J FREELEY LTD

Demolition Survey Report
Single-Storey Retail Units (Rev. 1 - 22/11/2023)
Newton Street / Postal Street, Manchester

The building comprises of a row of single-storey commercial units fronting on to Newton Street, Manchester.

The front elevation is set back 3 metres from back of footpath on Newton Street.



The gables of the building abut Postal Street and Faraday Street which are narrow side streets with narrow footpaths.

The gable abutting Faraday Street is set back approximately 2.5 metres from back of footpath, whilst the Postal Street gable wall is on line of the back of the narrow footpath.



The building is of steel frame construction with brick external walls.

Steel columns along the front and rear elevations are set at approximately 5 metre centres and support steel trusses spanning from front to rear. Z purlins spanning between trusses support the roof which appears to comprise of Kingspan type roof sheets.

Internally the units have a suspended ceiling. The roof is dual pitched with a gentle slope. Dividing walls between units are constructed in clockwork.

The units are empty having already been cleared of contents, furniture etc.

It is our understanding that the Employer has arranged with relevant utilities for disconnection of services to the building. However to date confirmation of service disconnections has not been provided to us.

Demolition Asbestos Survey has been carried out. Report has positively identified asbestos containing materials that will be removed prior to commencement of demolition.

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METHOD STATEMENT FOR
DEMOLITION WORKS
AT
POSTAL STREET
MANCHESTER

Rev. 1 (22/11/2023)

INSPECTIONS & SURVEYS

1. An inspection will be carried out to check for hazards such as sharps and unguarded openings. These will be made safe as located, clearly barriered off and/or taken into account in the development of the risk assessment and method statement for the demolition.

2. A condition survey will be undertaken at this stage, including any surrounding areas that could be affected by the works.

PAPERWORK / AUTHORISATIONS

3. Application to Manchester City Council Highways Department to temporarily close off Postal Street highway and footpath during the demolition work in this area.

4. Written confirmation of the isolation of all services, isolation point locations etc. will be obtained from client/design team.

5. All personnel will receive a detailed and documented site induction, which includes briefing on the CPP (incl. RAMS) and on site rules which are drafted and displayed in accordance with the CPP.

SITE SETUP

6. Heras fencing to be erected to fully enclose the site.

7. HGV entrance/exit will be established.

8. Warning notices will be displayed on the site perimeter and the fencing/hoarding's integrity and the presence of the warning notices will be confirmed daily by our Site Supervisor. Gates in the fencing will be locked when unattended.

9. The contact details of the Site Manager to be advertised at the site entrance in case of issues arising.

10. Lay steel road plates over underground pipeline and services, where these are likely to be traversed by heavy plant or HGV's. Locations requiring protection will be identified prior to commencement.

11. Welfare facilities, including changing room, toilets, canteen and office, will be provided by the client/ main contractor. A self-contained system in terms of water, drainage, heating and electricity supply will be provided.

12. The site compound will be enclosed with Heras fencing and a pedestrian gate.

13. A separate area will be designated for skips. All loading and unloading will be carried out within this area. Wagons will drive forward onto site and drive forwards off site under the control of a competent banks person safely located to ensure the safety of any pedestrians and other traffic.

14. A dust suppression unit will be kept on site for use in controlled dust suppression as necessary during the progress of the works.

15. RAMS, Site Rules and all other posters and information, as required by the company Health and Safety Policy, will be displayed in the welfare/offices.

16. COSHH materials will be kept in a COSHH store, drip trays will be provided for fuelled equipment. Storage areas will be organised to provide safe travel/transportation routes minimising risk of collision, damage or loss of materials.

17. In accordance with the control measures established as being required in the site fire risk assessment, which forms part of the Demolition Plan structure, fire-fighting equipment, warning systems and fire escape routes will be set up. A Fire and Emergency Notice confirming these arrangements will be briefed to all personnel as part of the induction and displayed in the welfare/offices.

18. Site Supervisor will ensure measures are in place to protect drains, manholes, inspection chambers, gullies, vent pipes and fittings that are still in use. The positions of manholes, details of drains plugged and position of all service entry points to site are to be recorded for the Health & Safety File.

PRE-DEMOLITION ACTIONS

19. Prior to work commencing the Site Supervisor will give a formal briefing on H&S issues and record this on the site briefing sheet.

20. A thorough inspection is to be carried out for drug paraphernalia and sharps prior to commencement of works.

21. Controlled areas /exclusion zones will be delineated by heras fencing combined with signs and these areas will be out of bounds to operatives and visitors with the exception of key staff as permitted by the site supervisor.

REMOVAL OF ASBESTOS CONTAINING MATERIALS (IF APPLICABLE)

22. This element of work will be covered by a separate Plan of Work and will be carried out in accordance with Control of Asbestos Regulations 2021.

INTERNAL STRIP OUT

23. Operatives to carry out soft strip of the buildings by removing furniture and stored items. Any heavy and/ or awkward items handled by two operatives working as a team. Arisings will be removed to a designated external area and machine loaded on to skips or wagons for disposal from site.

24. Arisings will be removed to a designated external area and machine loaded (tracked excavator fitted with cab guard protection and selector grab attachment) on to skips or wagons for disposal from site.

MACHINE DEMOLITION

25. The building will be demolished in a planned and carefully controlled way using tracked excavator (fitted with cab guard protection), with selector grab attachment, in accordance with BS 6187:2011 and in accordance with the structural assessment completed. The method of demolition and equipment selected are designed to minimise the potential for release of dust.

26. Controlled areas /exclusion zones will be delineated by barrier tape combined with signs and these areas will be out of bounds to operatives and visitors with the exception of key staff as permitted by the site supervisor.

27. Demolition will commence from the area closest to the car park (Dean Street) and progress away from this area towards Newton Street - see below. The green will be the initial demolition, followed by the yellow arrow working towards the Postal Street and Faraday street elevations.



28. Demolition will be top downwards. Roof sections will be lifted off with selector grab attachments. Walls will be demolished using muncher attachment.

29. Demolition shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration.

30. Machine demolition will at all times be monitored by a trained and competent signaller, safely position, who will coordinate operations with the plant operator. Communication by means of hand signals / two way radios.

31. Site Supervisor will monitor the structural condition of the building on an ongoing basis and will take all necessary action to make the building safe either by remote mechanical demolition or by temporary propping or support. A final inspection will be carried out at the end of each working day to check that there are no dangerous or unsafe structures.

REMOVAL OF ARISINGS

32. As parts of the buildings are demolished arisings will be separated and sorted using Excavator with selector grab attachment and then loaded on to skips or wagons for disposal from site.

33. Vehicle movements as per above.

RECYCLING/WASTE

34. A Site Waste Management Plan will be put in place for the works, detailing arrangements to re-use, recycle and dispose of waste materials arising from the works.

35. Asbestos containing materials will be placed in a sealed and clearly marked skip and taken to a licensed disposal site. All movements to be under a Hazardous Waste Consignment Note.

36. Metal arisings will be placed in a metal skip and be taken off site for recycling.

37. Selected demolition arisings (masonry, concrete) will be used for backfilling voids on site. Surplus will be removed on site for recycling/re-use by others.

38. Timber arising from the demolition will be recycled off site.

39. General waste will be removed from site in general waste skips and sorted by others off site and recyclable materials recovered at a waste transfer station by appointed waste company.

40. Waste transfer notes will be obtained for all consignments of waste removed from site. Copies of waste carrier's registrations will be maintained on site for all companies removing waste and copies of waste management licenses obtained for waste taken to landfill or for further treatment elsewhere.

DUST SUPPRESSION

41. Best Practicable Means (BPM) will be used in controlling dust emissions, in accordance with the Best Practice Guidance by the GLA 2006 for The Control of Dust and Emissions from Construction and Demolition. Best Practicable Means (BPM) will be used to minimise noise, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

42. All works are carried out with due regard for 'The control of dust and emissions from construction and demolition' Best Practice Guidance.

43. The preferred method to ensure that significant dust is not released into the air is to suppress it at source with water. This applies during the dismantling, crushing, and during the subsequent movement of arisings between various areas of the site and their transport off site.

44. Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration.

45. All wagon loads to be fully sheeted.

46. Dust levels will be continually measured and monitored by the Site Supervisor throughout the works.

47. No open fires allowed on site. This will avoid the necessary release of smoke, particles and combustion products from the demolition site.

NOISE

48. It is anticipated that noise levels will not exceed 80 dB. Noise levels and site and at the site boundary will be continually measured and monitored by the Site Supervisor throughout the works.

49. Agreed working hours to be complied with and no unnecessary noise to be generated.
Working hours/days:

Monday - Friday: start at 8.00 AM and finish at 6.00 PM

Saturdays, Sundays & Bank Holidays: No work permitted

50. All plant use on site will be operated in accordance with manufactures instructions and best practice and will be fully serviced and maintained in good working order.

51. All plant engine covers will be kept in place at all times with plant that is not in use shut down.

52. Compressors and generators will be of a super silenced type.

53. The sounding of vehicle horns on site will be strictly forbidden, unless in an emergency capacity.

54. All site plant will be effectively silenced and located in such areas of the site to minimise noise levels off site to sensitive areas.

55. Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration.

56. Compressors shall be fitted with properly lined and sealed acoustic covers, which shall be kept and closed whenever the machines are in use.

VIBRATION

57. Demolition not expected to cause vibration at site boundary (or beyond) but this will be monitored throughout the works.

58. Loading of waste transporters with arisings shall be carried out utilising the smallest 'drop' possible to reduce impact noise, dust and vibration.

COMPLETION

59. Site demobilisation.

60. A photographic dilapidation survey of the site, including footways and carriageways leading to and abutting the site is to be carried out on completion of contract works.

61. Provision of required information for the Health and Safety File. This is to include positions of manholes, details of drains plugged and position of all service entry points to site.

This method statement will be explained to all operatives by the Site Supervisor and signed by them and a copy will be left in the site cabin. Any amendments will be controlled, issued and displayed in the same way.

Method statement explained to the following personnel and signed by them to confirm that they have understood it and will work in accordance with it. Any queries regarding safety on site to be raised with the Site Supervisor or Contracts Manager.

Name	Signature	Date