Demolition Method Statement for Seymour Road Project

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Project Details:

- **Project Name:** Community Hall Development
- **Location:** 2 Seymour Road, Crumpsall, Manchester, M8 5BG
- **Client:** Minhaj-ul-Quran International UK
- **Architect:** BARCX Architects
- **Construction Company:** to-be-determined
- **Contact Information:** Glide construction
- **Start and End Date:** To-be-confirmed

1. Introduction

This Demolition Method Statement outlines the procedures and strategies to be adopted for the safe and efficient demolition of the existing car maintenance facility at 2 Seymour Road. This document ensures compliance with all relevant local and national regulations, including the National House Building Council (NHBC) guidelines and BS EN standards.

This method statement supports the planning process for the demolition of the existing vehicle repair garage at 2 Seymour Road, Crumpsall, Manchester. The demolition will be carried out by a specialist demolition sub-contractor, appointed following a competitive tender process.

Three buildings are present within the site boundary. There is one large building in the north of the site, and two smaller buildings in the east and south of site. The main access is gated with a 5m wide steel gate at the front of the property on Seymour Road with a concrete panel and post fence along the southwest of the site. No retaining structures are present within the site boundary. The site will be vacated prior to the commencement of the demolition works.

The purpose of this document is to identify the general principles and parameters for the demolition works. This method statement will be issued to contractors at the tender stage. Tenders will not be accepted where they deviate from the principles of this Demolition Method Statement.

The final construction method statement, the Construction Phase Health and Safety Plan, and the individual method statements for various operations involved in the physical demolition will be produced by the specialist demolition contractor once appointed. These documents can be submitted to the Planning Authority as appropriate.

2. Scope of Works

The project involves the complete demolition of the existing car maintenance facility, including:

- Demolition of all above ground structures only.
- Suitable disposal of waste materials, hazardous waste to be removed prior to demolition by a licenced subcontractor.
- Clearance of all waste materials and scrap vehicles from the site.
- The site also likely has vehicle inspection pits and below ground voids which will require backfilling with a suitably engineered design as part of the remediation strategy.

- The existing landscaping at the site, including the trees, will be retained as far as possible. Prior to any work commencing, the existing trees will be pruned to reduce their canopies, and tree trunks will be protected with suitable fencing. Exclusion zones will be created around each tree using physical barriers.
- Once work has commenced it is expected to take approximately 8 weeks until demolition completion.



3. Site Setup and Preparation

3.1 Site Security

- **Perimeter hoarding:** Secure hoarding will be erected around the site perimeter to prevent unauthorised access.
- **CCTV and Security Personnel:** CCTV cameras will be installed, and 24/7 security personnel will monitor the site.
- **Access Control:** A single entry point for site access will be implemented, with a sign-in/sign-out system for all personnel and visitors.

3.2 Utilities Disconnection

- **Utility Surveys:** Use existing drawings and CAT scan cable detectors for locating remaining services. Alternatively, arrange for utility mapping to be carried out.
- **Electrical Supply:** Coordinate with utility providers to disconnect electrical supply to the site and obtain isolation certificates for mains supply. Arrange for mobile site welfare or temporary electrical supply for site welfare facilities.
- **Water Supply:** Ensure water supply is mostly disconnected with a single temporary supply remaining for site welfare.
- **Gas Supply:** Safely disconnect and remove any gas supply lines only after receipt of a Gas Purge Certificate.
- **Telecommunications:** Disconnect all telecommunications services.
- **Fire Hydrant:** Maintain water service to an existing fire hydrant.

3.3 Asbestos Survey and Removal

- **Survey:** Conduct a thorough asbestos survey by a qualified specialist.
- **Removal:** Safely remove and dispose of asbestos-containing materials in accordance with regulatory guidelines via a certified third-party contractor.
- **Testing:** Carry out airborne testing upon removal of asbestos materials.

Any Notifiable Asbestos present on the site will be removed by a licenced contractor with all clearance certifications being forwarded to the building owner. An asbestos register has already been procured by the building owner along with a demolition and refurbishment asbestos survey in accordance with statutory requirements. All ACM will be removed in accordance with the HSE guidelines. Tight controls will be implemented along with background air monitoring. All ACMs will be removed prior to the general demolition and separated as far as is practicably possible from other materials. ACMs will be contained and transported to the most appropriate waste facility licenced to receive asbestos containing materials. A delivery notice for all asbestos will be issued to the client and included in the health and safety file, so that there is a complete audit trail for all ACM materials removed from the site. Any materials that may have been contaminated by asbestos debris will also be removed to a licenced waste disposal facility for appropriate separation and grading. The working methods and restrictions will be developed prior to the main site start with the appointed specialist contractor.

3.4 Hazardous Material Inspection

An inspection will be carried out in each building to identify if any drug / needle activity has taken place and animal faeces. If required a separate toolbox talk will be given to personnel working onsite to be made aware that if any needles are found that they inform the site manager immediately. (None has been identified to date). If any are found, they will be removed using extended grabber and placed in a concealed sharps container. The sharps will be removed offsite and incinerated by an appropriately licensed contractor.

3.5 Welfare Facilities

Provide and maintain:

- Toilets & washing facilities.
- Drying room for wet clothing.
- Canteen & mess facilities.
- First aid facilities in the site office.

3.6 Plant and Equipment

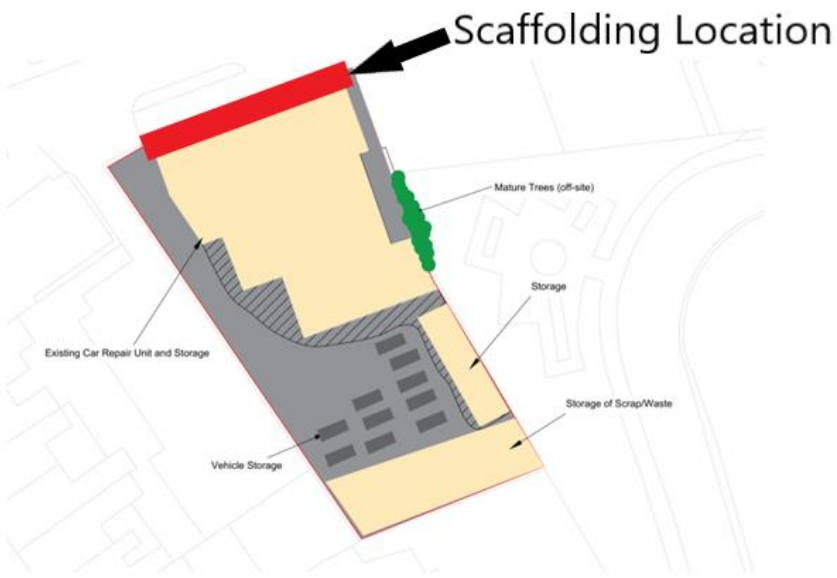
Plant & Equipment on site will be determined by the specialist demolition contractor but is likely to include (but not be limited to) the following;

- Excavators & various attachments
- Skid steer loader.
- Mobile Elevating Work Platforms.
- Small hand tools and access equipment
- Dust suppression equipment and dumpers.
- Crushing & screening equipment and loading shovels.
- Waste skips and road wagons
- Statis scaffolding

Site working is from 07:30 – 18:30 Monday to Friday, and 08:00 – 13:30 on Saturdays. No work on Sundays or Bank Holidays.

3.7 Scaffolding

Scaffolding will be erected at the front of the property facing Seymour Road and will remain erected until the duration of the demolition. Debris netting and hoarding boards will be installed to prevent any debris from falling onto the road or general public.



4. Demolition Sequence

4.1 Demolition Permit

Submit a demolition notice under the provisions of sections 80 and 81 of the Building Act to the local authority. A letter drop will be carried out by the building owner to all surrounding neighbours prior to the work commencing. This will describe the works, the overall duration, and provide contact details for the specialist demolition contractor. Issue appropriate notification to the HSE under the Construction (Design and Management) Regulations 2015.

4.2 Tree Protection

Prior to any work commencing the existing trees on the site will be pruned to reduce their canopies, with the intention of minimising future damage. Tree trunks will be protected with suitable foam padding. Exclusion zones will be created around each tree using physical barriers.

4.3 Soft Stripping

- Soft stripping will be undertaken to each of the buildings following removal of asbestos products and prior to demolition.
- During the soft strip all waste materials will be separated into individual waste streams for recycling purposes.

Soft strip will be carried out using the following techniques:

- Operatives are to be aware of Manual Handling Techniques and must have current Manual Handling training prior to soft stripping activities.
- Soft stripping generally consists of the removal of doors, frames, architraves, cable, skirting boards, carpets/floor tiles, suspended ceilings, cupboards etc. prior to demolition.
- Works are carried out by experienced operatives using small demolition orientated hand tools, such as, Mattocks, Crowbars, Sledgehammers, Claw hammers etc.
- Broken tiles are to be cleared into plastic sacks for disposal to avoid fibres and small sections blowing through the building into external plant and the site.
- Support frames are to be cut down progressively, following tile removal, and disposed of in scrap skips.
- Small debris and items will be placed into clear rubble bags, before being transported and placed directly into skips.
- Glass items are to be covered with cloth tape in a spider's web style to avoid shattering during soft strip exercises.
- All operatives are to be clean shaven and wear the correct RPE, according to the conditions and as instructed by the Supervisor. The Supervisor is to check that operatives are clean and the RPE record sheets are completed and submitted to the office.

4.4 Structural Demolition

Structures and elements of structures will be demolished using a demolition machine operated from a protected cab. Any plant and equipment used will be:

- Of a type and condition appropriate to the location and type of work involved.
- Controlled by a competent operator, who holds a valid certificate of training achievement where appropriate; and
- Always maintained in good working condition.

Any attachments should be properly fitted to machines of adequate power and stability for the intended use. The following attachments will be used during demolition work:

- Impact hammer.
- Hydraulic shears.
- Pulveriser.
- Grapple.
- Multi-purpose hydraulic attachments, e.g., interchangeable jaws.

Typical demolition specification excavator:



The following excavator attachments will be used to demolish the building, break slabs or load skips:

Hydraulic Shears	Hydraulic Grab	Bucket
		

Plant should only be operated on a surface strong enough to support it.

The demolition excavators will arrive on a low loader at a time that will cause the least disruption to local residents and business. More than 1 banksman will be present whilst the excavator dismounts/mounts the low loader. The excavator will enter the demolition area and the site will then be secured. Doors will be sealed, and all operatives will be instructed to not

re-enter the building at any time. No personnel will be allowed into the building during any phase of the demolition. Access to the demolition area will be under control of the assigned demolition contractor via the Permit to Work System.

Works will be carried out with standard machine on short arm with the capacity to reach and demolish the building safely, should there be a point where the machine is not able to reach in certain areas we will change the arm on the machine to a long arm which will ensure the demolition works are undertaken in a safe an organised manner. Whilst the building is being demolished water will be used to suppress the dust (refer to section 5. Environmental Management). The operator of the machine has CPCS card with the A65 category specific to operating demolition plant.

Prior to full structural demolition, an excavator fitted with a hydraulic grab will carefully lift off the steel roof of the structure. The steel will be placed into a stockpile adjacent to the building in a lay down area, away from the demolition, it will then be sifted through and processed using a combination of operatives and a second excavator with mechanical grab, into the relevant waste streams and then loaded into skips.

Following the roof removal, the demolition excavator will begin to demolish the structures. The machine will firstly demolish the building by working from top to bottom, pushing the walls into the footprint of the building using the grab attachment. The excavator will then proceed to work into the structure, demolishing the external walls as it progresses. Internal partitions will be demolished using the same technique with all arising materials remaining within the structure's footprint.

The building will be demolished a bay at a time, then the machine will stop demolishing and clear away the resulting material in to skips, this will keep a clear and clean work area for the machine to demolish the next bay. The steel roof trusses, and portal frame will be cut down using the shear attachment, stopping periodically to load the sections into the skip keep the work area clean and tidy. Water will be aimed at the structure during the demolition to suppress dust.

A second excavator will be on hand to process all arising materials, sorting them into each individual waste stream ready for removal. Waste materials will be loaded into 40 cubic yard skips that will be positioned adjacent to the works. Demolition rubble will be stock piled for crushing later in the program with the slab, these works will be covered in separate RAMS. The dampening down will continue whilst the materials are being loaded. Once each skip has been loaded, it will be picked up by a roll on/off skip wagon and sheeted to avoid any spillage of the contents. The skip wagon will then be escorted from site by a banksman. The materials

will be taken directly to a waste management facility and processed. Hard-core materials will be loaded into a tipper wagon and taken to the processing area in preparation for crushing.

4.5 Manual Demolition Techniques

- **Manual Demolition:** Where necessary, manual methods will be employed to ensure safety and precision.
- **Tool Power Supply:** Use extra low voltage power packs or 110v ac power tools with portable transformers.
- **Handheld Breakers:** Rotate operatives to limit exposure to Hand Arm Vibration, with health surveillance if necessary.

5. Environmental Management

5.1 Dust Control

- **Dust Suppression:** Use water spraying, dust screens, and other methods to control dust.
- **Monitoring:** Regular air quality monitoring to ensure dust levels remain within acceptable limits.

5.2 Noise Control

- **Noise Emission Limits:** Adhere to specified noise emission limits to prevent disturbance to nearby residents.
- **Mitigation Measures:** Use quieter machinery and schedule noisy activities during less sensitive times.

5.3 Waste Management

- **Segregation and Recycling:** Segregate waste materials on-site to facilitate recycling.
- **Hazardous Waste Disposal:** Handle and dispose of hazardous waste according to regulatory guidelines.

5.4 Vehicle and road Washing Facilities

Establish wheel washing facilities on site to prevent the highway becoming dusty or muddy.

Establish water supply and hosing facilities to allow the access road to be cleaned as necessary following egress of any plant from site.

6. Health and Safety

6.1 Site Induction

- **Comprehensive Induction:** All personnel will undergo a comprehensive site induction before commencing work. This induction will cover:
    - Site-specific hazards and controls.
    - Sign-In/Out**:** All operatives must sign in and out of the site.
    - Specific Inductions: Conduct further inductions for specific method statements, risk assessments, COSHH assessments, and the traffic management system.
    - Emergency procedures and evacuation routes.
    - PPE requirements and usage.
    - Safe work practices for demolition activities.

6.2 Personal Protective Equipment (PPE)

- **Mandatory PPE:** All personnel will wear the following mandatory PPE at all times:
    - Safety helmets to protect against falling debris.
    - High-visibility clothing to ensure visibility to machinery operators.
    - Safety boots with steel toe caps to protect feet from heavy objects.
    - Gloves to protect hands from sharp and rough materials.
    - Safety glasses or goggles to protect eyes from dust and debris.
    - Hearing protection in areas where noise levels exceed safe thresholds.
- **Task-Specific PPE:** Additional PPE will be provided for specific tasks, such as:
    - Respiratory protection for working in areas with dust exposure.
    - Full-body harnesses for working at heights.

6.3 Risk Assessments

- **Regular Risk Assessments:** Conduct regular risk assessments to identify potential hazards and implement appropriate control measures. These will include:
    - **Structural Stability:** Assessing the stability of structures before and during demolition to prevent unexpected collapses.
    - **Hazardous Materials:** Identifying and safely handling hazardous materials, including asbestos, chemicals, and lead.
    - **Working at Heights:** Implementing fall prevention measures such as guardrails, safety nets, and harness systems.
    - **Confined Spaces:** Identifying confined spaces and ensuring proper ventilation, monitoring, and rescue procedures.

6.4 Method Statements

- **Detailed Method Statements:** The demolition works will be procured with a specialist demolition contractor required to prepare detailed H&S plans and method statements identifying the exact sequence of works. The demolition plan from the specialist contractor shall be submitted for approval prior to the project's commencement. Examples include:
    - **Demolition of High Structures:** Using controlled methods such as top-down demolition to safely dismantle high structures.
    - **Manual Demolition:** Procedures for manually demolishing structures, ensuring the use of appropriate tools and techniques.
    - **Use of Heavy Machinery:** Safe operating procedures for excavators, cranes, and other heavy machinery used in demolition.

6.5 Emergency Procedures

- **Emergency Plan:** A comprehensive emergency plan will be developed and communicated to all personnel. This plan will include:
    - **Fire Safety:** Installation of fire extinguishers at strategic locations and regular fire drills.
    - **Medical Emergencies:** Availability of first aid kits and trained first aiders on-site at all times.

- **Evacuation Procedures:** Clearly marked evacuation routes and assembly points, with regular evacuation drills.
- **Rescue Operations:** Procedures for rescue operations in case of entrapment or collapse.

6.6 Monitoring and Supervision

- **Health and Safety Officer:** A dedicated Health and Safety Officer will be appointed to oversee all demolition activities and ensure compliance with safety procedures.
- **Daily Safety Briefings:** Conduct daily safety briefings to inform personnel of any changes in the work environment, new hazards, and updates to safety procedures.
- **Incident Reporting:** Implement a robust incident reporting system to ensure that all accidents, near-misses, and safety concerns are promptly reported, investigated, and addressed.

6.7 Training and Competency

- **Training Programs:** Provide regular training programs to ensure all personnel are competent in demolition safety practices. Training topics will include:
  - Safe use of demolition tools and machinery.
  - Asbestos awareness and handling procedures.
  - Working at heights and fall prevention.
  - Confined space entry and rescue techniques.
- **Certification:** Ensure all operators of heavy machinery are certified and competent in their use.

6.8 Control of Substances Hazardous to Health

Assess the risk to health of all hazardous substances used on site based on the manufacturer's Hazard Data Sheets and site-specific circumstances. Diesel and oil are identified as known hazardous materials, with COSHH sheets provided in the Health & Safety Plan.

6.9 Site Rules

- **Smoking:** Not permitted on site.

- **Substance Abuse:** No alcohol or drugs allowed on site.
- **Radios:** Not permitted on site.
- **Courtesy:** Operatives must be courteous to the general public and building staff.
- **Emergency Exits:** Must remain unobstructed.
- **Hot Works Permits:** Required for all hot cutting operations.
- **Substance Storage:** Use and store all substances as per written instructions.
- **Spillages:** Clean up immediately.
- **Waste Disposal:** Dispose of waste in correct containers.
- **Hazard Notices:** Obey all hazard notices and warning signs.

A specialist demolition contractor will be selected and appointed for the project. The specialist demolition contractor will be responsible for implementing all Health & Safety matters. The specialist demolition contractor will be responsible for developing this information to produce a detailed construction phase H&S plan. This plan will be submitted to the client and viewed by the principal designer for the project. The specialist demolition contractor will prepare the necessary method statements for the project. The construction phase H&S plan and the method statements will be available for submission to the planning authority as appropriate (and if requested) prior to commencement. The specialist demolition contractor will remain responsible for the safe implementation of their developed H&S plan for the duration of the work. The specialist demolition contractor will be required to consult and maintain a continuing close relationship with the Client and their consultant team to ensure the works proceed safely without risks to life and injury of either party's employees or the general public. No other Contactors will be working within the demolition zone. All employees are expected to raise matters of safety concern with the specialist demolition contractor's foreman who will have full responsibility for implementing this method statement and controlling health and safety on site.

7. Risk Assessment

7.1 Identification of Hazards

Identify potential hazards associated with demolition activities, including but not limited to:

- **Physical Hazards:** Slips, trips, and falls; falling objects; manual handling injuries.
- **Chemical Hazards:** Exposure to hazardous substances, including dust, fumes, and chemicals.

- **Biological Hazards:** Exposure to biological agents such as mould and bacteria.
- **Environmental Hazards:** Noise pollution, air pollution, and waste management issues.

7.2 Risk Analysis

Analyse the identified hazards to determine the likelihood and severity of potential risks. Use a risk matrix to prioritise risks and focus on the most significant hazards.

7.3 Risk Control Measures

Implement control measures to mitigate identified risks, including:

- **Engineering Controls:** Use of barriers, guards, and ventilation systems to reduce exposure to hazards.
- **Administrative Controls:** Implementing safe work procedures, training, and supervision to minimize risks.
- **Personal Protective Equipment (PPE):** Providing appropriate PPE and ensuring its use by all personnel.

7.4 Monitoring and Review

Regularly monitor and review the effectiveness of risk control measures. Conduct periodic risk assessments to identify new hazards and update control measures as necessary.

8. Traffic Management

8.1 Traffic Control

- **Designated Routes:** Establish designated routes for construction traffic to minimise disruption to local traffic and residential areas.
- **Restricted Delivery Times:** Schedule deliveries outside of peak traffic hours to reduce congestion and ensure smooth traffic flow.
- **Traffic Marshals:** Use traffic marshals to guide vehicles and ensure safety around the site.

9. Communication and Community Engagement

9.1 Stakeholder Communication

- **Regular Updates:** Provide regular updates to local residents and businesses through newsletters, community meetings, and a dedicated project website.
- **Community Liaison Officer:** A dedicated community liaison officer will be appointed to handle inquiries, provide information, and address concerns from the local community.
- **Contact Information:** Contact information for the community liaison officer will be displayed prominently on-site and on project communications.

9.2 Complaint Resolution

- **Complaint Handling Process:** Establish a clear process for handling and resolving complaints, with a commitment to respond promptly and take appropriate action.
- **Documentation:** Maintain a log of all complaints received and actions taken to resolve them, with regular review to identify and address recurring issues.

10. Monitoring and Review

10.1 Regular Inspections

- **Daily Inspections:** Conduct daily site inspections to ensure compliance with the Demolition Method Statement and identify areas for improvement.
- **Inspection Reports:** Document the findings of each inspection and implement corrective actions as needed.

10.2 Reporting

- **Weekly Progress Reports:** Submit weekly progress reports to Manchester Council, detailing demolition activities, compliance with environmental and safety standards, and any issues or incidents.
- **Continuous Improvement:** Feedback from inspections and reports will be used to continuously improve site management practices and address any deficiencies.

Appendices

Appendix A: Site Location and Existing Structure






AUTO CARE CENTRE
AUTOMOTIVE
SPARE PARTS


M.O.T
Test
Centre


Seymour Rd
Seymour Auto Garage

Emberon

Appendix B: Detailed Risk Assessment Table

Risk ID	Activity/ Hazard	Potential Impact	Risk Level (L/M/H)	Control Measures	Responsible Person	Monitoring/ Review
RA01	Site Clearance	Injury from debris, exposure to hazardous materials	M	Use PPE, conduct site inspection before work, proper disposal of hazardous materials	Site Manager	Daily site inspections
RA02	Demolition	Structural collapse, falling debris	H	Use controlled demolition methods, barriers, and exclusion zones	Demolition Contractor	Continuous monitoring during activity
RA03	Excavation	Cave-ins, contact with underground services	H	Shoring and trench supports, locate underground services before excavation	Site Supervisor	Regular inspection during excavation
RA04	Working at Heights	Falls, falling objects	H	Use scaffolding, harnesses, edge protection, and safety nets	Safety Officer	Weekly equipment checks
RA05	Manual Handling	Musculoskeletal injuries	M	Training on proper lifting techniques, use of mechanical aids	Health and Safety Trainer	Regular training updates
RA06	Electrical Work	Electric shock, fire	H	Isolate power supply, use insulated	Electrical Supervisor	Regular safety audits

				tools, ensure qualified personnel		
RA07	Use of Heavy Machinery	Equipment malfunction, collisions	H	Regular maintenance, operator training, designated paths	Machinery Operator	Pre-operation checks
RA08	Noise Exposure	Hearing damage, stress	M	Use of ear protection, noise barriers, scheduling noisy work in less sensitive times	Site Manager	Noise level monitoring
RA09	Dust and Air Quality	Respiratory issues, environmental pollution	M	Water spraying, dust screens, regular air quality monitoring	Environmental Officer	Continuous air quality assessments
RA10	Hazardous Substances (asbestos, chemicals)	Exposure leading to health issues	H	Proper PPE, safe storage, handling procedures, and disposal	Hazardous Materials Specialist	Periodic health monitoring
RA11	Slips, Trips, and Falls	Injuries from falls	M	Good housekeeping, clear walkways, proper footwear	Site Manager	Daily housekeeping checks
RA12	Fire Hazard	Burns, property damage	H	Fire extinguishers, clear evacuation routes, fire safety training	Fire Safety Officer	Fire drills and equipment checks

RA13	Confined Spaces	Asphyxiation, toxic exposure	H	Gas detection, ventilation, confined space training	Confined Space Supervisor	Pre-entry checks and permits
RA14	Public Interaction	Injury to public, complaints	M	Secure site fencing, clear signage, public liaison	Community Liaison Officer	Regular community updates
RA15	Traffic Management	Accidents, congestion	M	Designated routes, traffic marshals, clear signage	Traffic Coordinator	Continuous traffic flow assessment
RA16	Lifting Operations	Dropped loads, equipment failure	H	Use certified lifting equipment, trained operators, clear exclusion zones	Lifting Supervisor	Equipment inspection logs
RA17	Environmental Impact	Damage to local flora/fauna, pollution	M	Follow environmental protection guidelines, use eco-friendly materials	Environmental Officer	Regular environmental audits
RA018	Weather Conditions	Heat stress, hypothermia, wet/slippery conditions	M	Provide appropriate clothing, monitor weather forecasts, adjust work schedules	Site Manager	Weather monitoring and risk reassessment

Explanation of Risk Levels:

- **Low (L):** Minor injury or impact, easily controlled with standard precautions.
- **Medium (M):** Significant injury or impact, requiring specific control measures.
- **High (H):** Major injury or impact, needing extensive control measures and close monitoring.

Monitoring and Review Procedures:

- **Daily Site Inspections:** To ensure all control measures are in place and effective.
- **Regular Training and Updates:** To keep all personnel informed of risks and safety procedures.
- **Incident Reporting and Investigation:** To address any incidents promptly and prevent recurrence.
- **Periodic Risk Reassessments:** To identify new risks and update control measures accordingly.