Appendix I – Demolition Method Statement (Cape of Good Hope site)

Demolition of the former

Cape of Good Hope PH

78 Albany Street, London NW1 4EE

Document Submittal History: 000

Revision	Date	Prepared by	Approved by	Accepted by	Reason for Issue
0	**21/09/15**	Adam Ruscoe	Mick King		Initial document
1	**24/11/15**	Scott rowlinson	Mick king / Bradley Cooper		

	Review and Acceptance Decal This decal is to be used for submitted documents requiring acceptance by the *Project EAST Manager/Supervisor*.
☐	Code 1. Accepted. Work May Proceed
☐	Code 2. Not Accepted. Revise and resubmit. Work may proceed subject to incorporation of changes indicated
☐	Code 3. Not Accepted. Revise and resubmit. Work may not proceed
☐	Code 4. Received for information only. Receipt is confirmed
Reviewed/Accepted by:(signature)	

Camden

Print Name:		Date:
Acceptance *by Project Manager/Supervisor,* does not relieve the designer/supplier from full compliance with their contractual obligations and does not *constitute Project Manager/Supervisor* approval of design, details, calculations, analyses, test methods or materials developed or selected by the designer/supplier.		

Demolition Method Statement

Revision 0 – 21st Sept 2015

Cape of Good Hope PH

78 Albany Street, London NW1 4EE

Camden

METHOD STATEMENT

Contract	**Cape of Good Hope**	**Date: 21st Sept 2015**
Method Statement Ref: MS001 Structural Demolition Rev000		
Prepared By:	Adam Ruscoe	**Authorised By: Mick King**
Signed: A Ruscoe **Dated:** 21st September 2015		**Signed:** Mick King **Dated:** 21st September 2015

1. SCOPE OF WORKS

Demolition of 2 storey former public house in confined urban setting. Possible basement extending beyond the main structure footprint.

If basement is found then removal of the basement slab and foundations will be covered by a separate document to be produced in due course

- Bower Contracting will be working as subcontractor to Lovells
- Bower Contracting will provide
  - demolition specific documentation
  - site management
  - waste documentation
  - hazardous waste control documentation
- The Principal Contractor will provide
  - site access
  - boundary controls
  - site security
  - welfare
  - asbestos reports
  - basement protection systems
  - services disconnection
  - temporary supplies
  - pre-construction phase and construction phase documentation and control

2. SYSTEMS BRIEFING

Before starting work operatives will receive Site Induction and Method Statement Induction with respect to the particular risk assessments and methods of working applicable to the above operation from the BCL Site Manager.

From reviewing the available documentation there are no additional PPE requirements over and above those detailed in Section 3.

The electrical gas and water supply to the site will be confirmed as terminated with the Principal Contractor prior to works commencement by the client (lovells). Certification to be issued prior to works starting.

Fire Points (including First Aid) will be established within the site with an audible warning system being placed around the works, with notices in the site welfare. Changes to the fire system will require an update either by induction prior to works or as part of the weekly toolbox talks.

Adequate fencing must be in place surrounding the work site to ensure that the public interface is maintained and no encroachment can be undertaken.

3. Personnel Protective Equipment

All operatives will be in possession of hard hats, hi-vis waistcoats, gloves, overalls and safety footwear which will be worn at all times when working in the red zones of site.
The site manager will carry out a review of the work in progress and if required uplift PPE and RPE as and when required.
Bower Contracting will ensure that all subcontractors meet required PPE standards at all times.

Uplifted PPE

During soft strip operations operatives will also be required to wear relevant goggles and uprated gloves to avoid debris and drug paraphernalia issues.

Any visitors to site will be provided with adequate PPE for the purpose of their visit ie:

- Hard hat
- High visibility coat or vest
- Gloves
- Safety boots if required

Scaffolding

Will be used for access for asbestos removal. Scaffold sub contractor will supply rams for works to be approved.

4. LABOUR & PLANT

- crow bars
- mattocks
- sledge hammers
- shovels
- oxy propane cutting equipment (as required)
- excavator – 20 ton with attachments

- 1 no Project Manager
- 3 no operatives
- 1 no plant operator

Training

All operatives will have been provided with the appropriate training and instruction to ensure that the works they are asked to perform can be undertaken in a safe manner.

Evidence of training will be required to be provided during the site induction process and kept on file in the site office

5. SUPERVISION

A competent BCL Project Manager will be allocated the site – Mick King

A competent BCL Site Manager will supervise the works on a full time basis – Tony Wybrow

All BCL Operatives will carry CSCS and or CPCS Demolition cards and are all “time served” demolition operatives considered Suitably Qualified and Experienced Personnel.

Training certification for all operatives who carry out any works on site will be held in the site file for inspection upon request.

First Aid

The designated site First Aider for the works will be tony Wybrow during the project. All first aiders will be made known to site personnel and visitors during the site induction whether provided by BCL or the Principal Contractor

Medical Emergency

In the event of an injury or sudden illness on site the following action is to be taken: -

- First Aid assistance is to be provided by the nominated site First Aider tony Wybrow
- The injured or ill person is to be conveyed to hospital by the quickest possible means if required
- If an ambulance is to be summoned by the Demolition Site Manger ensure that the address is given accurately.
- All incidents, accidents and injuries, no matter how minor, will be recorded in the BCL Site Accident Book and reported to BCL / Clients Safety Department.
- The Site Manager and the PC are to be immediately informed of the incident once any injured person is being treated

Hours of Work

Monday – Friday 08.00 – 17.00

There will be no works outside of these hours without prior approval from the client and Council Environmental Noise Team

METHOD STATEMENT

6. METHODOLOGY

Only formally approved and properly documented site work operations will be allowed to proceed. Any divergence from the planned work, as stated in this documentation, will require the works to cease and the site to be left in a safe manner, at which point all site personnel will leave the works area in a safe manner.

Work will not be allowed to proceed until a revised methodology is drafted and approved. The site team will be briefed where there is a significant change in the methodology required, the works will not proceed until an adequately revised documented and approved method statement / risk assessment appropriate to the revised works has been carried out.

Structural demolition of the main structure will only commence once scaffolding has been provided to all specified elevations of the building.

Asbestos removal works

Asbestos is a hazardous material that requires specialist techniques and management to safely remove. Licensed asbestos contractors will be used to remove licensable asbestos. This will be done under a separate plan of works to be provided by our chosen sub contractor.

Licensed asbestos materials will be removed under separate cover supplied by the asbestos contractor.

Non-licensable asbestos removal: All personnel working with asbestos will be asbestos aware and hold non-licensed asbestos removal accreditation. All personnel will wear uprated PPE and RPE to carry out these works, and receive a task specific induction to this effect.

Non-licensable floor tile / floor tile adhesive / false ceiling works: Such works will involve the area being damped down using a hand operated manual pump. Once the asbestos material has been damped the item will be lifted intact as much as possible and placed in a suitable asbestos bag. When the bag is full this will go into a red asbestos bag which will then be located to the asbestos skip for disposal.

In the case of floor tiles / adhesive, these will be lifted using standard floor scrapers, again in tact wherever possible.

Hot Works

It is not envisaged that hot works will be required on this project.

If hot works are required to be carried out, these works will be carried utilising oxy propane cutting equipment and will be carried out under a hot works permit procedure.

The contents of the buildings that could be flammable will have been removed prior to hot works commencing mitigating the risk of fires occurring.

The materials will be cut free from their place of fixing utilising hop up access scaffolds and / or standard aluminium scaffolds to be erected by a Suitably Qualified and Experienced Operative.

The material being worked upon will be cut allowing the section to fall in a semi controlled manner to the floor area.

The Fire Marshall in attendance (this person will be named on the relevant hot works permit on all occasions) will ensure operatives do not encroach into the hot works area until instructed to do so. The fire marshal will also inspect any areas that have had hot works undertaken one hour after completion of the hot works to ensure no heat source or fire is likely to break out. TO this end any hot works being undertaken will be completed at least one hour before the end of the working day.

SOFT STRIP WORKS

1. The access to the building will be secured using heras type panels and strip out works will be undertaken
2. Operatives will use dust suppression techniques as necessary
3. Once the strip has been completed the materials will be removed from the building in the bucket of the excavator at ground level and dropped into skips in segregated drop zone from second floor level outside of the building the waste will be processed into waste streams before being moved to appropriate skips or waste holding areas.

Fixed materials will be removed utilizing hand tools as identified above, by wedging and prizing the fixtures from walls or partitions.

Partitions will be similarly removed, thereafter ceiling grid and tiles following by flooring large or heavy items will be dismantled/broken down into manageable sections.

Hot works may be required to flame-cut services for example pipework and associated bracketry, otherwise cold cutting will be undertaken using reciprocating saws where appropriate.

Dust suppression will be undertaken throughout the process if required.

STRUCTURAL DEMOLITION

The Cape of good hope building is a two storey brick clad steel framed structure with a flat roof. Asbestos removal works will be undertaken inside the building, with arisings being removed through the front entrance or windows.

The demolition specified excavator will move to the south facing side elevation of the building and demolish the structure from the centre of this elevation towards the neighbouring north boundary wall, leaving the outer walls in situ until the first floor is completely within the footprint of the building. This will mitigate dust emissions from the dropping of these arisings into the site. The 360 excavator with cracker attachment will work in a wave motion removing bays one at a time leaving the last structural bays fully intact . this section of the building will be the last to demolish under careful control as this is the section of building that is adjacent to neighbouring properties.

Once the first floor has been demolished and the arisings have been cleared the excavator will “pull” the outer walls into the footprint of the building leaving only the back wall in situ, which due to it’s closeness to the neighbouring structure will have to be demolished by hand.

Once the arisings from the outer walls have been cleared a tower scaffold will be moved into position and using hand tools the wall will be broken down to 2 courses above ground level.

SLAB AND FOUNDATION REMOVAL

If required by the client (lovells)

Excavator not to be tracked onto basement slab during demolition unless slab is supported with propping system.

The ground slab will be broken and dropped into the basement by the machine using a pecker attachment. Due to the noisy working of this operation this will only be undertaken during “noisy working hours” of 9:00 – 16:00 Mon-Fri, with non-noisy working operations undertaken outside of these hours.

Due to the noisy working of this operation this will only be undertaken during “noisy working hours” of 9:00 – 16:00 Mon-Fri, with non-noisy working operations undertaken outside of these hours.
Once the slab has been peppered the bucket attachment will be used to lift the sections of slab, any reinforcement will be separated by bursting the slab with a muncher attachment. The materials will then either be put in skips for recycling or stockpiled for recycling via crusher.

Environmental Impact

Noise

So as to ensure as far as reasonably practicable the following will be undertaken so as to mitigate noise emissions and disturbance caused during the deconstruction process.

- Restricted hours of work for noisy operations will be adhered to rigorously.
- Site operatives will utilise two way radios for communication if required.
- Cutting operations will be carried out using reciprocating saws or hot cutting - avoiding powered wheel saws as far as reasonably practicable.
- Breaking out of concrete structures will be carried out utilising munchers/crackers; hydraulic hammering breaking will be required but will be reduced as far as possible.
- Loading of lorries will be carried out by emptying the bucket as close to the floor of the lorry as possible laying a bed to soften impact and therefore noise.
- General site plant will be modern by design and silenced as far as reasonably practicable.

Site management will monitor works as they progress taking on the workface noise monitoring and boundary noise monitoring to record levels as works progress.

Dust.

Demolition of the structures and soft stripping operations will cause dust to generate from the work face. The following will be in place to stop the migration of dust from within the confines of the site as far as reasonably practicable and within acceptable control levels.

- A water supply from the mains will be such to provide adequate water to suppress dust emissions from the work face.
- From each water supply there will be a standard hose with adjustable heads to provide either fine spray or direct forceful application of water.
- During soft stripping operations water spray will applied to the materials being stripped so as to dampen down if required.
- The arising soft strip materials will be moved from the working floors to the ground floors via the drop zone. During the movement of waste from the working floors to the ground floor fine spray will applied to the drop zone if required.
- The materials once located to the ground floor will be moved by either standard demolition excavator or skid steer front loader.
- All drains within the working area will be filled with a filtration system which will be frequently checked and cleaned as required.
- During movement of hardcore and concrete arising fine water will applied to mitigate dust release.
- In eventuality of prolonged dry periods water will be applied site wide to suppress dust emissions from the working surfaces.

Vibration

Deconstruction of the structure will be carried out by standard demolition excavators with selected attachments so as to mitigate vibration as far as reasonably practicable.

All breaking out operations will be carried out through the noisy working hours of 08.00 and 18.00 Mon to Fri;

Saturday working at present is not being considered subject to program requirements.
If in the eventuality Saturdays are to be worked works will be undertaken between 08.00 and 13.00 Hours.

Vibration transmitting through the site to surrounding houses can not be considered as a potential issue.

Managing Expectations of Neighbours

One of the key elements to managing the site efficiently will be to keep the adjoining neighbours and adjacent building users informed of our forthcoming operations, this will be carried out as follows;

- Letter drop to all neighbours informing them of our start date and program durations and operations working in conjunction with Morgan Sindall Site Team.
- Posting on the hoardings of up-to-date newsletters and progress photographs
- Providing banks men while vehicles are leaving the site.
- Ensuring workforce is polite and courteous to all pedestrians and adjacent building users at all times.
- Processing arising materials so as to ensure all wagons collecting materials are loaded fully so as to reduce as far as possible the logistics to the site.
- Accepting all complaints received investigating and recording any remedial reactive measures taken.
- Keeping the site area clean tidy and manageable.
- Ensuring working hours are adhered to rigorously.
- Ensure that all dust noise and vibration measures are implemented and if found to be substandard uplifted to ensure standards are met.

Method Statement Register

Contract	**Cape of Good Hope**	**Date: 21st Sept 2015**
	Method Statement Ref: MS001 Demolition Rev000	

Method Statement to be issued by: BCL Ltd

OPERATIVES

I confirm I have read and understand this method statement and that I must not use alternative working methods or carry out additional works without written authorisation. I will cease work and report immediately to site foreman or manager if in any doubt.

NAME	SIGNATURE	DATE

I confirm the above have had the detailed Method Statement, incorporating the necessary Safe Systems of Work, explained to them for the safe completion of the task.

Signed ..... **Print Name** .....

Position .....