

Method statement – Enabling Works



Method Statement Title: Enabling Works - Phase 2 Rev 01

Enabling works method statement - Relic industrial structure, Goulden Street, Manchester, M4 5EY

Method Statement No.:	MS-CERT-002	Revision No. (start at 01)	
Project Name and number	Peelers Yard	Location of works	Boundary wall demolition activities.
Prepared by:	Name:	Signed:	Date 16/01/23
Reviewed by:	Name:	Signed:	Date

Revision Detail:

Revision No.:	Revision Detail & Issue Status:	Completed by:	Issue Date:
01	First issue	<u>NP</u>	16/01/23
02	Revision 1	<u>NP</u>	13/04/23
03			

NOTE: All REVISIONS completed will be **completed in a different colour text than the previous revision** to highlight changes made. Where DELETION required, strikethrough [e.g. ~~text no longer required~~].

NOTE: Where updating a previously revised document, grey out text that was previously double struck through [e.g. ~~~~text no longer required~~~~].

Description of work

All previously issued methodologies for the scope of works required on Peelers Yard to be retained with the exception of the following elements.

Namely, reduced scope of work for the demolition/dismantling of portions of the existing masonry boundary wall on Goulden and Chadderton St for salvage, re-purposing and making safe the structures prior to turning over the site. And the alteration of the ground remediation strategy to facilitate the retention of materials on site and minimize waste transfer of materials.

Enabling Works Phase 2 scope:

For clarity the dismantling of the highlighted sections of boundary walls will be undertaken in a manner observing the “grab technique” (page 14) to remove the stones from the head of the walls prior to dismantling of the masonry brickwork. Brickwork will be removed thereafter in small sections to prevent damage to surrounding areas (removed

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in a controlled manner) to ensure vibration monitoring is maintained below the 10mm/s permitted by structural engineer on the site, or any such set requirement thereafter. Monitoring for both tilt and vibration will be maintained for the duration of all activities during this phase of the site enabling works. (Additional note: Works to the chimney “existing structure” has now been completed with the insertion of new piled foundations and structural bracing as per the Structural Engineers (Ridge) drawings. This has made the structure safe).

Demolition of specific sections of external walls (remote, progressive methods).

Demolition near to masonry elements being retained to be removed in a careful and considerate manor.

Where possible, masonry removed in a salvageable and good condition for cleaning and stacking.

Salvaged bricks to be cleaned, stacked on pallets and shrink wrapped for site storage and later reused.

Remaining materials from the walls to be crushed and re-used within the site (piling mat).

Reduced level dig to be undertaken through the proposed new footprint for the stie and a turnover of the ground to ensure it is clear of voids and obstructions from relic foundations.

Remediation strategy of the ground to be in line accordance with the remediation strategy provide by Soil Safe Limited reference: 880034R Revision A

This method statement has been developed and must be read with the following risk assessments and associated documents

RA or associated document reference number	Title
Soil Safe – Report 880034R	A Remediation Strategy Report for Peeler’s Yard at Goulden Street. Manchester 25 th July 2022
E3P – Phase 2 Ground Report (Ref 12-728-R2-2)	Phase 2 Ground Investigation Report Peelers Yard
Work commences on	Target w/c 6 th Feb 2023
Duration of work (actual or estimated)	1 week demolition and cleaning to the boundary walls. 5 weeks site preparation to clear ground obstructions and form a piling mat
Number of workers (actual or estimated)	6 estimated

Personnel (include details of trades , job roles and detail skills or qualifications required)

Job role i.e. Banks man	Training/competence required
Demolition workers	CCDO demotion +refurbishment op
Site manager	CCDO +SMSTS+ Black card
360 operators	CPCS demolition drivers

Emergency arrangement details

 Fire/evacuation	In the event of a fire, the site team will evaluate and report to the muster point.
 First aid	The ADM site manager will act as the point of contact for all first aid injuries, all first aid incidents must be recorded in the accident book.
 Pollution/spill	In the event of a spill, the site spill kit will be used to control the spill. If a large spill occurs that cannot be controlled/stopped the emergency services must be informed
Other (e.g. rescue plans)	Emergency rescue at height. An emergency work at height rescue plan must be developed and briefed to the team prior to any work at height.

Personal protective equipment requirements (other than standard site PPE)

					Other
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Type 5-6- cat 3 when carrying out asbestos works	When working around site plant	Harness and 1 m fixed lanyard when working at height		FFP3 mask for asbestos works and general site dust	Wellington boots to be worn when carrying out asbestos works.
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Dust Control

FFP3 face fit tested respirators will be worn when dust is generated during work activities. All operatives must use the correct make and model of respirator that they have been previously tested for. Operatives must be clean shaven to ensure the respirator gives adequate protection.

Vibration

All operatives will be given the correct information, instruction, training, and supervision which will include the following guidance:

Knowing the symptoms of HAVS which are tingling of the fingers, loss of feeling and strength and fingers turning white in colour. Avoiding gripping too tightly or forcing a tool. Always using the correct accessories for a tool. Taking regular breaks. Keeping warm and exercise hands during breaks.

Use the correct posture and technique and let the tool do the work for you. Make account for weather conditions, cold and wet conditions inhibit blood circulation and increases the risks of vibration. Assessments will be made on the purchase of new equipment on HAVS to select the best equipment with high efficiency and low vibration.

Equipment will be well maintained and kept in good working order. Assessments will be made in the use of equipment that vibrates less and alternatives methods and equipment implemented where practical.

Operatives will monitor the vibration level times stated above and ensure the times are not exceeded. For any equipment that produces noise levels above 80 Decibels, hearing protection must be always worn during use.

Environment

We aim to promote the sustainable use of natural resources and minimise environmental impact/pollution. Reviews of the policies, services and activities will be carried out.

Steps will be taken to ensure smoke/odour's, dust, noise, and vibration nuisance is minimised. Regular monitoring of site activities will be recorded and retained within the Site Records.

Wherever possible waste will be reused, reclaimed, or recycled. However, where waste must be disposed of, all waste disposals will be transported by registered carriers and removed to registered disposal sites. Documentation will be held on-site demonstrating compliance with this.

Liquid pollutants will not be allowed to enter watercourses. All liquid storage will be bunded wherever there is a risk and locked when not in use. Spill kits will be provided on site.

Adequate welfare facilities in line with CDM 2015.

WA Construction will comply with the waste management systems.

Disposal and waste streams to be complied with by operatives on sites. WA Construction will provide skips. Operatives will ensure the waste is not mixed and is segregated.

Fuel storage and generators will be enclosed, which will adequately contain any leakage of fuel. These must be 110% of the volume of the maximum storage of fuel. This will be in line with GPP 2 Above Ground Oil Storage of Tanks.

Storage of Liquid in Fuels, Oils, and COSHH substance will be stored within a drip tray capable for holding 25% of the total capacity.

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Storage and Use of Fuel Cans: Ensure that vessels used are appropriate for the fuel and that caps are securely fitted when not in use and they are restrained for transport.

If a spill occurs on site – this will be contained immediately using spill kits and further leakage will be prevented i.e., close valve, right.

A check will be made to ensure any spill has not reached any nearby drains, manholes, watercourses, or other sensitive areas. If required any pathways will be dammed and any receptors bunded to prevent subsequent contamination

Spills will be reported in accordance with WA Construction reporting procedures.

The following information will be included in the report:

Material involved and pollution properties if applicable.

Location

Whether it is in danger of entering drainage / watercourses

Quantity involved.

Reason for spillage / responsibility

Any material used to clean up a spill will be collected and disposed of as hazardous waste.

Plant and equipment required (keep this list appropriate to the size and complexity of the task)

Type	Details
360 excavators	Demolition spec
HP Jetter	Jetter bowser
MEWP	11m rough terrain Scissor lift

Hazardous materials

Are hazardous materials to be used or encountered?	N	Are COSHH data sheets or assessments available?	Y
Attach or identify hazardous substance (including lead and asbestos)	Control measures		
Diesel fuel	COSHH		
Site dust (silica)	HSE silica dust sheet to be brief to the team (attached) Dust will be dampened down during demolition using a dust cannon/dust boss or locally, a hand-held sprayer.		

Permit required (tick below)

X	Permit to work at height		Permit to enter (Confined spaces)		Permit to break ground
X	Hot-work permit		Out of hours work permit	X	Other (permit to demolish)

Details of the person issuing permit

All permits will be issued by WA Construction site manager.

Enabling works required (e.g. isolations)

- 1) Any open areas (site entrance) will be secured via existing metal doors or with Heras mesh type fencing.
- 2) Footpath protected mats to be used in demolition / enabling work areas.
- 3) Footpath closures to be in place prior to commencement of works.
- 4) All services other than water to be disconnected.

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Pre-start procedures (e.g. safe starts, R&D survey briefing etc.)

The site team will receive a pre-start briefing before each working day to discuss the associated hazards and controls with the day's works.

Example document: -

[illegible]

A permit to demolish will be raised prior to demolition.

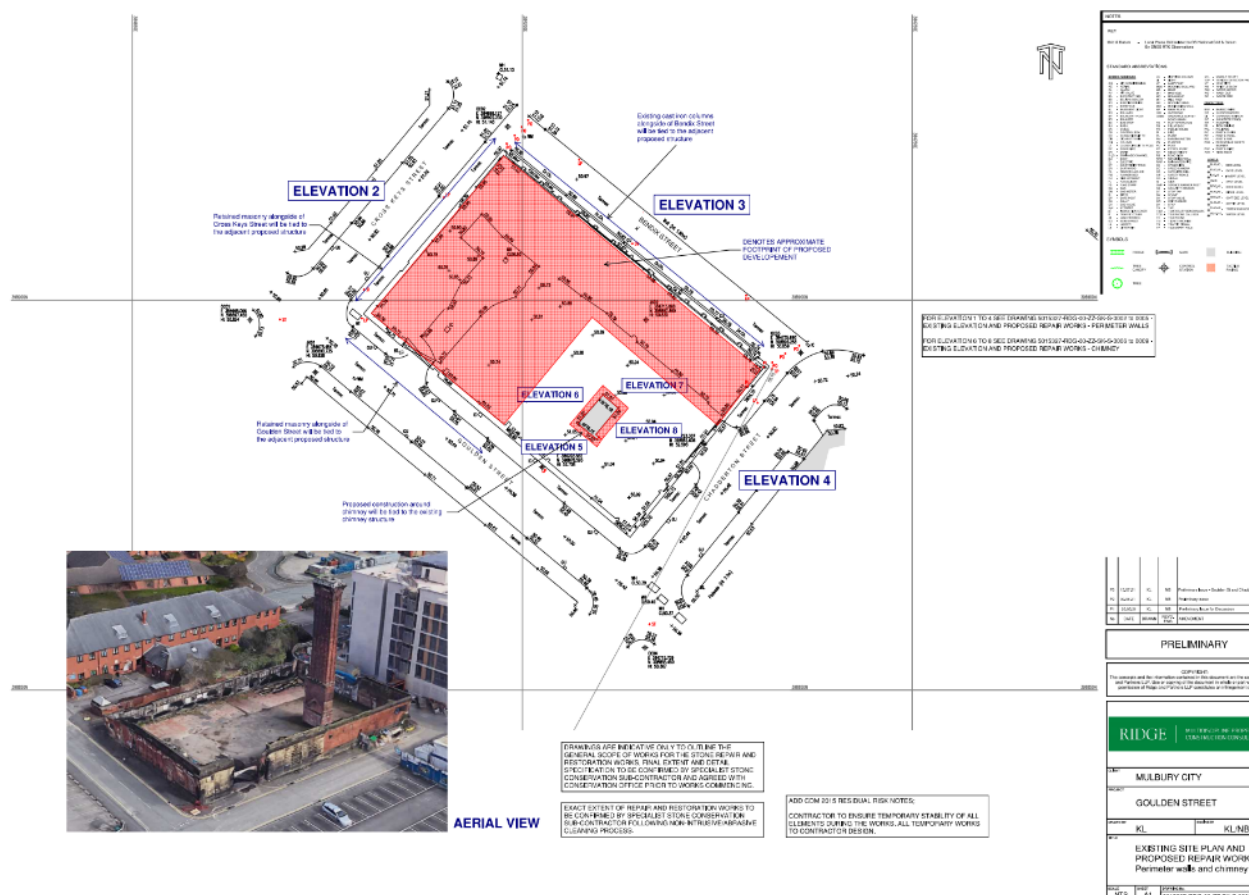
The following drawings will be displayed and discussed as part of the daily pre-start meeting: -Traffic management, Masonry repair / Demolition plan.

Site entrances is off Goulden street-



Masonry repair / demolition site plan:-

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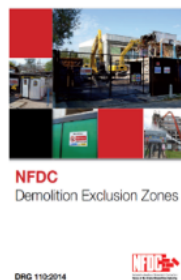


Description of safe method of work

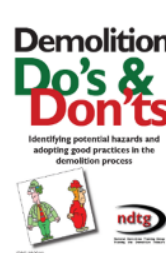
Guidance notes to be followed on this demolition



Safe use of Demolition Attachments

2015 Guidance
Notes

Exclusion Zone Guidance Notes



Dos and Don'ts
Guidance Notes

Asbestos Guidance
Notes

Temporary works
guidance notes

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Demolition Plan

Sequence of works: -

- 1) Heras fence demolition exclusion zone.
- 2) Footpath protection matts inside the demolition exclusion zone (Only protect section being actively demolished).
- 3) Demolition and enabling works.

Courtyard general waste removal methodology

Notes for this operation:

All known hazardous materials have been removed and live services terminated and confirmed.

Loose items and general waste will be disposed of in the relevant waste streams:

- Timber
 - Metal
 - General waste
1. All operatives involved in demolition works will be CCDO trained demolition operatives.
 2. A demolition exclusion zone must be formed around the relic structure during demolition works.

If operative needs to work at height they will use a hop up / podium tower or MEWP.

Up to three demolition operatives will be inserted into the courtyard prior to any works commencing, accompanied by the site manager. The relic structure courtyard is derelict, so the hazards previously identified are likely to have escalated, i.e., hypodermic needles, vermin (Rats).

General waste materials will be removed by hand and stockpiled. A 360° excavator fitted with selector grab attachment will then segregate and load into skips to be removed from site.

Working progressively through the courtyard, if required items will be broken down using a combination of hand tools i.e., mattock, wrecking bar, sledge hammer, etc if required.

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An example of a Mattock to be used by operatives.

Any work at height will be accessed by using mobile towers / podium steps or MEWP (subject to full compliance with accosted Risk Assessments) and a Permit for Work at Height must be issued. trunking, conduit, pipework and other non-structural metalwork will be cut out using oxygen/propane burning equipment, angle grinder or dismantled mechanically (subject to full compliance with accosted Risk Assessments) and a Permit for Hot Work must be issued.

All materials will be segregated into separate waste streams to remove rubbish, plasterboard, timber and metal products. By regularly removing the accumulated debris, the potential fire risk, that loose combustible material imposes, is minimised/removed.

Debris will be taken off site by a licensed carrier with copies of waste tickets retained in the Site Records.

Discovery of Unexpected Asbestos – Company Procedure

Operatives are to be vigilant, and if they discover any suspect material, the site team will adopt the following procedure:

- There will be an immediate suspension of activities within the affected area. The area will be immediately cordoned off with barriers. WA Construction's supervisors will notify management and no further works will be undertaken until a full analysis has been conducted and remedial action agreed.

Samples would be taken by removing a piece and placing within a sealed bag, which would then be taken to the laboratory for testing.

Upon receiving the results from the laboratory, a Plan of Works would be produced, and the material dealt with, either by using locally controlled conditions or HSE waiver.

Once the Plan of Works is agreed, operatives in appropriate PPE and RPE will enter the exclusion zone and commence spraying area with a water/surfactant mix which will suppress any fibers.

During the commission of these works, WA Construction would instruct a UKAS certified analyst to conduct personal and background air monitoring around the perimeter of the works and any adjacent areas subject to client concerns.

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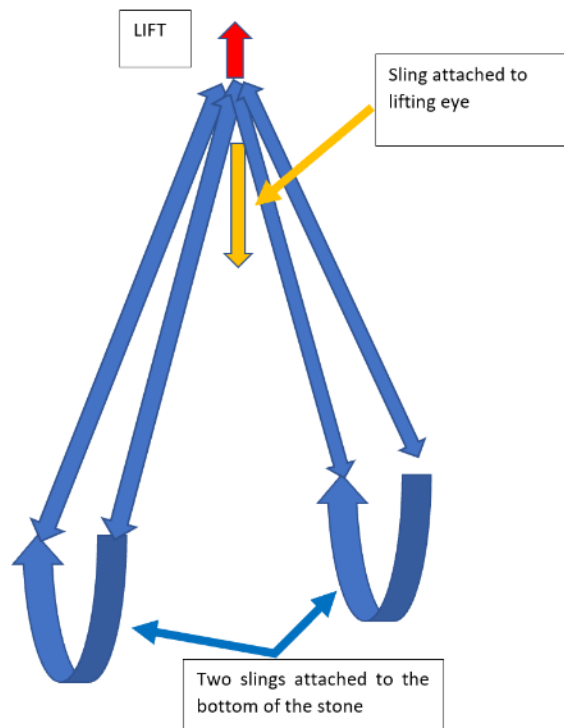
Courtyard masonry stone collection and removal methodology

Dotted around the courtyard are numerous masonry stones from previous demolition works. Some are separated with timbers and others are loose tipped.



These masonry stones have been confirmed to have no benefit to the remedial works for retained structures and will be placed onto the pallets to secure for transportation and all pallets will have an identification code starting CY01 to CYXXX to identify they are from the courtyard under the supervision of Henley Stone for re-use in landscaping areas or disposed or repurposed.

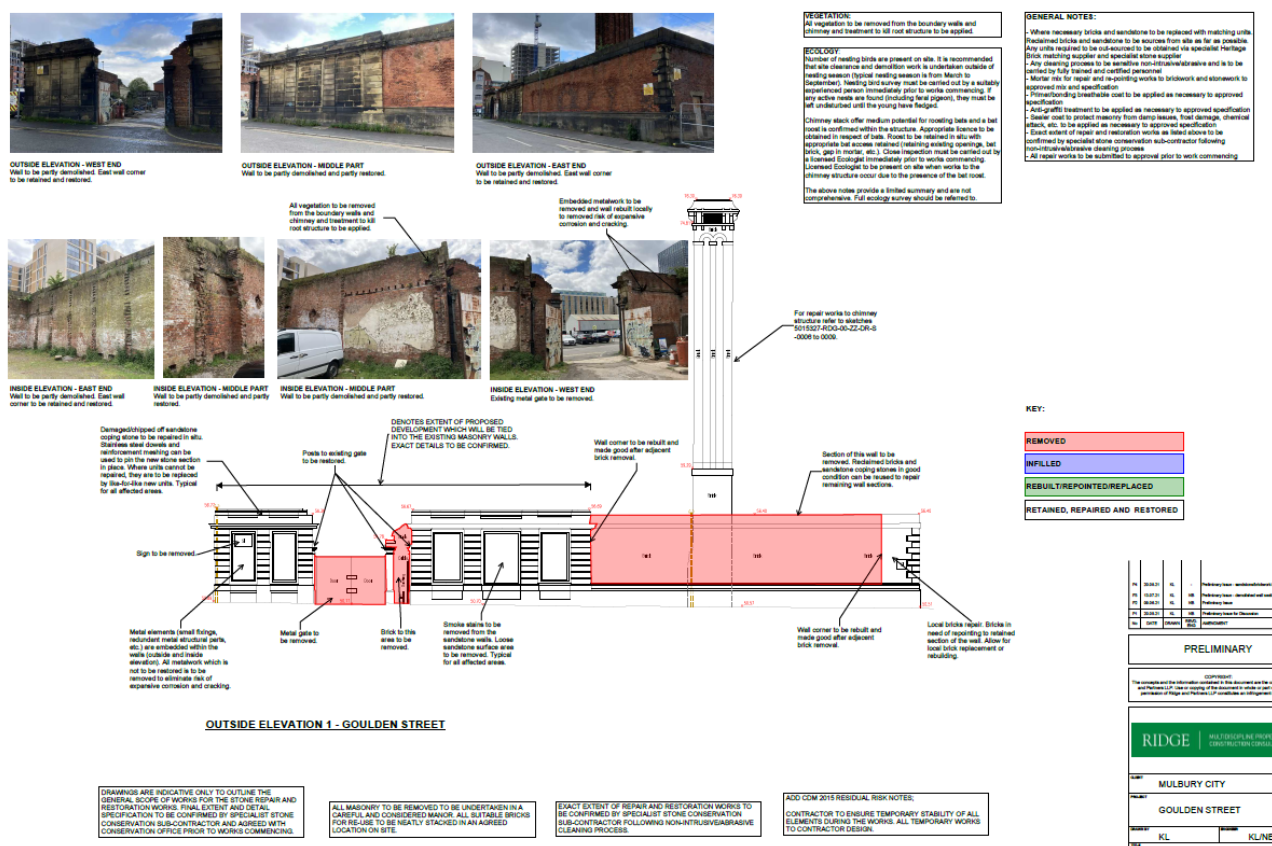
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Selector grab with rubber attachment to be used on this project

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Elevation 1 Goulden street.



The above is the elevation for the proposed works being undertaken on the scheme as a whole. For this phase of the Enabling works the following elements of works are proposed:

Hold point

- 1) The site will be secured with a Heras mesh type fencing to create a demolition exclusion zone.
- 2) Thorough checks must be made inside and around structures to ensure the structures are free from trespassers.
- 3) Thorough checks for discarded hypodermic needles.
- 4) Check all services to the work area have been terminated.
- 5) Remove all waste material and stockpile in storage area.
- 6) HP jetter to be in position and operational before demolition can commence.
- 7) Check all asbestos containing materials have been removed.

Masonry removal and brick wall demolition

The following areas identified in red are to be demolished using hand demolition techniques.

Working from a MEWP two operatives using a medium breaker and small hand tools will remove the brick column highlighted above from the top down. The bricks removed will then be placed onto the deck of the MEWP (subject to SWL constraints) or in the bucket of an onsite all terrain telehandler which will have the bucket at height adjacent to

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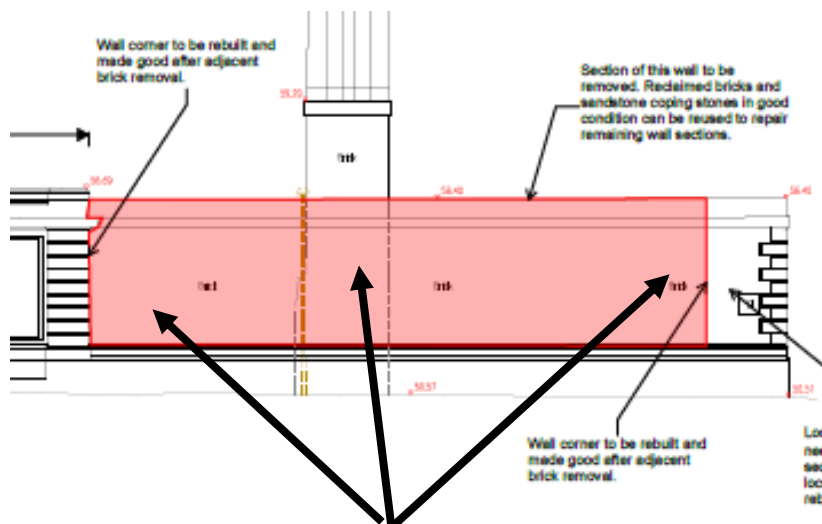
removal works to avoid any fall from height damage.



Examples of hand tools to be used to carry out this operation.

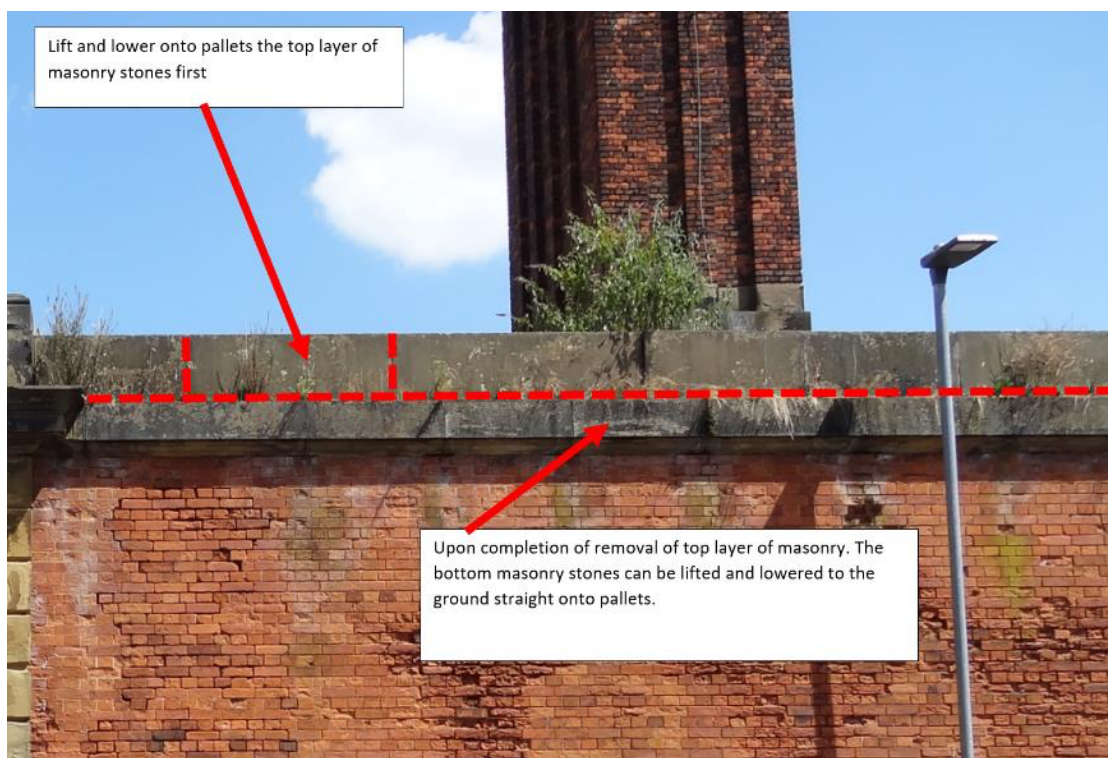
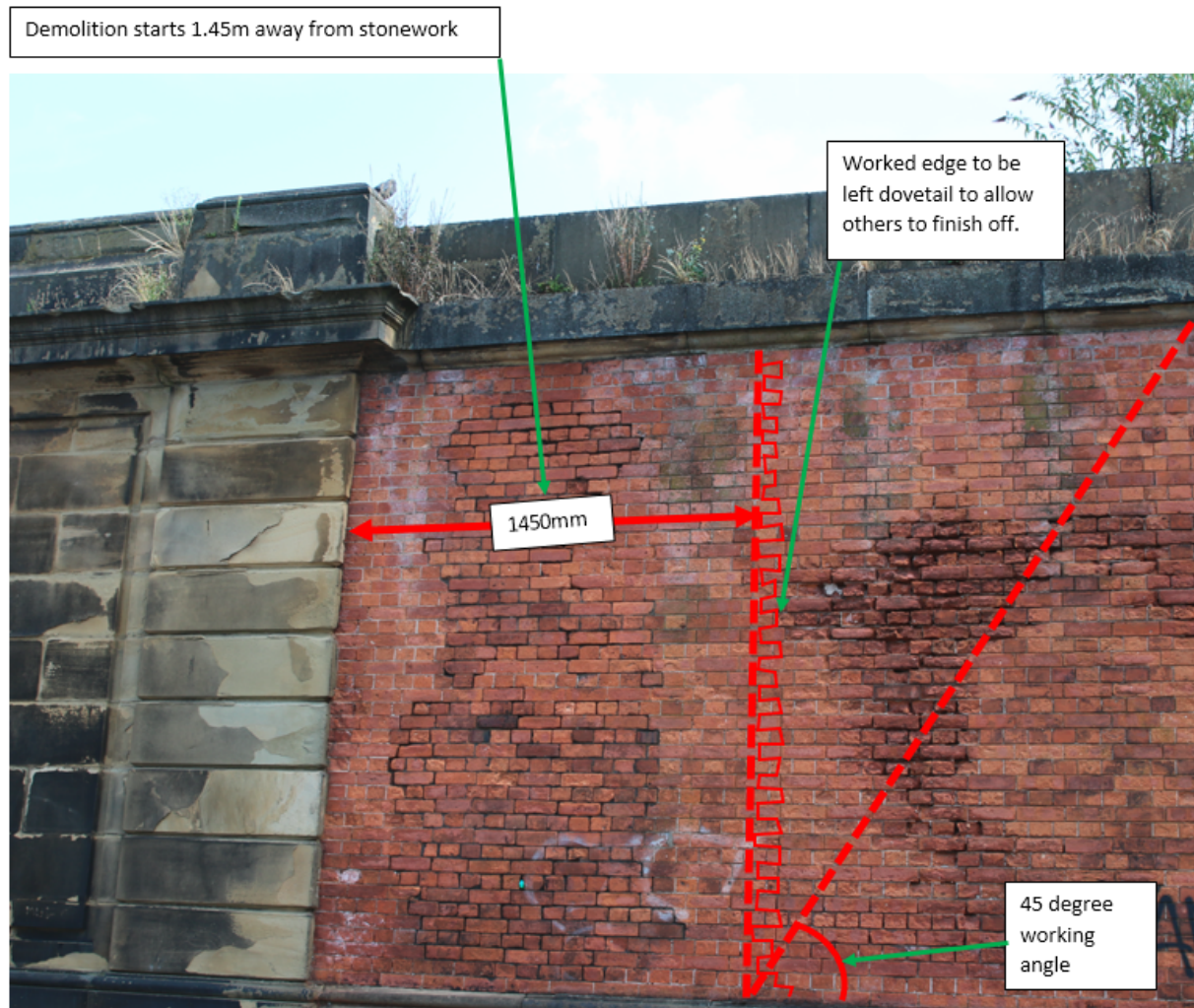
The bricks will then be offloaded from the MEWP by hand. The bricks in the bucket will then be removed again by hand and cleaned, palletized, stockpiled and recorded by Henley stone.

If dust levels within the site are elevated during the works operatives will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust. The utilisation of a fine water spray will also be directed at the point of demolition to control dust migration. The quantity of water emitted by the spray will be regulated and controlled to prevent any flooding at ground level



The areas identified in red above are to be demolished using hand demolition techniques as per the sketch below and the final masonry dismantling within the 1450mm zone of existing stonework is to be retained for dressing later by the finishing specialist contractor. Headstones to be removed prior to the masonry brickwork and areas of the footpath vacated and cleared during this operation.

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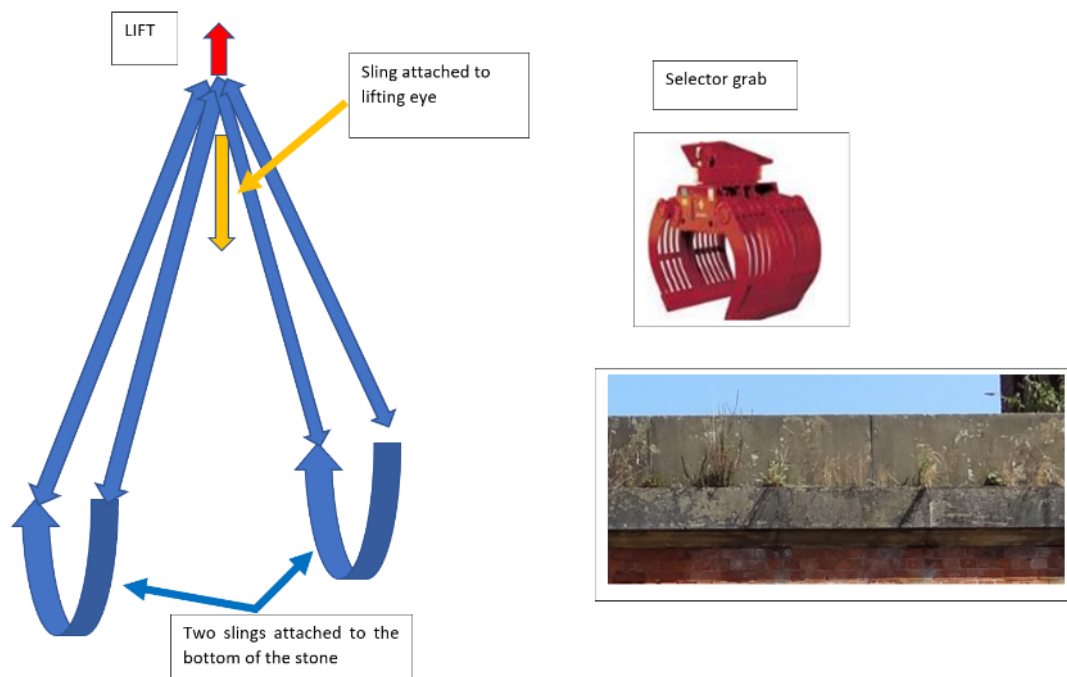


Two demolition operatives in a MEWP will assist with stone release using small hand tool, breaker bars, chisels etc. They will also guide the selector grab into position and assist with sling attachment if

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required.

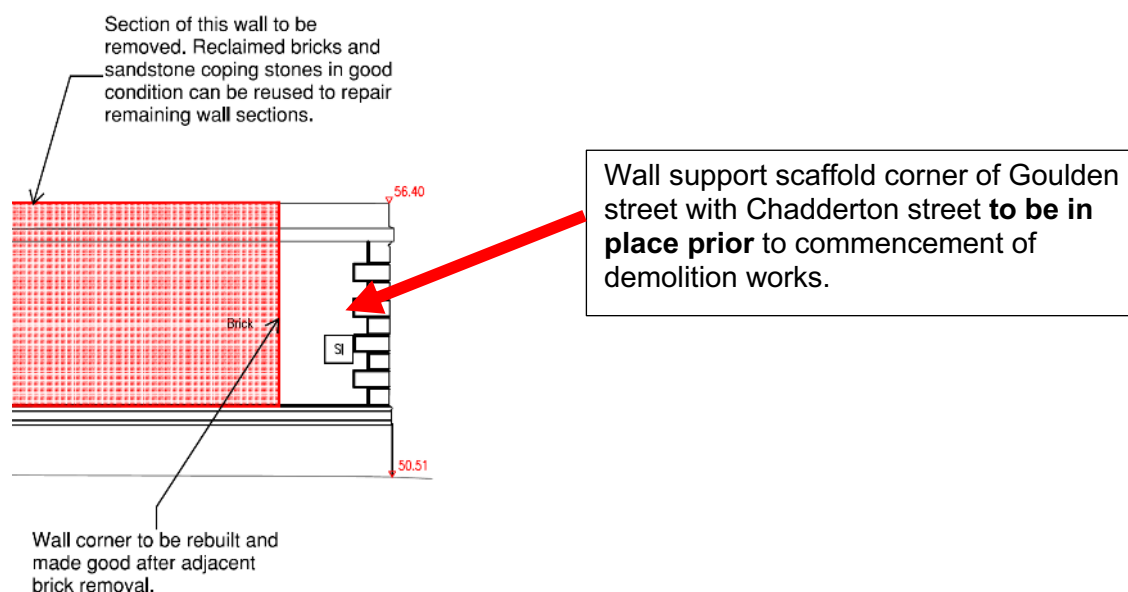
Using a combination of a selector grab with a rubber protection band plus slings the 360 excavator will carefully lift the masonry stones and placed then on pallets for storage off site. The masonry stones will be shrink wrapped onto the pallets to secure for transportation and all pallets will be identified and coded under the supervision of Henley Stone.



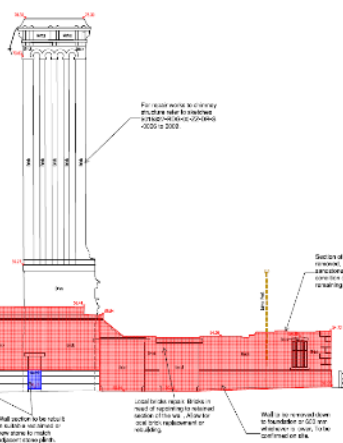
Working from a MEWP two operatives using a medium hand held breaker and small hand tools will remove the bricks from the top of the wall 1 metre in as detailed above. Removal will start from the top down and will open the wall up horizontally to create a 45-degree working edge. Once the 45-degree working edge has been created removal will continue following this 45-degree rake towards the corner of Goulden street with Chadderton street.

Due to the high volume of brick removal, they will be placed into the ditching bucket of a 360-excavator which will have the bucket at height adjacent to removal works to avoid any fall from height damage.

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Elevation 2 Chadderton street.



OUTSIDE ELEVATION 4 - CHADDERTON STREET

DRAWINGS ARE INDICATIVE ONLY TO OUTLINE THE GENERAL SCOPE OF WORKS FOR THE STONE REPAIR AND RESTORATION WORKS. FINAL EXTENT AND DETAIL SPECIFIC ON TO BE DETERMINED BY SPECIALIST STONE CONSERVATION SUB-CONTRACTOR AND AGREED WITH

ALL MASONRY TO BE REMOVED TO BE UNDERTAKEN IN A CAREFUL AND CONSERVED MANNER. ALL SILL TABLE BRICKS SHALL BE LEFT TO REMAIN IN PLACE IN ALL ATTACHED

EXACT EXTENT OF REPAIR AND RESTORATION WORKS TO BE COMPLETED BY SPECIALIST STONE CONSERVATION SUB-CONTRACTOR FOLLOWING NON-HITLER VERGASING OR SLASH BACK REPAIRS/WORKS

CONTRACTOR TO ENSURE TEMPORARY STABILITY OF ALL
SLOPES/NEEDS DURING THIS WORK. ALL TEMPORARY WORKS
TO BE APPROVED BY THE OWNER.

GENERAL NOTES:
For general notes, notes on vegetation and ecology and for location to check: 501-227-4400-46-22-09-6-020. Location: 1 - On Arden Street - Pedestrian Walk.

KEY:

REMARKS

INFILLED

REBUILT, REPOINTED, REPLACED

RETAINED, REPAIRED AND RESTORED

[illegible]

Hold point

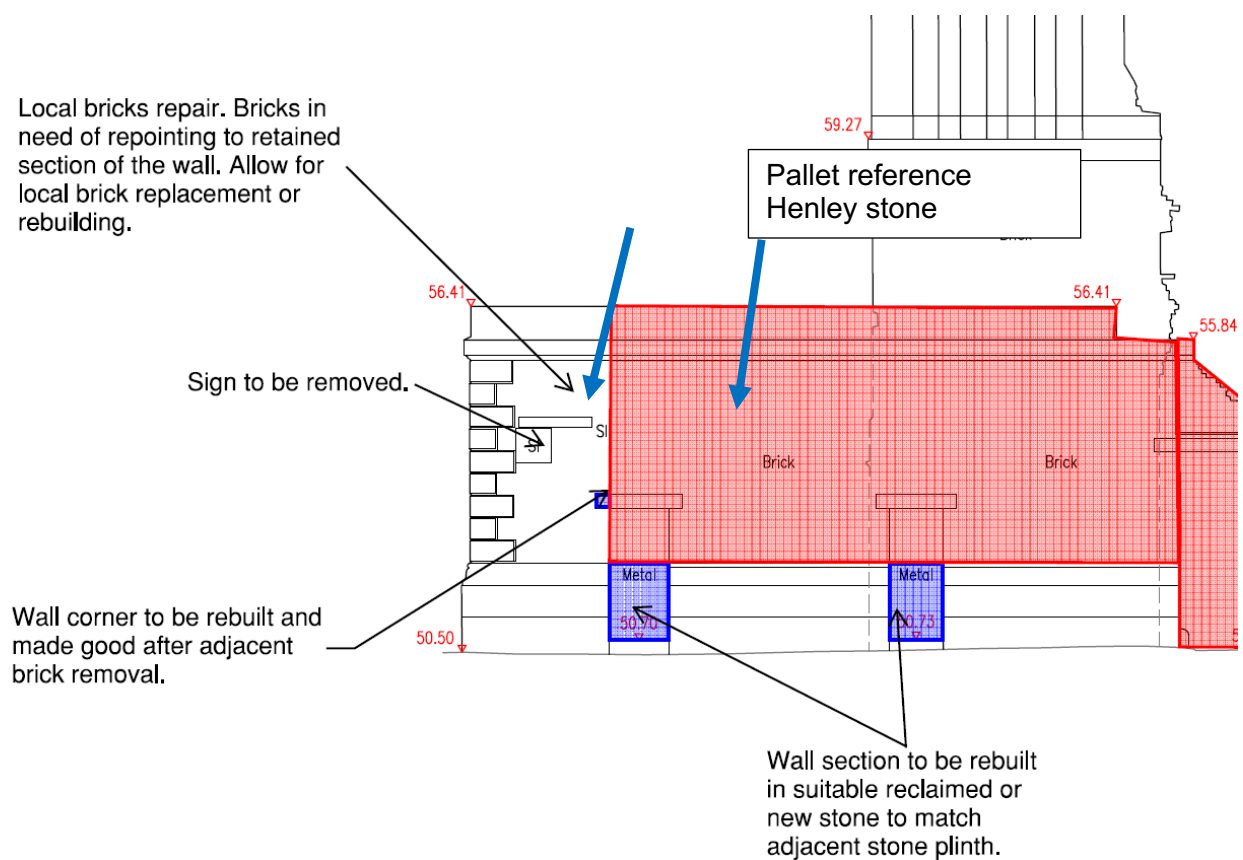
- 1) The site will be secured with a Heras mesh type fencing to create a demolition exclusion zone.
- 2) Thorough checks must be made inside and around structures to ensure the structures are free from trespassers.

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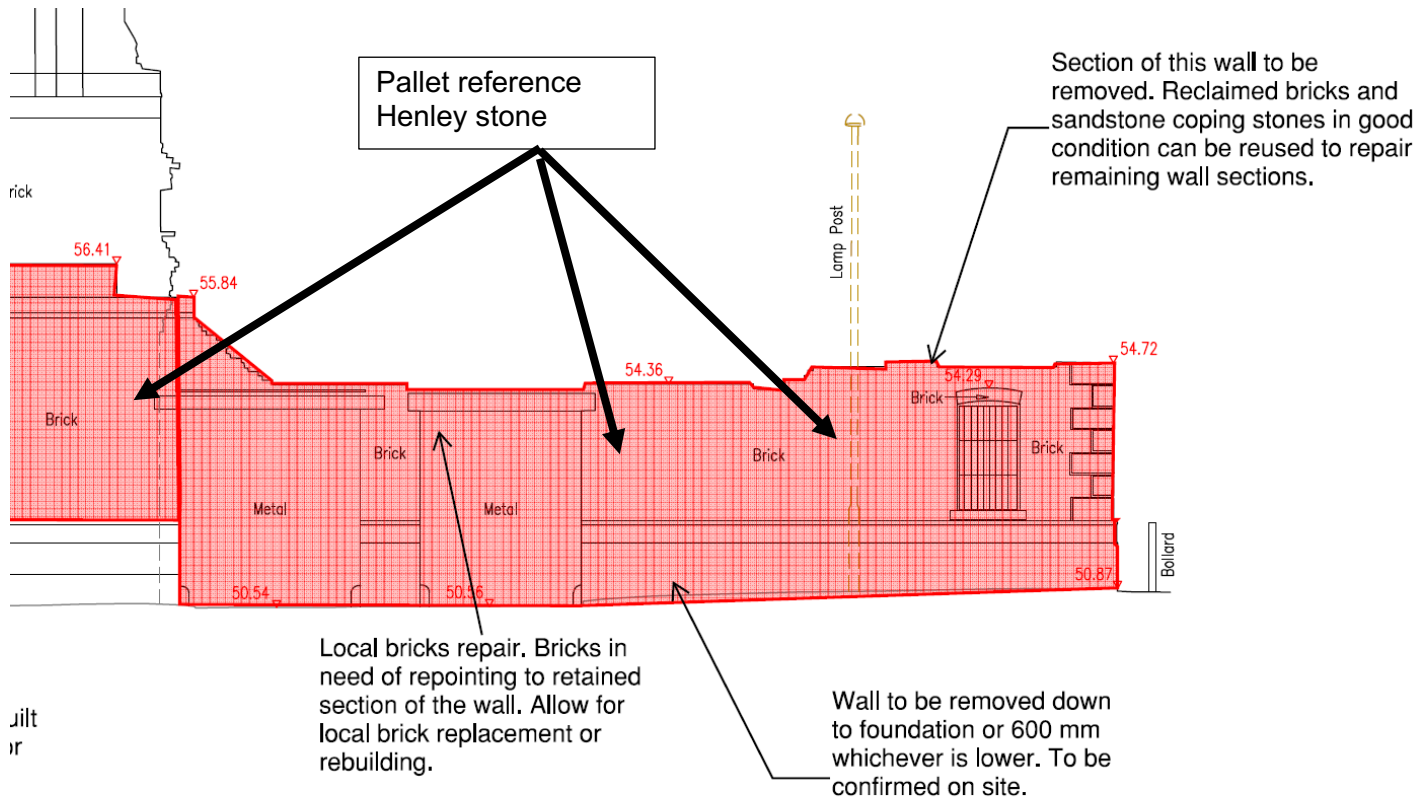
- 3) Thorough checks for discarded hypodermic needles.
- 4) Check all services to the work area have been terminated.
- 5) Remove all waste material and stockpile in storage area.
- 6) HP jetter to be in position and operational before demolition can commence.
- 7) Check all asbestos containing materials have been removed.
- 8) Wall support and access scaffolding to be erected corner of Goulden Street with Chadderton street.

Masonry removal and brick wall demolition

The areas identified in red are to be demolished using hand demolition techniques.



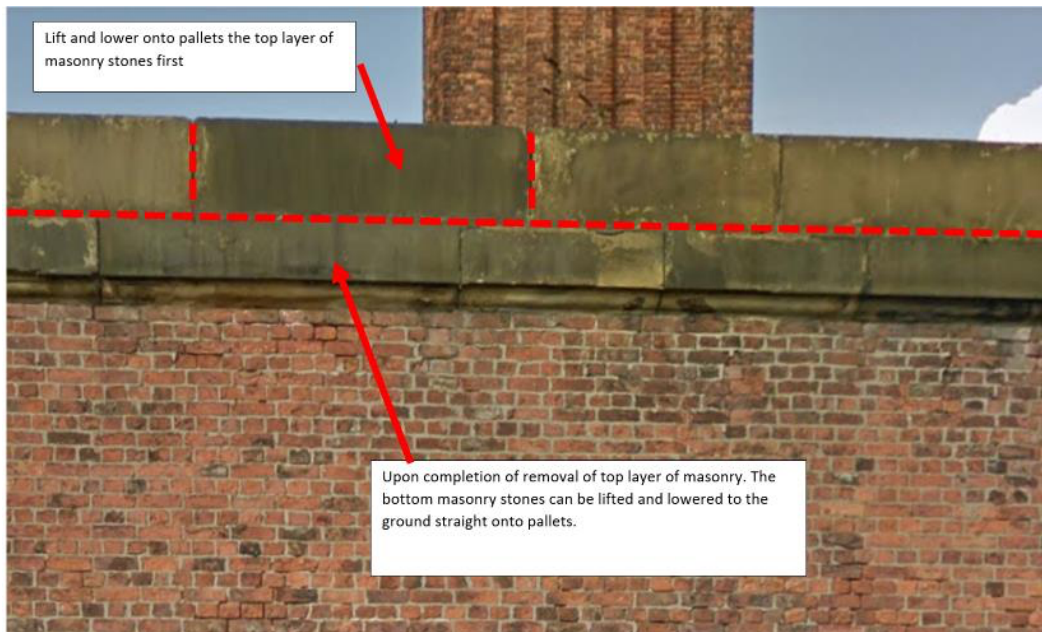
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The areas identified in red above are to be demolished using hand demolition techniques.

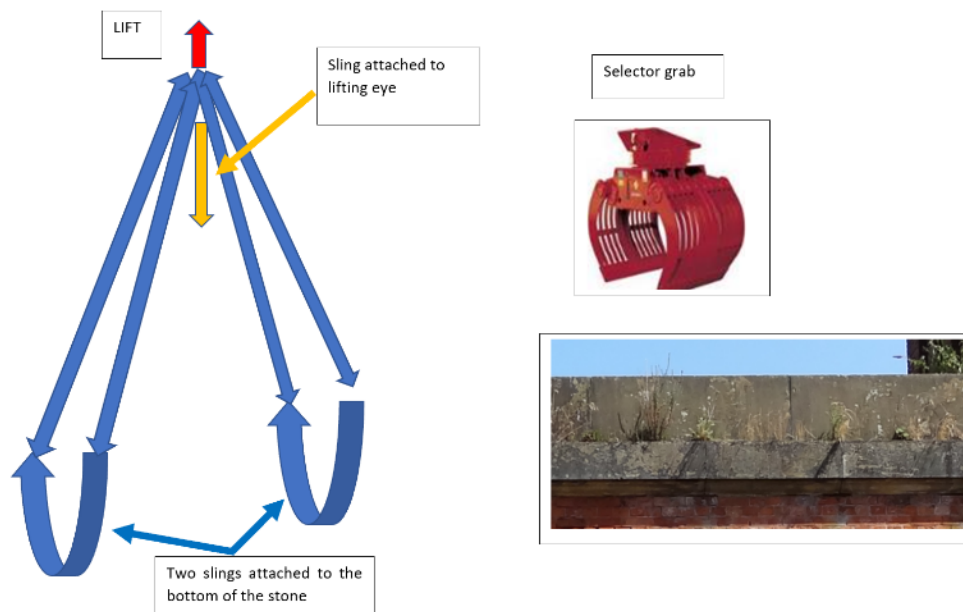


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Two demolition operatives in a MEWP will assist with stone release using small hand tool, breaker bars, chisels etc. They will also guide the selector grab into position and assist with sling attachment if required.

Using a combination of a rubber bar selector grab and slings the 360 excavator will carefully lift the masonry stones and placed then on pallets for storage off site. The masonry stones will be shrink wrapped onto the pallets to secure for transportation and all pallets which will be managed and wrapped by Henley Stone.



Working from a MEWP two operatives using a medium hand held breaker and small hand tools will remove the bricks from the top of the wall 1 metre in as detailed above. Removal will start from the top down and will open the wall up horizontally to create a 45-degree working edge. Once the 45-degree working edge has been created removal will continue following this 45-degree rake along Chadderton street.

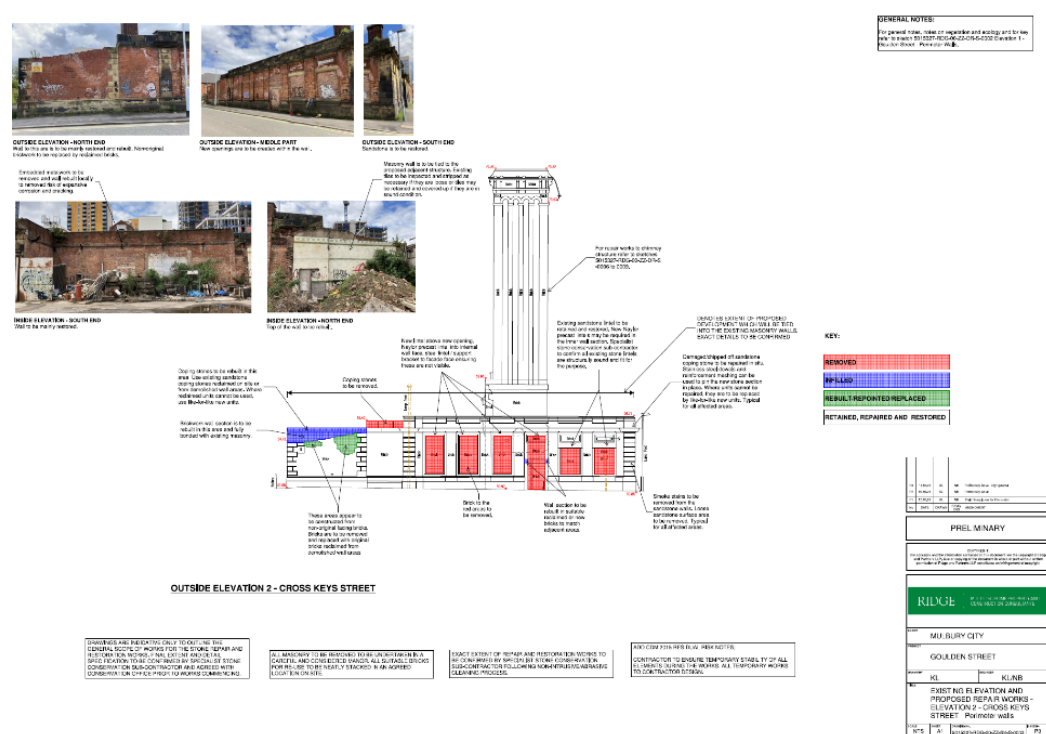
Due to the high volume of brick removal, they will be placed into the ditching bucket of a 360-excavator which will have the bucket at height adjacent to removal works to avoid any fall from height damage.

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If dust levels within the site are elevated during the works operatives will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust. The utilisation of a fine water spray will also be directed at the point of demolition to control dust migration. The quantity of water emitted by the spray will be regulated and controlled to prevent any flooding at ground level

The steel lintels and garage doors will be lifted using a 360 excavator with a rubber bar selector grab and placed into a metal skip for recycling.

Elevation 34 Cross Keys Street.



The areas identified in red are to be demolished will be undertake at a later stage during the course of the main construction activities. Details to follow.

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Emergency Situation and Required Actions

Listed below are the required actions for three different rescue scenarios;

1. Failure of upper MEWP controls
2. Operator incapacitated
3. Fall from height and suspended in a harness

1/ Failure of Upper MEWP Controls

Follow all steps in order until the MEWP and/or operator(s) are safely on the ground.

- Ensure that the operator of the MEWP is OK and has no injuries.
- If there are any injuries to the operator or they feel unwell, call for the First Aider and assess if necessary to call 999 to request medical assistance.
- The Standby operative who has already been familiarised with the ground controls should attempt to lower the platform by using the ground controls (as per the manufacturer's guidance).
- Should the normal ground controls fail to operate, the same Standby operative is to attempt to use the ground 'auxiliary controls' to lower the platform.
- Should the auxiliary controls fail to operate, an engineer must be called to provide engineering assistance.
- If the engineer fails to repair the machine, then a mid-air rescue should be considered.

The mid-air rescue should not be attempted unless it has been agreed with site management and there is a Risk Assessment in place. If this is not possible or practicable, move to step below.

- Should the auxiliary controls fail to operate, then the site Supervisor should consider calling the Fire Brigade on 999 for rescue assistance.

2/ Operator Incapacitated

Incapacitated; where a person cannot access or use the controls to lower the machine down safely i.e. heart attack, stroke, crush injury, head injury, seizure.

Follow all steps in order until the MEWP or operator(s) are safely on the ground.

- Call for the First Aider and call 999 to request medical assistance
- The Standby operative who has already been familiarised with the ground controls should attempt to lower the platform by using these controls (as per the manufacturer's guidance).
- Should the normal ground controls fail to operate, the same Standby operative is to attempt to use the ground 'auxiliary controls' to lower the platform.
- Should the auxiliary controls fail to operate, then the Fire Brigade should be called on 999 for rescue assistance.

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I sign below to confirm I have read the above document and also carried out a practical assessment for the MEWP (operation of the ground controls)

Name	Position e.g Operator /standby operative	Signature

Briefing register

Document Name and number	MS-11276-01-03	Revision	03
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A copy of this briefing register must be attached to the method statement, together with other relevant information.
(such as the associated risk assessments, permits or COSHH assessments).

Supervisor in charge of the work

I confirm that I have read and understand the requirements of this method statement and associated risk assessments and have communicated them to operatives under my control and to those who may be affected by its requirements.

Note: it is important that you test the operatives' understanding and assume they have read and understood the method statement and risk assessments.

Name		Position		Signature		Date	
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Operatives/workforce carrying out the work

I understand and will agree to adhere to the contents of this method statement and the associated risk assessments.
I have attended a site induction/briefing that explained the general site rules and necessary site-specific arrangements.

Name	Position	Signature	Date

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If you have any doubt about the information given or contained in this method statement – ask for clarification.