

Demolition Method Statement for Planning

Laystall Street, Manchester

KBS Civils Ltd

To be Read in conjunction with the following
Drawings;

L037, L0111, L0112, L0113, L0114, L0115, L0210, L0216, L0217, 220427

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1 INTRODUCTION

- 1.1 This project relates to the demolition works that are to be carried out at the ancillary building to 32-34 Laystall, Manchester.
- 1.2 The works of the buildings to be demolished are as follows: -
 - 1.2.1 Services Disconnections – All services have been confirmed as dead on this site. Although this is confirmed operatives will be briefed to ensure that if any services are seen they are reported to site management immediately.
 - 1.2.2 An asbestos survey has been undertaken and all identified asbestos removed from both the grade 2 listed and ancillary buildings. However, if any potential asbestos containing materials are suspected/found within the building, structures and basements, a suitably approved licenced Asbestos Removal contractor will be contacted, and all works suspended until the attendance of such person.
 - 1.2.3 Form site compound, set up welfare facilities, muster points and secure the site to be demolished.
 - 1.2.4 Carry out internal soft strip of the building, to remove deleterious materials, fixtures and fittings that do not form or tie into the structure.
 - 1.2.5 Temporarily close/block any openings to the listed building to make safe and weatherproof. Minor hand demolitions may be required where the listed and ancillary building joins to create and open joint.
 - 1.2.6 Mechanical demolition of the super structure down to ground floor level. The processing of all materials arising from this element of works will be transported off site for recycling/disposal or kept being reused.

1.3 Site Staff

The demolition contractor will ensure the following resources are in place to carry out the works as required on site.

Demolition/Site Manager

Demolition/Working Supervisor

First Aiders x 1

2nr Plant Operatives (Maximum)

4-6nr Demolition Operative (Estimated)

1.4 Plant & Equipment:

1 x Komatsu 360 Excavator fitted with a choice of either, shears, selector grab or bucket attachment

1 x Komatsu 490 Long Reach Excavator with a choice of either shears, selector grab or bucket attachment

1 x RORO Skip for waste

1 x Eco unit with Toilet and handwash facilities

1 x Diesel Generator to supply power

1 x Water Bowser

- 1.4.1 Plant certificates will be obtained for all plant used and copies of the certificates retained on site
- 1.4.2 All operators are to produce CPCS licenses
- 1.4.3 Works described below will be carried out in such a way as to minimise the impact of that work. Therefore, the foreman will:
- Take all reasonable steps to minimise the creation of dust using water sprays to dampen buildings being demolished and the demolition arisings.
 - Pay attention to wind direction to anticipate the impact to any work downwind of the working area.
 - Curtail, suspend or rearrange work as necessary to allow the demolition to proceed if possible whilst reducing its impact on any occupiers of neighbouring properties/premises
 - Ensure all plant is fit for its purpose and adequately maintained so that noise generation is within the manufacturers stated maximum noise level
 - Consider activity on site at the start of the day to minimise disturbance of the neighbours. Reversing manoeuvres will be avoided in the early morning to prevent reversing sirens sounding. Mobile plant, which requires approximately 20 minutes idling to warm-up before a shift, will be parked sensibly away from house/surrounding offices. Any noisy operations such as the use of a hydraulic breaker shall be minimised to avoid disturbance.

2 Welfare Accommodation

- 2.1 Welfare facilities will be provided to a standard that satisfies the HSE
- 2.2 The actual location of the welfare facilities will be located on the site layout plan located within the welfare facilities.
- 2.3 The provision of site accommodation will be compliant with respect to the construction regulations 2015.

3 Working Hours

7.30am – 16.30pm Monday to Thursday

7.30am – 15.30pm Friday

8.30am – 14.00pm Saturdays

4 Services

- 4.1 All services have been confirmed as dead within the site boundary.
- 4.2 Although there is such confirmation, A CAT detector will be utilised by the site supervisor both prior to commencement and during the basement excavation. If any services is found to be live within the site boundary, works must stop immediately and the site manager notified.

5 **Safety**

5.1 All necessary registers, accidents books, diary, time book, test certificates, method statement, risk assessment, health and safety plan etc will be kept on site under the control of the site supervisor/manager and can be inspected at any time. All accidents are to be reported to and entered in the site accident book.

5.2 A supply of spare hard hats, gloves, goggles, masks, face visors etc will be stored on site.

5.3 At all times the demolition contractor will ensure a high standard of health and safety is always carried out.

5.4 All operatives on site must wear full PPE in accordance with HSE requirements including safety boots, hard hats and a high visibility vest or coat and LEP (Light eye protection) as standard.

5.5 A no smoking on site policy will be adhered to at all times.

5.6 Adequate segregation of pedestrians and vehicular traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted and form part of the site induction.

5.7 Vibration Monitoring; Vibration Monitoring will be carried out during the demolition.

The vibration monitoring will be recorded in the following format of table:

Date	Time	Location of Check Points	Results (Max Point mm/s)	Monitoring Duration (Mins)	Location of Demolition Work

A set of initial readings shall be taken and recorded three days prior to commencement of the demolition. Readings shall then be taken daily by the contractor at each check point. The Engineer is to confirm where readings shall be taken as well as the triggers points. The vibration monitor must be set to alarm prior to any trigger points being reached. Should the alarm be triggered, all personnel must cease works immediately and await the engineer to assess the works. No further works will be undertaken until an all clear is provided by a competent engineer.

6 **– Operation Nr 1: Site Establishment**

6.1 The building will be situated within a secure site boundary made up of heras fencing, to enclose the working areas/exclusion zones within the site.

6.2 Warning signs (as described below) will be displayed at the appropriate points around the perimeter of the site:

- Danger Demolition in Progress
- Danger Demolition Keep Out
- Personal Protective Equipment Requirements
- Warning to Children

6.3 All visitors to our site will be asked to sign in within the site office. They will be inducted into the activities being carried out that day and at all times whilst they are on site, they will wear the required PPE and they will also be escorted by a member of KBS staff.

6.4 Welfare will be set up and positioned as per the demolition site plan (L0111)

7 – Operation Nr 2: Asbestos Removal

7.1 Where asbestos is found on site, a suitably approved licenced Asbestos Removal Contractor will be appointed to carry out the removal of all asbestos containing products.

7.2 The HSE will be notified under the statutory ASB5 form on the health and safety executives' website www.hse.gov.uk of the intended asbestos removals that are to be executed on site.

7.3 All method statements, risk assessments and transit plans will be included within the contractor's management plan/file.

7.4 No follow activities will be carried out until we have received air clearance certificates/certificates of re-occupation from the asbestos removal supervisor to confirm that the areas are safe to enter.

8 – Operation Nr 3: Soft Stripping

8.1 An internal soft strip of the buildings will be carried out by demolition operatives to remove as much of the waste materials from the building ahead of the demolition works.

8.2 Materials that are to be removed by the internal soft strip can include doors, door frames, fixed and non-fixed furniture, carpets and floor coverings and other materials.

8.3 Operatives will strip out all doors, frames, windows, timber of any description, (not appertaining to roof or main structure) toilets, pipe work, ducting, electrical items and any debris.

8.4 Any clean, unpainted constructional timber will be segregated from the general waste. Where this material is free of nails, screws, hinges etc it will be segregated for recycling by a specialist company. Any materials deemed as not suitable for recycling will be removed from site in skips as controlled waste to an appropriately licensed landfill site.

8.5 Where possible the materials will be loaded by hand method into skips and removed from the site. Where access for skips is not available the materials will be segregated and stored within the building where they will be removed at a later stage.

8.6 Once access for skips is available the materials will be loaded into the skips by use of the excavator and by hand method.

8.7 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.

8.8 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.

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

8.10 A sample panel of existing terracotta bricks will be carefully removed prior to the demolition taking place, this will be carried out to the satisfaction of the conservation officer.

9 - Operation Nr 4: Working at Height Generally

9.1 Working at height will be restricted to a minimum, with most high-level demolitions being carried out by mechanical means i.e., Demolition type excavators / Plant fitted with controlled attachments such as mechanical grapples, concrete breakers, concrete pulverisers and buckets.

9.2 Where access to work at height may be required access will be gained by use of either Cherry Picker or Scissor Lift type Mobile Elevated Work Platform.

10 – Operation Nr 5: Demolition of Buildings Generally

10.1 The building to be demolished on site is of a traditional type of structure.

10.2 Prior to any structural demolitions taking place, the site supervisor and plant operatives will walk the building to familiarise themselves with the building and any potential issues.

10.3 All relevant notices to Utilities company's, the council and neighbouring properties will be issued prior to demolition with the required notice.

10.4 Attention shall be taken to the neighbouring property on Ducie street, a fence shall be erected around its air-conditioning units to prevent any damage that may occur. See photo.



10.5 The site will be enclosed by use of heras type fencing. Warning signs will also be displayed on the site boundary in clear and visible positions.

10.6 The buildings that are to be demolished will be soft stripped as described above.

10.7 In order to prevent any damage to the rear of the listed building any demolition works within 4 meters of the building shall be demolished manually.

10.8 The Site Manager must check the listed building daily for any change or movement and monitor closely throughout the demolition. Should any difference be seen, all works must stop until the building has been assessed by a competent structural engineer.

10.9 The excavator with grapple type attachment will de-roof the ancillary building, by grabble a hold and placing it on the floor below. All removed material will then be re loaded mechanically into suitable sized skips and transported from the site for disposal.

10.10 Once the building has been de-roofed, it will be systematically taken down using a grapple attachment on the long reach excavator.

10.11 All steel will be removed from the site in suitable skips that will be transported from the site for disposal.

10.12 Upon completing the mechanical demolition a heras fence shall be erected to the entire boundary of the site ensuring the site is not publicly accessible and secure.

10.13 Once all mechanical demolition works have taken place and the area made safe, manual demolition may commence to the area within 4 meters of the listed building. Cherry pickers will be used to carefully demolish the remains of the ancillary building manually. Wherever the ancillary building is connected to the listed building, nibs must be formed that will be carefully removed by hand once the scaffold is erected for repairing the rear elevation.

10.14 For demolition works within the 4-meter area of the listed building all site personnel must familiarise themselves with the following drawing mark-ups by the conservation specialist;

“220428” Mark up of demolition for Laystall St.

10.15 Once all demolition works have been completed, the site must be cleared and made safe with a fence erected to the perimeter.