St Gabriel's Student Accommodation Manchester (Demolition)

Demolition Management Plan

Planning Permission Issue



JULY 2023 | REV 2

Demolition Method Statement

Information Classification: Protected

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1.0 General

St Gabriel's, Oxford Place, Manchester M14 5TG

The project involves the demolition and partial demolition of existing buildings on site. The new build construction of 2 buildings up to 5 floors. The construction of a new sub-station, other out buildings and all other associated works.



Red line denotes approx. site boundary.

2.0 Planning and Programming

Demolition duration and key dates

- **Anticipated start on site:**

  24/07/3023
- **Anticipated completion date:**

  19 weeks
- **Expected working hours:**

  Monday to Friday 07.30 to 18.30, Saturday 08.00 to 14.00

The demolition phase of the project has been programmed to be completed within the 19 weeks in accordance with information set out within this document.

The construction programme has been prepared using ASTA Powerproject, planning and project management software.

The construction programme will be monitored, tracked, and updated on a regular basis by the project team with assistance from the planners.

A Temporary Works Schedule will be prepared that will identify key dates to be achieved within the design, detailing, approval, and manufacture / procurement processes for individual operations.

3.0 Site Logistics



Parking On Roads

Communications will start prior to commencement of demolition with Manchester City council to confirm if 'no parking' signs can be established at the four entrances to the site.

Delivery/ Removal of Welfare

Pre-planned welfare cabins will be brought to site, safely off loaded using a Hiab and installed. A banks man will be present during delivery of welfare village.

Delivery/ Removal of Waste Skips

- All 40yard RORO skips will be pre-planned.
- A banksman will be always present during deliveries and removals of skips.
- Full skips being removed will be covered.

Delivery/ Removal of Equipment

- All deliveries of equipment will be pre-planned.
- A banks man will be always present.

Delivery/ Removal of Plant and Excavators

- All deliveries of plant and excavators will be pre-planned.
- All heavy excavators will be brought to site under movement orders.

- A banksman will be always present.

Movement Onsite of Plant and Excavators

- All plant movements will be directed by the site manager only.
- A banksman will be present during all plant movements on site.
- Movement warning alarms are fitted to all excavators.
- Reverse CCTV is fitted to all heavy excavators.
- Plant will not be moved to other locations until its current task is complete.
- Plywood will be placed under the tracks of an excavator that traverses across existing hard standing areas that are to remain.



Areas and Activities







4.0 Methodology

Contents

- **Scope of Works**
- **Health, Safety and the Environment**
- **Pre-Commencement Works/ Checks**
- **Methodology**

Scope of Works

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- Site set up
- Widening access gates at Oxford Place.
- Removal of asbestos
- Soft stripping – Area 1, 2, 3, 4, 5 and 6
- Trial pits to expose existing foundation details.
- Removal of roof, chimney, erection of scaffold and separations – Area 1
- Soft stripping – Area 7
- Soft stripping – Area 8 and 9
- Hand Demolition – Area 2 and 3
- Excavator Demolition – Area 5
- Excavator Demolition – Area 6
- Separation – Area 4

- Excavator Demolition – Area 4
- Excavator Demolition – Area 1
- Crushing and backfilling – Area 1

General

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.

Demolition Concept

- The buildings will be separated then demolished in accordance with BS:6187: 2011 at all times.
- Structural stability will be maintained during demolition, working practices and technical guidelines will be adhered to at all times.
- All asbestos products will be removed in accordance with CAR regulations 2012.
- All persons working on site will be trained, experienced and competent.

Health and Safety Executive (HSE) and Construction Notice

- Following the creation of the Construction Phase Plan the HSE will be informed by the Employers Principal Designer regarding the Project and an F10 obtained.
- The demolition contractor will work closely with the McLaren's project management team to aid and assist with any planning consent approval documents/ processes to enable fulfilment of planning conditions.
- A Section 80 Notice will be required to demolish this building. The section 80 notice will be issued to Manchester City Council building control department. The council will issue a section 81 (approval to demolish). Structural demolition works will not commence until a section 81 approval is received.

Services

- Prior to commencement of works, all gas, water, electric and communication service disconnections will be arranged by the Employer to isolate the buildings. Demolition contractor to be issued with certification for all isolations, demolition or asbestos removal 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.

Asbestos Removal



Prior to commencement of works, an asbestos demolition survey must be carried out prior to the demolition starting, if there is notifiable asbestos present a licenced asbestos contractor will be employed, a plan of works developed if required the ASB5 applied for (2 weeks) , then all asbestos containing material will be removed by approved subcontractor. Should further asbestos be found in any areas of activity:

Should further asbestos be found in any areas of activity:



- Stop work immediately
- Form a localised exclusion zone
- Inform the 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.

Environmental

In advance of commencement of the project, a bat survey has been conducted (commonly known as a roost assessment or walk around) by ecologists. During induction, all team members will be instructed to be mindful of the possible presence of bats during their activities.

If suspect bat droppings are found (guano) or new roosts identified:

- Stop work immediately.
- Form a localised exclusion zone.
- Inform the Site Manager/Supervisor.
- Conduct a toolbox talk.
- Inform the Employer and, if required to do so, inform the ecologist directly.

During induction, all persons on site will be encouraged to be mindful of all potential wildlife in the working areas. Unusual wildlife activity will be reported to the Site Manager. If applicable the site manager will report the wildlife activity directly to the Environmental Officer and seek advice.

Vibration

McLaren Construction recognises that construction operations by their nature cause vibration and are noisy, however the impact on those living and working in the vicinity must be minimised as far as is reasonably practicable. Therefore the maintenance of good community relations is vital. Experience shows that construction noise has the potential to cause disturbance but can be tolerated if prior warning and explanation has been given to residents. McLaren will consult local residents/communities regarding works and to give them details of our site manager who will be able to deal with queries.

Construction working hours will be carefully managed. All works should take place between normal working hours 07:30 and 18:30, Monday to Friday. The only works being carried out on a Saturday morning will be quiet and low impact activities. Higher impact activities will be carried out during the middle of the day rather than early morning or late evening.

A scheme of noise and vibration monitoring (using RVT Group Monitex Vibration Monitor) will be undertaken and assessed periodically during construction. Monitoring would aim to demonstrate that noise and vibration levels are being sufficiently controlled in order to protect residents from adverse noise and vibration levels. The Noise and Vibration Monitoring Plan is shown later in this report.

We have undertaken an external assessment of the properties closest to the construction areas where vibration monitoring is likely to be required.

This management plan defines the measures to control and limit noise emissions and vibration levels, at residential properties and other sensitive receptors in the vicinity of the Project.
Best Practicable Means (BPM) of control will be applied during construction works to minimise vibration at neighbouring residential properties and other sensitive receptors arising from construction activities.

BPM will include vibration control at source: for example, the selection of quiet and low vibration equipment, review of construction methodology to consider other methods, location of equipment on site and control of working hours.

The recommendations of BS5228: 2009+A1:2014 ‘Code of practice for Noise and Vibration Control on Construction and Open Sites’, will be implemented, together with the specific requirements of this management plan.

Control measures for vibration and noise will include:

- Vehicles and mechanical plant will be maintained in a good and effective working order and operated in a manner to minimise noise emissions. The contractor will ensure that all plant complies with the relevant statutory requirements.
- HGV and site vehicles will be equipped with broadband, non-tonal reversing alarms.
- Compressor, generator and engine compartment doors will be kept closed and plant turned off when not in use.
- All pneumatic tools will be fitted with silencers/mufflers.
- Care would be taken when unloading vehicles to avoid un-necessary noise.

- The use of particularly noise plant will be limited, i.e. avoiding use of particularly noisy plant early in the morning.
- Restrict the number of plant items in use at any one time.
- Plant maintenance operations will be undertaken at distance from noise-sensitive receptors.
- Reduce the speed of vehicle movements.
- Ensure that operations are designed to be undertaken with any directional noise emissions pointing away from noise-sensitive receptors.
- When replacing older plant, ensure that the quietest plant available is considered.
- Drop heights will be minimised when loading vehicles with rubble.
- Vehicles should be prohibited from waiting within the site with their engines running or alternatively, located in waiting areas away from sensitive receptors.
- Hoarding screen will be erected to shield the front elevation from noise.
- A vibration monitoring regime will be in force during demolition and records up dated weekly. Initial pre start background vibration levels will be established and all further activities will be measured against this benchmark.
- Vibration assessment will be in accordance guidelines stated in code of practise BS: 7385 part 1 & BS:5228-2:2009.
- 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.
- 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 we'll 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.

In conclusion there is no high impact vibration through the demolition activities, which are reasonably minor since the buildings are low rise and being removed by a nibbler tool, gradually. Vibration levels due to the use of a vibratory roller at 10m from the works is predicted to be approximately 1.5 mm/s PPV.

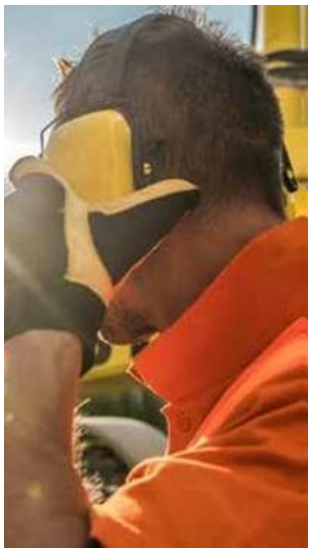
BS5228-2 notes "It is likely that vibration of this level in residential environments may cause complaint, but can be tolerated if prior warning and explanation has been given to residents". Residents will therefore be given prior warning ahead of this activity.

McLaren will limit the vibration levels arising from site activities at any residential building between 0800 and 1800 hours weekdays, 0800 to 1300 hours Saturdays, to a peak particle velocity

of 1.5mm/second in the vertical direction. No perceptible vibration is permitted in such buildings at any other time.

The site manager will monitor vibration and sound levels throughout the day and will suspend any activity not in compliance with this plan. Other techniques will then be determined.

Noise



McLaren will follow the BS5228 guidance mitigation techniques wherever practicable. These techniques are widely recognised as Best Practicable Means (BPM), outlined in Section 72 of the Control of Pollution Act 1974.

Particular attention will be paid to the following:

- Existing noise levels
- Distance from neighbouring sensitive receptors
- Management of site operations and timing of certain works
- Site hours
- Suitable plant items
- Frequent liaison with neighbours

Our closest neighbours are the residential blocks to the North and West, whom we'll liaise with closely. There are student halls to the south and further away is a college, shops and a small hotel. Although specific noise control levels are not specified McLaren will employ a noise meter and record levels at various locations, as per the below map. These are not permanent receptors but hand-held metering on a weekly basis or upon commencing potentially noisy operations.

BS 5228 details the ABC method to help determine the potential noise effect at dwellings. Using the ambient noise for reference enables threshold values to be determined for various times in the

day and days in the week. See below example table E.1. McLaren will adopt this formula of testing significant effects nearby the residential blocks.

Owing to the nature of the demolition processes it is inevitable that a temporary increase in noise will be experienced during the works. All works are to be carried out in accordance with best practice guidance. In the unlikely receipt of complaints, method reviews will be undertaken to see if the operation can realistically be modified under the best practicable means principle and with consideration to BS5228. If reduction of this noise level is unavoidable using BPM then the next actions will include contacting people within the neighbouring affected properly to inform them of the activities and resulting noise risk and its likely duration. A record of all action correspondence will be kept. It should be recognised that any excessive restriction applied to noise levels and hours of work, will result in a longer time period over which noisy works will be required and as such this will result in a longer period of disturbance to the neighbours.

The adjacent premises may all be in use during the works. McLaren will take into account noise, dust and disturbance to all adjacent building occupiers.

The site will be kept clean and tidy at all times and will accord with any statutory requirements. Particular attention will be given to preventing the contamination of adjoining roadways. Management of noise pollution and vibration control is given a high priority on all McLaren projects. Due to the close proximity of occupied buildings McLaren will endeavour to limit noise to acceptable levels, with regular noise monitoring completed by the site manager.

Table E.1 **Example threshold of [A1] potential significant ⟨A1] effect at dwellings**

Assessment category and threshold value period	Threshold value, in decibels (dB) [A1] ($L_{Aeq,T}$) ⟨A1]		
	Category A [A)]	Category B [B)]	Category C [C)]
Night-time (23.00–07.00)	45	50	55
Evenings and weekends [D)]	55	60	65
Daytime (07.00–19.00) and Saturdays (07.00–13.00)	65	70	75

[A1] *NOTE 1 A potential significant effect is indicated if the $L_{Aeq,T}$ noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.*

NOTE 2 If the ambient noise level exceeds the Category C threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a potential significant effect is indicated if the total $L_{Aeq,T}$ noise level for the period increases by more than 3 dB due to site noise. ⟨A1]

NOTE 3 Applied to residential receptors only.

[A)] Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.

[B)] Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.

[C)] Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.

[D)] 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.

Distance of nearby sectors



Childrens Hospital

Other Construction Site



Imperial Hotel



82m

Vacant premises next door



50m

Residential block



40m



Manchester Academy



621m

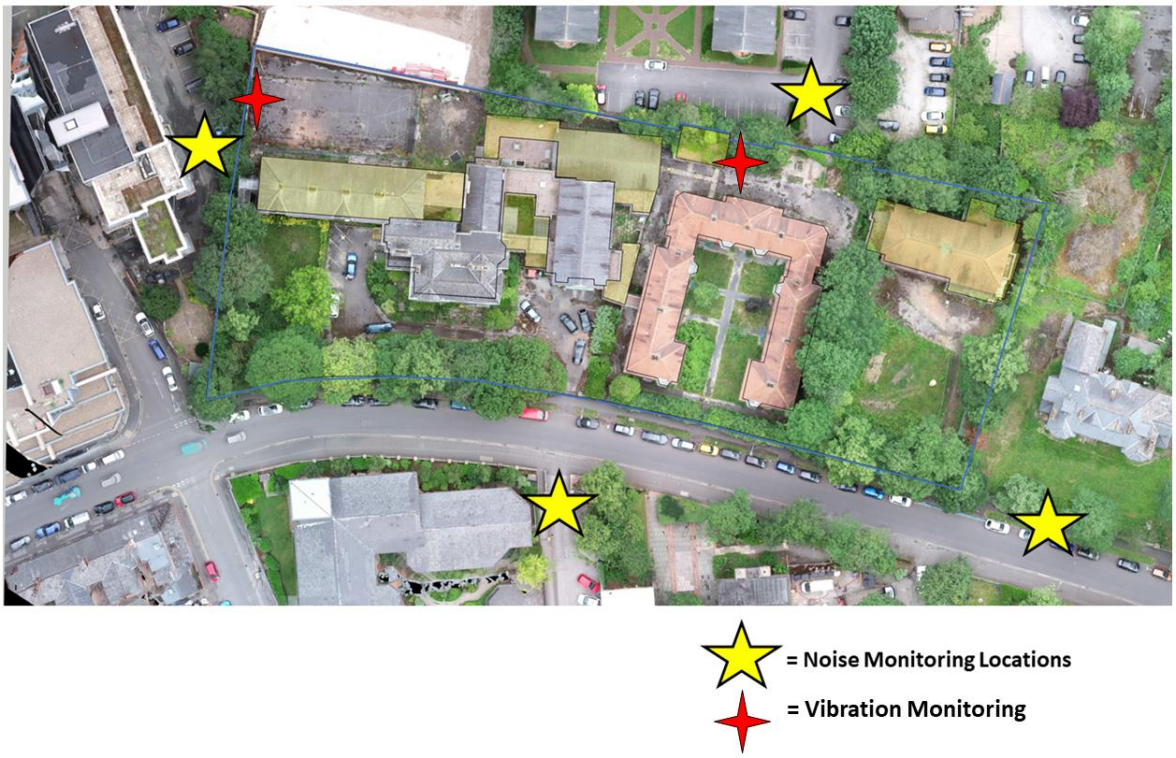
Student Halls 24m



292m Xaverian College



ation Classification: Protected



To summarise, the noisiest activity is crushing the demolition material into usable hardcore. We therefore propose to carry out all crushing away from site and deliver the crushed stone. In general, the machinery itself will be noisier than the operation it's carrying out. The on-time use of machines is assumed to be 75% of the time. The below machinery will be used on site:

- 45 ton excavator with grab attachment (103 Db level) Working level.
- 20-40-ton excavators (103 Db level) Working level.
- 8-wheeler – lorries DAF85 8x4's – 380hp engine size (92 Db level) Road at Ground
- 40 yarder – Scania 4 series 8 x 4 – 80hp engine size (92 Db level) Road at Ground

The noise levels from above machinery are expected to diminish to about 50 dB at the closest neighbouring properties but will be checked via noise meters.

The site manager will monitor vibration and sound levels throughout the day and will suspend any activity not in compliance with this plan. Others techniques will then be determined.

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Dust

- Dust mitigation measures will be in accordance with this management plan.
- Dust monitoring will be ongoing by the Site Manager/ Supervisor throughout all activities and further mitigation measures implemented if required.
- During this project, dust and run off will be the most significant environmental issue that will need to be contained.
- McLaren Construction will provide an adequate water supply to the site for use.
- This water supply will be directly applied to the structure using fog cannons.
- High reach excavators will have a supply of water directly from the working head area.
- 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.

Demolition Works – Hand Soft Stripping and Hard Demolition

General Risk Assessments and Method Statements

- Detailed task specific risk assessments and method statements (RAMS) will be created and approved for all activities on site.
- 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.

Competency

Our proposed full time Site Manager is experienced with this type of demolition. Minimum training will be:

- CCDO (Black card).
- CSCS Card.
- Asbestos awareness trained.
- First Aid trained.
- CCDO - Plant operator certificates.

Site Supervisors are experienced with this type of demolition. Minimum training will be:

- CCDO (Gold card).
- CSCS Card.
- Asbestos awareness trained.
- First Aid trained.
- CCDO - Plant operator certificates.
- Telehandler.
- IPAF.
- PASMA

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 demolition plant operators are experienced demolition plant operators, directly employed and trained to a minimum of:

- CPCS for the plant being used.
- Asbestos awareness trained.

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 an in-house 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 Site Manager:

- Induction records.
- Daily diary.
- DABS.
- Signing in/out records.
- Signed RAMS.
- Toolbox 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.
- Lifting tackle certificates.

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

Demolition

- On taking possession of the site, it will be inspected visually to identify areas of settlement that may be visible. We shall consider the stability of the ground at existing changes in levels, close to buried services, cellars, basements, and service trenches to ascertain the impact upon our proposed site operations.
- Fencing will then be erected to form the demolition exclusion zone.
- Plant will be delivered on drop bed low loaders.
- Prior to demolition commencing investigative works shall be undertaken as part of the soft stripping/asbestos clean-up operations to identify the loadbearing elements of the buildings and the direction of floor spans. This information will enable us to determine the

direction and sequence in which the building will be demolished whilst maintaining the structural stability of the remaining structure.

- Prior to commencing demolition and commencing any excavations we shall CAT scan high risk areas of the site to identify possible unidentified buried services, this survey will be supplemented by hand excavated trial holes if required.
- Any unidentified services encountered will be reported immediately to the Employer and the Design Team. Obvious remedial and or safety actions will be implemented immediately as an interim solution until such time as formal instructions are received or if appropriate utility company engineers attend site.

Access, Egress, Traffic, Security and Liaison

- Al All existing way leaves, access rights and easements will be agreed and discussed with the McLaren Construction. This will determine the confirmation of site access and egress, welfare location and configuration, shared access arrangements and the final demolition sequence.
- Demo contractor and McLaren will liaise with the occupants of neighbouring properties and any other stakeholder parties regarding access/egress and outline planned activities.
- Access gates shall be incorporated into the fencing, and these will be kept secured in a closed position and manned by an operative and they shall only be opened under their supervision.
- Emergency out of hours contact numbers shall also be displayed and includes the Site Project Manager Gerald Simpson 07435949158.
- A traffic management plan will be drawn up then issued to McLaren Construction for approval.
- Traffic management within the site will be introduced to segregate pedestrians from road vehicles plant.
- Routes will be determined taking into consideration known buried services.
- 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. Where necessary 8 wheeler lorries will be sheeted.
- Banksmen will be deployed at all times during plant movement operations and demolition.
- Note: There is currently a construction site to the rear of Area 1. During our visit it was noted that the construction work and new hoarding clearly indicate that access to the rear of property 1 is no longer available (See picture below)



The access gate widths on Oxford Place will need to be extended to allow skip wagons and other plant on site. Please see below:



- During site induction all team members will be instructed regarding access/ egress, parking and security.
- A mandatory site speed limit set at 5MPH will be observed at all times.
- Banksmen will be deployed at all times during plant delivery/ removal periods.

Welfare, Site Establishment and Security

- A pre demolition dilapidation survey will be conducted with the client.
- A welfare village will be established in front of Area 9 (the chapel).
- The village will be separated from the site using sign posted barriers and pedestrian hoops.
- A site car park will be established in two locations (Phase 1 and 2)
- A muster point will be agreed and established.
- A smoking area will be agreed and established.



Security

- The site will be surrounded by Heras fencing and existing walls.
- A manned guard will be present during out of hours and weekends.
- The overall site security will be the responsibility of McLaren Construction.

Outline Methodology





Disconnection of Services

Applications have already been made to the utility companies for disconnections. Please see extract screen prints below for details.

Gas

All existing natural gas shall be disconnected and stripped out as required by the gas authority (Cadent) prior to the commencement of the demolition contract and managed by the developer separately. Therefore, costs and programming associated with the disconnections should not form part of the tender.

An application for the disconnections has been made to Cadent and, at the time of writing this report, the applications are being processed with the intention to have the works undertaken prior to the demolition contract.

Arrangements for the removal and collection of the meters via the shippers shall be arranged by the end client, however due to the timescales this could be during the demolition contract. The contractor shall allow safe access to the meters (if required during the demo contract). The energy meters shall be identified and protected during the demo works until a point in time they are collected.

Water

All existing mains cold water services shall be disconnected and stripped out as required by the water authority (United Utilities) prior to the commencement of the demolition contract and managed by the developer separately. Therefore, costs and programming associated with the disconnections should not form part of the tender.

An application for the disconnections will be made to United Utilities with the intention to have the works undertaken prior to the demolition contract.

Arrangements for the removal and collection of the meters via the shippers shall be arranged by the end client, however due to the timescales this could be during the demolition contract. The contractor shall allow safe access to the meters (if required during the demo contract). The energy meters shall be identified and protected during the demo works until a point in time they are collected.

Electric

From record drawings eight number live Low Voltage DNO supplies have been identified entering the site boundary and disconnection applications made to the local DNO (Electricity northwest). At present the applications are being processed with the intention to have the works undertaken prior to the demolition contract.

On disconnection / isolation of the electrical supplies the DNO shall provide a disconnection certificate which shall be issued to the demolition contractor. The demolition contractor shall remain responsible for ensuring the electrical supplies are all dead and the area is electrically safe for the works to be undertaken.

Site Set Up

The proposed welfare village and on-site parking arrangement set up is shown below.



- Note: Parking in front and rear of building 1 will be moved to Area 5 when demolished.
- Once the front gate leading into the Chapel area has been widened a Hiab will deliver the welfare cabins.
- It is expected that some of the cabins will be double stacked therefore temporary works will apply.
- The welfare will be surrounded by pedestrian fencing and sign posted.

The welfare will consist of:

- Office
- Mess facilities
- Male/ female toilets
- Drying room
- Stores
- Pedestrian fencing

Widening of Existing Gateways at Oxford Place



- Trained operatives will place temporary pedestrian barriers to the front and rear of the existing gates.
- Pictures will be taken of the existing entrances to enable the rebuild when the whole scheme is finished.
- Using hand tools, the team will carefully remove any existing gates then demolish the wall wide enough to allow access/ egress via plant/ skips wagons.
- If a drop kerb does not exist at these locations, temporary ones will be placed in the gutter line.
- Note: All deliveries of plant and skip wagons will be planned and a banks man always present
- Note: McLaren will need to secure 'no parking' at the entrance to the site.

Removal of Asbestos

- Full R&D asbestos surveys are in place prior to soft strip or demolition.
- All non-licensed asbestos will be removed by our Cat B, medical and trained staff. The removal of this product will be in accordance with asbestos regulations 2012.
- All waste will be placed into locked asbestos skips then taken to a licensed land fill.
- All notifiable asbestos will be removed by one of our asbestos licensed sub-contractor partners.
- All licensed products will be advised to the HSE via an ASB5 2 weeks prior to removal.
- All licensed materials will be removed under negative pressure/ fully sealed conditions.
- All licensed asbestos will be removed in accordance with asbestos regulations 2012.
- All waste will be placed into locked asbestos skips then taken to a licensed land fill.

Soft Stripping – Areas 1, 2, 3, 4, 5 and 6

- These areas are for demolition; therefore, the soft stripping will not be to a refurb standard.
- Exclusion zones will be communicated and placed around pre planned windows in Area 1.
- Once the exclusion zone is in place the 1st, 2nd and 3rd floor windows will be removed from the inside by trained operatives. The windows will be used to discharge materials out of the upper floors of the building in a safe manner into preplaced skips that are surrounded by Heras fencing.
- General and timber 40yard RORO waste skips will be brought to site.
- The skips will be placed either under 'drop zone' windows or at other locations at ground level.

Area 1

- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 1.
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following:

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped material at ground floor level will be 'walked' out of the building then placed on the floor close to the skip. This material will be placed into the skips using a smaller excavator fitted with a hydraulic grab.
- All soft strip material at levels 1st, 2nd and 3rd floors will be removed from the building via the removed windows into the preplaced and Heras fence surrounded skips below.
- Periodically removal of waste will cease when the skips are replaced.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Area 2

- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 2
- All material will be separated at source to promote recycling streams

The trained operatives will remove the following:

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped materials will be ‘walked’ out of the building then placed into the skip.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Area 3

- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 3.
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following:

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped material will be ‘walked’ out of the building then placed into the skip.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Area 4

- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 4
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following:

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped material will be ‘walked’ out of the building then placed into the skip.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Area 5

- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 5
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following:

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped material at ground floor level will be ‘walked’ out of the building then placed into the skip.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Area 6

- Trained operatives wearing appropriate PPE and using hand tools will carefully strip the inside of area 6

The trained operatives will remove the following:

- All mechanical and electrical apparatus
- All stripped material will be ‘walked’ out of the boiler house then placed into a scrap skip.
- All scrap waste will be taken by RORO wagons to a scrap yard.

Confirming Foundations of Existing Structures

Using hand tools, a team of trained personnel under the instruction of the client’s engineer will excavate and ex- pose the footing of the buildings that are to be retained.

Erection of Scaffold and Separations - Area 1a and 1b

- Design scaffold will be erected around area 1a and 1b to protect the other buildings that are to remain and to give edge protection to the trained operatives conducting hand demolition of these areas.
- Once the scaffolds are erected trained personnel from a MEWP will remove the roof tiles in Areas 1a and 1b
- From the MEWP trained personnel will demolish by hand the chimney in Area 1b

- Teams of trained personnel using hand tools and working closely with those trained personnel in the MEWP will hand demolish and remove the roof trusses in Area 1a and 1b.
- From inside and from the scaffold trained personnel using hand tools will hand demolish and separate Areas 1a and 1b from the buildings to be retained.
- During hand demolition the scaffold will be reduced to allow the team to install pre-approved weather protection timber and visqueen to the 'now exposed wall'.

Soft Stripping Area 7



- This area IS NOT for demolition; therefore, the soft stripping will be to a refurb standard.
- General and timber 40yard RORO waste skips will be brought to site.
- The skips will be placed either under 1st 'drop zone' windows or at other locations at ground level.
- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 7
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following expose brickworks and ceiling joists

- Floor coverings
- Loose and fixed furniture
- Any false ceilings

- kitchens
- Stud walls
- Doors, frames and architraves

- All soft stripped material at ground floor level will be ‘walked’ out of the building then placed on the floor close to the skip.
- All soft strip material at levels 1st floors will be removed from the building via removed windows into the pre- placed and Heras fence surrounded skips below.
- Periodically removal of waste will cease when the skips are replaced.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Soft Stripping Area’s 8 and 9



- These areas ARE NOT for demolition; therefore, the soft stripping will be to a refurb standard.
- NOTE: Ground floor rooms in building 8 only require minor sympathetically soft stripping. When the work in this area is completed the site manager will lock the rooms and inform the team that these rooms are now excluded from the project.
- General and timber 40yard RORO waste skips will be brought to site.
- The skips will be placed either under 1st ‘drop zone’ windows or at other locations at ground level.
- Trained operatives wearing appropriate PPE and using hand tools will carefully soft strip the inside of area 7
- All material will be separated at source to promote recycling streams.

The trained operatives will remove the following expose brickworks and ceiling joists

- Floor coverings
- Loose and fixed furniture
- Any false ceilings
- Kitchens

- Stud walls
- Doors, frames and architraves

- All soft stripped material at ground floor level will be 'walked' out of the building then placed on the floor close to the skip.
- All soft strip material at levels 1st floors will be removed from the building via opened windows into the preplaced and Heras fence surrounded skips below.
- Periodically removal of waste will cease when the skips are replaced.
- All separated waste will be taken by RORO wagons to a licenced recycling facility.

Hand Demolition – Area 2 and 3



Area 2

- The Area will have been soft stripped.
- Heras fencing will be placed across the front of Area 2
- Edge protection scaffold will be erected around Area 2
- Water will be used to suppress dust.
- Trained personnel using hand tools will separate the double storey link corridor and stairs from those being retained either side then hand demolish the structure.
- Demolition will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times.
- The scaffold will be reduced in line with hand demolition.
- A temporary haul road will be established immediately behind the welfare to allow movement of materials from Area 2 to Area 1 where it will be crushed later. The temporary road will be removed.
- The scaffold removed and an excavator will load dump trucks with brick/ concrete during none break periods.
- A banks man will be present during all material movement periods.

Area 3

- Separations and demolition.
- The Area will have been soft stripped.
- Heras fencing will be placed in front and rear of Area 3.
- Note: As this is a single storey structure no scaffold is required.
- Water will be used to suppress dust.
- Trained personnel using hand tools and working off mobile scaffold erected by PASMA trained personnel will separate the single storey link corridor from those being retained either side then hand demolish the structure.
- Demolition will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times
- The scaffold will be reduced in line with hand demolition.
- When Area 4 is demolished, an excavator will load dump trucks with brick/ concrete which will take the brick/ concrete around the rear to Area 1 were it will be later crushed.
- A banks man will be present during all material movement periods.

Excavator Demolition – Area 5



- Area 5 will have been soft stripped.
- Heras fence will be erected to the front and rear,
- Banks men will be stationed at a safe distance.
- Water will be used to suppress dust.
- Suitable demolition excavators will be delivered to site and tracked through the existing gate.
- The excavators fitted with various hydraulic attachments will demolish the structure in a stepped sequence to maintain stability and control of the structure.
- Material will be separated at source. All general, timber and metal waste will be placed into pre delivered 40yard RORO skips.
- Demolition will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times.
- When the demolition of area 6 and 4 is complete, all brick and concrete will be transported via dump trucks to Area 1 where it will be later crushed
- All digging areas will be CAT scanned.
- Any slabs and foundations will be removed to a depth of 1.5m
- A watching brief regards archeologic remains will take place during the removal of the slab and foundations
- If archaeological remains are found, then work will cease on the foundations and the client informed.

Excavator Demolition – Area 6



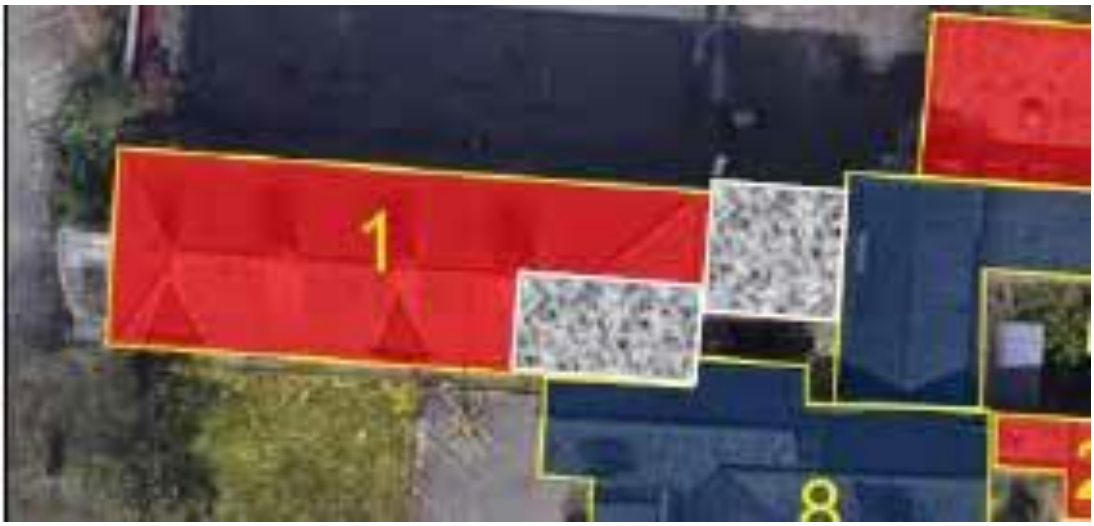
- Area 6 will have been soft stripped.
- Heras fence will be erected around the structure.
- Banks men will be stationed at a safe distance.
- Water will be used to suppress dust.
- Suitable demolition excavators will be delivered to site and tracked from area 5.
- The excavators fitted with various hydraulic attachments will demolish the structure in a stepped sequence to maintain stability and control of the structure.
- Material will be separated at source. All general, timber and metal waste will be placed into pre delivered 40yard RORO skips.
- Larger metals (Boiler) will be either hydraulically sheared by the excavator or hot cut using oxygen/ propane under a hot works permit.
- All demolition and dismantling will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times.
- All brick and concrete will be transported via dump trucks to Area 1 when Area 4 is demolished where it will be later crushed.
- All digging areas will be CAT scanned.
- Any slabs and foundations will be removed to a depth of 1.5m
- A watching brief regards archeologic remains will take place during the removal of the slab and foundations
- If archaeological remains are found, then work will cease on the foundations and the client informed.

Hand Separation and Excavator Demolition – Area 4

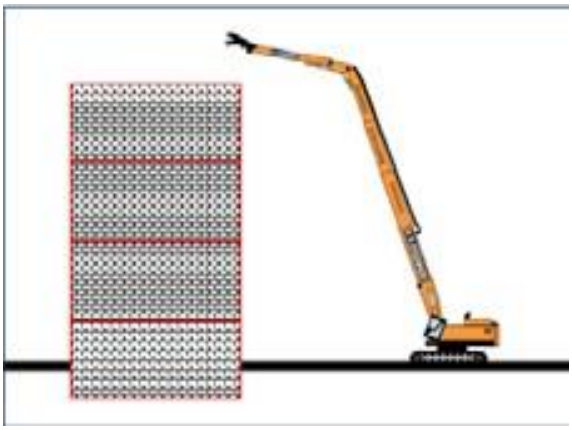


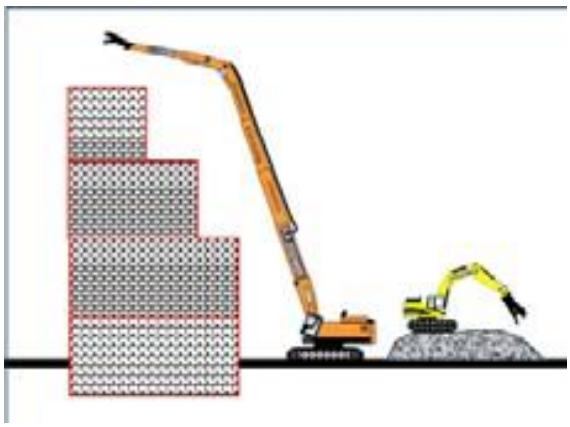
- Area 4 will have been soft stripped.
- Trained personnel working from mobile scaffold erected by PASMA trained persons will separate Area 5 from Area 9 using hand tools.
- The demolition materials generated from the hand separation will be left inside Area 4 and dealt with by the on- coming Excavators.
- Heras fence will be erected around the structure.
- Banks men will be stationed at a safe distance.
- Water will be used to suppress dust.
- Suitable demolition excavators will be delivered to site and tracked from area 6.
- The excavators fitted with various hydraulic attachments will demolish the structure in a stepped sequence to maintain stability and control of the structure.
- Material will be separated at source. All general, timber and metal waste will be placed into pre delivered 40yard RORO skips.
- All demolition and dismantling will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times.
- All brick and concrete will be transported via dump trucks to Area 1 where it will be later crushed
- All digging areas will be CAT scanned.
- Any slabs and foundations will be removed to a depth of 1.5m
- A watching brief regards archeologic remains will take place during the removal of the slab and foundations
- If archaeological remains are found, then work will cease on the foundations and the client informed.

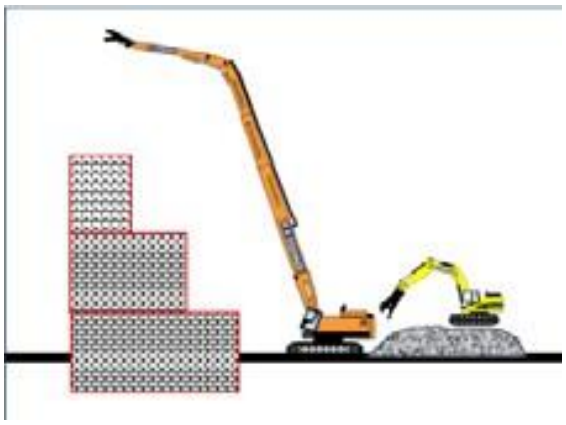
Excavator Demolition – Area 1

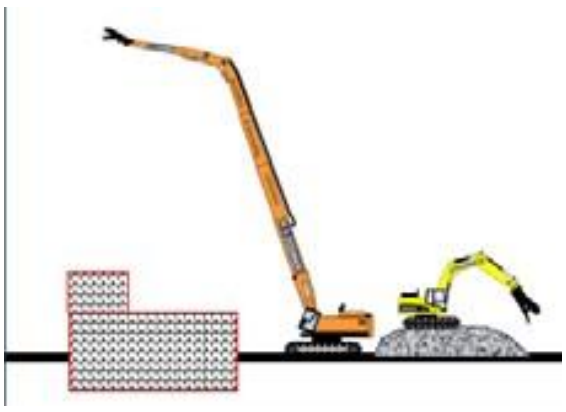


- Areas 1a and 1b will have been hand demolished therefore separating Area 1 from Areas 8 and 9
- The area 1 will have been soft stripped.
- Cars parked at the front will be moved.
- Heras fence will be erected around the structure.
- A high reach excavator will be brought to site via the widened front gate.
- Banks men will be stationed at a safe distance.
- Water will be used to suppress dust.
- Water will be connected direct to the high reach excavator as it has ‘self-generating’ water pumps at the attachment head of the high reach arm.
- Further excavators used to demolish Areas 5, 6 and 4 will serve the high reach excavator and clear demolition materials as demolition progresses.
- The high reach excavator fitted with various hydraulic attachments will demolish the structure in a stepped sequence to maintain stability and control of the structure.







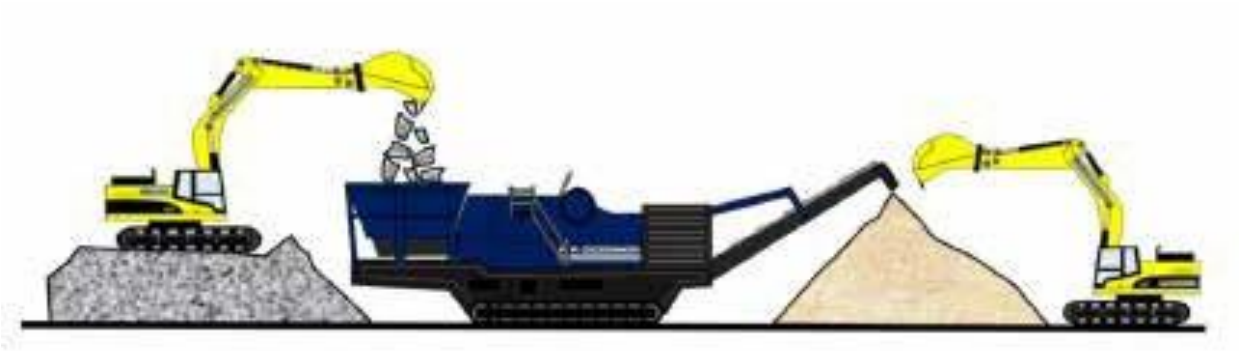


- When sufficient height has been removed from Area 1 the long arm will be removed from the high reach excavator and a standard arm fitted.

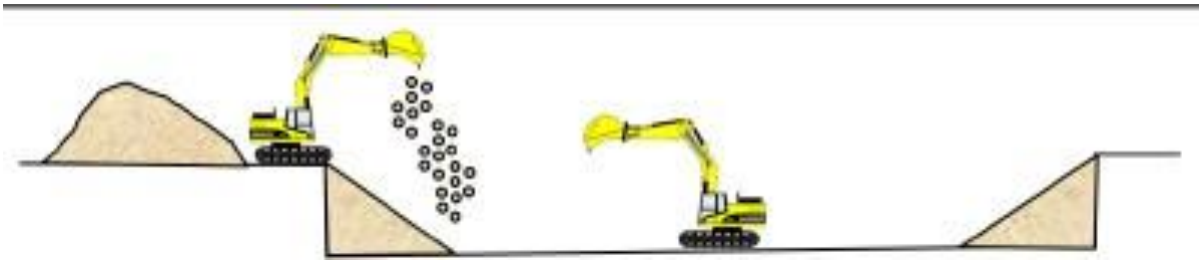
- Both the converted high reach excavator and standard serving excavator will now demolish the remainder of Area 1.
- Material will be separated at source. All general, timber and metal waste will be placed into pre delivered 40yard RORO skips.
- All demolition and dismantling will be in accordance with BS6187: 2011
- Stability of the structure will be maintained at all times.
- Having demolished Area 1 all digging areas will be CAT scanned.
- The part cellar, its slabs and foundations will be removed to a depth of 1.5m
- A watching brief regards archeologic remains will take place during the removal of the slab and foundations
- If archaeological remains are found, then work will cease on the foundations and the client informed.

Crushing And Back Filling

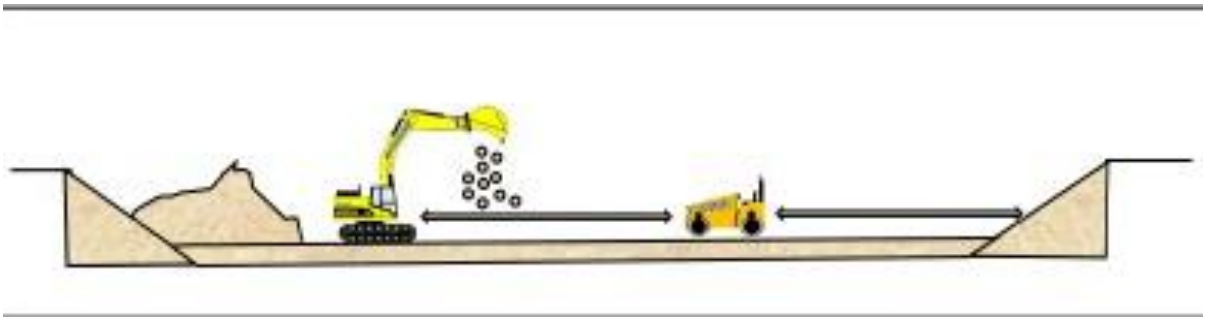
- A crusher will be brought to site.
- The brick and concrete that is stockpiled around Area 1 will be crushed to 6f2.
- One of two of the excavators used in the crushing operations will load the crusher hopper with unprocessed material.
- The 2nd excavator will clear the belt of arisings then stockpile the processed 6f2.
- The 6f2 product will be tested.
- Water suppression will be in place to limit any dust.



- Area 1 excavated areas will be back filled in layers using the generated 6f2 material, thus creating a piling mat.



- A suitable roller will compact the layers of 6f2



Demobilise

- On complete of the works all plant and excavators will be safely loaded onto low loaders and taken off site
- All equipment and welfare cabins will be safely loaded and taken off site.
- A post demolition dilapidation survey will be conducted with the client.
- The works will be signed off as ‘Practical Completion’.

This method statement has been developed specifically to demonstrate our understanding of the project requirements and to ensure that the project can be safely managed whilst minimising the impact for all stakeholders.

Prior to the commencement of each stage or phase of the demolition works specific method statements will be produced and agreed with the McLaren project team.

APPENDICES

A. Aerial Photograph

