

SAFEWAY DEMOLITION LIMITED

87-89 CONSORT ROAD
PECKHAM
LONDON SE15 3RU

Tel: 0171-639 3326/9219
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Your Ref.:

Our Ref.:

KWG/021

Date:

5th July 1996

A safe demolition service aided by modern technology

METHOD STATEMENT FOR DEMOLITION

LOCATION: DIAL HOUSE - 151-165 SHAFTESBURY AVENUE, WC2

The contract calls for the complete demolition and dismantling of the building down to ground floor level, with the basement being opened up and left clear on completion. Included in the contract is the retaining of the basement walls by shoring. All the above works are to be completed within a period of 10 weeks.

As the contract is to be let on a single tender basis, full C.D.M. requirements will be instigated and Safeway Demolition Limited will be the management co-ordinator for the works.

To carry out the complete demolition of the building to surrounding ground floor level leaving the basement open with shoring in place to retain the walls abutting all boundary lines.

MANAGEMENT

As Principal Contractor, Safeway Demolition will, under C.D.M. Regulations, be in full control of the organisation and safety on site, including the supply of all necessary permits, licences, and liaison with the various service bodies.

STRUCTURE

Mr. Mark Pearce - Overall responsibility for the Contract.

Mr. Mark Pearce - Asbestos Manager - Responsible for all aspects of Asbestos based materials.

Mr. Keith Green - Safety Officer.

Mr. Keith Green - Quantity Surveyor.

Sinclair Johnston Assoc. - Structural Engineers for Safeway Demolition.

Site Supervisor - Nicholas. Pearce

Proposal

8 JUL 1996 KA

Approval of details of the
access/egress for construction
vehicles in respect of works of demolition
pursuant to additional Condition 13 of
planning permission dated 4 September 1996.
(Ref No 9501817R4)



Directors: Chairman N.W. Pearce, (Dir. Sec.), M.J. Pearce
Regd. in England No. 2145283
VAT Reg. No. 509 7323 41



SAFEWAY DEMOLITION LIMITED

Continuation:

COMPANY WORKFORCE AND INDIVIDUAL RESPONSIBILITIES

| | |
|--|---|
| Steelwork Dismantling - W. Payne | 6 Labourers, 4 Topmen, 2 Ground Burners |
| Concrete Demolition - W. Payne | 12 Labourers, 4 Topmen, 8 Mattockmen |
| Stripout - P. McGuinley | 16 Labourers |
| Asbestos - L. Hersey | 5 Accredited Asbestos Men |
| Transport and Plant - Mr. N. Pearce | Safeways own Vehicles |
| Safety Audit Officer - Mr. K. Green | |
| Scaffolding and Protection - Mr. M. Pearce | |
| Analyst (Asbestos) - Ayerst Analysis, Mr. Ayerst | |
| Structural Engineers to be used - Sinclair Johnston Assoc. | |
| Waste Disposal Licence No. GTL/361425 - 3/4/98 | |
| Asbestos Licence No. 42503558 - 9/5/986 | |

METHOD STATEMENT

The site consists of concrete encased steel frame with concrete infill floor panels, internal walls of brick construction, outer walls are of brick. The whole structure is serviced by two staircases and a lift shaft.

At the existing basement level is housed the London Electricity transformer room, which is to be retained on completion, clear of debris and shored at its outer walls.

Within the confines of the site is a service yard which opens up the centre of the building creating a U shape to the structure. The building on one side abuts a live office complex and although it does not share its boundary wall, is within some 20mm of its structure.

THE CONTRACT

The building is to be internally stripped out to below ground level including the basement area. Then the whole structure will be reduced down to pavement level and the subsequent debris taken off site. Existing on site are mains supply units that are to be retained and maintained throughout the contract. Also within the building are materials which contain Asbestos, both section 14 and section 17 materials. These are to be dealt with under H.S.E. regulations prior to any work being carried out.

Continuation:

METHOD OF WORK

Obtain all necessary Licences and Permits to commence works. Identify all live services both on and in close proximity to the site, and log. Carry out a full schedule of dilapidation with the Client. Install a full height scaffold including fans to the outer faces of the building and cover in debris sheeting. Design, supply and fix permanent protection to the London Electricity transformer room that is to remain, capable of withstanding possible falling debris.

Erect to the Shaftesbury Avenue frontage, a complete covered walkway fully boarded and lit.

At this stage, under the guidance of the Electricity Board the Transformer room will be fully protected.

Before demolition commences, all Asbestos materials will be identified and removed from site, to current H.S.E. specifications.

Following the completion of the above, work will commence on the strip out of the building. Firstly an internal chute 2 m x 2m will be formed through the floor slabs. The finishes, fixtures and fittings, will be cleared by operatives using hand tools. The debris resulting from the stripout will be cleared from each floor down the chutes, where they will be transported to the awaiting skips.

The area of ground floor below the chute's will be removed before the commencement of the main structural demolition, so as to allow the debris to fall through to the basement, providing a solid base at ground floor level, to allow the further build up of debris to be cleared. The outer walls to the ground floor around the court yard will be removed, to allow access for clearing.

As well as forming chutes through the floors, the light wells (with the windows boarded up), and the lift shafts will also be used to transmit the debris down the building.

Site personnel will only carry out demolition on one floor at any one time, and the areas around the chutes where the men are working will be cordoned off, at all levels. Also all debris passed down the chute will be sprayed so as to prevent the generation of excessive dust.

Note: The ground floor slab adjacent to the party wall will remain by one bay, and at no time will a build up of debris be allowed to occur against the party wall in any location.

Following the results of the survey carried out by our Structural Engineers to ascertain the loadings of the floor slabs, a Mini Excavator will be used to carry out the demolition of the floors, and to clear the debris to the chutes, on each floor. The Machine will be lifted through the building by a crane.

The six floor section of building between Compton Street and the courtyard will be removed first down to basement floor level. Upon the removal of this section, a further chute will be formed through the floors. However the exposed work face will be boarded up at each level, to prevent any debris from falling into the courtyard below.

Using hand operated pneumatic breakers, the roof structure will be broken through to the floor below on a piece meal basis, with the resulting debris being cleared as work progress.

Following the removal of the roof, the external and internal walls will be cleared progressively, floor by floor. The debris will be transported across the floors to the nearest available internal chute.

Continuation:

METHOD STATEMENT: CONTINUED

As above the steel work will also be dismantled floor by floor, using gas cutting equipment. Each steel member will be cleared of concrete, cut into manageable pieces and transported to the nearest available chute.

As the building is reduced, the outer scaffold will be struck to maintain one full lift above the working level.

The boundary wall that abuts the live offices will be made weathertight as the brickwork and the structure is reduced, by fixing 1000 Gauge Visqueen with 50x25 timber battening to the wall. The battens will be fixed with a Hilti DX450 gun.

When the building has been cleared down to basement level the basement will be cleared of all debris and internal structures, using a 360 machines.

Upon the completion of the demolition works, the site will be left clean and tidy.

SITE ACCESS

Access to the site will be gained from Compton Street. The access will be located at the same location of the original courtyard gates. Personnel wishing to gain access to the site, will have to report to the site office which will be located near the court yard, and clearly marked.

All vehicles leaving the site will be inspected, and precautions taken to prevent the risk of any loose debris leaving the vehicle whilst in transit. The precautions will involve the careful inspection of the vehicle for loose debris, and should it be required, the vehicles will be cleaned.

The skips will be loaded by 360 Machine's. When the skips are loaded the dust will be controlled by spraying .

The area around the access gate will be kept in a clean and tidy condition, and unless there is a lorry parked on the site the gates will remain closed.

The approach to the site access will be clearly marked, and all the appropriate public warning signs will be provided.

The original gates to the site will be removed, and new timber gates will be built into the hoarding on the same line as the scaffolding.

EMERGENCY PROCEDURES

Each team of demolition operatives will be supplied with air horns, so in the event of an accident the horns will be sounded and all works will cease until the situation has been investigated, and resolved.

SAFEWAY DEMOLITION LIMITED

Continuation:

WORKING GROUPS

A representative of Safeway Demolition will attend informal working group meetings, to liaise, discuss and where appropriate advise on any issues relating to good working practices to cover:

The environmental impact of the demolition activity.

The notification to local residents, and business occupiers, of any major operations.

Details of any necessary road closures, or alterations to normal traffic arrangements.

EQUIPMENT AND PLANT

40 Ton Track Mounted Crane

Electrical Generators

360 degree Hydraulic Machine with Pulverisor

Oxy-propane Cutting Equipment

Wheeled Shovel for Loading

Accommodation Units

360 degree Hydraulic Machine with Shear

De-contamination Unit

Air Compressor and Breakers

Hand Breakers

RISK ASSESSMENT

- | | |
|------------------------|----------------|
| 1) Falling from Height | High Risk |
| 2) Falling Objects | High Risk |
| 3) Asbestos Dust | Medium |
| 4) Collapse | Medium |
| 5) Fire | Low |
| 6) Noise | Medium to High |
| 7) Dust | High |

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Continuation:

COSHH ASSESSMENT

- 1) Complete exterior working scaffold and work floor by floor, using harnesses at all times and erect handrails to all open edges. At height, use only experienced personnel with Method Statements on each floor.
- 2) Demolish outer walls in small pieces with the debris being taken onto the solid floors before being chuted down to basement level. Maintain scaffold and covered walkway at all times. Ensure debris netting is in place and in good order.
- 3) Completely remove all Asbestos products before demolition takes place and obtain clearance from independent analysis.
- 4) Carry out the demolition so as to maintain the structure at all times in a full weight bearing capacity and never leave unsupported framework. Never allow a build-up of demolished material on any floors.
- 5) Minimise the risk of fire by removing all flammable materials with the soft strip but still put in place fire extinguishers and hoses from the start of the contract. Also, have in attendance, a fire watcher when hot-cutting takes place.
- 6) Ensure that all equipment is in good order and that silenced plant is used. Retain sheeting to the outside and use ear defenders where noise risks are at their greatest.
- 7) Regular spraying of the material will alleviate most of the dust. Maintain the dust netting to the scaffold and sheet all lorries before exit from site.

CARRY OUT DAILY MONITORING OF THE ABOVE AND ADJUST AND MINIMISE THE RISKS AT ALL TIMES.