

Outline Demolition Method Statement
for a
New Science Block
at
Xaverian College, Rusholme, Manchester
undertaken on behalf of
Xaverian College

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Revision Status / History

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1.0 INTRODUCTION

- 1.1 WML Consulting Ltd have been commissioned by Xaverian College to provide an Outline Demolition Method Statement (DMS) to support a planning application for a New Science Block within the existing Xaverian College site at Rusholme, Manchester.
- 1.1 The project comprises the construction of a new building located on the south western corner of the existing College Campus.
- 1.2 The new build 3-storeys structure is to provide student science labs and associated accommodation. The building is to be located on the existing Sunbury Building footprint which is to be demolished as part of these works. New landscaping and car parking provision is to be provided as part of the scope also
- 1.3 The location of the Sunbury Building (Building 2) and preliminary proposed plan are included on the unreferenced Xaverian Campus Drawing is included in Appendix 01.



Fig 1.1 Site Location with Sunbury Building

2.0 SITE LOCATION & PROPOSED DEVELOPMENT

Site Location

- 2.1 The site is bounded by:-
- North & East – Xaverian College Campus.
 - South – Crescent Road with residential properties beyond.
 - West – Crescent Range with residential properties beyond.
- 2.2 At the time of the inspection in February 2023 the site was occupied by the centrally located, two to three storey Sunbury Building. A partial basement/undercroft level extends beneath the majority of the building.

- 2.3 The centrally located structure was surrounded by areas of asphalt and concrete hardstanding used for access and car parking.
- 2.4 Two mature deciduous trees are located on the south-western site boundary with a further three immature silver birch trees located in the northern part of the site.
- 2.5 Vehicular access to site was formed by a gateway from Thurloe Street on the south-western site boundary.
- 2.6 The site is generally level and commensurate with the surrounding area at around 39mAOD.

Proposed Development

- 2.7 The development will principally consist of the demolition of the existing Sunbury building and the construction of the 3 storey Science Block

3.0 METHOD STATEMENT FOR DEMOLITION

- 3.1 This Method Statement is provided for Planning Permission purposes only. The Contractor must develop a Construction and Demolition Waste Management Plan in accordance with UK best practice guidelines on the preparation of Waste Management Plans demolition projects. The Contractor must ensure that all demolition material is managed, stored and disposed of in an appropriate manner in accordance with all relevant waste legislation. A Stage 1 Construction Management Plan is enclosed as part of this planning application
- 3.2 Following decanting of the building by the college, any necessary investigatory work, sampling and/or testing can be carried out. Work shall be carried out in accordance with BS EN 6187: 2011 Code of Practice for Full and Partial Demolition. Refer to the "Stage 1 Construction Management Plan" for reference to demolition construction traffic.

4.0 BUILDING STRUCTURE

- 4.1 As the Sunbury Building was operational at the time of writing this report the structural review was based on a visual inspection and available Client survey drawings. Sunbury building is a 3-storey residential property repurposed for education by Xaverian College. It was constructed between the 1850's and 1890's as part of the residential development across the Rusholme area at that time.
- 4.2 The building appears to be traditionally constructed in brickwork with timber floors throughout. The building facades are stucco rendered. The building roof is effectively a multibay duo pitched typically, the pitched roofs are organised in a O shape on plan with a central light well over the main Staircase. The roof is of slate construction, with a hidden gutter detail behind a shallow coped parapet to the majority of the perimeter.
- 4.3 The basement area extends beneath the majority of the ground floor footprint. It is structurally stable but relatively poor condition with untreated perimeter masonry walls and floors of concrete or brickwork corbels which exhibit evidence of damp ingress in multiple areas.



Figure 2 – Existing Building on Site

5.0 INSTALLATION OF HOARDINGS

- 5.1 Solid timber hoarding 2.4m in height will be provided along the perimeter of the site to protect members of the public from machines and materials on site. Hoarding will be erected off a vertical frame which will either consist of uprights encased in concrete 'Kelly' blocks or else using bolted steel shoes which will be placed in the ground. The Kelly blocks will be carefully lifted into place with a teleporter whose movement will be controlled, sequenced and managed by a qualified banksman. Once the vertical frame has been installed the hoarding panels (which will be prefabricated) will be loaded by hand into place.
- 5.2 For additional protection of pedestrians/pupils either a fully enclosed roof to the hoarding on the north, eastern and western elevations or an additional 600mm fluted section is to be provided to the hoarding. Hoarding will be designed by a competent temporary works engineer.

6.0 REMOVAL OF SERVICES

- 6.1 Prior to demolition works all services will be identified on site with reference to the previously commissioned site investigation, topographical and utility surveys with additional investigation works carried out as required. All services on site will be disconnected, diverted or removed as agreed with service providers. Please see Appendix A for Utility Infrastructure Report.

7.0 DEMOLITION OF EXISTING BUILDING

- 7.1 Prior to works commencing a full demolition and refurbishment survey by a specialist will be undertaken by a specialist to identify any potential asbestos contaminated materials (ACM's) within the existing construction. The results of the survey will be utilised to formulate a strategy for the safe removal and

disposal of any ACM's identified, utilising a licensed asbestos removal contractor if the need is identified by the demolition and refurbishment survey report.

- 7.2 Prior to demolition works a full structural review of the existing structure will be carried out to review the stability of the existing structure and to assess the temporary measures such as propping that will be required during the demolition stage. These measures will be provided to insure the structure is demolished in a controlled manner and there is a negligible chance of an unplanned structural collapse. After completion of the site hoarding, a full height scaffolding will be erected which will be tied back to the existing building. This will have access platforms at each 2m level to provide access to the covered safety netting which will be installed along the building elevations. The scaffolding will not be used for demolition but for access to the safety netting to prevent dust and debris from falling onto the footpath and affecting the surrounding area.
- 7.3 The scaffold and hoarding will include all necessary security to prevent unauthorised access to the scaffold or construction site. Appropriate traffic management measures including barriers, ramps, signage and lighting will be introduced if diversion of pedestrians is required to ensure safety during progress of the works.
- 7.4 Prior to demolition works a soft strip of the building will be completed to remove any loose fixtures and fittings. Once the property has been cleared back to its base shell demolition will commence. Demolition will take place from the top down starting with removal of the slated roof. Any temporary propping or crash decks required will be designed by suitably experienced temporary works design engineers with a proven record in temporary works design. The building below will continue to be carefully demolished using hand tools to cut the structural members, such as the steel/timber columns/trusses into manageable sections for easier removal. Road saws or other suitable equipment will be used rather than using mechanical breakers where possible. Steel members can be dismantled and removed where feasible. The Safety netting/plastic sheeting and noise blankets installed along the scaffolding to control noise, dust and debris will be taken down in a progressive fashion with each floor level, always leaving a minimum of 5m extended scaffolding height above the demolition works. Whilst it is envisaged that the demolition will follow this low impact/low noise type approach certain parts of the foundation slabs may need to be removed using more aggressive techniques. These will be kept to an absolute minimum and strict noise and vibration protocols will be kept in place during these works.

8.0 MINIMISING RISK OF COLLAPSE

- 8.1 Following on from the soft strip out of the building a more thorough assessment of the structure will be completed by the demolition engineers. This will confirm the assumptions made heretofore and will inform on any particular risk that needs to be accounted for. Once the assessment has been made fully detailed demolition methodology will be submitted to all relevant parties for approval. This submission will outline the sequence of works and identify any hazards which may affect the demolition.
- 8.2 The following is a high-level method statement for the demolition of the building;
- i) Establish a site set-up and welfare facilities;
 - ii) Erect any necessary hoarding around the perimeter of the site;
 - iii) Carry out an intrusive asbestos survey to identify the presence of any carcinogenic materials, in particular as possible fire protection to steel work, and in plant areas;
 - iv) Use the existing services survey of the site to identify all buried services, determine what services are live, redundant and potentially serve neighbouring properties;
 - v) Carry out any necessary services diversions and decommissioning works;
 - vi) Carry out a soft strip of the building to remove free-standing units, office furniture, floor finishes, ceiling tiles, window blinds, partitions, doors and door frames, ceiling bulkheads, M&E services, radiators, light fittings, fixtures and fittings, first fix joinery, kitchens and toilet areas;
 - vii) Demolish the building from top down removing any isolated structural members (steel or timber) having been cut into manageable sections.
 - viii) Demolish the building masonry walls using sledge hammers and/or a mini digger. Cut and remove any RC slabs and beams (if present) with hand tools where possible.

- ix) As part of the comprehensive site-specific Construction and Demolition Waste Management Plan all debris will be separated on site and stored in skips for removal to licensed tips or exported where suitable facilities are not available locally.

9.0 DUST

- 9.1 Dust prevention measures shall be included for control of any site airborne particulate pollution. Dust from demolition will be minimised by utilising 'soft strip' techniques for all internal demolition. Structural demolition works will be carried out by mechanical and manual procedures, with water suppression of any dust generated.
- 9.2 The contractor will adopt methods to minimise noise and dust emissions, and the following measures will be applied to the project, in terms of prevention, suppression and containment.
- screening, wetting down, etc.
 - Construction areas, adjoining neighbours entrance footpath, and public highway in front of the site will be regularly swept to prevent the build up of dust.
- 9.3 There will be no burning of waste wood or other materials on site.
- 9.4 All skips are to be sheeted prior to removal from the site. Cutting, grinding and sawing activities will be minimised by utilising pre-fabricated materials and modules wherever possible. Water sprays, applied over the materials, will be utilised to control and reduce dust emissions from activities. Where appropriate, tool extraction will be used to remove dust as it is produced via local exhaust ventilation (LEV) system.
- 9.5 Chutes and skips are to be completely covered and enclosed to prevent the spread of dust and drop heights will be set at the minimum practicable.
- 9.6 Dust from demolition will be minimised by utilising 'soft strip' techniques for all internal demolition.
- 9.7 Cements, sands, fine aggregates and any other fine powders to be utilised in the construction process are to be stored in designated areas of the site within suitable containers that will be sealed after use and dampened as appropriate.
- 9.8 Details of waste management
- 9.9 During the initial demolition and excavation phase skips will be located within the site.
- 9.10 The disposal of demolition or waste materials will be carried out by a licensed waste management company authorised to do so. Demolition materials will be deposited in the skip by hand or enclosed chute. Chutes and skips are to be completely covered and enclosed to prevent the spread of dust and drop heights will be set at the minimum practicable. Waste material will be dampened as required to prevent dust.

10.0 DIRT

- 10.1 Given the volumes of construction traffic generated by the Site Works it shall be a requirement that the Contractor shall ensure that:
- A "Full-Body Self Contained" wheel wash shall be constructed and located within the site confines;
 - All vehicles will be required to pass through the wheel wash before exiting the site to the public road network. The wheel wash must be kept in place and used throughout the construction works. If conditions require it then a manned power washer shall be put in place to assist the wheel wash system;
 - A dedicated road sweeper shall be retained for the duration of the haulage works. Water supplies shall be recycled for use in the wheel wash. All waters shall be drained through appropriate filter material prior to discharge from the site.

11.0 NOISE

- 11.1 BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise will be adopted throughout the course of the project and noise levels will be managed and controlled in accordance with the requirements of the code.
- 11.2 All site operatives are to be trained to employ appropriate techniques to minimise site noise and will be fully supervised throughout the course of the works. Maximum noise level measure in decibel (dB) at a distance of 7 meters from any item of plant or equipment will be monitored daily will be undertaken to ensure that the levels are not exceeded.
- 11.3 All noise levels will be recorded in the site register and in the event of any of the target noise levels being exceeded then the works will be reviewed in order to reduce the levels of noise being generated through reviewing :
- -the equipment being utilised,
 - -the method of working,
 - -the location of the works being undertaken,
 - -the options for providing greater sound screening and
 - -the timing of the works
- 11.4 Waiting vehicle drivers will be instructed to turn engines off when not in use.
- 11.5 Construction equipment for use outdoors shall comply with the European Communities Regulations– Noise Emission by Equipment for Use Outdoors – SI 241 -2006.

12.0 VIBRATION

- 12.1 The Contractor shall provide and maintain vibration monitoring equipment for the duration of the works. Condition surveys of adjoining buildings will be required before demolitions commence. Vibrations shall be monitored in accordance with BS 7385-1:1990 "Evaluation and Measurement for Vibration in Buildings", with a limit of 5mm/s ppv, BS 5228-2:2009 Part 2 Vibration will be adopted and all contractors will comply with BS 6472: 1992, guide to Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80Hz).

13.0 PROXIMITY TO PUBLIC ROADS

- 13.1 The demolition works will occur in close proximity to the adjoining public roads. The Contractor will need to develop a Construction Management Plan and agree with Manchester City Council.

14.0 CONCLUSION

- 14.1 The existing site is occupied by a three-storey over partial basement educational building with a gross floor area of c. 900 m2. The proposed development calls for the demolition of this existing structure and the construction of a new Science Block over 3 floors
- 14.2 This report demonstrates the Stage 1 Method Statement on how this demolition will be carried out in line with the relevant legislation.
- 14.3 This document outlines the approach to demolition of the existing building. The Contractor must develop a Demolition and Construction Site Waste Management Plan in accordance with current UK guidance requirements.

Appendix 01

Utility Infrastructure Report

Quality Level of Utility Survey Outputs:

The drawing has been derived from the amalgamation of several data sets: utility service provider buried asset plans, visual confirmation by way of lifting manholes, and measuring depth, type and location of services, electromagnetic detection, and GPR scans.

All the data sets have been allocated a "weighting" based upon the likely accuracy and confidence. The final amalgamation is performed by polynomial rubber sheet distortion of service provider assets plans for a 'best fit' to resemble on-site survey data findings as close as possible

The accuracy of the horizontal location of each utility is defined by Table 1 'Quality level of survey outputs PAS128(normative)' for QL-B2P = +/-0.25m or +/-40% of detected depth whichever is greater.

The accuracy of the vertical location of each utility as defined by Table 1 'Quality level of survey outputs PAS128(normative)' for QL-B2P = +/-40% of detected depth.

Care should be taken by designers when utilising the findings within this drawing, and should confirm depths by visual confirmation/verification using vacuum excavation or slit trench technology if a higher degree of accuracy is required to meet the design brief specification.

Utility Survey Disclaimer:

We have endeavored to locate as many buried services as possible using the Best Available Technology (BAT) and applying the Best available Techniques as defined under guidance from the The Survey Association (TSA) and the British Standard PAS128 for Utility Surveys.

However, the user of this drawing should be aware that the results found using Best Available Technology are subject to errors and tolerances resulting from geophysical properties of the subsurface (which can be a significant limitation/inhibitor to the survey) , out of the control of the operator, being surveyed/scanned. In addition survey findings are interpreted on site in real-time and thus are subject to interpretative and subjective variations. This information is given without warranty, the accuracy thereof cannot be guaranteed.

The accuracy of the findings indicated within this drawing, cannot be guaranteed or indemnified, and should only be used as a guide as defined by the Health & Safety Executives (HSE) guideline - HSG47.

Lines on this drawing indicating the presence of buried services may actually be indicating the presence of closely bundled cables or pipelines, therefore the user of this drawing should not assume that a single line is indicative of the number of services within the area. In addition services below detected utilities may be masked from detection by the shadow cast from shallower depth services.

Metal pipes, communication cables and earth bonds can 'present' electromagnetic fields similar to that of high voltage and low voltage cables under load, if alternating electromagnetic fields are in close proximity from other power cables or sub-stations etc.

The designation of the services (i.e. is the detected service a water pipe or as pipe?) is open to interpretation and is based upon a number of references such as visible surface features (water stop valves, or gas meter) and utility provider records (indicating whether high voltage or low voltage). The best technology deployed is limited in its ability to define the exact type of service. The user of this drawing should prove, by means of safe-excavation, the type of service if critical to the design.

Equipment Deployed:

IDS Dual Frequency Ground Penetrating Radar (GPR) with on-site operator interpretation.

Radiodetection RD8000 & T10 Electromagnetic Generator and Precision Cable Locator.

395448N
395398E

395428N

395408N

395388N

395368N

395288E
395348E

395288E

+

+

+

+

395288E
395308E

395288E

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395288E
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395398E

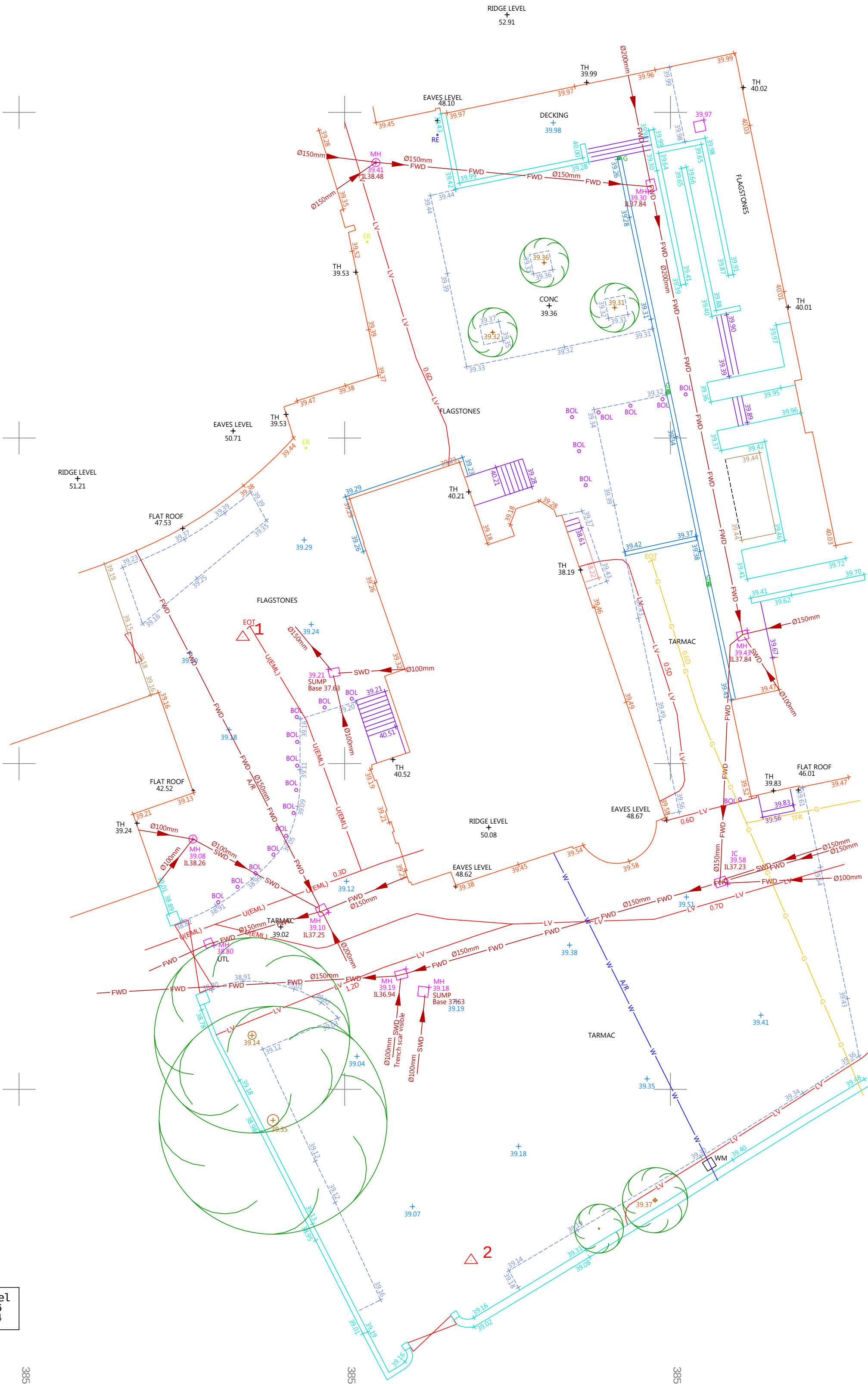
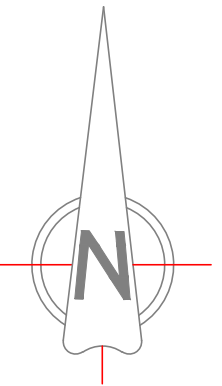
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395408N

395388N

395368N

395388E
395348E



Station	Easting	Northing	Level
1	385293.736	395387.768	39.256
2	385387.757	395349.494	39.884

BURIED ASSETS DETECTED ON SITE:

LINETYPE	SERVICE DESCRIPTION
BT	TELECOMMUNICATIONS (BT)
CATV	TELECOMMUNICATIONS (CATV)
TELE	TELECOMMUNICATIONS (OTHER)
G	GAS
TCSU	TRAFFIC CONTROL SENSOR UNIT
SL	STREET LIGHTING
LV	LOW VOLTAGE
HV	HIGH VOLTAGE
W	WATER
FWD	FOUL WATER DRAINAGE
SWD	SURFACE WATER DRAINAGE
FWRM	FOUL WATER RISING MAIN
CS	COMBINED SEWER
OF	OIL/FUEL
U(GPR)	UNKNOWN UTILITY (GPR)
U(EMI)	UNKNOWN UTILITY (RADIO)
EOT	END OF TRACE
A/R	ASSUMED ROUTE

Survey Notes:
Coordinates and Levels related to Ordnance Survey Datum - GRS OSGB36

Revision	Date	Description



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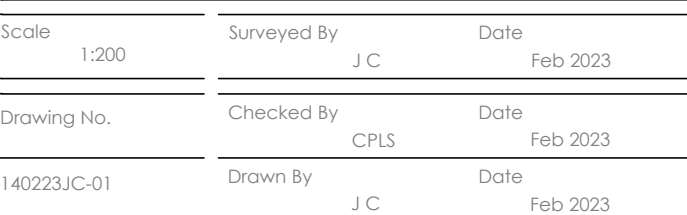
Client
AA Projects

Project
Xaverian College, Rushmore
GPR Utility Survey

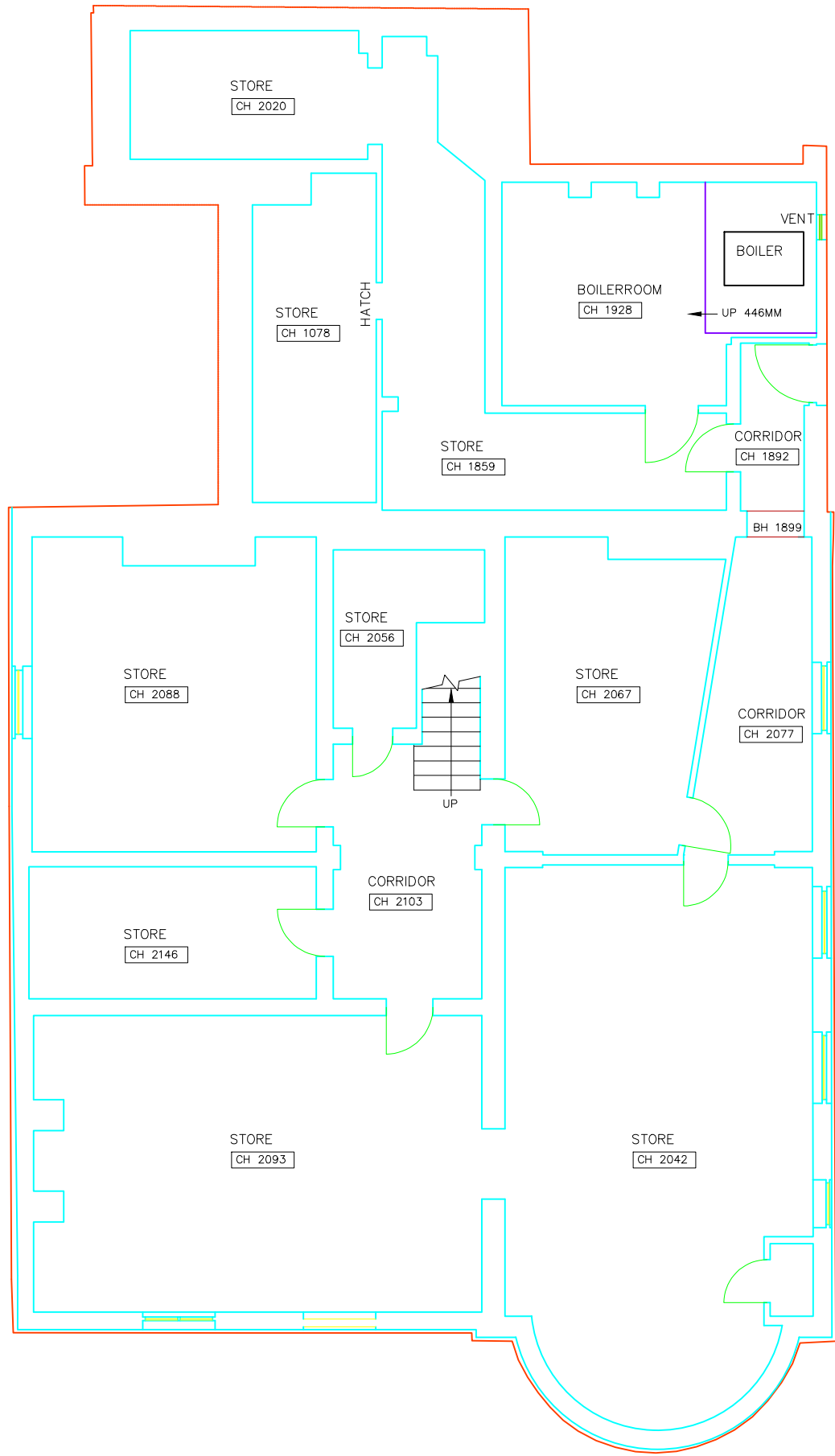
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Appendix 02

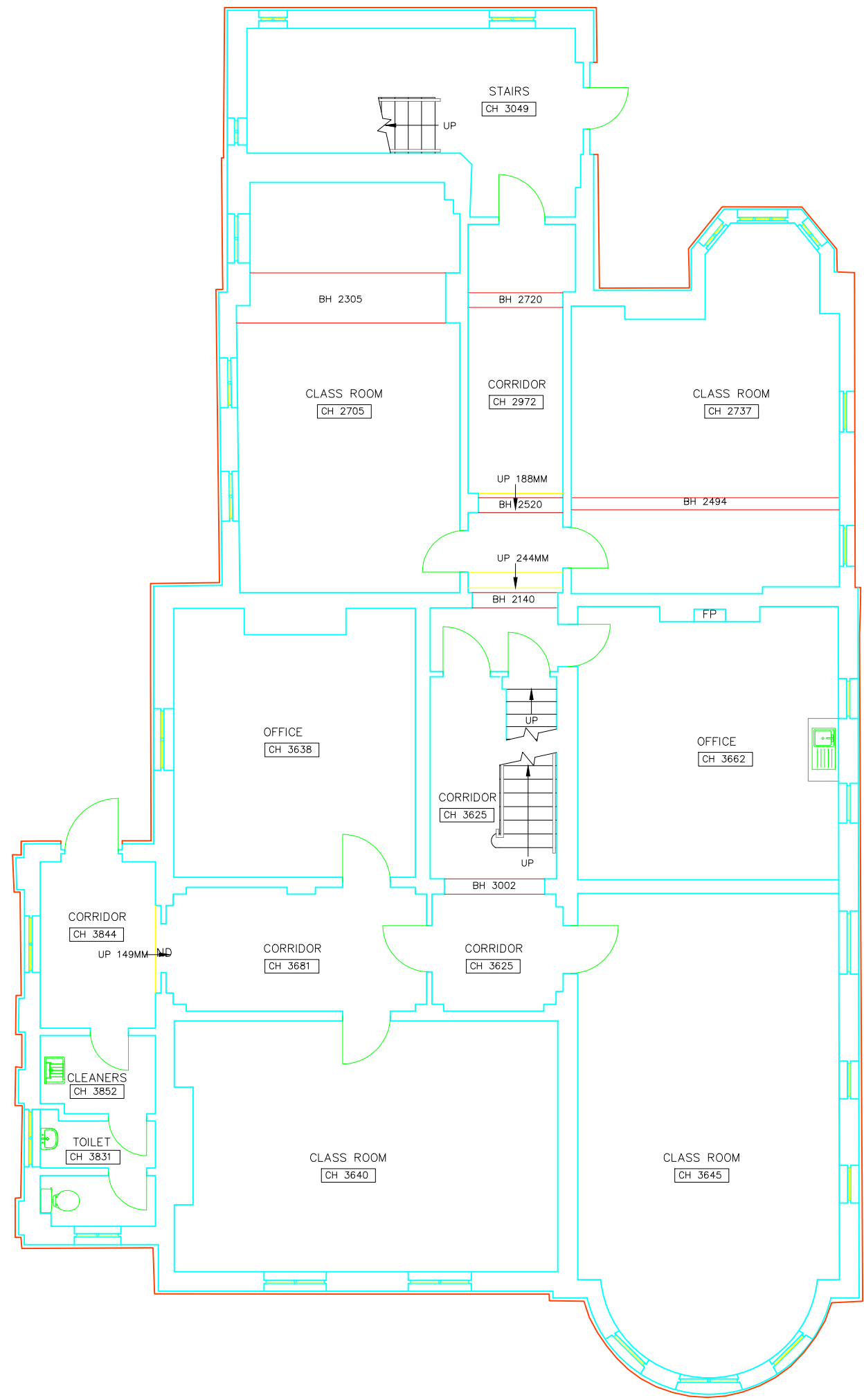
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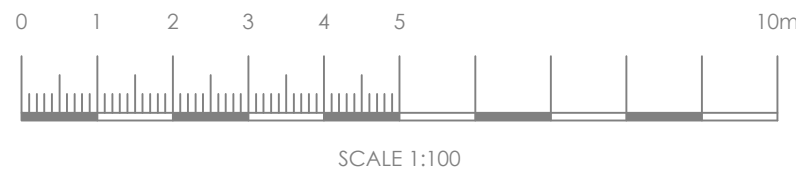
Appendix 03
Existing Site Survey Data
(For Information only)



BASEMENT



GROUND FLOOR



Abbreviations/Symbols (Measured Building Surveys):

- C:

H:

BH:

DH:

COL:

SVP:

FL:

TH:

Window Cill Height

Window Head Height

Beam Height

Door Height

Column

Soil Vent Pipe

Floor Level

Threshold Level

Floor to Ceiling Height

Vaulted Ceiling
- Line types**

Hedge Lines

Drainage Runs

Overhead Electricity Cables

Overhead Telephone Cables
- Symbols**

Tree/Bush

Control Station

Borehole

Trial Hole

Glass House

Osbm

Abbreviations (Topographic Survey):

- AH:

AV:

BB:

BOC:

BOL:

BS:

BS/JP:

CAIV:

CCIV:

CL:

C.PIL:

ER:

EC:

EP:

FH:

FP:

GV:

G:

IC:

KO:

LP:

LB:

LC:

MR:

MH:

MP:

MS:

NYNEX:

O/H:

P:

PO/IC:

R/S:

RE:

RTW:

S/P:

SNP:

ST:

SV:

T:

TCB:

TH:

TL:

TP:

TROUGH:

WO:

WM:

Arch Height

Air Valve

Belted Beacon

Electricity Box, Cables Box, Etc.

Bollard

British Telecom Inspection Chamber

Bus Stop

Bus Stop / Lamp Post

CAIV Inspection Chamber

Closed Circuit Television

Cellar Light

Catch Pit

Earth Road

Electricity Inspection Chamber

Electricity Pole

Fire Hydrant

Flag Pole

Gas Valve

Gully

Inspection Chamber

Kerb Outlet

Lamp Post

Letter Box

Lighting Column

Marker

Manhole

Mooring Point

Mile Stone

Nynex Inspection Chamber

Over Hang

Post

Post Office Inspection Chamber

Road Sign

Rodding Eye

Retaining Wall

Sign Post

Street Name Plate

Stop Tap

Stop Valve

Telecom Inspection Chamber

Telephone Call Box

Threshold Level

Traffic Light

Telegraph Pole

Trough

Water Outlet

Water Meter
- Fence Descriptions:**

Barbed Wire

Close Boarded

Crash Barrier

Chain Link

Chestnut Paving

Corrugated Iron

Iron Rolling

Miscellaneous

Post & Rail

Post & Wire

Post & Chain

Steel Palisade

Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

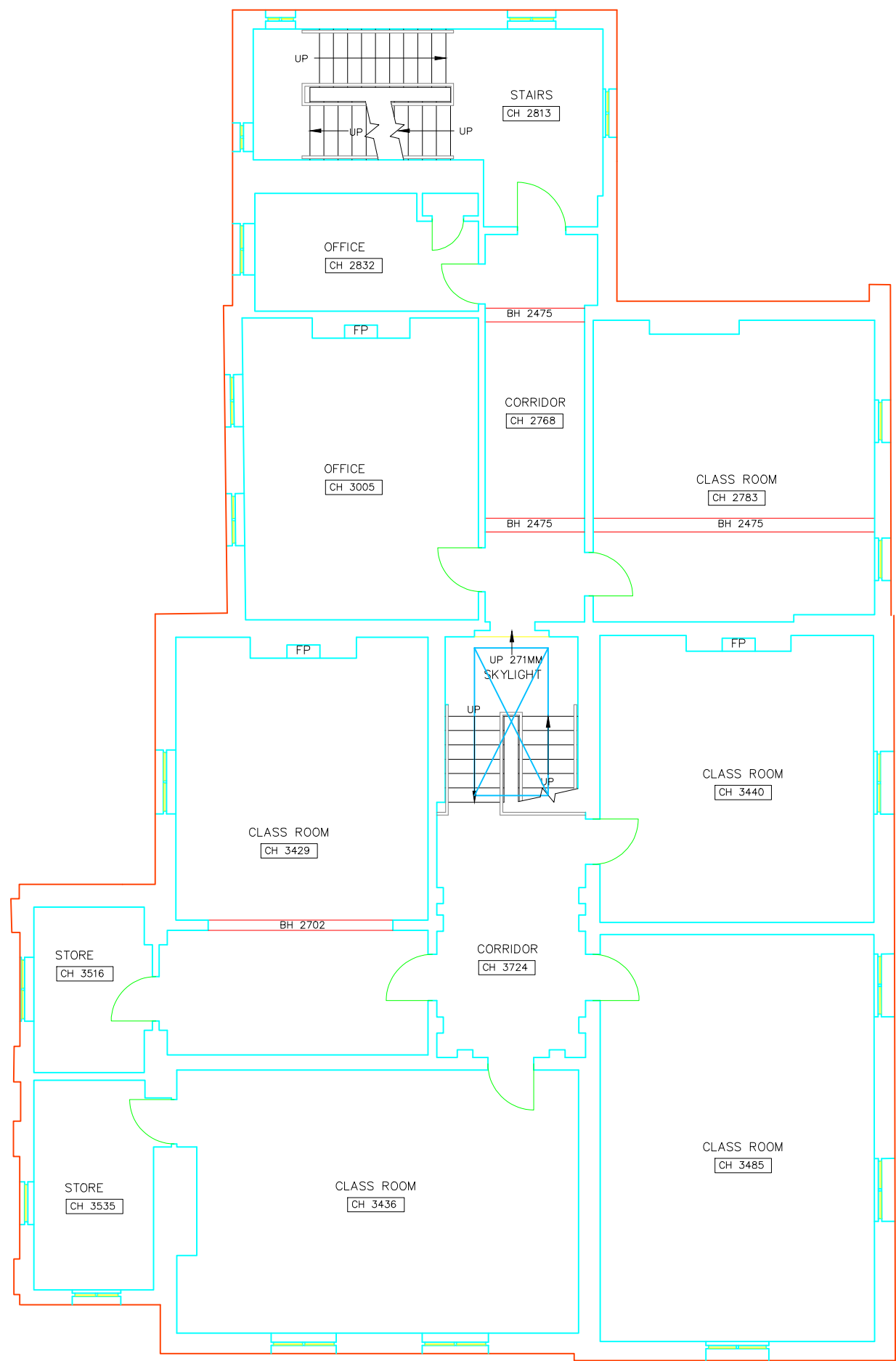


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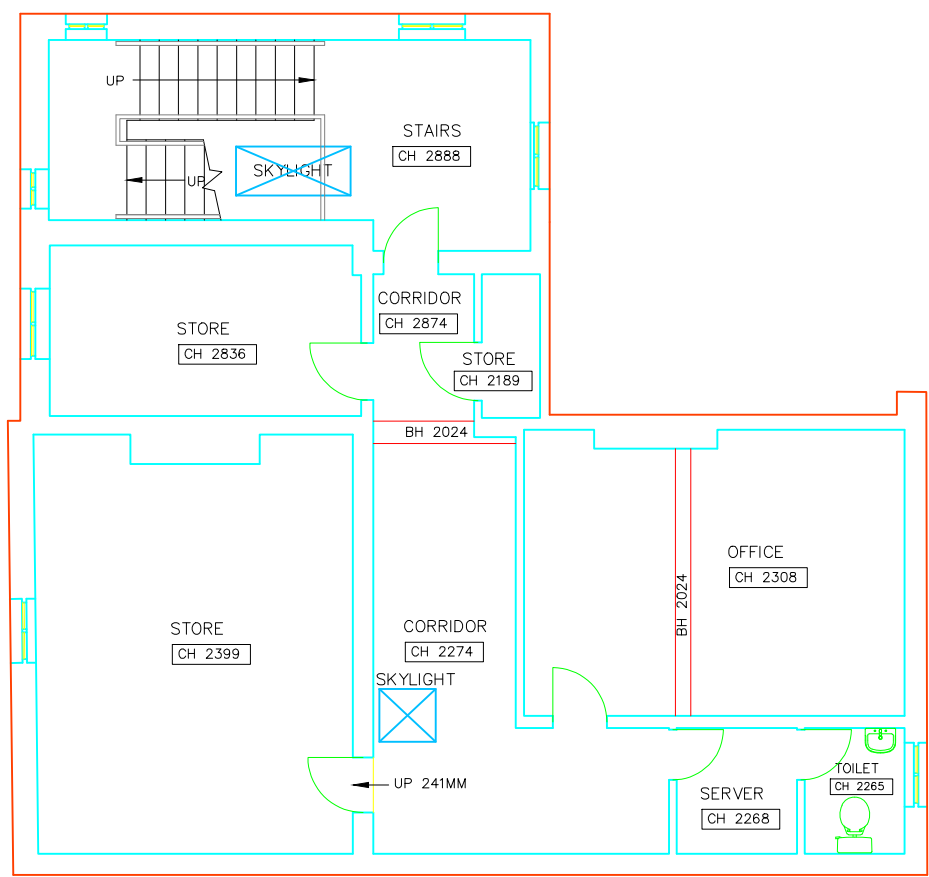
Client
Pazzoni

Project
Xaverian College, Sunbury Building
Basement & Ground Floor Plan

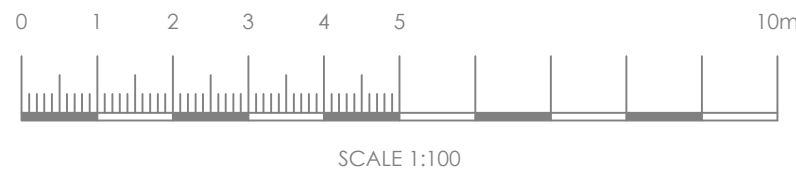
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Drawing No.	Checked By	Date
	CPLS	Feb 2018
20318HH-01	Drawn By	Date
	H H	Feb 2018



FIRST FLOOR



SECOND FLOOR



Abbreviations/Symbols (Measured Building Surveys):

- C: Window Cill Height
H: Window Head Height
BH: Beam Height
DH: Door Height
COL: Column
SVP: Soil Vent Pipe
FL: Floor Level
TH: Threshold Level
Floor to Ceiling Height
Vaulted Ceiling

Line types

- Hedge Lines
Drainage Runs
Overhead Electricity Cables
Overhead Telephone Cables

Symbols

- Tree/Bush
Control Station
Borehole
Tidal Hole
Glass House
Osbm

Abbreviations (Topographic Survey):

- Arch Height
Air Valve
Bellha Beacon
Electricity Box, Cables Box, Etc.
Bollard
British Telecom Inspection Chamber
Bus Stop
Bus Stop / Lamp Post
CAIV Inspection Chamber
Closed Circuit Television
Cellar Light
Catch Pit
Earth Road
Electricity Inspection Chamber
Electricity Pole
Fire Hydrant
Flag Pole
Gas Valve
Gully
Inspection Chamber
Kerb Outlet
Lamp Post
Letter Box
Lighting Column
Marker
Manhole
Mooring Point
Mile Stone
Nynex Inspection Chamber
Over Hang
Post
Post Office Inspection Chamber
Road Sign
Rodding Eye
Retaining Wall
Sign Post
Street Name Plate
Stop Tap
Stop Valve
Telecom Inspection Chamber
Telephone Call Box
Threshold Level
Traffic Light
Telegraph Pole
Trough
Water Outlet
Water Meter

Fence Descriptions:

- B/W: Barbed Wire
C/B: Close Boarded
C/BARRIER: Crash Barrier
C/L: Chain Link
C/P: Chestnut Paving
C/I: Corrugated Iron
I/R: Iron Rolling
MIS: Miscellaneous
P/R: Post & Rail
P/W: Post & Wire
P/C: Post & Chain
S/PAL: Steel Palisade
W/M: Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description



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Client
Pazzoni

Project
Xaverian College, Sunbury Building
First & Second Floor Plan

Scale	1:100	Surveyed By	H H	Date	Feb 2018
Drawing No.		Checked By	CPLS	Date	Feb 2018
20318HH-02		Drawn By	H H	Date	Feb 2018