

Demolition Strategy *Land off 7 Bradstone Road, Manchester M8 8WA*

This statement covers the demolition and removal of an existing industrial building that has previously suffered fire damage.



The [law](#) says that all demolition, dismantling and structural alteration must be carefully planned and carried out in a way that prevents danger by practitioners with the relevant skills, knowledge and experience. Key issues will be:

- [Falls from height](#)
- [Injury from falling materials](#)
- [Uncontrolled collapse](#)
- [Risks from connected services](#)
- [Traffic management](#)
- [Hazardous materials](#)
- [Noise and vibration](#)
- [Fire \(local link\)](#)
- [Worker involvement](#)

The Principal Designer will take the lead and develop the site specific needs profile of the strategy

The following people all have responsibilities:

- [Clients](#) must appoint dutyholders who have the relevant skills, knowledge and experience and where organisations, the organisational capability, and are adequately resourced.
- Clients, with the help of the [principal designer](#) must provide those who need it (eg, designers, contractors) with pre-construction information that can reasonably be obtained. A range of surveys and reports will be needed - for example, to check for presence of asbestos; structural stability of site and nearby structures; the location of above and below ground live services in the work area; etc. These should be done before work begins and not be left for the principal contractor to organise once the demolition work has started.
- [Principal designers](#) must plan, manage, monitor and coordinate health and safety issues in the pre-construction phase (ie before demolition starts) to give principal contractors as much information as possible to allow the principal contractor to keep people (site workers and the public) as far as possible from the risks.
- [Principal contractors](#) must plan, manage, monitor and coordinate health and safety issues during the demolition work.

- [Site managers](#) must ensure workers are supervised and are following safe working practice.
- Sub-contractors and [site workers](#) must follow the instructions and plans given to them by those in charge of the work and ensure that their colleagues do too.

Each risk element is not assessed

Falls from height

During demolition and dismantling, workers can be injured falling from edges, through openings, fragile surfaces and partially demolished floors.

Dutyholders have a responsibility to assess, eliminate and control the risks of falls from height. Refer to HSE - [falls from height](#).

Injury from falling materials

Where workers and passers-by can be injured by the premature and [uncontrolled collapse](#) of structures, and by flying debris the risk must be assessed and designed out.

A safe system of work is one that keeps people as far as possible from the risks. This may include:

- establishing exclusion zones and hard-hat areas, clearly marked and with barriers or hoardings if necessary
- covered walkways
- using high-reach machines
- reinforcing machine cabs so that drivers are not injured
- training and supervising site workers

Uncontrolled collapse

The structural survey will be required to consider:

- the age of the structure
- its previous use
- the type of construction
- nearby buildings or structures
- the weight of removed material or machinery on floors above ground level

The method statement for the demolition should identify the sequence required to prevent accidental collapse of the structure.

Risks from connected services

Site specific identification of the locations of gas, electricity, water and telecommunications services need to be isolated or disconnected before demolition work begins. If this is not possible, pipes and cables must be labelled clearly, to make sure they are not disturbed.

Traffic management

Where demolition is likely to affect traffic and effective traffic management systems will be essential both on and beside the site, to avoid putting workers at risk of being hit by vehicles turning, slewing, or reversing. Where possible, vision aids and zero tail swing machines should be used. [Refer to HSE advice on traffic management](#)

Hazardous materials

Where hazardous materials may exist as being present including dust, asbestos and respirable crystalline silica (RCS) these are to be identified and appropriate measures adopted to safeguard against accidental contamination, spillage or contact particularly where movement of such materials is unavoidable as part of construction operations. There may also be material or contamination on site that has not been cleared, for example:

- acids from industrial processes
- paints
- flammable liquids
- unidentified drums
- microbiological hazards (especially in old hospital buildings).

Find out more about the HSE advice on [control of substances hazardous to health \(COSHH\)](#)

Noise and vibration

Frequent exposure to loud noise can permanently damage a persons hearing. Noise can also create a safety risk if it makes it difficult for workers to communicate effectively or stops them hearing warning signals.

Refer to HSE advice on [noise at work](#)

Vibrating hand tools used in demolition can cause [hand-arm vibration syndrome \(HAVS\)](#). Workers exposure to vibration must be managed and reduced as far as possible.

Refer to HSE advice on [managing the risks caused by use of vibrating tools](#)

Fire

Fire is a risk where hot work (using any tools that generate spark, flame or heat) is being done. During structural alteration, the fire plan must be kept up to date as the escape routes and fire points may alter. There must be an effective way to raise the alarm.

But fires can be caused in other ways and provision for risk assessments of these alternative causations should be reviewed.

Worker involvement

Everyone involved must to know what precautions are to be taken on site. Workplaces where employees are involved in taking decisions about health and safety are [safer and healthier](#). Employees are often the best people to understand the risks in their workplace. Refer to HSE advice concerning [involving workers in health and safety](#).

The following resources are freely available from HSE

Leaflets

[Establishing exclusion zones when using explosives in demolition CIS45 \(PDF\)](#)

Books

[Health and safety in construction \(HSG150\)](#) paragraphs 382-397

Useful links – other HSE sites

- [Falls from height microsite](#)
- [Construction \(Design and Management\) Regulations 2015 \(CDM 2015\)](#)
- [Asbestos Microsite](#)
- [Noise Microsite](#)
- [Vibration Microsite](#)
- [Control of substances hazardous to health \(COSHH\) Microsite](#)
- [Worker involvement microsite](#)
- [Research](#)

The law

- [Construction \(Design and Management\) Regulations 2015 \(CDM 2015\)](#)
- [Control of substances hazardous to health \(COSHH\) 2002](#)

Resources

- [Health and safety in construction](#)
- [Explosives - exclusion zones \(PDF\)](#)
- [Crushing and screening demolition materials \(PDF\)](#)
- [Avoiding concealed services and overhead power lines CIS65 \(PDF\)](#)
- [Excavation: What you need to know as a busy builder CIS64 \(PDF\)](#)
- [Basement construction: What you need to know as a busy builder CIS66 \(PDF\)](#)

[More resources](#)

See also

- [Workplace transport](#)
- [CDM 2015 Regulations](#)
- [CDM 2015 Stability of structures Regulation 19](#)
- [CDM 2015 Demolition and dismantling Regulation 20](#)
- [CDM 2015 Traffic routes Regulation 27](#)
- [CDM 2015 Vehicles Regulation 28](#)