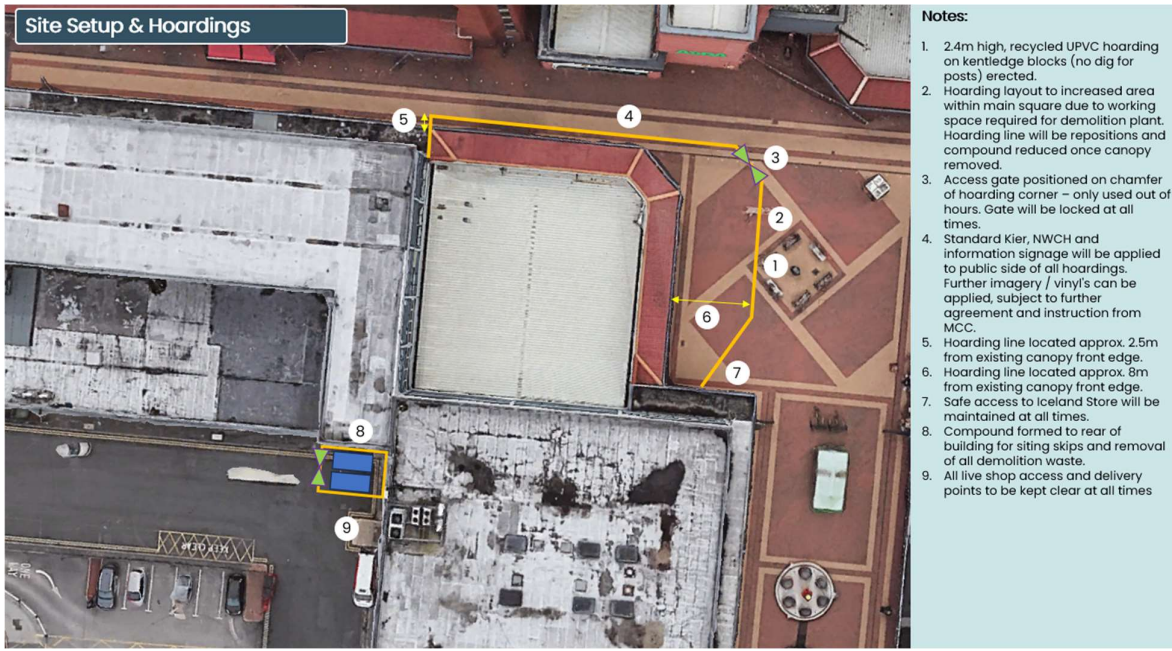
- All persons on site will attend an Employer site specific induction.
- In addition to the Employer induction, all persons attending site will also attend a Kier site induction.
 - Part of the induction will include site rules.
 - Daily activity briefings (DABS) will be conducted by the Site Manager to the whole of the site team, including the asbestos removal team.
 - The DABS will consist of the following.
 - Proposed activities for the day.
 - Access/egress routes.
 - Emergency routes and procedures.
 - Review of risks and mitigation measures to be implemented.
 - The following daily/weekly records shall be produced and filed by the Demolition Contractor Site Manager.
 - Induction records.
 - Daily diary.
 - DABS.
 - Signing in/out records.
 - Signed RAMS.
 - Tool box talks.
 - Asbestos clearance certificates.
 - Training certificates.
 - Hand arm vibration syndrome (HAVS) records.
 - Noise and dust monitoring.
 - Harness inspection records.
 - PUWER records, LOLER records, plant certificates, plant check records and lifting tackle certificates

2.4 Access, egress, security and liaison

- Emergency out of hours contact details will be confirmed and posted in the welfare cabin.
- A first aider will be present on site at all times.
- The first aider will be identified to all persons on site during induction, including the location of the first aid box.
- The first aider's details will be posted on the walls of the welfare area.
- Emergency procedures will be explained during induction to site.
- The local accident and emergency unit (A&E) details will be explained to all working parties during induction.
- A detailed directional map for the local A&E will be posted on the walls of the welfare area, along with emergency contact details.
- Safe access and egress routes will be created, and maintained.
- Evacuation procedure will be developed, and maintained.
- Muster points in the event of emergency or evacuation will be established, and maintained.
- Separation of plant and labour will be in force and maintained at all times and will be clearly sign posted.

- Fuel refilling area will be established and clearly sign posted.

2.5 Site setup & hoardings



Hoarding materials will be delivered to site out of hours (prior to 7am). The work area will be cordoned off with Chapter 8 barriers to create a safe zone for hoardings to be installed.

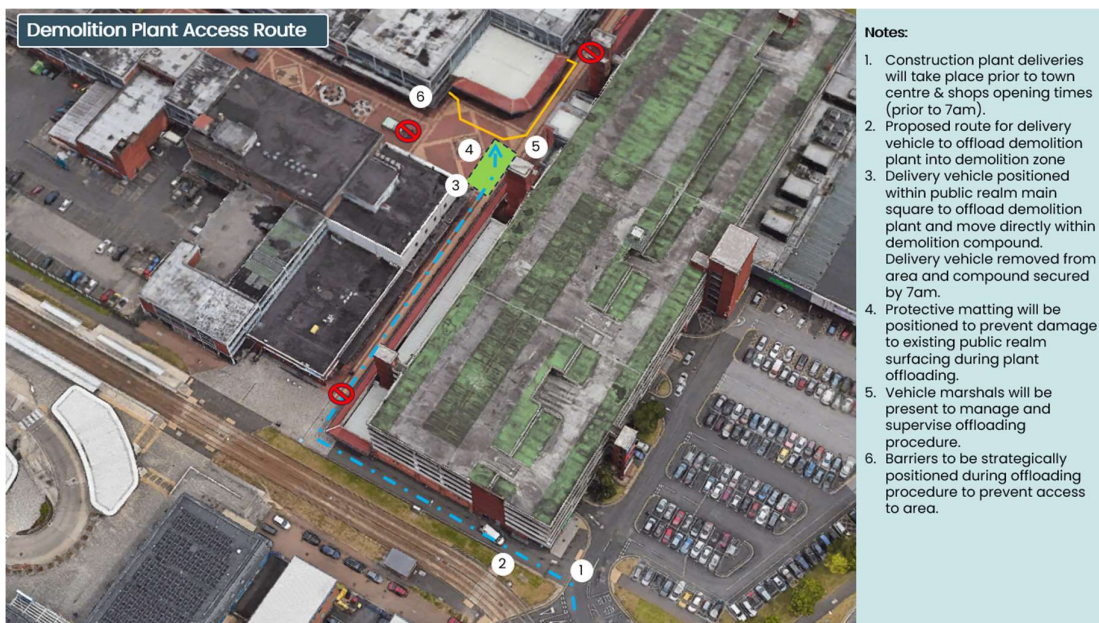
Key considerations for the site hoarding setup will be as follows:

- 2.4m high, recycled UPVC hoarding on kentledge blocks (no dig for posts) erected.
- Hoarding layout to increased area within main square due to working space required for demolition plant. Hoarding line will be repositions and compound reduced once canopy removed.
- Access gate positioned on chamfer of hoarding corner – only used out of hours. All gates will be locked at all times and manned by a supervising operative.
- Mandatory safety and information signage will be applied to public side of all hoardings. Further imagery / vinyl's can be applied, subject to further agreement and instruction from MCC.
- Hoarding line located approx. 2.5m from existing canopy front edge.
- Hoarding line located approx. 8m from existing canopy front edge.
- Safe access to Iceland Store will be maintained at all times.
- Heras fencing compound to be formed at rear of building for siting skips and removal of all demolition waste.
- All live shop access and delivery points to be kept clear at all times

Example image of hoarding system to be used for demolition compound – solid UPVC hoarding, 2.4m height with safety signage applied and secure operative and vehicle access gates.



2.6 Demolition plant access & deliveries



Key considerations for demolition plant deliveries will be as follows:

1. Construction plant deliveries will take place prior to town centre & shops opening times (prior to 7am).
2. Proposed route for delivery vehicle to offload demolition plant into demolition zone.
3. Delivery vehicle positioned within public realm main square to offload demolition plant and move directly within demolition compound. Delivery vehicle removed from area and compound secured by 7am.
4. Protective matting will be positioned to prevent damage to existing public realm surfacing during plant offloading.
5. Vehicle marshals will be present to manage and supervise offloading procedure.
6. Barriers to be strategically positioned during offloading procedure to prevent 3rd party access to area.
7. Route to site will be planned so as to avoid residential roads where possible.
8. All nearby pedestrian and cycle paths to the site area will be monitored by a traffic marshal whilst the delivery vehicle is positioned to area for offloading.
9. Chapter 8 barrier will be positioned to all access routes within the public realm area to prevent 3rd party access during offloading and positioning of equipment within hoarded area.

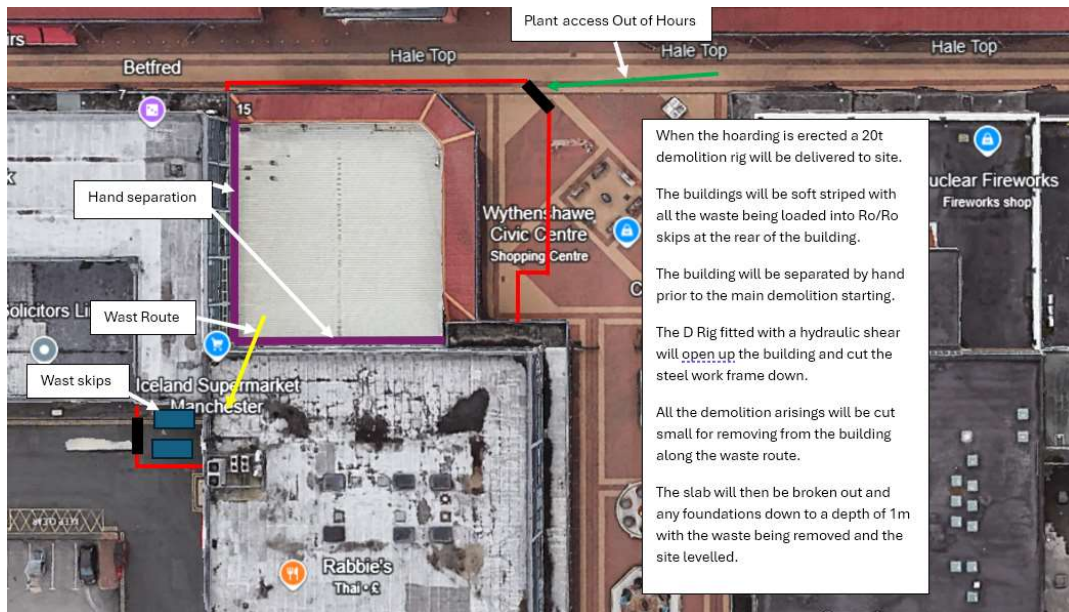
2.7 Traffic Management

- Traffic management within the site will be introduced to segregate pedestrians from road vehicles plant.
- All vehicles shall be required to travel in a forward direction, reversing and manoeuvring vehicles shall be supervised and aided by a banksman, including visitors and third-party supplier's delivery vehicles.
- A mandatory 5MPH site speed limit will be imposed.
- To minimise the amount of dirt and debris deposited on the roads all wagons will be sheeted to contain materials.
- Prior to leaving the site HGV vehicles with twin wheels shall be inspected to ensure that no debris has lodged between the tyres and any materials found will be removed.
- Banksmen will be deployed at all times during plant movement operations and demolition.

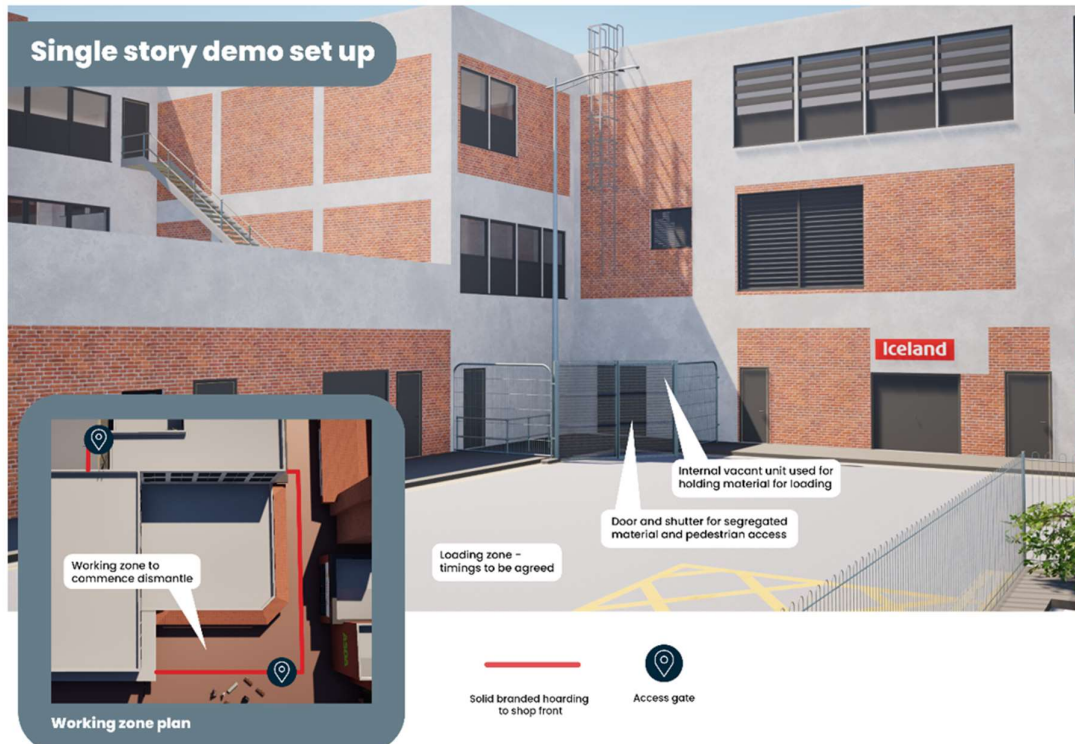
2.8 Waste Removal Strategy

Waste will be separated at source, collected, then removed from site via their individual waste streams.

Demolition methods employed will allow all waste materials to be broken down and transported through to the rear waste skip compound. No waste is planned to be removed through the public realm areas.



Heras fencing waste compound to rear of Demolition Area



3.0 Demolition Methodology

3.1 Soft stripping

- Using hand tools, operatives will remove the items listed below and the like:
 - Loose furniture.
 - Fixed furniture.
 - Features and fittings.
 - Floor coverings.
 - Suspended and false ceilings.
 - M&E installations.
 - Doors, frames and skirtings.
- The waste will be separated at source.
- Exclusion zones will be established, sign posted and maintained.
- Safe access and egress routes will be established, sign posted and maintained.
- Emergency escape routes will be established, sign posted and maintained.
- Dust, noise and vibration mitigation measures will be established and maintained.
- Mobile access platforms will be erected by PASMA trained operative, tagged and recorded.
- Operatives wearing full PPE will soft strip and remove waste to skips outside.

3.2 Mechanical demolition

- A Supervisor will coordinate floor clearance operations.
- Prior to hard demolition, the roof and any other structure will be separated from the retained building by hand.
- An excavator fitted with a hydraulic shear will cut the external canopy of back to the separation point that will have been completed by hand.
- As the demolition progress all the waste will be cut into manageable sized pieces as all the waste will be taken out of the rear of the building as shown on the site setup plan, then loaded into 40yard RO/RO skips and removed from site.
- The ground slab and foundations will then be grubbed out and removed from site.
- The area will then be levelled with stone and remain hoarded off until the public realm landscaping works are complete as part of the further works.

Stage 1:

Hoarding installed to larger area to allow space for machine to operate and complete removal of existing canopy. Supervision will remain within the public realm area at all times to ensure public safety whilst demolition in close proximity to hoarding line is completed. Chapter 8 barriers will be deployed to form temporary exclusion zones outside of hoarding line where required. Safe access to Iceland will be maintained at all times.



Stage 2:

Once canopy removal is complete, hoarding line will be adjusted to reduce size of the site compound, retaining as much public realm space for continued use during this phase of works. Demolition of the main building structure will be completed.



Stage 3:

All final elements of the structure that remain against the retained façade will be removed carefully by hand. The existing façade will be treated with temporary weather protection where required and the ground will be levelled. This area will remain hoarded off for the duration of the project until all public realm re-landscaping works are complete.

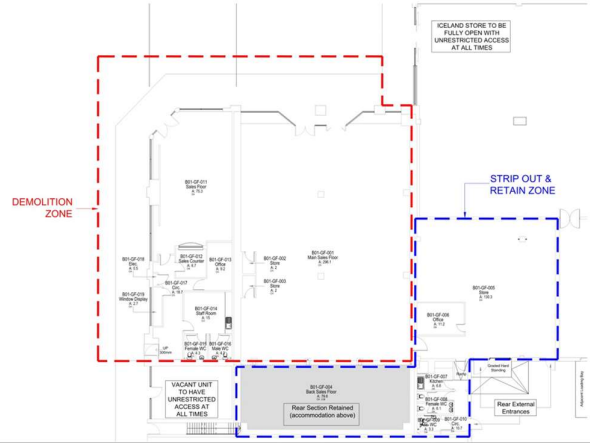


3.3 Site clearance and demobilisation

Once all works are completed and inspected by the project manager, all remaining large plant and equipment will be removed and collected from the area out of hours, as per the same process during the initial delivery of plant and equipment.

4.0 Demolition plans

Item 1 Demolition 36 Birtle and 16 Hale Top



Scope include asbestos strip (R and D included)
Soft Strip to demo and retain zone
Dismantle of single storey block with careful disconnection from original structure
Grub out foundations drainage for following on public real works

Budget estimate on timescale only

Item 1 Demolition 36 Birtle and 16 Hale Top

