

A method statement and programme has been produced for the demolition of the Western Goods Shed. This information has been produced for submission to Camden for its approval in writing, in accordance with Condition 2(a) of Application 2004/2321/C.

Programme for the Demolition Works

It is estimated that the demolition and salvage works set out in this submission would take approximately 90-120 days, including asbestos removal, internal salvage and erection of scaffolding in advance of the main demolition.

We propose to undertake the works starting in September 2012.

Method Statement

1. Scope

The project involves the demolition of the Western Goods Shed and the Bakery Building, along with removal of associated foundations and earthworks in places.

The Western Goods Shed is large two-level shed which originally had tracks entering on both floors. It is an example of an early steel framed building, which still relied on load bearing brick walls and also made structural use of the adjacent Western Coal Drops building and an earlier disused canal basin. It was built in the late 1890s and subsequent additions to the building were made to the north.

The bakery building is a modern single storey building with a pitched roof and a steel framed structure, with block workwalls.

2. Sequence of Work

- Disconnection of services
- Erect temporary site fencing
- Asbestos Removal
- Removal of accessible items for salvage
- Erect scaffolding
- External salvage of chimney pots, windows, lintels etc
- Dismantling of building floor by floor until salvage items have been accounted for
- During the dismantling process, items required for salvage that become accessible are to be removed.
- MOLA will be afforded safe access to record / photograph items of interest during the dismantling process
- Mark salvaged items as agreed, carefully pack and transport off site to agreed place
- Mechanical demolition
- Clean site and leave safe

3. Resources

Details of the contractor's resources will be confirmed once the sub-contractor has been appointed.

4. Security

- The site will be secured at all times to prevent public access to the site.
- The perimeter of the demolition site will have hoarding / heras fencing erected to ensure that the works are secure and under the control of the demolition team at all times.
- No access will be permitted within the working area without notifying the demolition supervisor.

5. Services Disconnection

- Prior to works commencing, ensure that the statutory services (that require disconnection) have been disconnected and made safe.
- Written confirmation of all disconnections from the statutory services. To be included within the 'permit to demolish'

6. Asbestos Removal

- The contractor shall undertake a demolition / refurbishment asbestos survey
- Asbestos removal to be completed in accordance with the survey
- Ensure that all asbestos has been removed and testing has been carried out to ensure no asbestos fibres are present. Written confirmation required.

7. Working Hours

- Hours of work will be 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday for demolition activities unless agreed otherwise with the Environmental Health Officer.

8. Waste

- All abandoned waste materials and combustible waste arising from the works will be removed from site progressively to reduce the risk of arson and in compliance with the Controlled Waste Regulations
- Disposal will be in accordance with the environmental section of the project management plan and associated waste management procedures.
- Asbestos identified by the refurbishment/demolition asbestos survey is to be removed before demolition activities commence. If suspect materials are later encountered on site, work in that area will be stopped and an assessment made/ samples taken. Work may only recommence once the assessment has been completed.
- Materials arising from the demolition operation, suitable for reprocessing within the future development will be stockpiled for reuse.

9. Removal of Accessible Items for Salvage

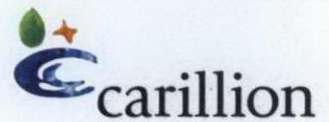
The document "Western Goods Shed, Salvage Schedule supporting document" sets out those items to be salvaged for potential re-use in the works.

9.1 General

- Argent's heritage adviser and recording contractor, MOLA, will collaborate with the Contractor for the works to identify which specific items are to be salvaged as listed in the above schedule.
- Salvage items that do not affect the structure of the building will be removed before demolition of the structure commences.
- Salvage of the identified items will be undertaken using hand held tools, items will then be moved individually by hand. Where manual removal to ground level is not

Western Goods Shed Demolition

Method Statement



possible either due to weight, size or fragile nature, then a crane (or other mechanical lifting device) would be used.

- Salvaged items will be stored within the footprint of the WGS, and appropriately protected from the elements.
- Prior to the demolition of the bakery building, unless otherwise agreed with LBC, all heritage contents shall be transferred to an area agreed with Argent.
- Items which need recording before they are disposed of will be carefully removed from their in situ location, and laid down in a safe area away from the main demolition work, to allow MOLA to record it as required. The item will only be disposed of by the main contractor once MOLA has confirmed that they have completed their work.
- Note, material storage on the scaffold walkways is not permitted, storage in designated loading areas on the scaffold must not exceed the designed safe load.
- Numbering and tagging methodology will be in accordance with MOLA's requirements.

9.2 Protection

- The western wall of the western Coal Drops will be protected during the works to ensure that the brickwork will not be damaged. The contractor will not remove metal arches attached to the wall as part of these works; these will be removed as part of future works (outside this package).
- The contractor shall ensure that the roofing and drainage of the Coal Drops is made good prior to completion of the work to ensure that the Coal Drops is not damaged by water ingress.