

METHOD STATEMENT

CGMS F472

Project Name	02 Finchley Road	Project Number	C1123
Client	Landsec	Doc No. and revision	MS01 Rev 1
Document Title	02 Finchley Road Demolition	Risk category	3

Please refer to CRRM Policy & Procedure document P554 and P222 for review & authorisation requirements and G473 Method Statement sign off guidance.

Document Development [Cat 1, 2 and 3]

Project Manager	Name	Signature	Date
Document Owner	James Doherty		

Document HSEQ Review [Cat 2 and 3]

HSEQ Department	Name	Signature	Date	
Is CES CAT3 sign off required? (tick)				

Document CES Review (Cat 2 or 3 where required)

CES Department	Name	Signature	Date

Final Authorisation [Cat 1, 2 and 3]

Authoriser	Name	Signature	Date

In authorising the release of this document to site, for works issue, I am satisfied that competent people have developed and reviewed the technical content in accordance with the CRRM empowerment levels.

Supervisor Acceptance [Cat 1, 2 and 3]

Supervisor	Name	Signature	Date

Amendments

Revision	Details	Initials	Date
0	Initial draft submitted for review	JD	30/11/2023
1	Up rev to amend Landsec comments	JD	11/01/2024

Add to Method statement Works Package / Plan tracker CGMS F551.

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Method statement briefing

Please complete the section below. In completing and signing this sheet you are demonstrating that you have read, understood and been briefed onto your safe system of work contained within your method statement and activity specific risk assessment. You are agreeing to work to this safe system of work, and in the event of you having any concerns about this method, you will stop work and discuss this with the Site Supervisor in the first instance.

This briefing will be in addition to the daily task briefing given by the Site Supervisor.

In signing below you are also confirming that you have been given the opportunity to participate in discussions relating to these activities including in terms of health, safety, environment and quality. Any comments/ suggestions / concerns you have are recorded (on this form) and managed to ensure it is safe to continue.

Method statement :

MS01 Title 02 Finchley Road Demolition

Revision 1

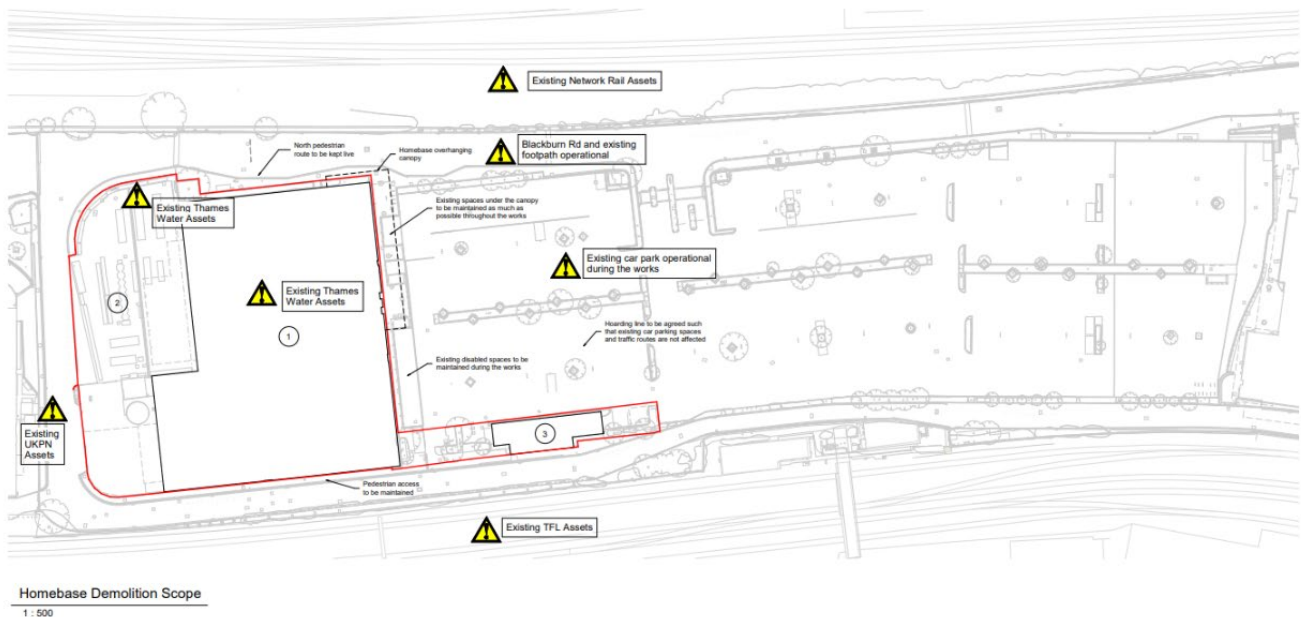
Surname	First Name	Employer	Briefed by	Date	Signature

[illegible]

1.0 Scope of work

1.1 The scope of works covered within this method statement comprises of the following tasks at 02 Finchley Road:

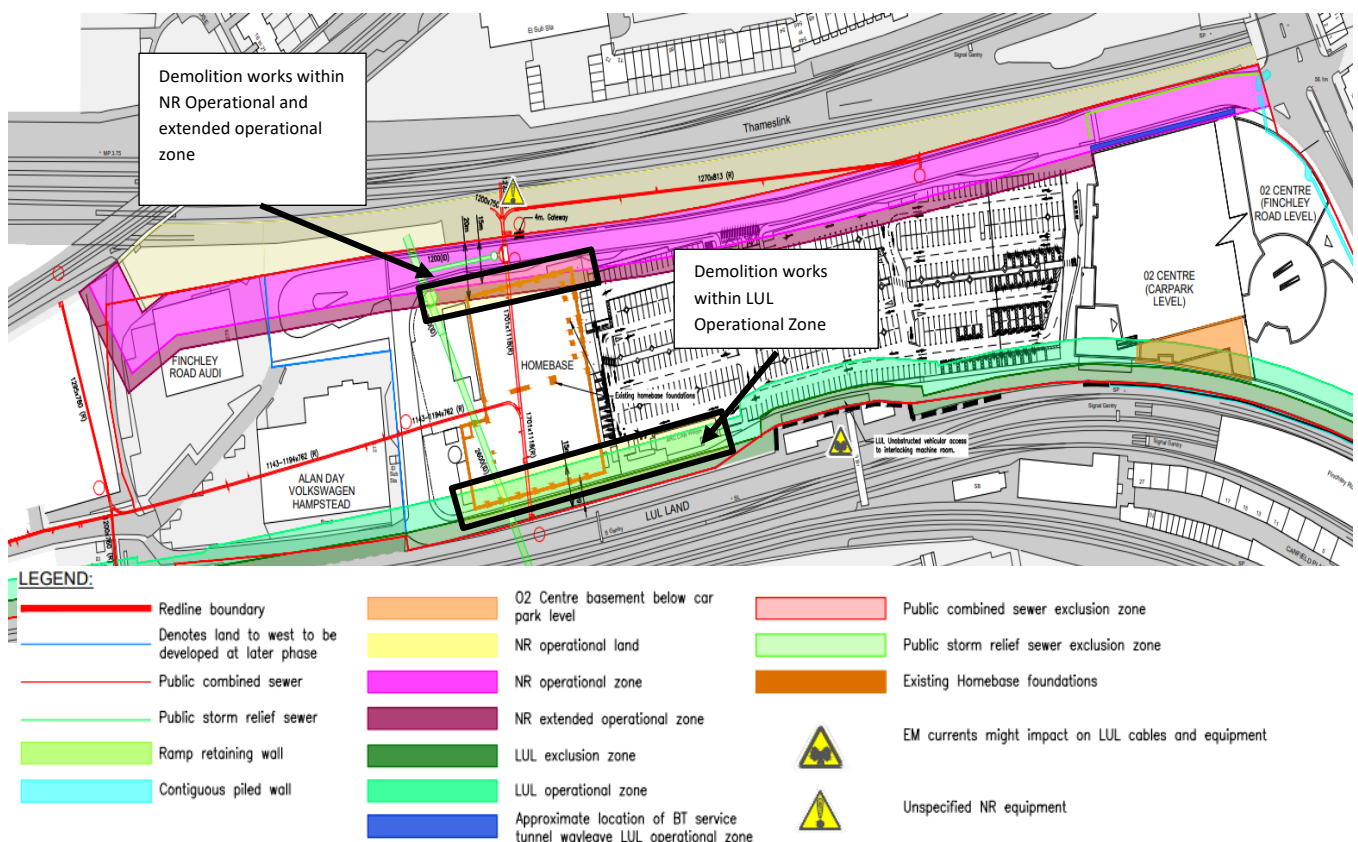
- **Site set up** – Erection of site boundary, installation of welfare facilities etc to comply with CDM regulations.
- **Demolition of Former Homebase Store** – Soft strip and mechanical demolition of single storey portal frame structure – circa 4000m²
- **Demolition of Car Wash** – Soft strip and demolition of redundant car wash – single storey steel frame structure
- **Removal of Slab and Foundations** – Demolition of slab and foundations within footprint of demolished structures. NOTE: The slab and foundations directly above the combined sewer are to remain at this stage.



Plan View of Demolition Scope

2.0 Surrounding area and adjacent works

- 2.1 Located in West Hampstead within the London Borough of Camden (LBC), the site runs between Finchley Road (A41) to the east with Billy Fury Way and a narrow section reaching West End Lane to the west. Blackburn Road forms its northern edge from Finchley Road to about halfway along its length, before culminating in a turning circle. Another spur of Blackburn Road, which does not connect to the first, runs into the Site from West End Lane.
- 2.2 Just beyond the northern boundary is the Thameslink Brighton Bedford rail line. The London Underground Jubilee and Metropolitan lines run above ground along the southern edge. Vehicular access to the car park and Homebase is from Finchley Road along Blackburn Road. Most pedestrians enter the site through the O2 Centre on Finchley Road, and there is an uninviting pedestrian and cycle route across the Site's southern half accessed from West End Lane and Blackburn Road West.
- 2.3 **HOLD POINT:** Prior to demolition works commencing this method statement is to be issued to LUL and Network Rail for approval due to a section of the works falling within NR's Operational/ Extended Operation Zone and LUL's Operational Zone. Refer to site constraints drawing below which highlights these zones.



- 2.4 The centre of the Homebase store lies at grid reference TQ258847. The image below highlights the key receptors bordering the site



- 2.5 There are two large existing public sewers that run under site, this are to be protected and monitored during the demolition of Homebase. The assets are owned by Thames Water.
- 2.6 **Combined Sewer** – Thames Water reference (8802 to 8701) runs from North to South across site and associated branch (8703) which is incoming from the West. The dimension of the sewers are a 1701mm x 11118mm and 1219mm x 737mm respectively. They have approximate lengths of 70m and 30m each/ The sewers run at a depth of approximately 4.5m below ground level.
- 2.7 **Relief Sewer** – this runs beneath the site at approximate depth of 18 metres and is therefore envisaged to have no effect on the works. There is however a connected vertical access shaft that will require protection and monitoring.
- 2.8 The Thames assets will need protecting and monitoring throughout the demolition works. The Thames assets will be monitored as per pre determined trigger levels. Any protection that is installed will be as per an approved temporary works design. The design will consider potential loadings (plant/ falling materials) as well as the depth of the assets and ground conditions.



Thames Assets to be Protected and Monitored

3.0 Supporting documents required prior to works commencing

3.1 Documentation required prior to commencement

- Signed RAMS under CRMM Procedure
- F10
- Section 80/81
- Section 60/61
- Network Rail Approval of RAMS
- LUL Approval of RAMS
- Thames Water Approval
- Construction Phase Health & Safety Plan
- Hot Works Permit
- Permit to Excavate

3.2 Task requirements/considerations

- Asbestos survey
- Structural survey
- Structural fixture checks

- Hazardous materials survey
- Residual /Designer's Risk Assessments
- Permit to work
- Area Hand Over
- Risk Assessments
- Service plans
- Waste carriers registration(s) and environmental permit(s)

3.3 Operatives requirements

- CSCS / CCDO / CPCS / IPAF etc. cards
- Face fit certificates
- Asbestos Awareness
- Cat & Genny Training

4.0 Identified hazards and risks

4.1 Refer to risk assessment on following pages

Project No. and name – C1123 – 02 Finchley Road							Date of assessment: 29/11/23			Date(s) of reassessment: When required			
Activity – 02 Finchley Road Demolition							Person conducting assessment: James Doherty						
Are vulnerable persons involved? No							Total persons at risk: 10 +						
Severity	5	10	15	20	25	Likelihood	Severity			Actions post controls			
	4	8	12	16	20	1 very unlikely	1 first aid / illness / uncontrolled				Proceed in accordance with RAMS		
	3	6	9	12	15	2 Unlikely	2 minor injury / GP / minor illness / loss or materials				Proceed with caution in accordance with RAMS		
	2	4	6	8	10	3 Likely	3 LTI <7 days / illness / minor damage / complaint						
	1	2	3	4	5	4 Very likely	4 LTI > 7 days / Breach of conditions / loss / damage to environment				Stop. Re-evaluate the methodology and introduce additional practical controls to mitigate risk further		
	Likelihood			5 Almost certain		5 Fatality / long term injury or disease / irreparable environmental damage				Do not proceed – task is not authorised to commence at this risk level			
Hazard (Harm)			Prior to controls L x S			Control measures				With controls L x S			Action by (name/title)
			L	S	LxS					L	S	LxS	
Working Adjacent to Live Railway (Network Rail & LUL)			3	5	15	- This method statement is to be submitted to Network Rail and London Underground for approval prior to demolition works commencing. - Access is to be maintained to TFL/ LUL assets at all times				1	5	5	Site Team
Damage to retained drainage running under site			3	5	15	- Pre condition survey is to be completed to confirm the current conditions of the drainage that runs under site – a post demolition survey will also be completed to confirm that no damage has been caused as a result of the demolition works - The concrete slab directly above the combined sewer is to remain in situ during this phase of the works - Structural monitoring of the drainage is to completed throughout the demolition works to ensure that agreed trigger levels for movement/ vibration are not breached - A temporary works design is to completed to enable plant to track directly above drainage – a plant crossing bridge/ mat may be required				1	5	5	Site Team

Working adjacent to Stakeholders	2	4	8	<ul style="list-style-type: none"> - A letter drop is to be issued to all stakeholders informing them of the works – a community drop in session will also be held. Regular updates will be issued as the works progress. - Temporary lane/ footpath closures will be required to facilitate the works – permits are to be obtained from Camden Council and TFL buses before they are implemented 	1	4	4	Site Team
Injury from manual handling	3	5	15	<ul style="list-style-type: none"> - Manual Handling risk assessment must be completed prior to any manual handling commencing. - All operatives will be subject to a tool box talk on the risks and best practices when it comes to manual handling. 	1	5	5	Supervisor
Cuts or abrasions from manual handling	3	4	12	<ul style="list-style-type: none"> - All operatives must ensure they are wearing task specific gloves and P.P.E 	1	4	4	ALL
Moving vehicles	2	5	10	<ul style="list-style-type: none"> - All operatives are to adhere to the pedestrian transit routes and walkways. - Banksman will control all vehicles accessing and egressing site. 2 way radios to be used. - Vehicle reversing will be minimised on site. 	1	5	5	ALL
Moving Plant/Vehicles	4	5	20	<ul style="list-style-type: none"> - All plant is to be segregated from any other works using physical barriers 	1	5	5	Supervisor
Working in close proximity to the public	3	3	9	<ul style="list-style-type: none"> - Ensure that the site boundary is secure and safe, with no holes or points of easy access. The site supervisor will act as a community liaison officer throughout these site set up works - All buildings will be left in a structurally safe state when works cease for the evening. All voids will be covered by suitable means, and all exclusion zones clearly denoted. 	1	3	3	Supervisor
HAVS from powered hand tools	3	5	15	<ul style="list-style-type: none"> - HAVS register must be completed at the end of each working shift. - A tool box talk will be held on the risks and best practices in regards to HAVS and use of powered hand tools - All operatives will adhere to the maximum shift and break lengths for the powered tools. 	1	5	5	Supervisor/ALL
Use of hand tools	3	4	12	<ul style="list-style-type: none"> - Competent operatives to use hand tools - Suitable PPE to be worn throughout works 	1	4	4	ALL

Damage to Live Services	3	4	12	<ul style="list-style-type: none"> - HOLD POINT: When excavating or penetrating the ground the permit to excavate procedure will be utilised and adhered to – this will be issued following the completion of a CAT scan and having referred to the service drawings - Refer to sub surface scan of services. - A separation saw cut is to be formed in the slab around the combined sewer that is to remain to keep the slab intact during the removal process - HOLD POINT: Works can only proceed once the isolation certificates have been received for the services to the buildings. Any incoming feeds are to be physically cut and sprayed green identifying that the service is safe to remove. If the service is sprayed red, it is live and must not be removed. If a service is not sprayed and has not been cut by the M&E contractor, it is to be deemed as live. 	1	4	4	ALL
Use of Construction Plant – Excavator	4	5	20	<ul style="list-style-type: none"> - Operators to sign up to Method Statement - Suitably qualified and experienced operators with CPCS trained persons undertaking all work - Plant to always operate within safe working limits. - Cab doors and windows to be kept closed to minimise exposure to dust and other potential contaminants. - Operators to undertake and document daily safety inspections of all plant and attachments and defects rectified. 	1	5	5	Site Manager
Offloading of plant	3	4	12	<ul style="list-style-type: none"> - Delivering vehicles to site will strictly adhere to the TMP and banksmen will be always on hand maintaining contact via a two-way radio system. - Any offloading will be done on site to remove interference during offloading. 	2	4	8	ALL

				<ul style="list-style-type: none"> - Anyone operating the plant in question will have the correct training and passed competency cards always kept with the person and on site. Supervisor in presence always overseeing all works. - Welfare will be delivered to site via Hiab, lift plan to be in place and approved prior to works taking place - Ensure outriggers are used correctly on hard standing away from voids or service ducts with the correct outrigger pads. - Site Manager to check competence cards of Hiab operator and ensure lifting accessories are in date with certification. 				
Exposure to Asbestos	4	4	16	<ul style="list-style-type: none"> - If any suspected asbestos is located during the works then works will stop. The site manager will be informed, and the sample will be kept damp. Asbestos procedures to be followed without disturbing asbestos: - Clear the area of all personnel. - Erect barriers around potential ACM - Dampen down with water spray if required to prevent fibre release. - Arrange for sample to be taken 	1	4	4	ALL
Lifting of cabins with HIAB	4	5	20	<ul style="list-style-type: none"> - Ensure that certified and correctly rated chains and latch hooks are utilised - Ensure the latch hooks are installed on all four designated lifting points before lifting. - Trial-lift the cabin approximately 300mm from the trailer to prove it is balanced before lifting. - All lifting of cabins is to be completed as per Garic's Hire's site specific risk assessment and method statement. - All chains to be used have the appropriate periodic certification for use. 	1	5	5	Supervisor Responsible person stated on sub-contractor RAMS
Dust	3	3	9	<ul style="list-style-type: none"> - Supervisor is to monitor the dust produced by any works.. - Dust suppression to be available to use as needed. 	1	3	3	Site Supervisor/ Site Team

				<ul style="list-style-type: none"> - Where dusty, operatives to wear a minimum FFP3 face mask – all operatives must be face fitted to suit the type of mask they are wearing. - G3 filter to be installed in the drains to protect against any contamination. The filters are to be checked and changed at regular intervals. 				
Noise	3	3	9	<ul style="list-style-type: none"> - Hearing protection zones are to be established around work areas when required and clearly signed warning others of the dangers. - All operatives to wear hearing protection when undertaking noisy works. - Works not to disrupt/ affect restrictions with working in the city and be monitored. 	1	3	3	Site Supervisor/ Site Team
COSHH	4	3	12	<ul style="list-style-type: none"> - All operatives working with the COSHH substances will be briefed on the COSHH assessment and wear additional PPE as required. Operatives will be made aware how to dispose of material correctly. - Operatives are to follow the manufactures instructions. - Understanding of COSHH Materials to be used. Eliminate or substitute for none or less hazardous wherever possible. - Complete COSHH assessment (or use company standard) - COSHH Assessments Laminated & displayed for reference by work force. - Practical Spill procedure carried out - Provide control requirements - Brief control requirements - Always follow manufacturers recommendations - Always wash hands after use - Be aware of the correct procedures if the substance gets into eyes, mouth, etc. - COSHH stores are located in the site compound at Edgbaston street and COSHH materials will be disposed of as hazardous waste by a specialist sub-contractor as detailed within the COSHH Assessment. 	1	3	3	Site personnel / Supervisor

Storage of Fuel	3	3	9	<ul style="list-style-type: none"> - Fuel to be stored within a double bunded bowser. - Spill kit and 2 x fire extinguishers to be present next to the fuel bowser area at all times. - Operatives to wear relevant PPE when refuelling and clean up any spills immediately Chemical resistant gloves. BS EN 374. - Fuel storage tank to be locked at all times. 	1	3	3	Site Supervisor
Slips, trips and falls	4	4	16	<ul style="list-style-type: none"> - Emergency routes must be kept clear and well signposted at all times. - Areas of work are to be swept and cleaned or barrier off the area to prevent it being used as an access/egress route. - All other items crossing walkways must be clearly visible. 	2	4	8	Site Supervisor
Demolition using Excavator and demolition attachments	5	4	20	<ul style="list-style-type: none"> - Operators to sign up to Method Statement - Suitably qualified and experienced operators with CPCS cards undertaking all work - Plant to always operate within safe working limits - Install physical barriers to segregate demolition operations with appropriate signage - Safe drop zones to be kept clear of accumulated demolition arisings - Machines to be demolition specification and FOPS protection - Operators to undertake and document daily safety inspections of all plant and attachments and defects rectified - Only plant operators allowed within the demolition zone; access controlled by Banksman - Due care not to track over underground voids/pits, mark out on the ground, avoid and protect as necessary e.g., road plates - Cab doors and windows to be kept closed to minimise operators to noise and dust - Materials to be damped down to control dust 	1	4	5	Supervisor

				<ul style="list-style-type: none"> - Operator to make full use of the in-cab camera / on site spotter to assist with navigation of the attachment whilst demolishing unstable components - Boom / arm to be lowered to ground level when not in use. At no time can the machine be parked with the arm extended. - Method statement and sequence drawings to be always adhered to. 				
Uncontrolled Collapse of Structure During Demolition	4	5	20	<ul style="list-style-type: none"> - The methodology detailed within this method statement is to be adhered to – if for any reason the sequence cannot be followed then works are to stop and the Project Manager is to be informed – the RAMS will then be updated to reflect the new sequence before works commence - A controlled exclusion zone is to be established around the work area – this will comprise of heras fencing with warning signage 	1	5	5	Supervisor
Use of Hot Works	4	4	16	<ul style="list-style-type: none"> - Hot works permit is to be issued by Colemans supervisor prior to works commencing - Oxygen and propane bottles to be stored in lockable cages – must be stored a minimum of 3 metres apart - Foam and powder fire extinguishers must be stored in close proximity to the cylinder storage - Burning operative will carry out pre use checks of the burning equipment to ensure it is safe to use - The works area will be thoroughly checked to ensure all combustible materials have been removed and the area will be dampened down if required. - Fire extinguishers are to be kept near to work area – must be checked to ensure they are in good working order - Fire watch to be maintained throughout and a 1 hour cool down period to be implemented on completion of hot works - Hot works to be completed by trained and competent operative with the relevant training - Operative to wear task specific RPE including gauntlets, overalls, RPE and specialist boots 	1	4	4	Supervisor

Use of crusher	4	5	20	<ul style="list-style-type: none"> - Crusher operated by trained & competent persons only. - Crusher turned off via dead man switch for blockage and isolated with key controlled – refer to NFDC guidance on crushers - Any maintenance carried out with the crusher turned off and isolated with key control- refer to NFDC guidance on crushers.. - Follow isolation procedure and lock off. Use energy isolation permit - Operator to stand away from crusher and outside the set up exclusion zone. - Exclusion zone around the belt at all times with mandatory hearing protection and RPE signs - Dust suppression feed to be used when in use - Crusher Permit to work/enter to be issued - All guards must be used and in place on acceptance on site. Daily inspections must check guards 	1	4	4	All
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5.0 PPE / RPE

5.1 Mandatory

- Safety helmet (EN397)
- Safety footwear (EN 20345) – Mid sole & toe reinforcement, lace up S3
- High visibility vest / jacket (EN 20471 – class 3) – to be fastened
- High visibility trousers (EN 20471 – class 3)
- Eye protection (EN166.1.F, N)
- Gloves (EN388)
- Safety overalls
- Ear defenders (EN 352-1) or plugs (EN352-2)



5.2 Task specific

- Gloves – task specific (EN388)
- Goggles (EN166.1.B, 3, 4, N)
- RPE – half face (EN 140) or air fed (EN 12942) with P3 and or other filters *Note – if you wear RPE that relies on a good face seal, you are to be clean shaven around the seal area, have a valid face fit certificate for the model of RPE used and carry out daily pre use fit check inspections.*
- Disposable overalls (EN13982-1:2004+A1:2010 Type 5 & EN 13034:2005+A1:2009 Type 6) e.g. for removal of rock wool; plasterboard; asbestos containing materials)
- Flame retardant overalls (EN ISO 11612)
- Harness (EN361) and fall restraint (EN358) / fall arrest system (EN355)



6.0 Programme

6.1 Works are due to commence in March 2024 for an initial 12 weeks

6.2 Contract Working Hours: 08.00-18.00

6.3 Considerations:

Noisy operations will be minimised with breaks at regular intervals, working between the hours of 08.00-18.00 Monday to Friday.

7.0 Resources

7.1 Site management team

Peter Allen

Site Supervisor

7.2 Sub-contractors

Asbestos Removal (If required)

Hoarding Installation

Monitoring

Security

7.3 Tools and Equipment

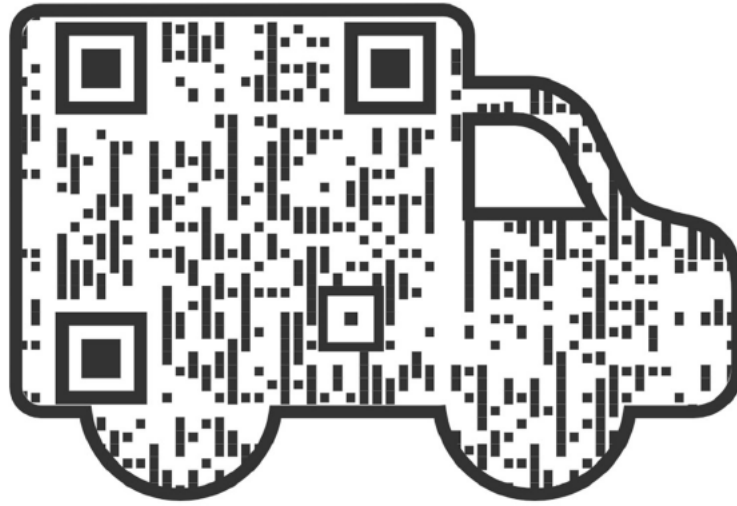
- Heras fencing with feet, clips and kentledge
- Exclusion Zone Warning Signage
- 30t/40t demolition spec excavators & attachments
- Hand Tools
- Roll of/ roll on bins
- Crusher
- Cat & Genny
- Pedestrian Barriers
- Burning Equipment

7.4 First Aid requirements

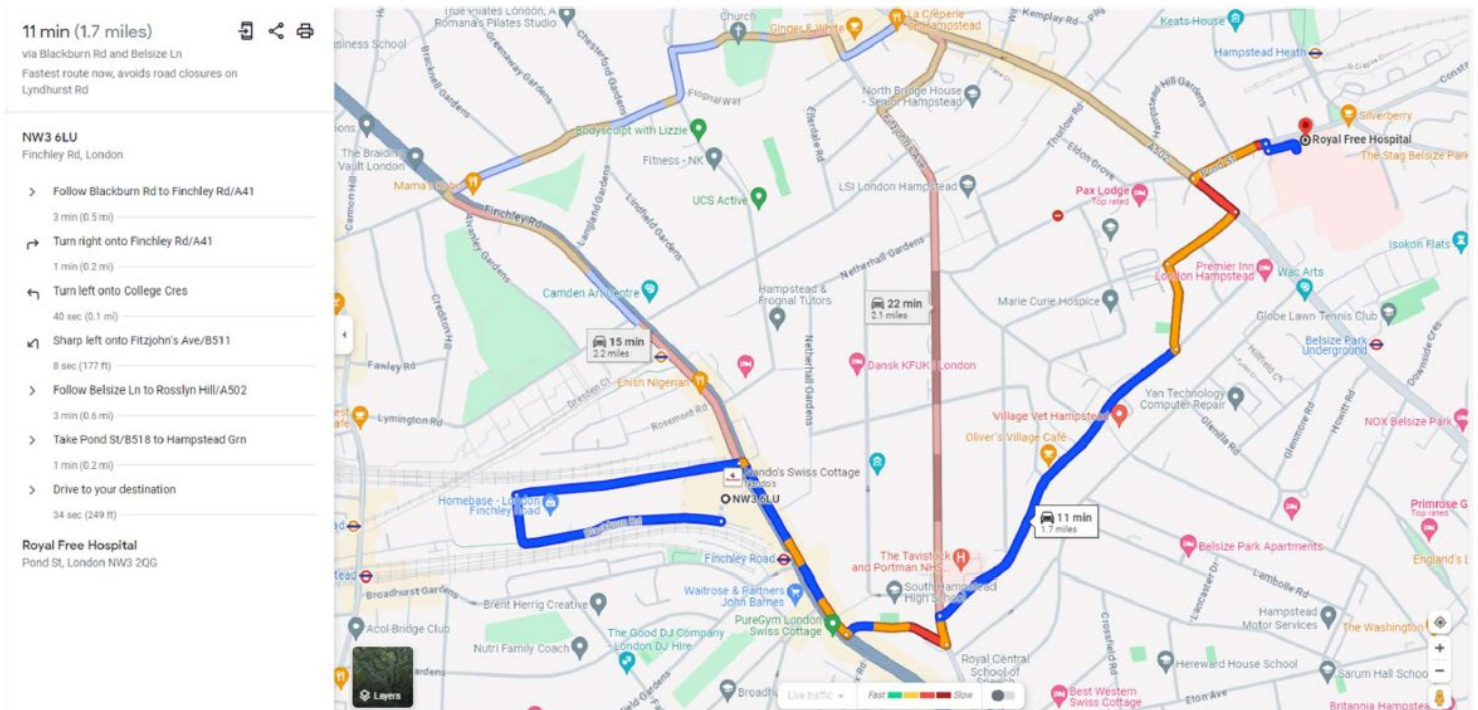
- Coleman First Aider (Pete Allen) ☒
- No of First Aid trained persons: 1
- Small first aid kit (1-10) ☐ Med first aid kit (11-20) ☒ Large first aid kit (12-50) ☐

colemans.

- Burns kit ☒
- Sterile eye wash ☒
- First Aid Room ☒
- Nearest A&E: Royal Free Hospital, Pond Street, London, NW3 2QG



Scan QR code for Route



8.0 Method & sequence

8.1 Site Set Up

8.1.1 All operatives will be inducted by the Coleman Site Supervisor prior to being allowed onto site. All CSCS, CPCS, IPAF, PASMA etc. and relevant certificates will be provided (copies shall be held on site) to ensure that operatives are trained, competent and suitable to do the work they are to carry out. The induction will include briefing all personnel of reverse parking and a method statement briefing so that all operatives are aware of their duties and responsibilities. Once all operatives have been inducted, a permit to work will be issued.

8.1.2 The Site Supervisor will undertake a demolition site safety check, which includes searching for hazardous materials in and around the site, check if there are any changes to the building following any previous inspections. Any changes to the site following the inspection will be reported immediately to the project management team.

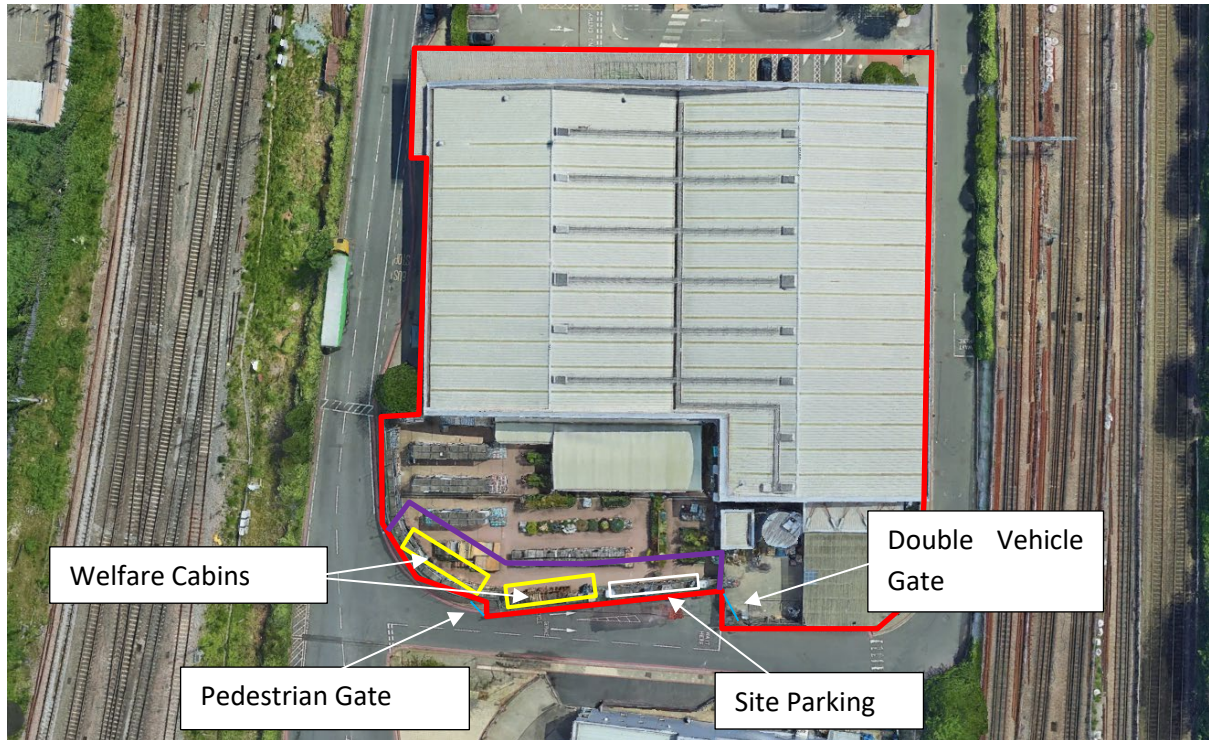
8.1.3 Prior to the working area being fenced off, the Colemans TWC will have issued and passed off a TW Design. The site operatives will install the new Heras fence line in accordance with the design, standard methodology and drawings. This will segregate the welfare area from the rest of the site.

8.1.4 The Project Manager & Site Supervisor will assess which services will need to be protected during this stage of the project. Other services will be protected by heras fencing / plywood boards / road plates / two or more items depending on location, type of service and any of the above will be carried out in accordance to a standard CES design. LIVE Surface / water drains will have a G3 filter placed over them to prevent debris or contamination accessing the drains.

Please Note - Prior to commencing any activities on site a pre-condition survey will be carried out to all the external roads and footpaths.

Once the entire project works are completed a post survey will also be carried out.

8.1.5 Transit routes for plant & pedestrians will be set up for the separate activities happening within the demolition boundary. These may change frequently, therefore will be clearly labelled and briefed during the daily task briefings.



Welfare Compound Set Up

8.1.6 With the segregation works completed the full welfare set up will be delivered to site and installed by a subcontractor under a set of approved sub-contractor RAMS and Lift Plan. The welfare set up will comprise of Canteens, drying room, meeting room, site office, toilet block, stores and COSHH stores which will be delivered via Hiab type vehicle. The welfare is to be located on the existing hard standing shown in the location below



Standard Welfare Set Up

8.2 Soft Strip of Former Homebase/ Car Wash

- 8.2.1 **HOLD POINT:** Works can only proceed once the isolation certificates have been received for the services to the buildings. Any incoming feeds are to be physically cut and sprayed green identifying that the service is safe to remove. If the service is sprayed red, it is live and must not be removed. If a service is not sprayed and has not been cut by the M&E contractor, it is to be deemed as live.



Physical Cut to be Made In Services and Sprayed Green to Confirm it can be Removed

- 8.2.2 The working area will be fenced off using Heras fencing which is to be installed in accordance with the manufacturer's instructions. This will segregate the working area from the rest of the site.
- 8.2.3 Transit routes for plant & pedestrians will be set up for the separate activities happening within the demolition boundary. These may change frequently, therefore will be clearly labelled and briefed during the daily task briefings.

8.2.4 With the above control measures in place the soft strip works can commence. Below is a typical layout inside the Homebase building.



- 8.2.5 The soft strip works will be completed by trained and competent CCDO operatives.
- 8.2.6 Any operatives working in dusty environments are to wear a minimum of FFP3 half masks that are face fitted. Operatives must be clean shaven when wearing masks to ensure the seal is correct.
- 8.2.7 Dust is to be suppressed at source utilizing 5 litre water sprayer to dampen down area before and throughout the works. If too much dust is being generated, stop works and re-assess control measures before re-commencing that acti
- 8.2.8 The following tasks will then be completed to strip back to the structure:

Fixtures and Fittings:

Any loose fixtures and fittings will be dismantled and segregated into the relevant waste streams.

Light bulbs: Are to be unscrewed and taped together with black duct tape. Then temporarily transported in plastic bins then relocated in bulb coffins provided. This is to be removed as hazardous waste and consignment notes to be issued upon collection of waste.

Suspended Ceilings:

Any suspended ceilings will be removed via PASMA Towers, Podiums or MEWPS. Tiles will be lifted and twisted from the suspension system and lowered to the ground, from here tiles will be bundled and then be periodically loaded into the drop zone. Suspension system will be dismantled as tiles are removed with supports cut with croppers

Doors, Door Frames & Skirting:

Door frames and skirting will to be removed by operatives using nail / crow bars and hammers. The items are to be gradually prised from their place of fixing, any obtrusions and nails are to be removed or hammered over with all resultant materials then being transported for disposal.

Doors will be removed by operatives stripping off the door furniture using crow bars / mattocks. Wedging the doors open with 1no. operative holding the door whilst the other unscrews it with a battery-operated drill. Doors will then be downsized for ease of disposal. Always check the door is not a fire door containing an asbestos panel.

Partition Walls:

Any stud partitioning is to be removed by the operatives using suitable handheld tools, namely pinch bars, picks and hammers. The wall structure is to be dismantled by removing the coverings using the hammers and pinch bars. Once exposed, the remaining stud work is to be prised free and de-nailed or have nails hammered over. 110v reciprocating saws are to be used to cut through partitions to ensure that they are cut into manageable sections.

Floor Coverings:

Wooden floor coverings are to be removed by the operatives using mattock picks and shovels. Carpet tiles and vinyl floor tiles are simply to be prised up using hand tools, then bundled and taped with resultant materials transported to the disposal point. Electric scrapers and skid steers may also be used to prise up floor coverings.

Window Removal:

Windows are to be removed by removing the beading of the glazed units and using suction cups to safely remove the panels of glass in order to drop the tiles into the drop zone. Tiles will then be dropped into the drop zone by soft strip personnel. When handling glass, kevlar gloves and sleeves are to be worn.

All waste that is removed from the structure will be segregated for re-use/ recycling via the relevant waste stream.

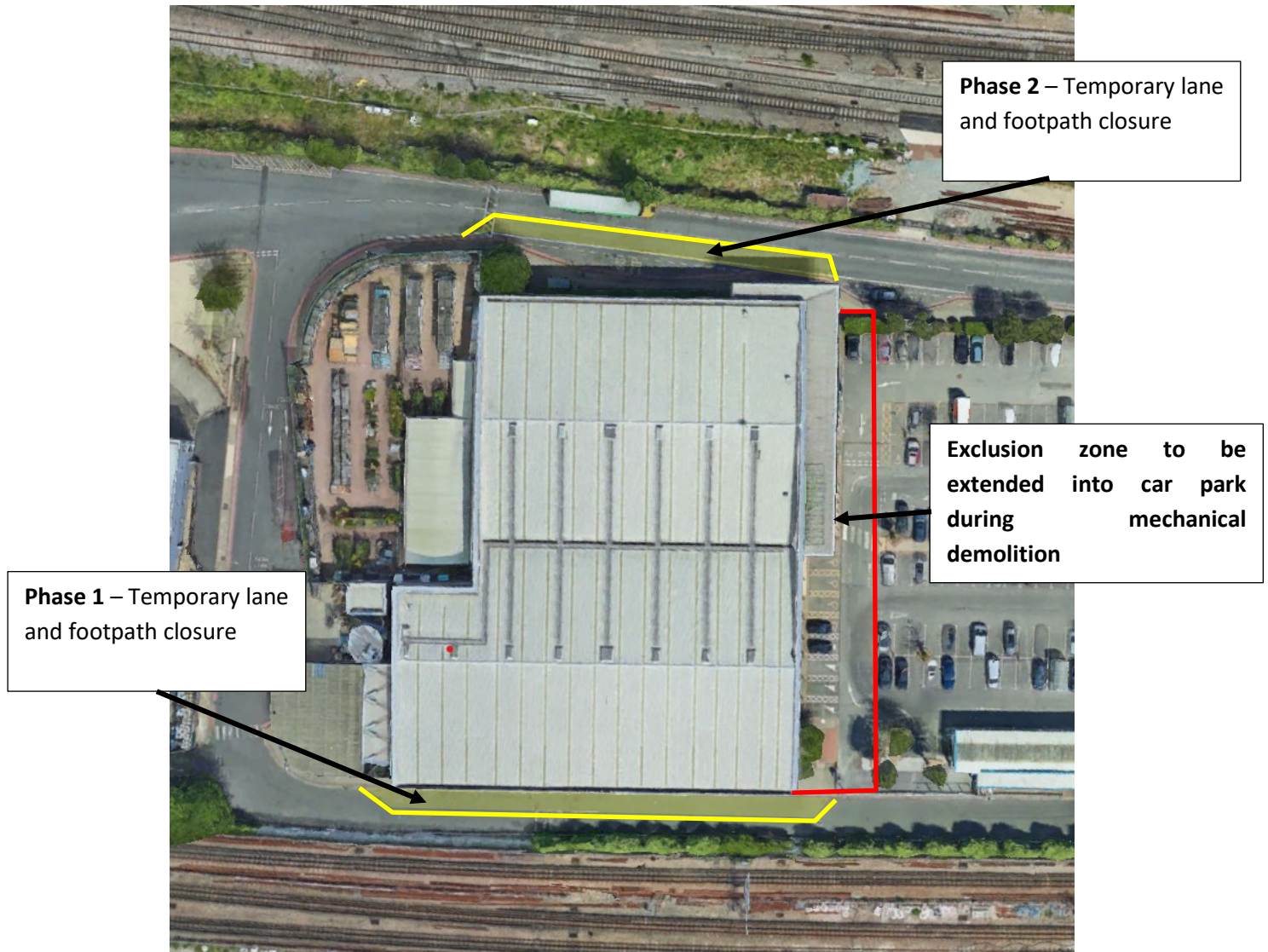
8.3 Mechanical Demolition of Former Homebase/ Carwash

8.3.1 To facilitate the mechanical demolition works, the TFL bus stop that is directly adjacent to the former home base will need moving, the proposal is to move the bus stop to the location shown on the drawing below.



8.3.2 Temporary lane/ footpath closures will also be required, the proposed closures, can be seen on the drawing below. The plan will be to phase these to minimise the disruption on the surrounding networks.

8.3.3 A section of the car park will also needed to be fenced off to facilitate the demolition, again this can be seen on the mark up below.

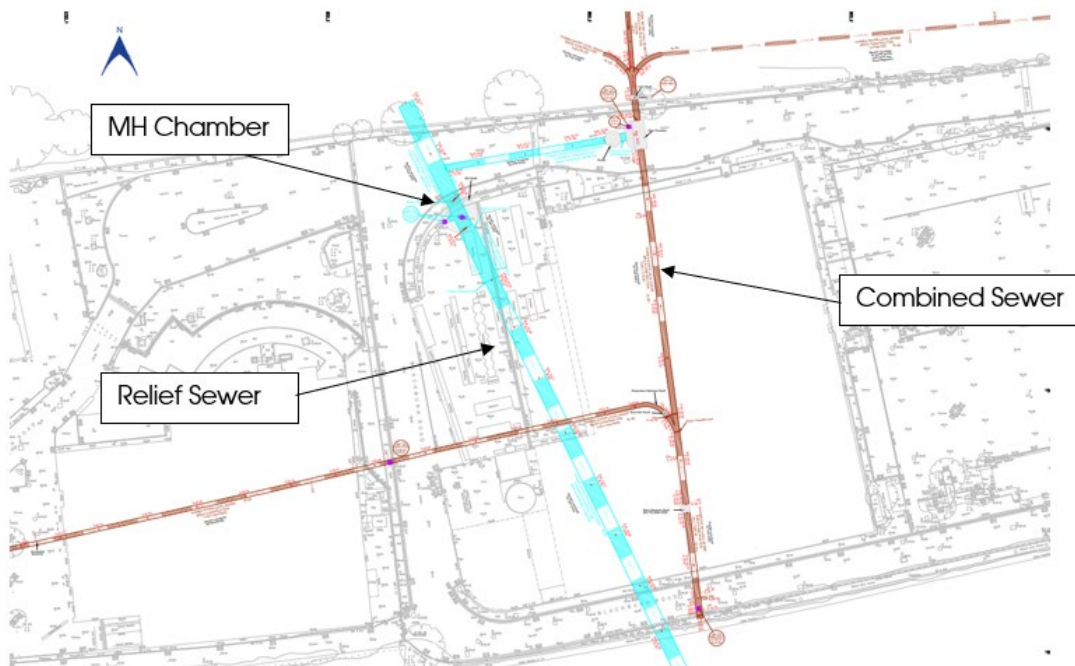


Exclusion Zones Required for Demolition Works

Protection and Monitoring of Thames Assets

There are two large existing public sewers that run under site, this are to be protected and monitored during the demolition of Homebase. The assets are owned by Thames Water.

- **Combined Sewer** – Thames Water reference (8802 to 8701) runs from North to South across site and associated branch (8703) which is incoming from the West. The dimension of the sewers are a 1701mm x 11118mm and 1219mm x 737mm respectively. They have approximate lengths of 70m and 30m each/ The sewers run at a depth of approximately 4.5m below ground level.
- **Relief Sewer** – this runs beneath the site at approximate depth of 18 metres and is therefore envisaged to have no effect on the works. There is however a connected vertical access shaft that will require protection and monitoring



A temporary works design is to be produced to determine what protection will be required to protect the Thames assets from plant loading/ falling debris. Possible protections measures include a plant crossing bridge made out of ekki mats/ similar. Once the temporary works has been installed a permit to load will be issued by Coleman's TWC before demolition works commence.

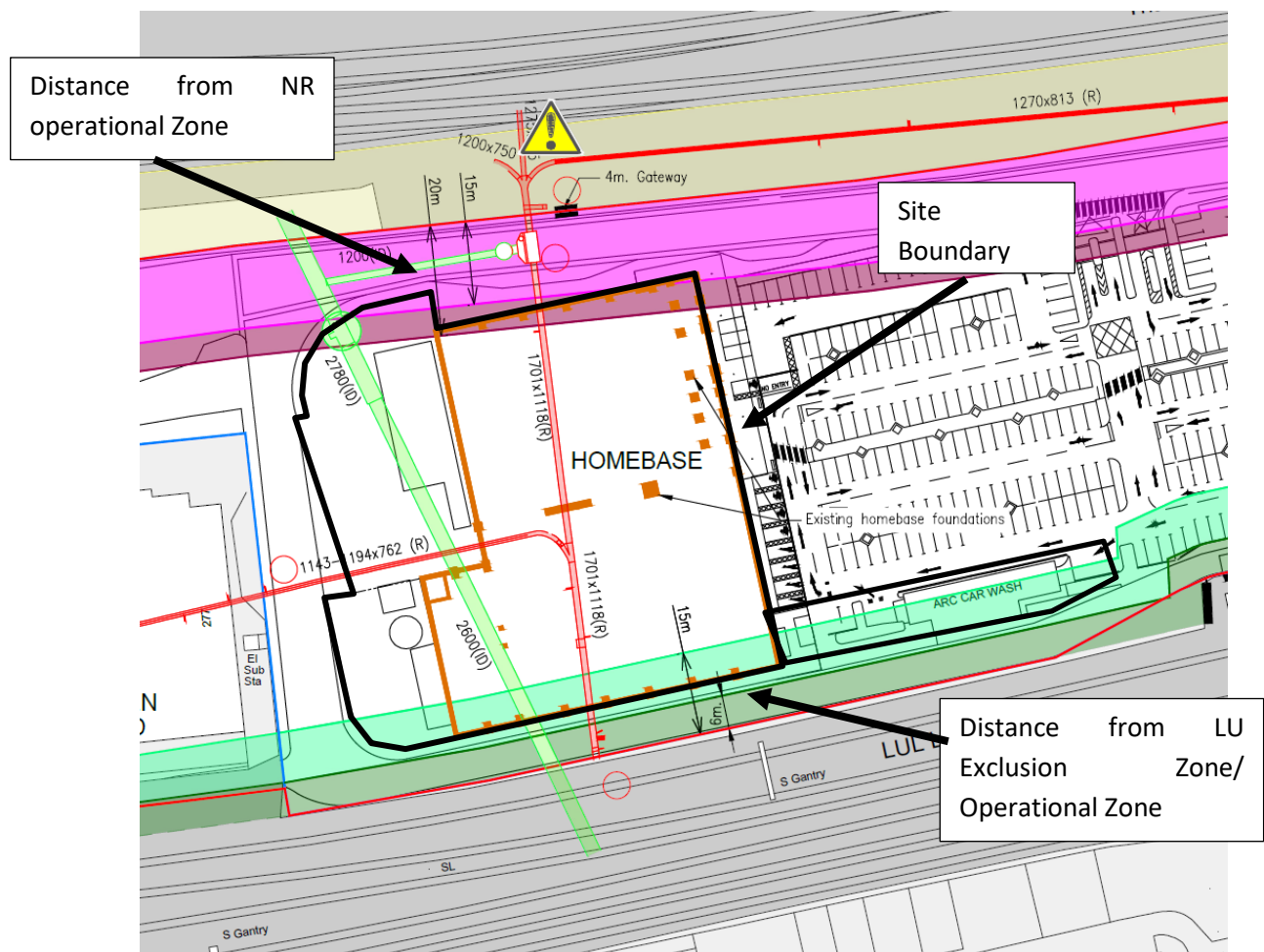
Movement/ Vibration monitors will be secured to the Thames assets prior to demolition works commencing. The monitors are to be installed as close to the sewer alignment as possible, with trigger levels and strategy to be agreed with Thames Water.

An Emergency Preparedness Plan is also to be produced which will contain the following:

- Ground Movement and Vibration Monitoring
- Trigger Levels and actions is breached
- Post Works CCTV survey
- Over pumping allowance
- Reference to Permit to Work as relevant for water mains
- Reference to Thames Water Operation Safety Authority (TWOSA) as relevant sewers

Working Adjacent to Network Rail/ LUL

The distance from the site to the Network Rail Operational Zone and LU Exclusion Zone can be seen on the image mark up below. Approval must be obtained from NWR/ LUL before works can commence in these zones.



To ensure that the NWR/ LUL zone is not impacted by the demolition, the works are to be carried out as per the sequence outlined in section 8.3.6 highlighted below – this will ensure that all of the demolition is contained within the site boundary.

8.3.4 With the isolations and exclusion zone in place the mechanical demolition of the portal frame structure can commence.

8.3.5 The main structure comprises of a steel portal frame with a cladded exterior – the approx. dimensions of the structure is 75m x 60m

8.3.6 The structure will be demolished using specialist demolition excavators working as per the sequence below:

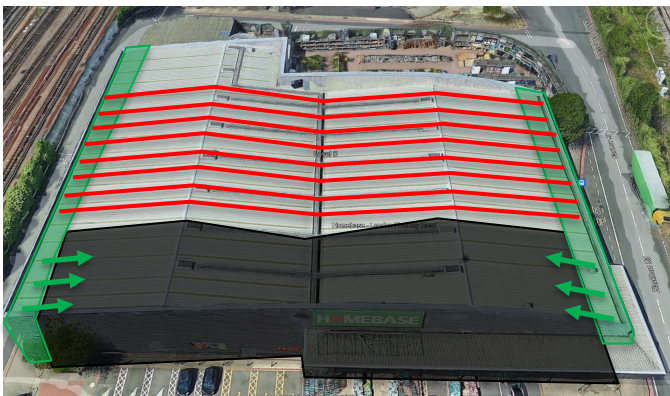
1.0 Remove outside cladding, roof sheets and secondary steels to expose main steels.



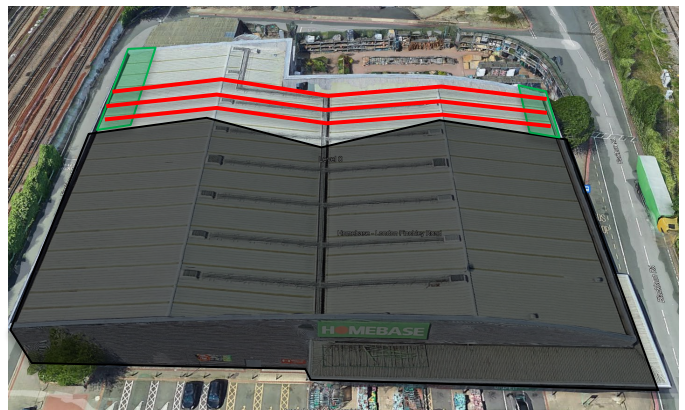
2.0 Identify structural/main steel beams, use 50T excavator shears to 'cut' the ends of the beams and use the other 50T excavator lower them down onto the ground.

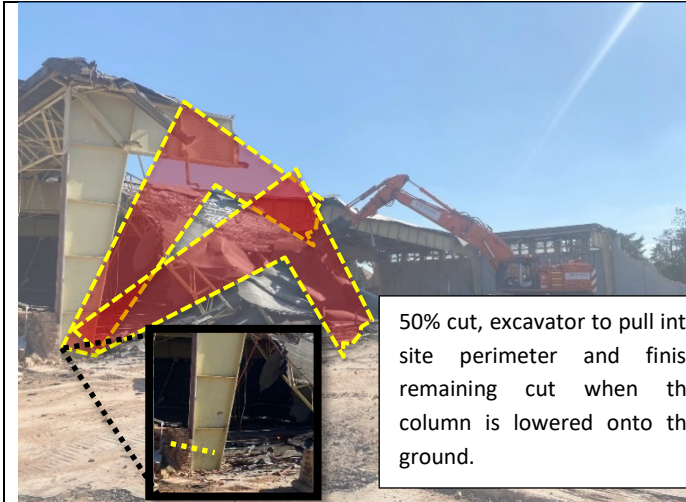


3.0 Leave the green area columns in situ while removing the steel beams. Once 4-5 bays of beams have been removed, the highlighted steel columns will be 50% snapped and controllably lowered/pulled into the site boundary – the remaining 50% can be cut once the column is on the ground. This is to prevent fall into the road.



4.0 Repeat steps 1,2 and 3 until completion. Ensuring all steels is cut and lowered to ground floor and assessed for re-purposing. Please see diagram below showing method. All works will be sequenced by a demolition engineer and approved prior to works commencing.





50% cut, excavator to pull into site perimeter and finish remaining cut when the column is lowered onto the ground.



Images of previous cut steel prepared for re-purposing.

Steels to be re-used are to be marked up on site as shown



8.3.7 For the car wash demolition the following exclusion zone will be required –



Exclusion Zone Required for Car Wash Demolition

8.3.8 The car wash will be processed with a demolition excavator working in the direction shown below, all steel will be loaded into skips for recycling/ re-use

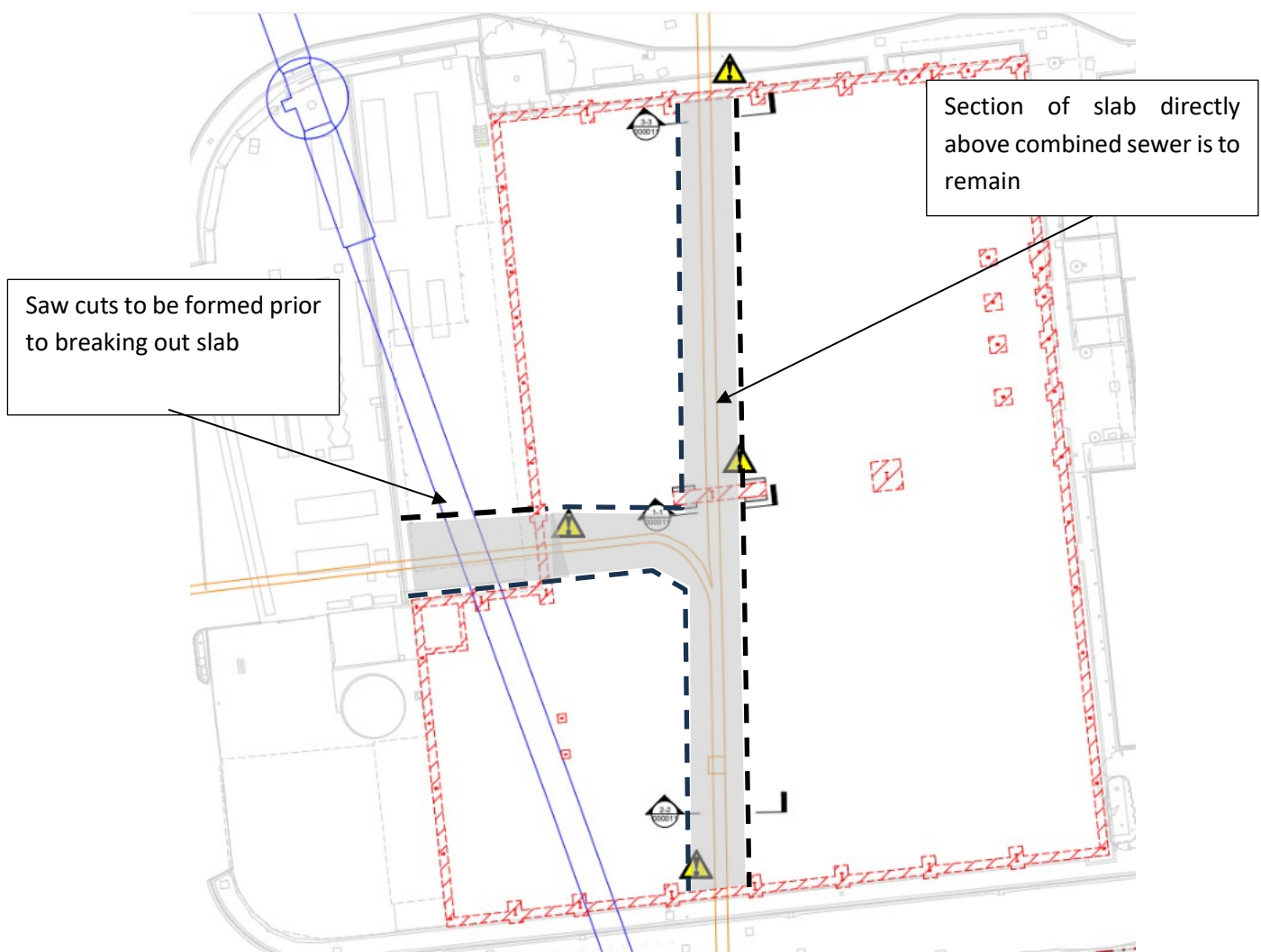


Car Wash Demolished Working in Direction Shown

8.4 Removal of Slabs, Foundations and Crushing Works

8.4.1 Prior to any works commencing a full CAT scan of area will be carried out and a permit to excavate issued by the site manager, this is in addition to the sub surface service scan which is to be completed prior to works commencing.

8.4.2 **NOTE:** Due to the combined sewer that is to remain, the slab directly above is to be left in situ. Flush cuts are to be made in the slab as shown below – the cuts will be made utilising a floor saw.



Foundations Demolition Plan

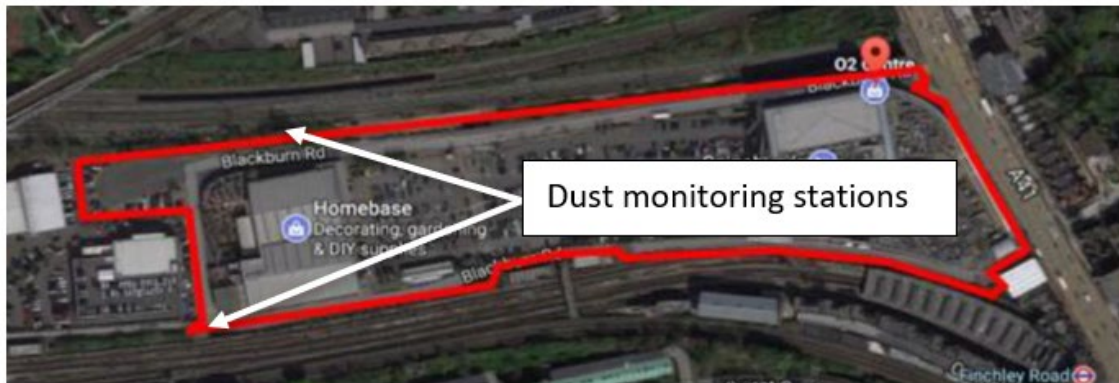
8.4.3 40-ton excavator will follow the demolition to remove the slab firstly using hydraulic breaker attachment and bucket to clear the concrete away. A banksman/spotter will be in place and

in 2way radio contact with the plant operators to check the dig site and all items are removed. This operative is to be at a safe distance from plant movements at all times and familiar with Coleman guidance 'Know your safe zones'.



NOTE: Due to the risk of dust being produced during this activity dust monitoring is to be established at the site boundary

Real-time dust monitoring units will be installed around the site prior to phases of works likely to generate dusts. Please see the monitoring map below for the fixed monitor locations and specification.



PM10 monitors should be installed according to the European Directive 2008/50/EC: - The flow around the inlet sampling probe shall be unrestricted (free in an arc of at least 270 degrees). There should be no obstructions affecting the airflow in the vicinity of the sampler, normally some metres away from cabins, trees and other obstacles but at least 0.5m from the nearest building. Inlet sampling point shall be between 1,5m (the breathing zone) and 4m above the ground. The inlet probe should not be positioned in the immediate vicinity of sources to avoid the direct intake of emissions unmixed with ambient air.

Dust suppression is also to be applied throughout to mitigate dust produced by the works, the following control measures will be utilised.

- **Debris netting** – installed at the site boundary to contain dust within the site
- **Moto Fogs** – a mist cannon that fires water to mitigate dust produced
- **Boom Mounted Dust Suppression** – dust suppression attached to the arm of the machine that directly fires water at the work to mitigate dust produced



8.4.4 Any obstructions left in the ground must be plotted on a drawing by an engineer for the H&S file.

- 8.4.5 Once the slab is removed & foundations exposed the excavators will then proceed to remove the foundations in the same manor, this will be done in a methodical manor working a bay at a time, breaking the foundations into small enough pieces for the buckets to clear
- 8.4.6 As the foundations are removed, the soil will be backfilled and levelled out to prevent leading edges, open excavations and trip hazards.
- 8.4.7 **HOLD POINT:** The foundations will only be removed down to 2metres – if there are obstructions further down then this will be raised with the client before proceeding.
- 8.4.8 Concrete will be stockpiled, and smaller machines will be using fixed munchers and breakers to process and remove rebar. All stockpiles will be damped down using a motofog which jets out a fine water mist to suppress dust that may be created depending on weather conditions.
- 8.4.9 Once the slabs are removed a mobile crusher will be delivered to site to crush the arisings into a 6f2 grade aggregate for reuse.
- 8.4.10 The crusher will be sited on level ground and have its own exclusion zone with RPE and hearing protection signs posted. The crusher must have operable dust suppression fitted and in use throughout, but additional dust suppression will be rigged up if deemed necessary. All environmental paperwork to be supplied with the crusher and preauthorisation inspection carried out. Daily inspections on the crusher, including dust suppression system to be undertaken and recorded
- 8.4.11 The operator will be issued a permit to crush and position and start the crusher. At this point the operator will stand outside of the exclusion zone whilst an excavator loads the crusher hopper. Please note, the exclusion zone may subject persons to significant noise dust therefore, operative is to remain outside of this area unless essential and must wear hearing protection and RPE when working in the zone unless there is no noise or dust activity. Operator not to be on the platform whilst the crusher is being loaded or running.
- 8.4.12 In the event of a break down or blockage, the crusher will be shut down and made safe before the operator enters the components of the crusher. The power must be locked off from potential reenergisation during any maintenance. Crusher permit to enter will be raised depending on maintenance required
- 8.4.13 Action when a crusher becomes blocked (As taken from NFDC Crusher guidance)
- Have a nominated person to supervise the activity and call for assistance as necessary
 - Stop the feed at the earliest opportunity and isolate the plant to ensure all processes are stopped
 - Remove excess material by mechanical means where possible before the cause of the blockage can be dealt within

- In some cases, however, an amount of removal by hand will be involved and when this occurs the crusher and associated plant must be stopped and isolated (isolation involves energy isolation with operatives individual lock to prevent accidental reenergisation, and not just switching off)

- Manual removal should only be carried out by suitably trained and competent persons under an isolation permit/permit to access crusher

Hazards encountered may be:

- Poor or difficult access
- Accidental start-up of feeder, crusher, or adjacent plant
- Being struck by material from the feeder, chute, or projected material
- The movement of any material present inside the crusher
- Slipping and falling
- Manual handling of rocks and equipment
- Unexpected movement of crusher components.

In the case of an impact crusher, ensure that the rotor has stopped and is secured before opening the crusher chamber

- Damaged electrical cable
- Noise
- Stored energy from electrical, hydraulic, compressed air, mechanical sources, and gravity
- Unsafe placement of material removed from the crusher

8.4.14 HOLD POINT – isolation procedure for any manual works i.e. maintenance/clearing blockages where workers could be exposed to moving parts by intentional or unintentional reactivation of the machine.

1) Isolation process is to be Supervised and confirmed by Supervisor. Complete energy isolation permit

2) Turn off the machine and remove key

2) Place padlock isolator hasp on the isolator and operative places his initialled padlock through the hasp

3) Operative then uses key/tries to try and turn machine back on and prove the machine is in a zero-energy state – the machine must not start

4) Only once a zero energy state has been confirmed may works commence in line with RAMS

5) Once maintenance completed/blockage cleared, operative removes his own padlock and the energy isolation permit is closed by the Supervisor and operative. Work can then recommence

8.4.15 The feed in material will be reviewed regularly to minimise potential blockages. The crusher magnet will help to remove rebar from the feed. A loading shovel will move the stockpile from the end of the crushing belt at suitable intervals. On completion of the crushing, grading samples shall be carried out by a sub-contractor to ensure its suitable for reuse.

8.4.16 The crushed material will then be utilised as back fill and will be tracked in to the required finish level.



9.0 General

9.1 This methodology is to be strictly adhered to at all times. In the event of any occurrence that may necessitate a change to the method e.g

- (a) Changes in the nature of the works
- (b) Additional works , ancillary works
- (c) Previously unknown / unidentified risks (asbestos/suspect material/ etc)
- (d) Ground/site conditions

The works will cease and an assessment will be made as to the most appropriate course of action to be taken. The revised method of work MUST follow CGMS guidance document G473 and CRRM. The agreed method will be advised to the workforce by the Site Supervisor by means of a suitable method re-briefing and signed for in the register provided.

This will require the risk assessment and method statement to be reviewed and approved as per Coleman Group procedures and must be signed off prior to any changes commencing. This may include the site supervisor drafting a proposed method for review and approval (refer CGMS G473 for details of signing procedures) and forwarding to the Project Manager in sufficient time for the reviews and approvals to be undertaken, and where required issue of the documents to the Client / Principal Designer / Client's representative.