

BOOTH HILL DEMOLITION

Demolish.
Develop.
Deliver.

Site Specific Method Statement



Project Name:	Rochdale Road Phase 2
Address:	85 Rochdale Road Manchester
Client:	McGoff Group Projects Ltd
Start Date:	tbc
Job No:	tbc

No.5 Howarth Court, Gateway Crescent, Chadderton, Oldham, OL9 9XB.
Tel: 0161 850 7227 E-mail: info@booth-hill.co.uk

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INTRODUCTION

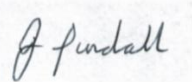
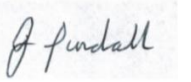
The purpose of this method statement is to provide a detailed plan for the demolition works being undertaken. The works include the deconstruction & removal of the existing commercial premises at 85 Rochdale Road including removal of carpark surface. The works are in close proximity to a listed building and therefore additional measures will be taken throughout the duration of the works.

All materials arising from the demolition to be removed from site to a licensed recycling facility.

This method once approved will be inducted to all employees and anyone else likely to be affected by the works. It will remain a live document that will be revised should the working methods change or become unsuitable to complete the works safely. As the document is revised it will be issued to the relevant people for approval prior to the operations starting.

The risk assessments attached have been chosen due to the presence of hazards associated with the site and works. All the control measures suggested in these assessments must be adopted and adhered to. These must also form part of the daily briefings to check their suitability.

Document Authorisation:

	Assessor:	Approved by:
Name:	Mr Jess Tindall	Mr Jess Tindall
Position:	Managing Director	Managing Director
Signature:		

Document History:

Date	Revision No.	Details	Initials
24.03.2026	01	Initial Draft Issue	CF

SCOPE OF WORKS

Booth Hill Demolition to supply labour, plant and materials to facilitate the deconstruction & removal of the existing commercial premises at 85 Rochdale Road including removal of carpark surface. The works are in close proximity to a listed building and therefore additional measures will be taken throughout the duration of the works.

All materials arising from the demolition to be removed from site to a licensed recycling facility.

All materials arising from the demolition phase to be removed from site to a licensed recycling facility.

PROJECT TEAM

Site Operatives / Supervision

Copies of Training Certificates, CCDO & CPCS cards for all personnel are to be kept in H&S Plan in the site cabin.

ROLE	NAME	CONTACT DETAILS
Site Manager	Mr Jess Tindall Jnr	07521 471 275
Contracts Manager	Mr Jess Tindall Snr	07816 889 903
Machine Operative	Mr Graham Commons	07914 439 576
Site Operatives	tbc	

HEALTH, SAFETY & ENVIRONMENTAL PROCEDURES

Pre-task

All BHD Ltd personnel and any other contractors/visitors on site will attend a site safety induction. This will be followed by a detailed briefing on the sequence and methodology of the deconstruction activities. All personnel will sign to say they have been briefed and understand the works; a record of this briefing will be kept in the Health & Safety site file.

The following PPE shall always be worn:



Hard Hat (EN397 standard)



Gloves (EN388 standard)



Work boots (EN20345 standard)

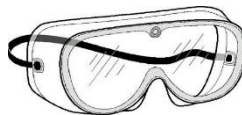


Hi – Vis

Additional task specific PPE will be issued as identified by Risk Assessment, i.e.:



Face Mask (Face fit required)



Safety Glasses/ Goggles (EN166 standard)



Ear Defenders (EN352 standard)

All PPE to have the CE mark to ensure compliance with current legislation.

Health, Safety & Environmental (HSE) Management

Regular site audits will be conducted on site by the Contract Manager, to overview all management systems on the project. These will take place every 2 weeks. Any non-conformances will be rectified immediately.

Site Tidiness

Site to be kept tidy and materials to be segregated and stockpiled as work progresses. All walkways and excess to working areas are to be kept clear of trip and slip hazards. Good housekeeping must be maintained throughout the works and regular monitored and inspected.

Ongoing Operations

Vehicles to be halted at site entrance and then guided onto and off site. Dirt and debris will be cleared immediately. Adequate precautions will be undertaken to prevent the spreading of dust, including periodic spraying as required.

All barriers and signs etc will be constantly checked and maintained before and during each working day by the Site Supervisor.

Environmental

Dust and noise will be monitored during the course of the works. It is accepted that noise cannot be eliminated entirely, but reasonable steps will be taken to reduce any adverse effects

of noise generated by the works. Reasonable steps will be taken to reduce dust by water suppression as required in the form of water spraying as necessary.

Vibration

Vibration monitoring will be implemented throughout the mechanical demolition phase to ensure compliance with regulatory standards and to safeguard nearby sensitive heritage assets.

Monitoring and assessment will be conducted in accordance with the following British Standards:

- BS 5228-2:2009+A1:2014 – Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration. This standard provides guidance on predicting, measuring, and mitigating vibration impacts from demolition activities.
- BS 7385-2:1993 – Evaluation and measurement for vibration in buildings – Part 2: Guide to damage levels from ground borne vibration. This outlines threshold levels for cosmetic and structural damage to buildings based on Peak Particle Velocity (PPV) and dominant frequency.

Monitoring Approach:

- Vibration monitors will be installed at strategic locations, including the site boundary adjacent to the listed building The Marble Arch Pub.
- Real-time readings will be recorded and compared against the guide values in BS 7385-2.
- The equipment has a direct link to an online system in which we set up maximum levels based on the British Standards. If these levels are exceeded, we are immediately alerted via email, as well as the monitor on site flashing to alert the site team. In this instance, the site manager will be informed immediately, and works will cease until works have been re-assessed.

Emergency Procedures

Muster point for emergency procedures will be site entrance and alarm will be raised vocally. Specific requirements and procedures will be explained to each operative / visitor at site induction. Visitors who are not walking the site will not require inductions. Please refer to Fire Plan & Procedures and site traffic management & layout plan for location of muster point.

Responsibilities for Safety Control & Monitoring

Site Supervisor must ensure a site induction is carried out for all operatives prior to commencement on site. During site induction, all personnel will be made aware of the Specific Working Methods, Site Rules, Accident Reporting and Site Emergency Procedures. These will always be adhered to. Regular toolbox talks will be given and recorded on site. Contracts Manager to conduct regular inspections and audits, copies will be left in site file.

Working near heritage items

There is a listed building within close proximity to the demolition site, the Marble Arch Pub. The following conditions will be in place to ensure heritage items are protected:

- Pre-condition survey of the listed building to be undertaken prior to works commencing (including photographs and crack monitoring).
- Vibration monitoring throughout machine works to ensure works remain within acceptable thresholds.

- Exclusion zones and physical protection measures to be established and maintained throughout (e.g. hoarding, scaffolding, debris netting) to safeguard the listed structure. A suitable demarcation zone will be erected during removal of the carpark area.
- Heavy impact methods are to be avoided where possible—use of low-vibration techniques in proximity to the listed building.
- Sufficient stand-off distances between plant and the listed building to be in place where possible.
- Tool box talks to be provided for all operatives on the sensitivity and statutory protection of the listed building.
- Dust suppression measures to be implemented throughout to protect historic fabric.
- Deconstruction works to be completed in a progressive top-down sequence, by hand for the majority of the building, with machine work only being carried out once the height of the structure has been reduced down to a suitable level.
- Long reach machinery to be used where possible to provide remote working, ensuring a safe working distance from the listed building.

TOOLBOX TALKS	
Dust	✓
Noise	✓
Housekeeping	✓
Manual Handling	✓
Working near Electricity	✓
Working at Height	✓
Asbestos Awareness	✓
Others (please state)	

TRAFFIC MANAGEMENT

All sites to implement a safe system of traffic management. Use existing roads or loading bays where possible. Reversing manoeuvres need to be controlled and managed using guides where possible. Site compound to have allocated areas for skip deliveries. Vehicles will enter and exit the site from the Rochdale Road entrance.

The 'Thumbs Up' initiative will be adopted on site. Operatives to be given toolbox talk TT_T2 to ensure all operatives are aware of the campaign and that it is used on site at all times when it comes to plant/vehicle movements.

Please see attached traffic management plan.

PLANT & EQUIPMENT

All Plant, Equipment and Tools will be parked in designated areas and immobilised at the end of working shift. Plant checks are to be carried out daily prior to use. Records to be kept in the site file.

Plant / Equipment	Checks carried out by
9 tonne excavator with attachments 23 metre high reach excavator with attachments 30 tonne excavator with suitable attachments MEWP's Hand tools Water Bowser Crusher	CPCS Machine Operative CPCS Machine Operative CPCS Machine Operative IPAF trained operatives CCDO trained operatives CCDO trained operatives External provider

Demolition Attachments				
Clam Shell	Shear	Breaker	Bucket	Selector Grab
				

Water Bowsers

Throughout the mechanical demolition phase of the works, dust busters similar to the below will be used as and when required in order to suppress the dust emissions produced from the works, particularly in periods of dry weather and when working along the boundary within close proximity to the listed building.



THE WORKS

Location

The site is currently occupied by a commercial building and adjacent carpark on a main road, with a listed building, The Marble Arch Pub within close proximity to the carpark area. There has been a recent development to the rear of the site.



Section 81 (Demolition Notice from local council)

BHD to obtain and satisfy the conditions of the Section 81 prior to de-construction operations being undertaken.

Muster Point

In the event of a fire or incident the muster point is the site entrance gate, or a suitably safe location as identified during on site daily briefings carried out by the demolition site supervisor.

Existing Service Isolation

McGoff is to arrange for the isolation or protection of existing services into the buildings prior to any works commencing and provide confirmations. Works will not commence until confirmations have been received. Copies of confirmations of services disconnections will be available in the site file.

Hours of Work

Working Hours: Monday to Friday - 7:30am to 5:30pm
 Saturdays - 8:00am to 1:00pm
 Sundays – no work

Materials Suspected of Containing Asbestos

Asbestos containing materials have been identified on this site (see asbestos report located in the site file). All ACM's will be removed by a licensed asbestos removal contractor prior to demolition works commencing.

If during any phase of the works any unknown materials found are suspected to contain further asbestos, all works in that area will cease.

The BHD demolition supervisor will be informed immediately, and the area made safe and fenced off or if possible, the doors locked with adequate warning signage placed.

McGoff site management will be informed and if asbestos is present then the area will be sealed until such time that it is removed by competent and licensed contractors.

Demolition Exclusion Zones

Prior to works commencing, BHD site supervisor will check that the previously established demolition exclusion zones around the de-construction areas have adequate fencing and warning signage displayed.

HOLD POINT: The demolition exclusion zone and safety signage are to be inspected by the demolition site supervisor prior to works commencing daily.

METHODOLOGY

OPERATION No.1 – Site set up

A site security solid hoarding fence line will be erected around the perimeter of the site by others. Booth Hill will erect a herras type fence line to cordon off the site compound (please see attached Site Layout & Traffic Management Plan). “Danger /Demolition in Progress / No Unauthorised Entry” warning signs will be erected along the perimeter fence.

Welfare facilities to be set up on site prior to works commencing. Welfare facilities to include kitchen/ canteen/ washroom and toilet facilities.

Site security cameras will be emplaced with 24hr surveillance.

OPERATION No.2 – Soft Strip

Access to the work during soft stripping operations will be via existing ground floor entrances. Before any part of the demolition soft stripping works commence the BHD site supervisor (with the assistance of a demolition operative) will undertake a full site survey to familiarise with the structure.

The demolition site supervisor will instruct the demolition operatives to begin the soft strip.

No personnel to walk or climb over soft stripped materials. All walkways to be kept clear at all times.

The tools to be used will be but not restricted to the following.

- Mattocks/hammers.
- 110v reciprocating saws.
- Abrasive wheels.
- Pinch bars.
- Steps/Podiums.
- Battery powered drills.

Any loose fixtures and fittings remaining will where of a suitable size be removed from the building whole, taken to the loading area by hand before being loaded directly into the waiting waste skips, larger elements will be dismantled/downsized using small tools, reduced into manageable sized sections and again transported to the disposal point.

Materials will be walked out of the building via an approved route and designated exit, where they will be loaded into relevant skips i.e., wood/ scrap metal/ general waste etc.

Skips will be periodically removed from site, transported to a local licensed recycling facility.

OPERATION No.3 – Deconstruction of building

Prior to deconstruction works, a full scaffold will be erected by others, to the front elevation of the building, wrapped around the side elevations approximately 1 metre.

Operatives working from MEWP's, using hand held battery powered tools, will remove the roof coverings from the building. Resulting materials will be lowered to ground level where they will be loaded into awaiting skips for later removal from site.

Following removal of the roof covering, machine deconstruction works will be carried out using a 23 metre high reach excavator fitted with demolition guards and capable of reaching the furthest point of the building yet maintaining a safe working distance. The excavator will be fitted with a rotating hydraulic selector grapple attachment and will de-construct the structure in a controlled manner in accordance with BS6187:2011.

The Demolition Supervisor & Banksman will always be in visual contact with the Plant Operator and only when the Plant Operator confirms that it is safe to enter the demarcation zones will permission be granted. Banksmen will also be located to the road side of the building to ensure no unauthorised access to the work area and to warn of any approaching hazards.

The Plant Operator and Banksman shall be thoroughly briefed by the Demolition Site Supervisor on the method statement for the deconstruction works prior to any works commencing. Only when the Supervisor is satisfied the Plant Operator and Banksman have read, understood, and signed the method statement, risk assessment and briefing form, will a permit to demolish will be issued. Noise, vibration and dust will be continuously monitored.

Once the Plant Operator and Banksman are in possession of the permit a final inspection shall be carried out to establish that no persons or equipment are within the vicinity of the building and that the demolition exclusion zone boundary is secure.

Dust suppression techniques (water bowser & dust buster) will be used when required to reduce excess dust emissions.

The high reach excavator with suitable attachments will commence reduction of the height of the building down to single storey level, working from the rear elevation of the building, progressing carefully towards the front of the structure, leaving the front elevation in place.

Working from the scaffolding, operatives will then hand deconstruct the front elevation of the building down to a safe height, using hand held tools.

Once reduced to a safe height for mechanical demolition, the scaffolding will be removed, and the machine will deconstruct the remainder of the building.

Resulting materials will be dragged into a suitable area within the site compound, for later crushing activities.

OPERATION No.4 – Removal of slab and basement.

Following demolition of the existing building, the ground floor slab will be removed.

The ground floor slab will be broken out with the 30-tonne excavator with suitable attachments (hydraulic breaker) and will then be removed and stockpiled in a suitable location for later use.

Any basement walls will be dug out where possible, again resulting materials will be stockpiled for later crushing activities.

OPERATION No.5 - Crushing of Concrete

Prior to crushing, all previously stockpiled materials will be moved to a suitable location for crushing activities (location to be agreed with the client).

The crusher is fitted with an internal dust suppression water spray system and the side panels are acoustically lined to minimise noise.

Crushing activity RAMS to follow (external provider).

OPERATION No.6 - Backfilling

Once all crushing activities are complete and the crusher has left site, the area will be backfilled with the site won 6F2 material. This will be compacted in layers in accordance with MCHW Series 600 and achieve a minimum 5% CBR.

OPERATION No.7 – Removal of carpark surface

Prior to works commencing on the carpark area, a demarcation zone will be established along the listed building boundary. Exact specification of demarcation zone to follow.

Operatives will begin by using floor saws to make a cut line along the edge of the carpark (depth to be approved by McGoff site management). The cut line will be marked up by McGoff site management to ensure the correct distance from the listed building.

Once the cutting work has been completed, a 9 tonne excavator with digging bucket attachment will lift the surface of the tarmac, bringing the material into the site, away from the listed building. This will continue progressively until the surface has been fully removed.

Resulting materials will be loaded into awaiting skips for removal to a licensed facility.

OPERATION No.8 – Site Finish

Prior to leaving, the site will be cleared of all plant, welfare, fencing, security cameras etc.

Upon completion of the works, the site will be left in a clean and safe condition.

Works will be coordinated to be carried out in accordance with the overall programmed period for completion. Booth Hill site manager will walk the site with McGoff's site manager to sign off as complete.

The client will be provided with a hard copy and electronic copy of the Health & Safety file with all relevant records, waste notes etc. for their records.

METHOD STATEMENT COMPLIANCE

We, the undersigned, have read and fully understood this safe system of work. I fully understand that if this Method Statement is not followed, disciplinary action will be taken by Booth Hill Demolition Ltd. Any queries, problems or areas not understood have been discussed and clarified with the site supervisor or site manager prior to signing below.

NAME	SIGNED	DATE

Site Manager:

Signed: