

DEMOLITION METHOD STATEMENT

for the

Demolition

of

79-87 Cheetham Hill Road



August 2024

DEMOLITION METHOD STATEMENT

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QUALITY CHECK

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Draft	George Sykiotis	Geoff Wright	12-08-2024

1.0 Introduction

1.1 The following method statement has been prepared in support of the planning application for the demolition of the 79-87 Cheetham Hill Road.

1.2 This method statement is intended to provide an overview of the methods of works and risks involved in the demolition of the existing building and is an outline of the proposal detailed within planning application.

1.3 The appointed contractor will carry out the works in accordance with the method statement and all relevant British Standards and HSE Guidance documents. Progress will be monitored and reviewed regularly to check compliance and ensure that procedures are carried out safely and that corrective actions are identified and implemented.

1.4 The building is a mixture of traditional cavity and solid walls construction, with floors constructed of timber joists with supporting steel beams. The roof is of traditional pitched construction with slate tiles.

2.0 Approvals, Licences & Notifications

- 2.1 Before commencement of the demolition works, the following approvals, licences and notifications will be sought in sufficient time (this is not an exhaustive list).
- a. F10 Notification to HSE if contract period is more than 30 days or 500 man days.
 - b. Application to statutory undertakers for disconnect of services.
 - c. Hoarding and scaffold license as appropriate.
 - d. Environment Agency notification of Hazardous Waste Producer as appropriate.
 - e. Section 80 Demolition Notice.
 - f. Existing services are to be traced, isolated, made safe and terminated before removal work commences. The following action to be undertaken. Isolation and capping of utilities at the earliest opportunity and relevant certificates of confirmation issued by the statutory undertaker.

3.0 Access & Logistics

- 3.1 Deliveries, off loading of plant and machinery will be from low-loader on to the driveway accessed via the main vehicle access gates located on Empire Street.
- 3.2 Vehicle movements and construction traffic will be monitored for safety and a Traffic Management Plan will be implemented.
- 3.3 All surplus material to be disposed offsite in an approved manner in accordance with Environment Agency requirements.
- 3.4 General housekeeping matters to be addressed on a daily basis.
- 3.5 Full personal protective equipment (PPE) is to be worn at all times.
- 3.6 All site visitors to be site inducted.
- 3.7 Site guard fencing will be erected at perimeter of the working area.

4.0 Site Establishment

- 4.1 The site compound will be located within the site boundary.
- 4.2 Vehicular and pedestrian access to the work area will be via the main vehicle and pedestrian access gates located on Empire Street.
- 4.3 Site facilities will be delivered using appropriate transport vehicles during off peak traffic and pedestrian times.
- 4.4 Site working hours will generally be from 7:30am to 6:00pm, Monday to Friday.

5.0 Work Methods/ Sequence

The works will be carried out as applicable in accordance with BS 6187:2011 Code of Practice for Demolition, all applicable British Standards and Codes of Practice.

5.1 Preliminary/ Site Establishment

5.1.1 Approvals, Clearances & Liaison

- a) Prepare and issue Construction Phase Plan for the demolition and site clearance. Copies provided to Client, Principal Designer (PD) and Contract Administrator .

5.1.2 Pre-Start Hazard Inspection

- a) Carry out pre-start hazard inspection to identify the presence of any hazardous materials (such as asbestos, lead, radiation, etc) or any unusual work elements.
- b) Allow for access for completion of Refurbishment & Demolition survey.
- c) Notify Contract Administrator/ HSE of any such materials/ hazards found as appropriate. Label up hazardous material (i.e. asbestos).

5.1.3 Existing Services & Utilities

- a) Verify with the demolition contractor that all live services to the building have been isolated at the main incomers, to allow soft strip to progress.
- b) Install protection/ warning signs at incomer locations.
- c) Verify with pc that statutory undertakers have been notified of the works and cut off all of the water, gas, electric and telecommunications supplies to the building intended for demolition. Superstructure demolition will not start until all services and utilities have been physically cut off.

5.1.4 Dilapidations Survey

- a) Carry out perimeter dilapidations/ condition survey.

5.1.5 Site Accommodation

- a) Set up welfare arrangements in accordance with the Construction Design & Management Regulations 2015.

5.1.6 Hoardings & Protection Works

- a) Erect hoarding and post hazard and warning signs to the perimeter of the site and at the site entrance.

5.1.7 Personal Protective Equipment (PPE)

- a) All operatives will be required to wear appropriate PPE at all times when on site:
 - Close fitting clothing: not loose or baggy.
 - Appropriate footwear: safety boots.

- Hard hats to BS5240.
 - High visibility vests/ jackets.
- b) The following protective equipment should be provided on site by the Contractor for the use of operatives and site visitors for the duration of the works:
- Orinasal dust masks.
 - Work gloves.
 - Ear defenders.
 - Waterproof oversuits.
 - Suitable eye protection.
- c) Additional equipment will be provided and will be worn to suit individual work operations as appropriate and in accordance with current regulations.
- d) Wellington boots will not be worn or permitted on site.

5.2 Initial Soft Strip

- a) Carry out rubbish removal exercise to reduce the amount of combustible materials available to vandals in case of arson attack. This will include only general rubbish and debris, doors, architraves, furniture, woodblock flooring and the like that cannot conceal asbestos materials. Transfer all waste arising to RoRo skips for disposal/ recycling off site.

5.3 Asbestos Removal

- a) The Owner will arrange for a Refurbishment and Demolition Asbestos Survey to be completed prior to the commencement of the main strip out works.
- b) Until the Refurbishment and Demolition Asbestos Survey has been completed, only loose furniture, rubbish, combustibles and materials that will not contain or conceal asbestos containing materials will be removed.
- c) On completion of the Refurbishment and Demolition Asbestos Survey, all asbestos containing materials will be removed by a licensed asbestos contractor prior to any programmed works continuing and be disposed of in accordance with Control of Asbestos Regulations in a licensed tip.
- d) All waste transfer notes and waste carrier licences will be provided to show compliance with Environment Agency requirements.
- e) Air Clearance testing to be undertaken if deemed necessary.
- f) All operatives undertaking asbestos removal work will wear appropriate PPE/RPE.
- g) A separate site-specific risk assessment and method statement will be prepared for any asbestos removal works by the licensed asbestos contractor.
- h) Where materials are uncovered during the course of the demolition works which are suspected to contain or conceal asbestos containing materials:

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- Work in that area shall stop immediately.
 - The area shall be closed off and temporary warning signage erected.
 - The owner shall be notified so they can arrange for a further asbestos inspection/ sampling/ testing by the Asbestos Surveying Company who will undertake the Demolition Asbestos Survey.

5.4 Soft Strip

- a) Carry out soft strip of building to remove remaining furniture, timber, plasterboard, partitioning etc which would hinder the main demolition operations or make recycling of building debris more difficult.
- b) All debris and waste arising from the works will be moved to the hard standing area to be loaded into skips for disposal.
- c) Where practical materials will be recycled.
- d) Mechanical assistance will be considered to assist with any hand demolition, such as hydraulic or air-operated shears and/or lifting appliances for the lifting and lowering of elements once they have been released. The outcome of the Principal Contractors risk assessments will indicate the extent to which such assistance should be utilised.

5.5 General Demolition of the Building

- a) A banksman will control operations and exclude all persons from the building.
- b) Using a 13/20t mechanical excavator with a powered rotary grab/ sheer and protected cab, demolish the building in sequence working from east to west, demolishing the structure from the top down, bay by bay from end to end, making each section safe before progressing to the next section of the building.
- c) Any plant and equipment used will be:
 - of a type and condition appropriate to the location and type of work involved;
 - in the control of a competent operator, who holds a valid certificate of training achievement where appropriate and
 - maintained in good working condition at all times.
- d) Sort debris at ground level for disposal/ recycling using a mechanical excavator/ grab wagon
- e) All waste transfer notes will be retained on site and copied to the owner.

5.6 Dust control measures

With regard to nuisance, the methodology in which work activities are undertaken must apply Best Practicable Means (BPM) in order to minimise negative impact on local, sensitive receptors (existing domestic dwellings). The following measures shall be used where necessary in order to prevent noise and dust:

- a) Use sheeted lorries and sealed / covered skips.
- b) Use dust extraction equipment when drilling and cutting.
- c) Damp down haulage roads and stockpiled materials in dry or windy weather.
- d) Sweep access roads regularly.
- e) Grass over topsoil which is being stockpiled for landscaping or off-site reuse.
- f) Locate plant and equipment away from sensitive receptors.

5.7 Site Clearance & Finishing

- a) Sort debris and waste arising at ground level for disposal/ recycling using excavator/ grab wagon.
- b) Load debris into RoRo skips for disposal/ recycling off site, using a mechanical excavator/ grab.
- c) Excavate basement floor slabs and foundations to a depth of 1m using excavator fitted with bucket/ pneumatic breaker as necessary.
- d) Load debris to transport for disposal off site.
- e) Fill excavated area with clean hardcore, re-grade to blend with existing levels, finish with subsoil, and grass seed as specified.