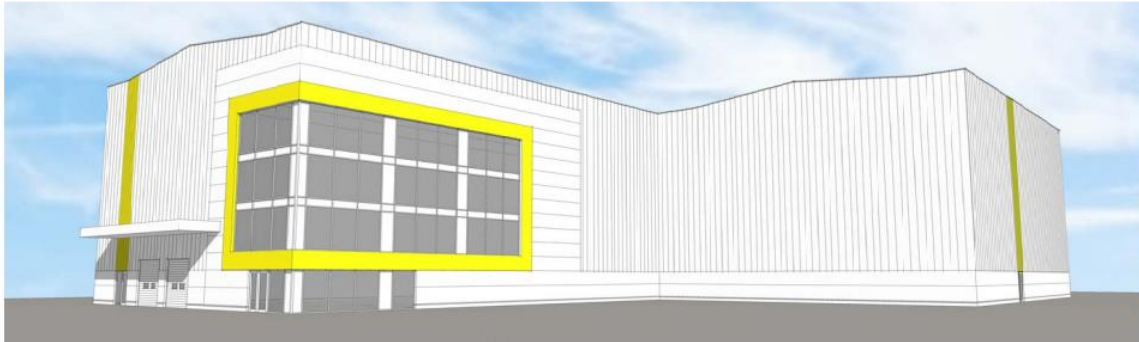


Method Statement Demolition



AMBROSE STREET,
MANCHESTER, M12 5DD

Introduction.

The Health and Safety plan has been produced following a review of the contract documents and a site concerning the hazards relevant to the site. All demolition work will be undertaken in compliance with BS 6187:2011 Code of Practice for Full and Partial Demolition

Attendances / information to be provided by the Client are as follows

- Advice regarding hazards on site (preconstruction information) including service drawings and asbestos surveys

Issued By Craig Wilmore

Position:- HSEQ Advisor

Date February 2023

Rev Rev2

For Storage World

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Parties to contract, contact details

Client

Storage World

Site Details

Units at Ambrose Street, Manchester

Principal Contractor

tbc

Description, Timescales, Sequence and Location

The works are as described in the project specification, PCI and relevant enclosures but involve the partial demolition of the existing structures on site.

The works will be carried out by a specialist demolition contractor and they will provide a set of specific RAMs prior to starting. However this document described the general arrangements that will be adopted.

Summary:-

The works include the following items:-

1. Location and isolation of services
2. Installation of the site hoarding.
3. Demolition of the building.
4. Part demolition of retaining wall along Pottery Lane.
5. Sorting and crushing for reuse/removal of the demolition material from site
6. Excavation of the foundations and removal of the arisings from site
7. We make reference to document 'Extended Phase 1 Habitat & Daytime Bat Survey' (August 2022). As per survey - while bats were not observed on site during the survey, the building offers opportunities for nesting birds. Of note for this statement, should any building work take place within the bird nesting season (which is generally March-August), a nesting bird check will be required immediately prior to any work.

The duration of the project will be four weeks on site; working hours are 8.00 AM to 5.00 PM, Monday to Friday and 8.00 AM to 2.00 PM on Saturday

Soft Strip of all internal areas.

The 110v generator / C/Air compressor will be positioned to ensure that there exhaust emissions so far as reasonably practicably do not enter the working zone.

All operatives will wear their personal; protective equipment including FFP3 Disposable face masks.

110 volt temporary lighting will be provided within all internal areas.

Where required areas of biological contamination, animal faeces and bird faeces will be subject to disinfectant, wetting and clean up. All such waste will be hand shovelled into bags for appropriate disposal.

All soft strip works will be undertaken using powered and traditional hand tools. As much material will be removed from the building as reasonably practicable. Materials that are to be removed by the internal soft strip include doors, door frames, fixed and non-fixed furniture, and floor coverings and other materials which obstruct the construction of asbestos removal enclosures.

The soft strip out will be carefully planned to work out of the building progressively – all non-structural items will be removed from the building starting with the soft furnishings, fittings and finishing with doors, architraves and finally floors. Operatives will strip out all doors, frames, windows, timber of any description, toilets, pipe work, ducting, electrical items and any debris.

All areas will be cleared of loose debris and waste materials (soft furnishings etc.), hand tools, wheel barrows and debris chutes will be used to remove the items into the identified waste skips. Any unknown hazardous substances (chemicals etc.) will only be handled after a COSHH assessment has been undertaken.

All fixed redundant utility, lighting, heating items, doors, frames, skirting's etc. will be removed by hand tools and transported to the identified waste skip located at the front yard. In the event that portable power tools are used, all operatives will be trained and follow the manufacturer's operating instructions. When undertaking continual use of powered tools the employees and contractors will rotate the work to reduce the effects from occupational hazards (Noise, Vibration, Dusts etc.)

At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.

All internal work at height will be undertaken from the tower scaffolding and where required the industrial rated step ladders - the tower scaffolds will be erected by trained persons following the manufacturer's operational instructions. Ref HSE Construction Information Sheet CIS 10 Tower Scaffolds.

At no times shall operatives gain access to partially demolished or unsafe buildings to recover soft stripped materials, these materials will be removed by mechanical means and when safe to do so by hand method.

All soft stripped materials will be processed and segregated into individual waste/recycling streams. All materials deemed suitable for recycling will be loaded into suitable skips and transferred from the site to a suitable recycling venue.

All waste materials unsuitable for recycling will be transported from the site where it will be taken to landfill facilities.

Methodology of Demolition and Part Demolition

Marshalls will be appointed at the perimeter of the demolition zone. The subject building will be inspected to ensure that it is empty. Water Sprays will be available to reduce airborne dusts. The subject building will be removed in reverse of construction with the roof being removed and then the building being pulled into its footprint. All waste will be placed into the designated segregation area for future recycling and removal. Once the demolition has been completed the area will be inspected for tidiness and level.

At all times Marshalls will be positioned prior to the demolition works commencing.

This building will be demolished by both hand demolition and mechanical demolition. All hand demolition works will be undertaken using CA/110v powered hand tools and traditional hand tools. All works will ensure that the effects of vibration are reduced by work rotation and the use of hand protection.

The employees undertaking the work will comply with the work at height regulations.

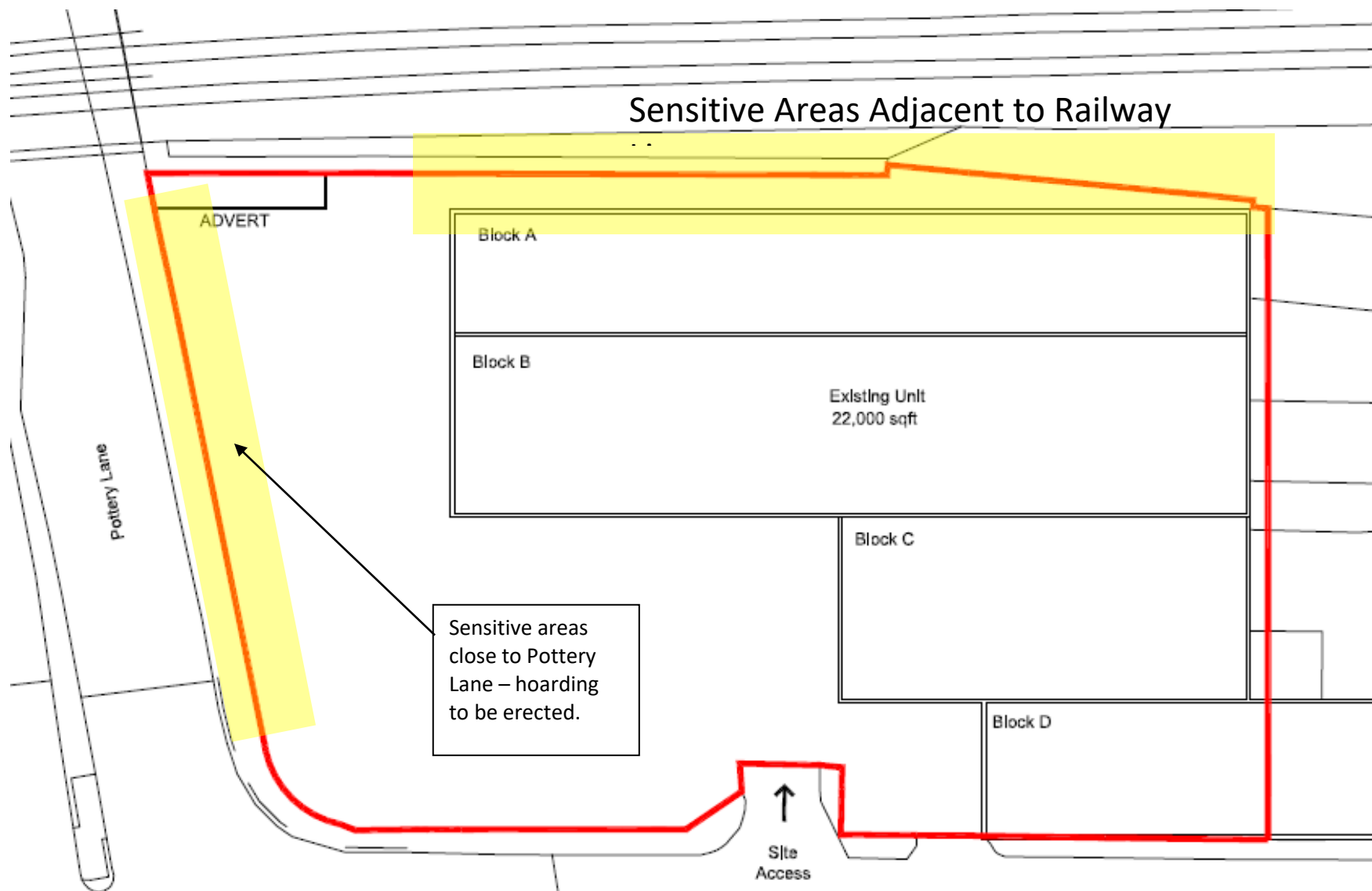
Using the access scaffold to gain access to the high level areas, the building will be reduced carefully. All masonry will be pushed into the building. Once the building has been reduced to this level, the slab will be broken out using the machine.

At all times Marshalls will be positioned prior to the demolition works commencing.

This building will be demolished by both hand demolition and mechanical demolition. All hand demolition works will be undertaken using CA/110v powered hand tools and traditional hand tools

Work areas will be secured with heras fencing.

All waste will be segregated ready for recycling.



Work items

The following are the items of work to be undertaken:-

1. Following a review of the services drawings locate my scanning and hand digging the building services and arrange for these to be terminated and recorded at the boundary
2. Install site hoarding to the perimeter of the site where the existing boundary wall is too low - including secure vehicle gates for access, the Network Rail existing boundary wall offers ample protection due to its height.



- a. The location of the site boundary and hoarding will be agreed with the client, including gate positions.
 - b. Secure the boundary with hoarding
 - c. The location of any underground services will be discussed with the client, including a review of the service drawings. Scanning and hand digging will take place prior to excavation with a machine. The services must be exposed by hand, no machine work within 0.5 m of live services.
 - d. Staff will attend a site induction with the client where emergency precautions will be discussed.
 - e. Staff will be issued with or will already have the PPE required,
 - f. Materials will be delivered into segregated area and hand off loaded by staff, signage or barriers will be used as a when required to prevent access by the public, public footways will be kept clear of materials and equipment, and slip and trip issues at all times.
 - g. If required work at height is achieved by the use of hop-ups or podium steps,
 - h. All perimeter boundaries will have Warning signs
3. The buildings / partial buildings to be demolished are large warehouse
 4. Following the site being secured a team of to staff will carry out a strip of the building including metal work, copper plumbing and wiring that is accessible. Only non structural items will be removed during this phase.
 5. Windows and joinery will be removed as far as is possible without preventing a fall risk, glazed panels will be removed and stored separately from timber for removed from site.
 6. Developments, doors, frames, flooring and the like will be removed by hand. Provided that this does not present a fall risk, or create instability within the structure. In essence this means that the roof structure will not be disturbed in the floor joists will not be disturbed – advise to be sought from structural engineers.
 7. Following strip out works, a final check of the building will be undertaken to ensure full clearance, then the building will be pulled to the ground by an excavator to enable the demolition material to be sorted and crushed for reuse or removed from site. There will be a minimum of one watchman on site in addition to the machine operator who will be an experienced demolition, operative to direct and guide the machine in respect of the adjacent hazards. Water mist sprays will be employed if required to control dust
 8. During the demolition the site will be closed and locked to ensure that there can be no possibility of third parties entering the site.
 9. Once the material is on the ground, this will be sorted by machine by hand separating timber, metal, cable into specific skips or piles to be removed from site.
 10. Once the site has been cleared of demolition material the ground floor slab will be lifted and broken by machine ready for removed from site or crushed for reuse.

Transport and traffic management, logistics

The site will be established if possible, for vehicles to drive-in and drive out without reversing onto the highway, all reversing will be monitored by banks man.

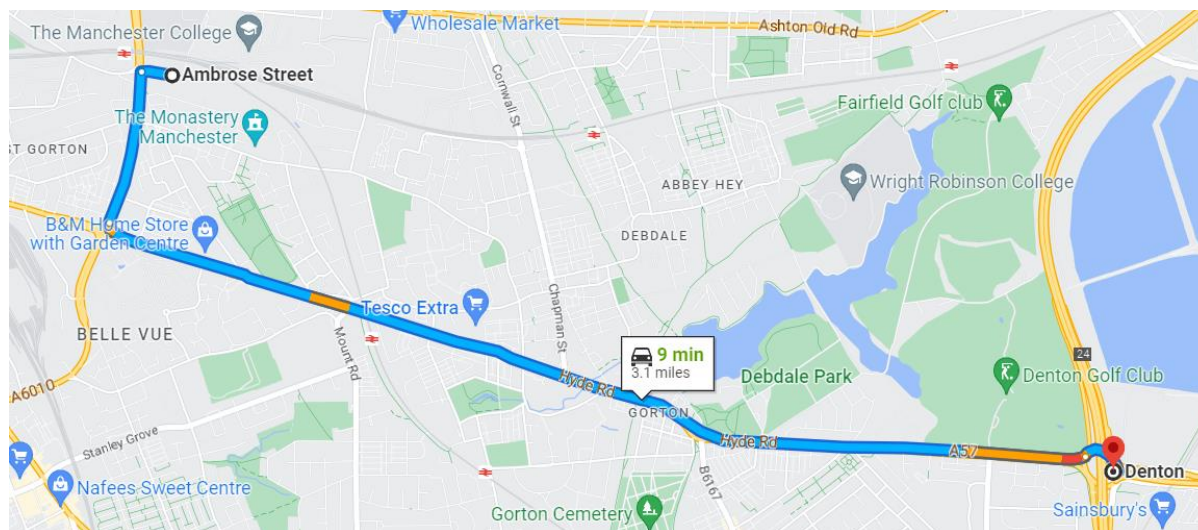
Material will be delivered to site by wagon and offloaded by a HIAB crane reaching across footpaths into the site. This operation will be supervised by a banks man in addition to the wagon operator.

A welfare unit will be delivered and offloaded by working crane from the road directly into the site over the footpath, again supervised by a banksman. This unit will be self-contained the generator, water tank for hand washing, foul storage tank. The unit will provide a WC, a small store and a welfare area for 4 people; the unit will be serviced weekly, including cleaning and tank emptying. Drinking water will be supplied by bottled water.

During the demolition phase of the development, materials, equipment and personnel will require movement to and from the site. The provisional CTMP below describes how these movements will be managed. The traffic numbers quoted within the plan are based upon the experience and knowledge of previous developments. The demolition period is projected to last 4 weeks.

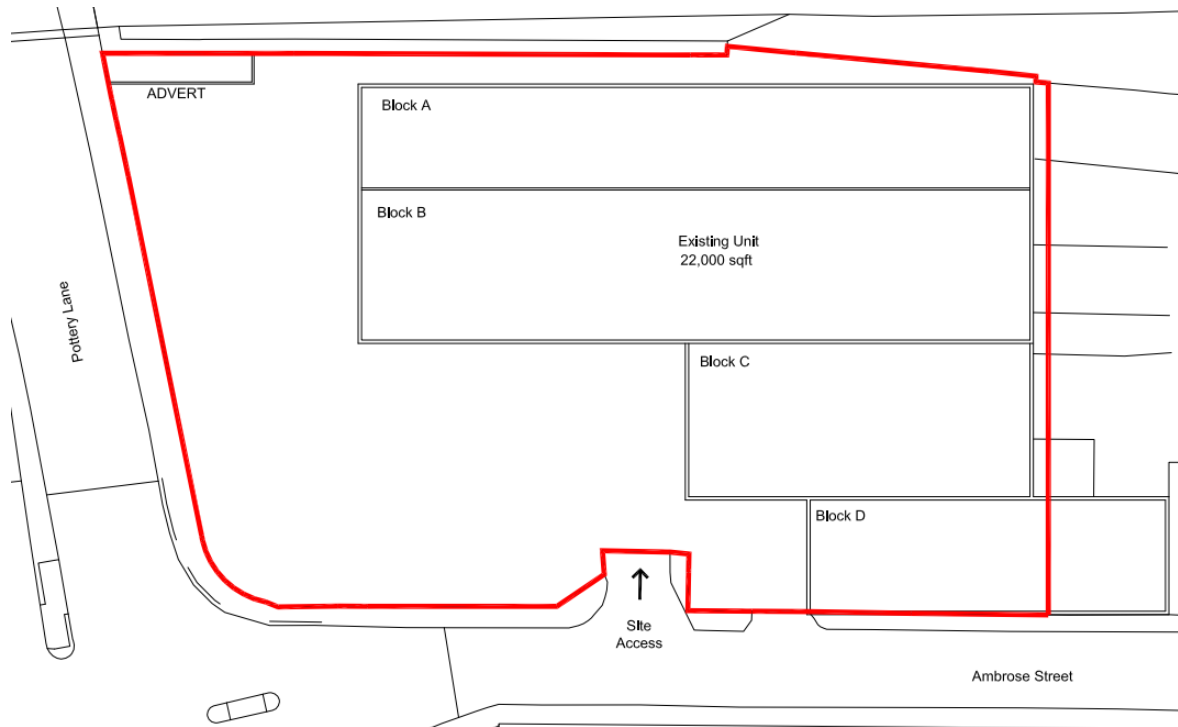
Delivery Routing

All vehicle movements to site will be via Ambrose Street and through the existing property entrance. For large HGVs, the ideal route would be to head East bound follow Hyde Road which will take them to the M60.



Site Access and Entrance

The existing site entrance will be widened if necessary, to allow for the movement of vehicles and plant. It will be ensured that all such vehicles and plant are of the correct size to allow them to pass through proposed entrance.



Delivery Management

The onsite manager will have full responsibility for the coordination and management of deliveries to and from site. The manager will ensure the safety of all on site personnel, the local residents, Road traffic users and the general public. Their role will also include advising delivery drivers of the most appropriate routes to and from site, the most suitable times of deliveries and of any local restrictions on vehicle heights and widths and proposed events etc.

Deliveries to site

Deliveries of plant, materials and equipment will be made by a combination of articulated vehicles and smaller rigid vehicles. To assist with deliveries on site a small telescopic handler will be used as well as delivery vehicles having a Hiab Crane attachment. Table 1 & 2 show the estimated vehicle movements on site. These values are based upon the information from previous similar developments within Alderley Edge.

Where practicable all materials, plant and equipment will be sourced from local suppliers to minimise the impact upon the highway network

The hours of deliveries to the site of the development will be restricted to 0800 to 1800 hours on Monday to Friday, 0900 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Table 1 Delivery of Heavy machinery

Description	Vehicle Type	Estimated Number of vehicles
Temporary offices, welfare	Trailer	2 – remain on site
Generators	Trailer	Remain on site
Excavator	Trailer	Remain on site- demolition and initial groundworks phase
Teleporter	Self-Propelled	Remain on site for demolition phase

Table 2 Delivery of materials and equipment to and from site

Waste from demolition	2 tonne max load	5
Delivery vehicles	2 tonne max	Max of 2 per week during specific periods
Site personnel traffic- Demolition	Vans <2Tonne	2 per day
Site personnel traffic- Finishing	Vans <2Tonnes	2 per day

Daily Traffic Movements

During the demolition phase, it is anticipated that the workforce will be generally be between 5-10 (employees and contractors). To reduce the number of trade vehicles, vehicle sharing will be utilised and additional car parking has been made available at the company offices. Only essential vehicles will park on site.

Vehicle parking

Ample parking is available on site however traffic should be minimized. It is likely that the maximum of 2 vehicles per day will be parked on site during the demolition and initial stages

Site vehicle manoeuvring

The onsite manager will ensure that suitable room is available to allow for the turning /reversing of vehicles. Reversing will be kept to a minimum, all vehicles entering and leaving site will be managed by a suitably trained banksman.

Offsite traffic management

Temporary Construction site Access warning signage will be displayed at the existing entrance and upon the proposed hoarding at the curtilage of the site. All signage will be in accordance with Chapter 8 Traffic Signs manual, the Construction Design and Management Regulations 2015 and will be provided and maintained for the duration of the construction phase on all approaches to the site.

Suitable warning signs will be located in advance of the site entrance at the approach from all directions.

Remediation of damage to the highways due to construction traffic

Any agreed remediation of damage will be at rates agreed with the local authority highways department.

Public Road Cleanliness

The site is mostly hard standing which will reduce the transfer of dirt and debris. In the event of the public highway being affected the developer will enter into an agreement with a local supplier to ensure the affected area is cleaned.

It is considered that with the proposed site layout and traffic management controls, the site is capable of allowing the safe movement of project vehicles/plant and will not put at risk, site operatives, public highway users and the general public.

If circumstances change which result in changes to the proposed project traffic management plan, we will enter into discussions of the proposed changes with the local authority and ensure that the necessary permissions are granted to allow for those changes to take place.

Resources

Staff resource on site will be a machine driver supported by an experienced demolition operative / banksman.

It is not anticipated on this project that a dumper will be required, should this not be the case a third member of staff will be allocated, suitably qualified.

The site will be visited periodically by manager, normally weekly.

The works will be carried out using the equipment listed below :-

- 360 Excavator with attachments and push beam extension.
- 3 ton dumper
- welfare unit
- Water fire extinguisher and a powder fire extinguisher

All the equipment described above will be inspected, serviced and maintained in accordance with manufacturer's guidance. Records of inspections will be available if required and PUWER inspections recorded weekly on site by the machine driver

Electrical equipment will be PAT tested every 3 months

Hand tools will be used and will be kept in good condition by our site operatives and stored overnight in lockable containers or taken from site.

Assessment of significant risks for all tasks

Risk assessments relating to the work will be provided include the following:-

- Manual handling
- Work at height
- Electrical / gas / services safety
- Use of operated plant
- Exposure to noise and vibration
- Risk assessment for PPE
- Fire safety
- Lifting operations
- Slips, trips, lighting etc

The status of the electrical, gas and water services will be checked prior to works – confirmation of isolations will be sought.

A check will be made of building for stability and fall risk in consultation with the structural engineer, but it is not anticipated that any unusual risks exist.

In determining the most suitable method of working a hierarchy approach has been used to reduce the level of risk to the lowest reasonably practicable levels. The methods selected are in regular use by the company and also reflect current industry methods and standards.

Manual handling

The smaller items of equipment used and materials to be removed will be light in weight and it is anticipated that they can be moved by one person. Should the staircase be removed by hand prior to machine work, this will require to persons.

Heavy items will not be removed from the building by hand, but will be exposed by the machine is sorted by the machine when on the ground.

Electrical / gas / services safety

All services to the building will be investigated following a review of the client service drawings and terminated following scanning in hand dug excavations at the site boundary, this will be recorded. The ground to the perimeter of the building will be scanned for any services prior to excavation.

Use of power tools.

The power tools to be used will be 110 V electric drills, breakers (short duration) and a two-stroke Sthill saw.

The duration of use of this equipment is short and within the guidance of the companies risk assessment in terms of exposure to vibration, see attached.

Is company policy that anybody using power tools wears ear protection at all times and this will include staff within the vicinity, again refer to risk assessment.

The Sthill saw will use a diamond blade and a water bottle to suppress dust, staff will wear appropriate PPE and will be trained in face fit.

Staff using all the above equipment will be required to wear hearing protection, a P3 facemask, safety glasses or goggles as felt most appropriate in addition to standard site PPE.

PPE

The company has assessed the requirement for PPE on the project and this is noted in section 7 of safety plan.

Fire Safety

The company will arrange for a water extinguisher and a powder fire extinguisher to be in place on site at all times. No smoking is allowed within the building, no burning of rubbish or waste.

In the event of fire the fire brigade are to be called and staff to assemble outside the gate on the footpath, if required on the opposite side of the road. The office and health and safety advisor to be notified without delay.

Lifting operations (LOLER)

It is anticipated that all lifting will be by the excavator bucket and that slings will not be required. However should this not be the case then slings will be inspected prior to each use by competent person (link the trained) and this inspection will be recorded weekly.

Slips, trips, lighting etc

The very nature of a demolition site is that it will generate trip hazards and that the electrical system will be disconnected. It is essential during the works that access and egress routes are kept as clear as possible of hazards and that if required. temporary lighting is installed.

Security

The perimeter is to remain closed at all times during the work are locked at night

Work at Height

The need to work at height has been assessed and it has been identified that the incident strip will generate arisings that can be removed from the building down the staircase from first-floor level without generating a fall risk.

Where required guardrails should be a minimum of 950 mm high with an intermediate guardrail, a toe board / kick board should be introduced if there is danger of materials falling to people below. Any walk ways installed should be a minimum of 600 mm wide with fall protection to any open sides.

A harness and lanyard must be the last resort in terms of fall protection and can only be used if the company specifies specifically the reliable attachment point to be used and matches the fall arrest equipment to suit the application.

Ladders can only be used as a means of access from one level to another, not as a working platform, they should be tied, the ladder should be footed whilst it is being tied.

Personal Protective Equipment requirements

The following PPE will be used on site:-

- Hard Hat
- Safety Footwear at all times
- Gloves, suitable for the task, waterproof gloves may also be required
- Eye protection, when required (needed during breaking out and saw cutting, not negotiable)
- Hearing protection when using power tools
- Hi Vis Jacket at all times
- Dust masks (FFP3) in dusty conditions, face fit training required
- Full skin cover work wear

Spare PPE will always be available on site and operatives are made aware that they should look after their PPE and report any issues such as lack of suitability, damage or shortfalls. Not wearing PPE is a disciplinary offence

Emergency Arrangements

First Aid will be provided by capital demolition staff on site, emergency training is provided for up to 5 persons, more than that will require a fully trained first aider.

The location of the First Aid Point will be discussed at induction along with the arrangements for any Emergency situation and evacuation procedures. The first aid kit is held in the Oasis unit.

All accidents, injuries, near misses and dangerous occurrences will be reported to the company office. In the event of significant injury to a member of staff or others, an investigation will be carried out by the company health and safety consultant on request.

Temporary Amended Systems

If at any time an agreed work method needs to be significantly changed a revised method statement will be submitted to the client for prior approval.

To whom the information has been submitted

The method of work will be issued to the client for comment

All site staff will be inducted in this safety plan, inductions will be recorded using the form included in this document.

Monitoring & Compliance

On site monitoring will be carried out on a daily basis by the demolition supervisor with support from a visiting Manager.

The contractor will take advice from their H&S Advisor as and when required.

Environmental Impacts

The demolition arisings will be sorted and segregated for removal from site. Metal timber and masonry will all be sorted. A crusher will be arranged to generate hard-core for use on site. All arising is will be removed from site by a registered waste carrier to a waste transfer station or to landfill as appropriate.

The works will generate a level of noise that will exceed 80 dBA for users of plant and persons adjacent, mostly from drilling / breaking. Ear protection will be worn by operatives during this operation.

Should the operations generate a level of dust, mist sprays will be used to dampen down the area.

Liaison with others

The company will liaise with the client periodically to help ensure that the works are carried out in a safe and timely fashion. Any site issues will be addressed in liaison with the client.

CDM Regulations / Health and safety file

The contractor will have been supplied the pre-construction information in the way of investigation reports provided by the client, these will be incorporated into the health and safety file on completion of the project as noted below , including services information and the asbestos report.