

METHOD STATEMENT			
<h1>Parker House</h1> <h2>Demolition Methodology</h2>			
Company	Keltbray		
Method statement No.	T16017-MS-001	Revision No.	00
Title	Demolition Methodology		
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Revision History				
Document No.	Revision No.	Issue Date	Author	Description of Modifications
MS-001	00	06/04/16	S Grealy	Issued for approval/comment
This Revision				
	Print Name	Signature	Position	Issued to:
Author	S Grealy	<i>Shane Grealy</i>	KB Site Manager	Project Team
Approved	Andy McClafferty		KB Operations Director	

Status of This Revision			
Overall Approval Status	Yes	No	Date
Cat A Accepted for implementation. Work may proceed as planned.			
Cat B Not accepted for implementation. Resubmission required.			
Date Returned to Contractor			

Sign of by Site Manager	Print Name	Signature	Date
	Shane Grealy	<i>Shane Grealy</i>	06/04/16

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Health and Safety Factors	
Construction Phase	Key Factors
Design	<ul style="list-style-type: none"> ▪ Knowledge of works to be completed ▪ Knowledge of effect of works on adjacent structures/owners ▪ Knowledge of the existing services and site surveys or assessments
Planning	<ul style="list-style-type: none"> ▪ Site team having experience at temporary works installation ▪ Site knowledge ▪ Health and Safety risk assessments ▪ Development of safe sequences of construction activities ▪ Ongoing liaison and working with project stakeholders. ▪ Management of works adjacent to party/boundary walls ▪ On site operations sequenced to ensure safe methodology ▪ Ensure Scaffold details along boundary wall suit all parties and site constraints. ▪ Liaison with Core Five regarding other contractors on site ▪ Logistics management to ensure least amount of impact to local residents/businesses
Execution	<ul style="list-style-type: none"> ▪ Workforce Supervision ▪ Control of method statement implementation ▪ Communication of unplanned discoveries ▪ Safety information and training selection

Introduction

This method statement has been prepared to identify our safe system of work for the demolition/deconstruction works and façade retention of a block of buildings referred to as Parker House and the demolition of low level buildings referred to as Aldwych workshops. The Site Address is 25 -37 Parker Street, Holborn, London, WC2B 5PA located in the London Borough of Camden. This document has been prepared in accordance with the Construction (Design and Management) Regulations 2015 for client representative London Newcastle for our client Core Five Construction Consultants. Keltbray will act as Principle Contractor for the first phase of the project with a Principle Contractor taking over for the superstructure build. This is a live document and is subject to development during the works, once the phasing elements have been confirmed. This document will be used as an overview of the proposed methodology and be utilised during the demolition/deconstruction works on site. Detailed task specific method statement and risk assessments will be issued to the client for approval, as required, for separate elements of the works.

Mission Statement

Our company undertake to work in an atmosphere of mutual co-operation with the Client and the Design team to achieve delivery of the project works. We will provide the necessary resources to carry out the works within the timescales and specification.

Safety Statement

Our company is committed to the safe execution of the contract works for all involved including, and not limited to, all operatives, staff visitors and general public.

The works will be carried out in safe and controlled manner in accordance with current legislation and codes of practice – these will be used as minimum standards only and to be bettered where possible. The site areas will be designated restricted areas with only authorised access permitted such as exclusion zones near the lift shaft, lifting exclusion zones and asbestos clearance routes for example

Impact on local residents (Commercial & Residential)

It is Keltbray's aim to minimise the impact of this development on the local residents. We will communicate via regular newsletters and site posters. Stakeholder meetings will also be established to ensure local residents have a platform to voice any opinions/concerns during the development.

Environmental Statement

Our company operates a strict environmental policy and will comply with site specific plan for the contract works. Keltbray will issue a Noise & Dust Management Plan as well as an Environmental Management Plan prior to demolition works commencing on site. These documents deal with the anticipated environmental aspects of the proposed works

Existing Structures

Keltbray scope of works generally comprise of the asbestos removal (Separate method statement, see 'Asbestos Removal' below), service isolation and termination, soft strip, hard demolition of the existing block of buildings known as Parker House and a number of low level buildings known as the Aldwych Workshops. The existing street façade is to be retained along Parker Street elevation with a façade retention scheme to be designed by Keltbray subject to the design intent for new build works. Temporary works to maintain the stability of adjoining structures will form part of Keltbray's enabling works to allow for hard demolition works to commence (Within specific areas on site).

Parker House

Parker house consists of three blocks joined together by hallways and stairs; there are two levels of external link bridges also connecting the three wings. The three main wings consist of ground; first, second and third floors covered by a flat roof and raised sky lights. The main block also has two small pitched roof structures that project approximately 3 meters above the flat roof. The main block is flanked on the rear and each side by several small single story buildings that are either attached or adjacent to adjoining neighbours boundary walls. The façade on the three main wings and the two single story buildings to the east and west of the main blocks on Parker Street will be retained.

Aldwych Workshops

The Aldwych workshops are located to the west of the site and are currently used as recreation and utility space by the residents of the Aldwych Buildings. Prior to the demolition of the low level buildings a temporary facility is to be built to allow the continued use of the recreation and utility space for the duration of the works.

Special Conditions

- Working adjacent to Parker Street - footpath closures and parking suspensions required.
- Working next to party wall at East Elevation of the Site.
- Working next to St Joesph's Primary School at the North Elevation of the site including demolition of boundary wall between site and school grounds. – It is proposed that these works will be carried out during October School Holidays.
- Lack of certainty regarding the incoming and outgoing services within the site's demise and in buildings.
- Logistics around site and its effects on the surrounding neighbourhood
- Removal of hazardous materials (inc. asbestos removal works).

Scope of Works

The scope comprises of the following but is not limited to:

- Advanced notification to neighbours/interested parties of proposed works
- Site establishment.
- Secure site boundary and erect site hoarding (See indicative layout below) Also note public footway which needs to be closed along Parker Street along with the potential suspension of 2 – 6 parking bays depending on tower positions for façade retention works.
- Excavate two slit trenches per tower across the footway at Parker Street including the removal of the kerb stone and the exposure of all services to the lowest level.
- Internal removal of finishes locally to determine make up and condition of existing building materials.
- Construct temporary stair case to maintain fire escape for adjacent neighbour prior to demolition.
- Construct temporary refuse and facilities enclosure to be built for Aldwych house residents until final ones and in operation.
- Temporary safe route to be established for Aldwych House residents to access and exit their dwellings and facilities.
- Pre Asbestos soft strip
- Removal of asbestos containing materials (ACM's) – (works covered in separate MS)
- The termination of all utilities of existing site utilities will be completed by Keltbray back to the meter or service head. Keltbray to verify all services are dead before removal any soft strip commences. Isolation certificates to be kept on site for records.
- Soft Stripping (for demolition works) of Aldwych Workshops, Parker house buildings and service plant rooms.

- Salvage works including main façade, chimney pots, chimney ties, iron railing, terracotta tiles, roof slates, Aldwych Mews gates.
- Careful demolition to small low level buildings to allow site access.
- Design and install façade retention scheme, (scheme to include the construction of 10nr mini piles in Paker Street footway.
- Erection of demolition protection scaffold and associated acoustic barriers as per demolition sequence.
- Removal of roof mounted plant on all roofs as per demolition sequence.
- Floor by floor demolition of Paker House Buildings utilising small sized excavators/ brock to level 1, and the demolition to ground using medium sized excavator. Works carried out as per indicative sequence drawings and façade retention scheme.
- Careful demolition of boundary wall at St Joseph's Primary School and Powis House.
- Progressive processing and/or removal of demolition arising's throughout the term of the works.

Enabling Works

- Ensure disruption to adjoining businesses is kept to a minimum. Create working relationships with Management team to ensure logistics for staff, material movement and emergency escape routes/assembly points are maintained throughout the works.
- Temporary works required for soft strip and hard demolition. (See separate Temporary Works Register)
- Decommission existing services by Keltbray, verified by Keltbray services team.
- Crane lifts for plant/materials.
- Carry out Load Tests at each level to determine capacity of existing floors.
- Removal of hazardous material from site by licensed contractors.
- Archaeological watching brief by others

Method of Works

Pre Planning/Enabling Phase

Before any work takes place, all operatives on site will be given a briefing on all aspects of this Method Statement and Risk Assessment. A daily Keltbray task briefing, outlining the work to be carried out that particular day, associated risks and hazards will be given at the beginning of each working day. This process will be documented on the Keltbray Task Instruction sheets for auditing purposes.

The KB project manager and site management team shall be responsible for ensuring that operatives involved undertake their work in accordance with this method statement.

KB management are to ensure that works are undertaken safely with due regard to procedures detailed in the method statement and those employed by Client with due consideration to the location of the works and to establish a safe method /sequence in respect of the demolition works and the effect of same on the surrounding environment.

This method statement shall be submitted to and accepted by Core Five, acting on behalf of Client.

Before works start on site, a pre-start meeting will be held between all stakeholders for this project and baseline

data will be established for noise and dust.

Prior to the commencement of any works, a detailed briefing will be given by KB to all operatives by an appointed person supervising the works, highlighting the risks and procedures to be adopted. This shall be in addition to the project induction. Site investigation surveys will be carried out to verify any existing services and also clarification of structural information.

Works will be undertaken under direct supervision of a competent KB foreman/ site manager.

All personnel involved in the works will be suitably experienced, trained and competent to undertake the works and attend a Keltbray site specific induction. Details of site contacts and contact details will be provided on site notice boards.

Demolition General Notes

The Parker House buildings will be scaffolded comprising a 4+2 boarded scaffold and fully sheeted with reinforced plastic sheeting (fire retardant monarflex). This will provide access for our operatives and contain debris and dust during the works. Note – Scaffold erection will be carried out in line with demolition sequence.

The scaffold will be erected by a specialist scaffolding company using qualified scaffolders. (See separate RAMS for this)

The scaffold will be physically (box tied) to the structure around existing columns.

The scaffold will be maintained approximately one lift above the working floor throughout demolition.

The scaffold will be dismantled with the progress of the demolition works.

Once the building is scaffolded the deconstruction works can commence.

Vertical movement of plant will be via a mobile crane to lift/lower plant/materials. Position of the crane will be inside the site boundary.

A lifting plan will be created (compliant with LOLER 1998 regulations).

The cranes will be operated by a qualified crane driver with qualified slingers/signallers at both working floor level and at ground.

All lifting accessories will have the appropriate testing certification.

The demolition will generally follow the reverse sequence of the construction process to maintain structural stability.

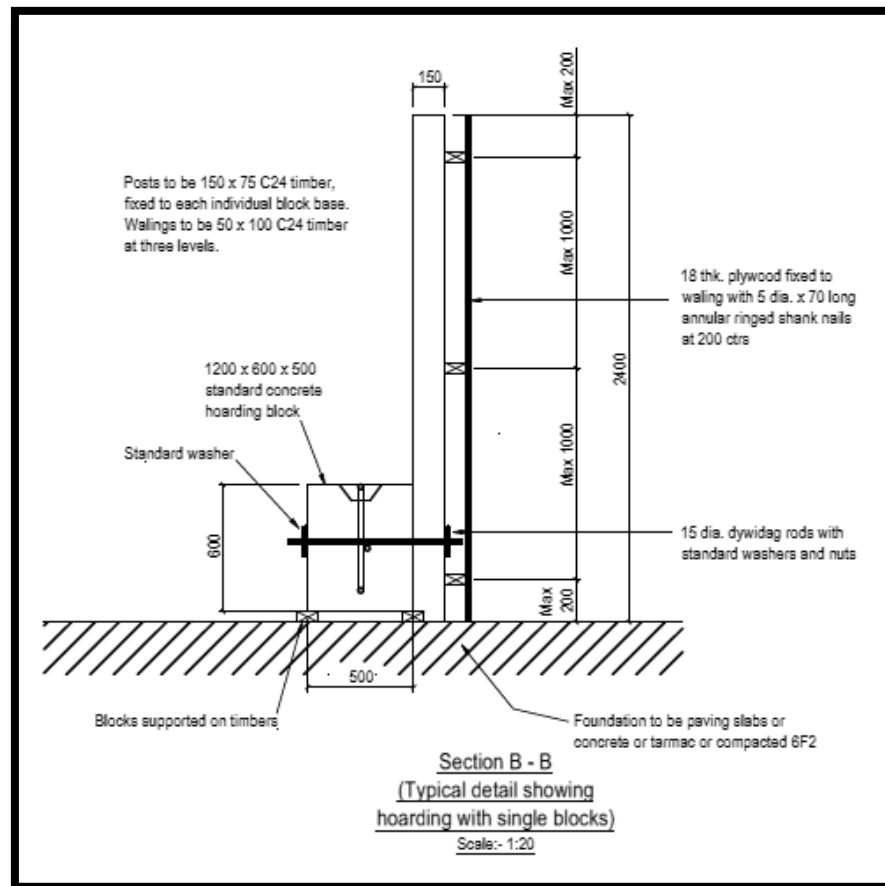
Floor loadings will be checked by our engineers in advance of putting any plant on the floors. We currently propose to using a variety of Brokk remote controlled demolition machines, small to mid-size excavators and skid steer loaders will be used during the demolition works.

Services

Prior to the commencement of any intrusive works on site, all service drawings for the area and confirmation of service isolations are to be supplied by client to KB. Keltbray are aware of the current situation on site where the status of a number of services is still yet to be verified. Keltbray will employ specialist contractors to confirm each service is isolated and receive isolation permit before removal back to service head, normally situated at perimeter of site or located within plant room. This scenario allows for the asbestos and soft strip works to commence. The disconnections outside the site will be coordinated with CoreFive, Keltbray to facilitate on site.

Site Set Up Works – See separate RAMS for details

In brief, Site offices and welfare for the project will be provided in oasis cabins located in Parker Mews once the low level buildings have been demolished. Prior to this in area in Parker House will be temporarily used as office space and site welfare. The site will be secured with standard hoarding attached to kentledge blocks or scaffold structure. The temporary fencing (Hoarding) layout of the site hoarding can be found in appendix C (Orange line). See below standard hoarding detail which will be used on site as a minimum specification:



Graphics and advertisements attached to the hoarding to be advised by client.

Soft Strip Works

Please see separate RAMS for details of pre and post asbestos soft stripping.

Outline: All identified hazardous material will be clearly sprayed up by KES. Operatives will receive a briefing before commencing works highlighting what material can be removed pre asbestos removal and the access/egress routes. All Soft strip works will be carried out by operatives using hand tools. Materials stripped from the ground floor will be transported in 4 wheeled bins into skips to be removed off site. Materials stripped on upper floors will be transported to a processing area on the ground floor via the existing light wells within Parker House. The materials will then be loaded into skips and removed off site.

Asbestos Removal

Please see separate RAMS (Plan of Work (POW) and ASB5 Notification) for details of asbestos removal.

All buildings within the soft strip and demolition zone will be surveyed by a licenced independent company. The finished survey report will be issued to Keltbray Environmental Solutions (KES). After review KES will issue a Plan of Work (POW) and RAMS to the site team. All access/egress routes for the waste will be specifically for these works, the KES operatives only can use these routes and will be signed and marked up accordingly.

The plant and enclosed waste skips for these works will be situated in the on the southern loading area of the cinema access. When all asbestos containing material (ACM's) have been removed, 3rd party licenced independent company will undertake an air clearance survey to confirm all harmful materials have been removed. The clearance certificate will be issued to the KB site team and the post soft strip can commence. All works will be undertaken by licenced and suitably trained and qualified operatives under direct supervision of the Keltbray SMSTS site management team.

Early enabling works for hard demolition

Once the soft stripping works have been completed in the low level buildings within Parker Mews, Keltbray will commence early stage demolition in order to create space (Logistics Yard) for the remainder of the soft strip and demolition arising's. This will allow ensure space for skips to be placed to segregate materials at source and to be loaded using excavators, minimising manual handling for our operatives.

A medium size machine with pulveriser/ hydraulic breaker attachment will facilitate the enabling works and the subsequent demolition.

Dust suppression will be constantly monitored ensuring dust is controlled at the source and does not have an opportunity to get air borne. Dust busters and water reels will be made available to assist in the dust suppression.

All material to be stockpiled until processing/loading area has been created and material can be moved off site.

See Appendix C for demolition phasing drawings for more information.

Hard Demolition

Once the low level Parker Mews buildings have been demolished and access created to site, scaffolding will be erected and fully sheeted with reinforced plastic sheeting (fire retardant monarflex) to the west block of Parker House. Once erected, small excavators/Brooks will be lifted onto the roof of the building by a mobile crane and hard demolition works will commence as per sequence below.

- Removal of Roof Mounted Plant

Roof mounted plant will be cut up into manageable sizes and stored locally until a well hole or mobile crane is in place to assist with removal. The plant will be cut into sections using a mixture of grinders, recip saws and hot cutting using oxy/propane burning plant.

- Remove Roof Structures

The roof and mounted structures are predominantly timber and slate and therefore require removing prior to the demolition of the structure in order to minimise the contamination of the hardcore. To allow excavators to work from balconies below a hole will be created in the roof and the excavators will be lifted down using a mobile crane. The roofs will be removed using small excavators with grapple attachments. Where this is not possible operatives will remove the slates by hand prior to dropping the timber work to the floor below. The demolition arising's will be stockpiled until and suitable well hole/drop zone is created where they will be then dropped and loaded off site.

- Repetitive Floor by Floor Demolition

The structure will be demolished using small 360 excavators or brooks fitted with hydraulic breaker attachments. The exact size of the plant will be determined once the floor capacity has been determined from load test results, following this propping will be installed as per designed scheme. The excavators will then be lifted to the working level using a mobile crane. Working from the level 3 slab the excavators will demolish the brickwork walls and progressively clear arising's to the ground floor via the well hole/drop zone. It is anticipated to use the existing light wells within each building as a drop zones to level 1 slab where a well hole will be formed and the material will be further transported to the ground floor for removal off site.

Once the walls have been taken away the external columns and beams need to be removed. The columns and beams will be demolished using excavator with breaker and hot cutting with oxy/propane burning plant utilising a hinge cut and drop cut method where practical. The make-up of the columns and beams appear to both cast iron and concrete, (site investigation works need to be carried out to determine make up of supports). Working in a bay by bay sequence the concrete floor slabs will then be demolished. A bay will first be demolished working from above, once sufficient space is created the excavator/brokk will be lifted down to the floor below using mobile crane and the rest of the slab will be

demolished working from the floor below. The arising will be progressively cleared to ground floor via drop zone/well hole using excavator/skid steer ensuring at no point the floors become over loaded with hardcore.

All steel will be cut up into manageable sized bits before processing and dust suppression throughout demolition works will be controlled via an operative on a water hose. All hot cutting will be carried out under the control of a hot works permit and at no point will works be carried out without sufficient edge protection in place to all leading edges. This sequence will be followed until the building has been demolished to level 2 slab and where an excavator working from the ground floor can safely complete the works.

- Demolition to Ground Floor

To complete the demolition works to ground floor slab a 20 ton excavator with both hydraulic breaker and muncher attachments will be used. The excavator will adopt a logical top down progression removing all walls and slabs down to the ground floor level. The demolition arising's will be progressively processed and transported to the loading area using excavator or skid steer in attendance. Careful consideration will be given to the stability of the building at all times with all load bearing walls identified prior to demolition works taken place.

The above sequence of works will be repeated for the demolition of the two remaining blocks thus completing the demolition of Parker House.

Note - A more detailed/in depth set of RAMS for these works will be submitted to the client at site stage.

Façade Retention

Please see separate RAMS for details

Outline: The existing street façade along Parker House will be maintained using a temporary support system designed by Wentworth House Partnership (WHP) on behalf of Keltbray. As per Appendix D – Façade Retention Scheme the proposed design will consist of 3 steel towers position on Parker Street Footway. The steel towers will be fixed to a r/c pile cap cast on four concrete piles. The piling works will be carried out using a mini piling rig working from the Parker Street Footway. Once Piles are installed an r/c pile cap will be built and cast with the concrete been placed directly from the concrete wagon. The tower sections will then be lifted into position using a mobile crane positioned within the site and associated members will be installed working of a scaffold platform.

Note:

- To facilitate Piling and concrete works a number of parking bays along Parker Street may need to be suspended.
- The design as per Appendix D is subject to pavement investigation works

Salvage Works

Please see separate RAMS for details

Outline:

- Main façade chimneys and chimney pots

Keltbray will erect access scaffold around the perimeter of the existing chimneys. Using hand tools the chimney pots will be carefully removed by grinding out the mortar fixing the base to the top of the chimney. The chimney masonry will then be deconstructed using hand tools to chase the existing mortar and carefully deconstructing the chimney structures. Any mortar will be cleaned off the salvaged bricks prior to storage.

- Main façade chimney ties

During the masonry salvage works the existing steel ties will be removed as the chimney salvage works

progress.

- Aldwych workshop railing and Mews gate

These elements will be salvaged by deconstructing the iron in a reverse construction method. Special care and attention will be required to ensure these materials are not damaged during the deconstruction or transport to the storage location.

- Aldwych workshop terracotta terrace tiles

The mortar between the floor tiles will be cut out using hand held circular saw plant. Once the mortar has been removed to a sufficient depth operatives will carefully chisel the underside of the tiles.

- Aldwych workshop roof slate tiles

Keltbray will erect scaffold to the underside of the existing roof tiles within the workshop structure. Working from the top of the pitch the tiles will be carefully removed in a general deconstruction process.

Edge Protection

Edge protection will be in place at leading edges in the form of scaffold A –frames and/or drilled in situ scaffold tube double handrail and toe board. Where a machine is working at a leading edge then the area behind the machine will be fenced off using A- frames / pedestrian barriers to prevent access.

Where possible r/c walls adjacent to stairwells will be left approximately 1m high thus protecting the edge. Where this is not possible e.g. at brick risers, then edge protection will be erected in the form of scaffold A –frames. There is likely to be a transition period at times and it may be that pedestrian barriers are used to form exclusion zones around part demolished sections. These barriers will be at least 3m back from any voids and will be replaced with scaffold at the earliest opportunity by the onsite scaffolders. An internal handrail will be installed on the upper most scaffold lift at all times. Where possible everyone will work behind scaffold edge projection, however this will not always be possible in which case safety harness and lanyard (EN 361 –full body harness, EN 354 – (Lanyard to be fall restraint type, not fall arrest!!) and a selection of lanyards will be made available for different situations. These will be worn as workers are required to move around an area where they have potential to fall. It is very important that operatives have been trained in the use and care of the equipment and wear it correctly. Most harnesses are tested using 100kg mass. If users weight more than 100kg, including clothes and tools, then a harness and attachments rated to 140kg should be selected. A secure anchor point must be made available before works commence. Where there is not available inertia reels/choked straps will be used secured to suitable scaffold or around existing r/c columns & frames.

Burners working at leading edge will use 2m long arm lance. Before use, the wearer will make a visual inspection of safety equipment. The equipment should be examined at least once every six months however Keltbray Serious on Safety initiative has a regime of weekly inspection of harnesses and lanyards. Plant/Skid steers will operate behind stop blocks; these can be made up of existing columns laid flat or hard core bunds min 2m away from edge. If required columns will be fixed using dowels or similar. Excavator will work back from the leading edge and will generally be several meters away from it. All operators will be competent and experienced in all types of demolition.

Well Holes / Drop Zones

Drop Zones will be used to move soft strip and demolition debris vertically from working floor to ground floor. It is envisioned existing light wells with each building will be used to drop demolition arising's to level 1 where a well hole will be formed and the material transported to ground floor to be removed off site . Materials will be loaded into the drop zones by skid steer/excavators. Handrails will be erected around them

at all times, if required to be replaced due to damage etc. then persons working around them will wear full body harnesses properly attached e.g. to excavator.

The edges will be cleared regularly; this will be done with machine where possible. Any persons required to work behind the edge protection will be wearing harnesses.

Drop zones will be controlled by nominated persons at floor level and ground level. The nominated persons will be in radio contact at all times. No materials will be dropped into the drop zone without the go ahead from the nominated person at floor level; this operation will be strictly controlled by Keltbray Management team. Daily run through of operations will be carried out to ensure systems are operational. No persons / machines will enter the bottom of the drop zone until confirmed as safe to do so by the nominated person on the floor level.

Lifting Operations

Specific lifting plans will be issued to cover all lifting operations on site.

Temporary Works

Floor loading tests will be checked by our structural engineers and any temporary propping required for our plant and/or methodology will be installed as per the WHP engineer's instructions.

A building movement and monitoring strategy will be established once the investigatory works have been finalised and the temporary works have been established. Baseline monitoring will be carried out before any demolition works will take place. Following on from detailed investigatory work, a temporary works register will be generate and will be kept in the site office at all times.

Temporary Works Coordinator for the project: Shane Grealy.

The installation of temporary works will be covered under a separate method statement

Burning Equipment

Where burning equipment is to be used, the following points will be observed:

- Bottles will be distributed to the working floors using trollies or hose extensions to banks. All gauges will be fitted with flash back arresters. Testing spray available for each gauge.
- Suitable fire points will be sited adjacent to cylinders.
- Warning signs, "Danger No Smoking" and "No Naked Flames" to be erected.
- Keltbray system of hot work permits will be adhered to.
- Single bottles will be distributed via trollies and bottle banks where applicable.
- Burners will operate under a Hot Works permit. Water hoses will be on hand to damp down the working area and local scaffold.
- Burners will often be required to work at open leading edges wearing full body harnesses attached to suitable anchor points. A separate document will be issued to make specific reference to working at leading edges.
- Steel will be cut using oxy/propane burning equipment (Keltbray hot works permit procedure to apply + HSE "Safety in Gas Welding, Cutting and similar process" Guidance Document)
- See KB's fire plans for details for fire escape routes, which are briefed to all operatives during inductions.

Scaffolding & Access to Works

Mobile podium aluminium towers and mobile aluminium scaffold towers (as well as small MEWPS, see separate lifting plan for MEWPS) will be used for works at height on the floors but as a general rule, Keltbray will use small plant to reduce the amount of operative's work at heights.

The towers will be erected in accordance with manufacturer's instructions by competent operatives (Pasma Trained). Copies of training certificates available in site office.

Mobile towers/podiums will be regularly inspected by a competent person and a "scaff-tag" system implemented. An appointed person will daily check all towers that they are erected and maintained in a safe

manner. Scaffold will be protected using fire retardant monoflex and ply wood as required to prevent debris falling through. Extra ties will be inserted as required.

The scaffold will be struck as the demolition progresses with ties removed to allow the side columns to be pulled in. As detailed above with the method of exposing the steelwork first and making a number of demolition cuts (hinge, sit, drop etc. cuts) and pulling the sections inwards with excavators, this eliminates the risk of any section inadvertently clashing with scaffold.

External scaffold including access/egress to be erected to the working levels by a specialist scaffolding contractor.

Protective Equipment and mitigation measures

Whilst undertaking all works operatives will be provided with and wear the appropriate PPE and RPE (Where required). Types of masks, goggles etc. will be selected to fully comply with the health and safety risks associated with each specific task and as addressed by the sub-contractors risk assessments and toolbox talks.

The KB site manager will also monitor the prevailing weather conditions and act accordingly should there be any drastic changes. This is to ensure that dust can be controlled/contained and not pose any harm to the rest of the site and the adjacent general public.

The following protective equipment is to be used, which will be supplemented by PPE as necessary:

- Use of damping down equipment to minimise dust.
- Provision of impermeable plastic sheeting to underlay and cover stockpiles to reduce dust and leachate generation
- Sheeting of wagons
- The following PPE will be utilised during the works:

Safety Footwear	BSEN 345 (Compulsory)
Safety Helmet	BSEN 397 (Compulsory)
Protective Gloves	BSEN 388/374 (Compulsory)
Eye Protection	BSEN 166B (Compulsory)
Hi Vi-Vest	BSEN 471 (Compulsory)
Dust Mask	BSEN 149FFP3D (Task specific)
Ear Defenders	BSEN 352 Part (Task specific)

- Additional PPE will be made available to deal with any contaminated material, as required.

Services

Before any intrusive works can take place a full service verification report will be carried out for all areas included in the scope. All services will be treated as live until proven otherwise. Keltbray will ensure there is regular coordination between stakeholders to ensure during the service verification process, disruptions are kept to a minimum. The necessary services on site will be decommissioned to allow the demolition works to commence. KB to ensure all services have been proved dead and will verify by issuing isolation certificates on the server for each area of the buildings. No works are to take place in the area until copies of isolation certificates have been issued to KB.

Electricity

Temporary electrics (110V for site work, 240V for office & 3 phase for concrete cutting)

Existing power to be decommissioned during the works.

Decommissioning certificates will be issued to floors ahead of soft strip / demolition by Keltbray Services verification team. Temporary services for Keltbray works, with RCD protection, will be installed by KB.

Gas

Existing supplies to be decommissioned by Keltbray ahead of the works back to service head.

Telecommunications (BT/ Data etc.)

Existing supplies to be decommissioned ahead of the works back to service head.

Water

Existing supplies to be cut back to incoming mains generally.

Water for the works / welfare to be provided via temporary supplies from the existing site supply location to be confirmed.

Water sprays are to be used to control dust during the deconstruction works. These will be spray nozzle type fittings via hose pipes to agreed water points. The water supply is not to be left running when not in use. Dust to be controlled at work faces, drop zones and loading areas throughout the works.

Water for DCU installations will be provided as required.

Drainage

The drainage for the buildings will be cut off at ground level.

Important Information to be briefed to all parties involved with works covered by this Method Statement:

- Keltbray will have adequate & exclusive control over the area of the works to enable us to carry out our works safely. If at any time this changes then operatives will cease works and refer the matter to Keltbray Project Manager – any decision to continue with the works whilst there is a new hazard introduced or an increase in risk may result in the cessation of works, no matter what the commercial consequences
- Water for dust suppression equipment to be provided by KB.
- Keltbray will carry out specific tool box talks pertaining to works on site throughout the project, a minimum of one per week.
- Plant movement onsite will be supervised by banksman at all times
- Welfare on site is to be provided by Keltbray
- No machine, item of plant or equipment is to be operated by any person unless they have been trained to do so. Keltbray plant & equipment is for the exclusive use of Keltbray personnel (including sub-contractors) only who have read and understood this risk assessment & method statement.
- No personnel car parking has been allocated on site.
- All equipment to be checked prior to use and any fault, defect, including damage, or malfunction in any item of plant, equipment or tool must be reported immediately and item in question taken out of service.
- HAV's will be monitored to ensure that operatives do not exceed statutory vibration level. HAVI monitors will be attached to appropriate hand tools and employee's exposure will be closely monitored each day. A copy of monitoring report can be found in the appendices. All hand tools to have hand tether straps near leading edge.
- Prior to any follow on excavation work, the site will be proven low risk as for unexploded objects by clients specialist contractor
- All substances are only to be used and stored in strict accordance with the written instruction and are to be stored when not in use.

- All hazard notices or warning signs displayed on the site are to be obeyed. All notices displayed in the workplace are to be read and understood.
- All safety equipment and facilities provided are to be used and are not to be misused or wilfully damaged.
- The work area is to be kept clean and tidy at all times.
- All waste is to be correctly stored until it can be disposed of. All spillages are to be cleaned up at once and reported.
- All emergency procedures relevant to the work area are to be obeyed.
- Emergency exits and equipment are not to be obstructed.
- Any use of or damage to the fire-fighting equipment shall be reported at once. All operatives are to familiarise themselves with the location and types of extinguisher as well as emergency procedures.
- Prompt medical assistance must be sought for any injury received at work during the project and the injury reported at the first opportunity to Keltbray/Shane Grealy who will report it to Client. All injuries, regardless of how minor they appear, should be notified to Keltbray SOS by Shane Grealy. Additionally, any incident which causes, or is suspected of causing, acute or chronic ill health must be notified immediately to Shane Grealy.
- Any incident which occurs on site and falls within the remit of RIDDOR may be investigated by Shane Grealy or other authorised individual and this may be in addition to any other investigation. Any accident that is required to be reported to HSE the initial report will be by telephone followed by a written report on the official form (copied to Client) within 7 days.
- Any incident which results in damage to plant, equipment or property must be notified to Shane Grealy who will record the details. Additionally, 'near miss' incidents will be recorded, i.e. any event which has the potential to cause injury or damage.
- Area to be left to the satisfaction of client.

Any person on site found to have acted contrary to any of these working practices/in an unsafe manner shall be liable to disciplinary action.

Environmental Considerations

NOTE: An NDVMP is currently being drafted by Keltbray to submit to local planning authority, which will state working times of 08:00 – 18:00 Mon – Fri, 08:00 – 13:00 Saturday and no planned works Sunday unless discussed with local authority and Core Five prior to commencing. This type of works will be developed and agreed with all stakeholders prior to commencement.

Dust Suppression

The arising's will be extensively dampened down before they enter the well holes/shafts. Also mist pipes will be set up in these loading areas for additional suppression. These are secondary temporary feed pipes nominally 32mm, with an array of 6mm holes drilled into the pipework. The pipe is fixed around the underside of the well hole slab and controlled by the topman/supervisor to run only when materials are being moved vertically. The

well holes will be shrouded as necessary for form a physical barrier. An extensive array of back up tanks and pumps will be installed by Keltbray to ensure that there is sufficient dust suppression water supply for the hard demolition and soft strip happening concurrently on different areas of the site incl. the lift shafts loading area.

Lighting incl. task

Work areas to have festoon lighting installed to allow for works to be carried out in a safe manner with a percentage of these being emergency type (battery back-up of a minimum half hour). All escape routes (Briefed during inductions) to have adequate level of lighting. Operatives to be issued with helmet lights as a secondary measure. Sufficient task lighting will be brought to site to ensure operatives working in and around the site perimeter will be well lit up at all times ensuring all processes are maintained to a high level of Health and Safety.

Disposal

Our priority will be re-use, recycle and disposal. Materials arising from the works will be disposed as given below. Waste Transfer Notes will be used as will consignment notes as required. A monthly environmental report will be produced and submitted to the Client. The details of the disposal facilities will be provided in a separate document.

Steel

All lightweight steel, reinforcement etc. will be separated and transferred to transfer depot for onward smelting. Details of transfer station to be separately notified.

Brickwork/Concrete

All brick and concrete debris arising from the works will be separated and removed to a recycling/processing depot – details to be advised separately.

Rubbish

All general and waste materials arising from the deconstruction will be disposed of via a transfer station to a licensed facility – details to be advised separately.

Hazardous Waste

Materials classified under Hazardous Waste Regulations will be transferred to a suitably licensed facility in closed containers (skips) – details to be maintained on site;

- Copies of Disposal/transfer notes
- Copies of Licensed tips.
- Copies of Waste carriers licences.

Noise & Vibration

Baseline monitoring will be carried out at pre-agreed points prior to the start of main demolition works. Regular monitoring will be carried out throughout the works.

Demolition Breaking works will exceed 80db (first action threshold) therefore the areas to be designated an ear protection area with warning signage provided. Noise assessments will be carried out during the works.

Traffic Management

Entrance/exit from site of all lorries will be undertaken with a banksman in attendance ensuring other operatives are aware of activity in progress. All lorries shall be sheeted when leaving the site.

All works on site are to adhere to the TfL Logistics Guidelines.

Vehicle/wheel cleaning facilities will be in place to ensure that site roads/ hardstandings are kept reasonably

clean and that detritus is not deposited onto the roads and footpaths surrounding the site. Keltbray being a FORS Gold and CLOCS champion will actively monitor and where possible better the standards set on the project to ensure the impact to the local cycle community is minimised as much as possible. For more information visit FORS and CLOCS websites.

Fuel Storage

Bunded fuel storage area will be provided, with spill kit placed adjacent for the re-fuelling of all plant (Location to be agreed with Client prior to delivery).

Client is to make any previous environmental impacts and aspects assessment available to Keltbray for review prior to works starting on site.

All waste material generated during these works will be disposed of in accordance with Keltbray Environmental Policy and in line with similar Client procedures. All waste materials will be kept in a tidy manner throughout the site.

The refuelling of any plant/machinery must be carried out using bunded tanks following industry best practice. A suitable 'spill kit' will also be available within the work area whilst carrying out refuelling operations. Oil or diesel spillages will be cleaned up using an absorbent material it will then be bagged and marked and disposed of via our own specialist waste contractor. Drip trays and plant nappies to be used under static plant.

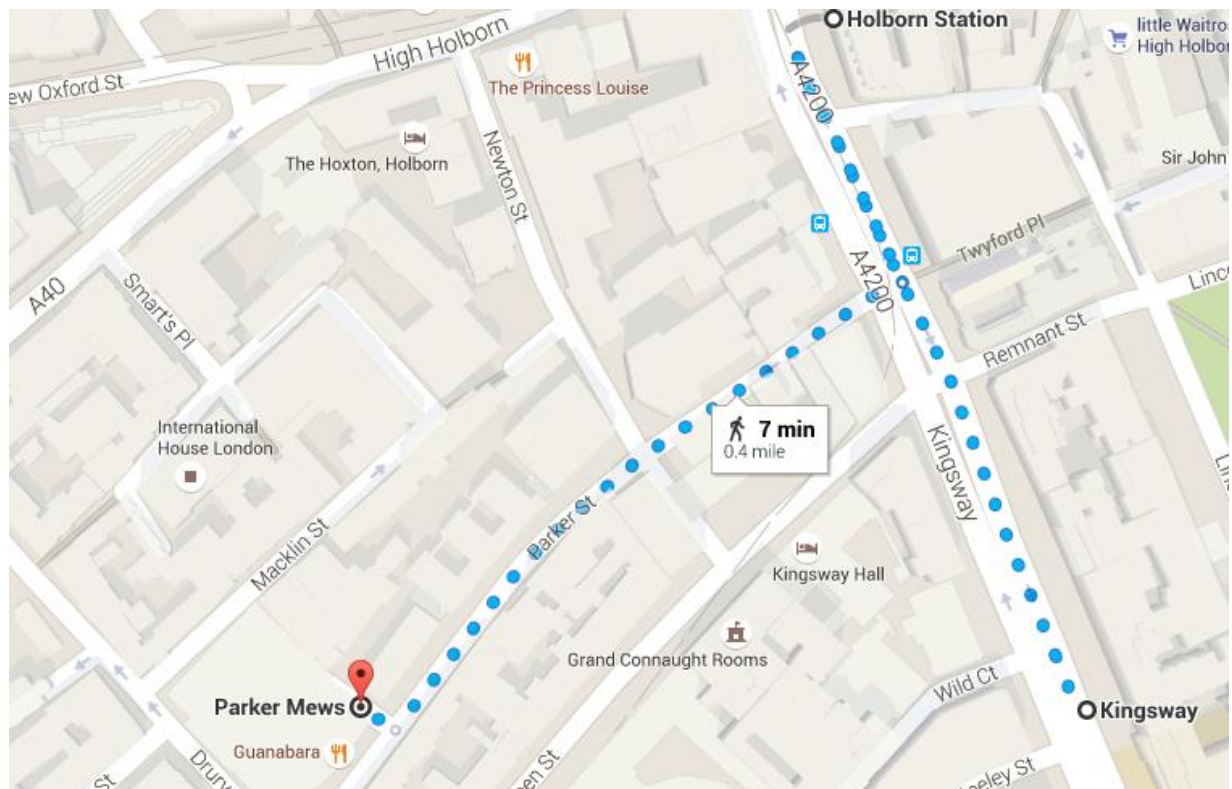
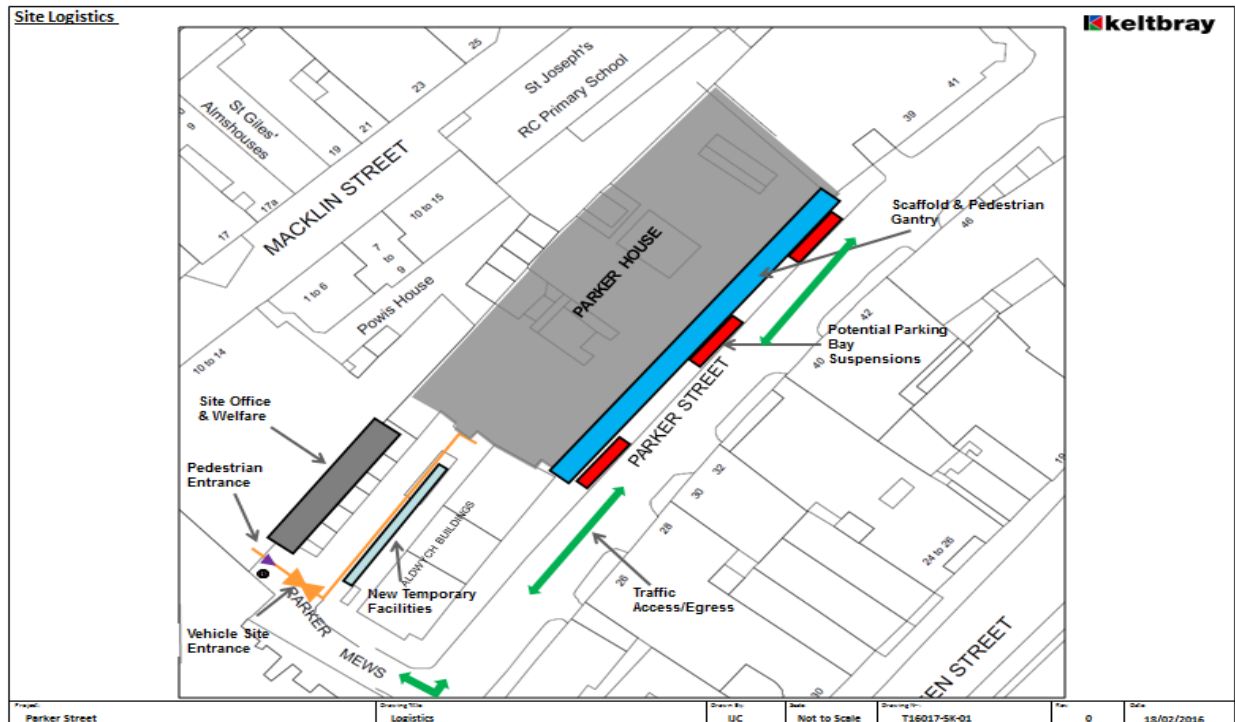
All plant and vehicles on site are to be maintained to the manufacturers or a maintenance company approved procedures. Waste oil to be removed by suitably licensed company.

Note: A separate Site Waste Management Plan (including Pre Demolition Audit) and Environmental Management Plan will be produced for the project.

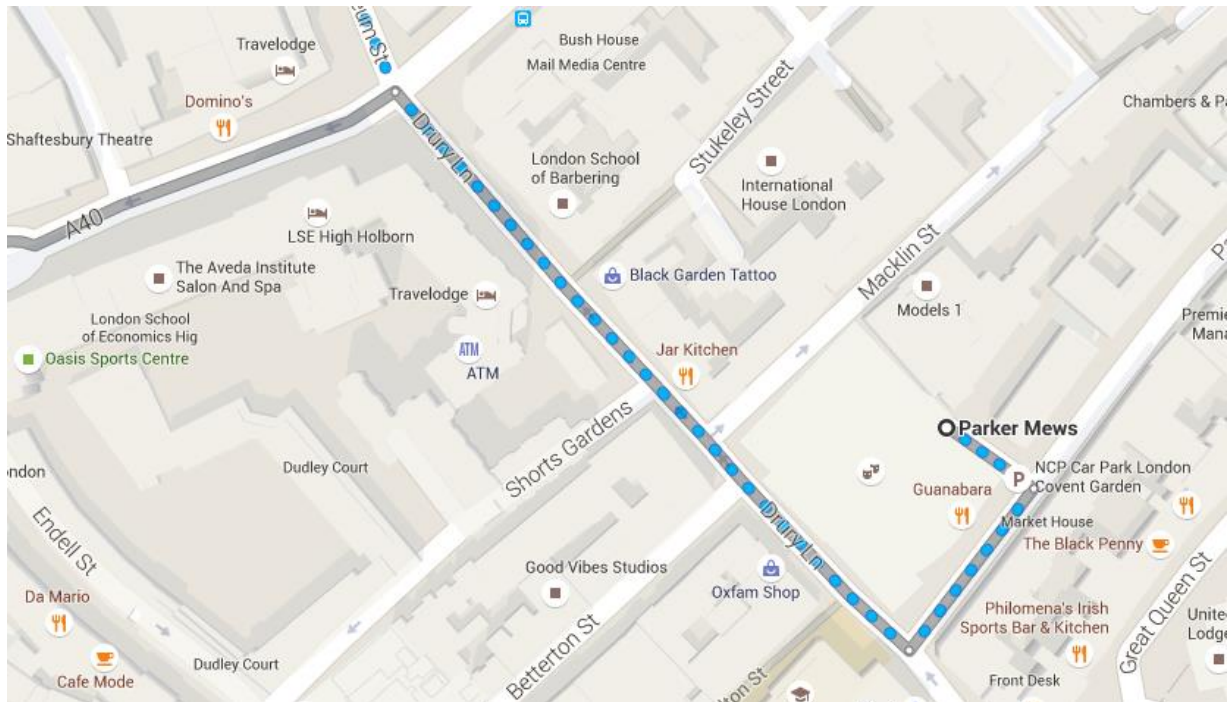
Note: All Keltbray liability insurance and other associated insurance to Keltbray are displayed and stored in site offices at all times

Logistics

- The Logistics Layout and Full Traffic Management Plan to be issued to both Client and Camden Council – Outline below:



As per above map vehicles will access Parker Street Via A4200 Kingsway and access site by turning right onto Parker Mews. Due to the tight nature of the site, the vehicles will be reversed into site under the control of two Keltbray Traffic Marshalls at all times. Once vehicles enter the site, they will be briefed by marshalls and instructed to sign in.



Upon leaving site vehicles will turn left onto Parker Street and then up to Drury Street junction where vehicles can ONLY turn right. From here vehicles will continue up Drury Street where they can access the A40 London.

Other Logistics Notes

- There is no personal parking on site. Only work vehicles may enter work zones.
- If required wheel washing facilities will be provided by Keltbray. Roadsweeper will be on attendance also if required to ensure no debris is brought onto the public highway from Keltbray works.
- All vehicle movements on site will be controlled by vehicle marshall.
- When a delivery comes to site the forklift will unload the materials, if the slinger needs to access the bed of the lorry, there must be suitable fall arrest barriers set up on delivery vehicle before lift commences. If the lift requires an operative to work at height, then a lanyard/harness system will be used. The lanyard will be attached to the chain block or suitable anchor point. Lanyard and harness to be suitable for purpose and depth of potential fall. (Certs on request)

Hazards / Risks

- See Risk Assessment Index above (Pages 2 &3)

Control Measures (Permits, Exclusion Zones, PPE etc.)					
Permits Required	Yes	No	Assessments (Attach If Yes)	Yes	No
Hot Works	X		COSHH	X	
Lift check list	X		Noise	X	
Excavation	X		Manual handling	X	
Confined space entry		X	Electrical Isolation	By Client/KB	
Riser shafts		X	Permit to Lift	By KB	
Exclusion Zone	X		Debris Netting/Monoflex	X	
Scaffolding	X		Permit to Dig		X
Working at height	X		Asbestos	X	
Demolition	X		HAVS	X	
Hazardous Materials	X		Site traffic	X	
Permit to load	X		Temporary Works	X	
Further Control Measures / Security Requirements.					
Compound secured by hoarding Where lorries are backing up to an leading edge, wheel stop blocks will be in place to ensure there is no possibility of a vehicle overturning All vehicle movements will be controlled by banksman.					
Personal Protective Equipment	Yes	No		Yes	No
Safety Helmet	X		Gloves	X	
Protective Footwear (Sole and toe). <u>No Rigger boots</u> or safety shoes allowed.	X		Hearing Protection	Task Specific	
High Visibility Clothing	X		Overalls (Flame Proof)	Task Specific	
Eye protection	X		Body Harness	Task Specific	
Face Respirator (Burning)	Task Specific		Fall arrest system	Task Specific	
Strapped safety helmet	Task Specific		Other?		n/a
All personal protective equipment issued will comply with the relevant British Standards and European Conformity Standard. PPE is regarded as a last resort and will be suitable for the work being carried out. I.e. when all other reasonable means of ensuring safe have been assessed. Training will be given on the use and fitting of personal protective equipment as and when required. It is the responsibility of the works supervisor to ensure that PPE is properly used.					
Equipment To Be Used	Yes	No	Equipment To Be Used	Yes	No
Lifting	X		Man riding cradle		X
Mechanical hoist	X		Excavation shoring		X

MEWP	X		Poker(s)	X	
Ladder	X		CAT	X	
Genie Lifts	X		Mechanical tools	X	
Test Equipment	X		Lifting slings/chains	X	
Task Lighting	X		Mechanical plant (State)		
Scaffolding	X		Compressor	X	
Lifting Equipment	X		Tractor and Bowser		X
Impact Wrenches	X		Burning Equipment (Oxy/Propane)	X	
Recip or skill saw (Carpenters Handtools)	X		Skips	X	
Dumper	X		Safety Signage	X	
Fencing	X		Excavators (Up to 45t)	X	
Hand tools	X		(For more plant see below)		

Resources	
Management / Supervision Andy McClafferty – Keltbray D&C Ops Director – 077 1188 8870 Shane Greal – Keltbray Site Manager – 07966694581 Martin Sprange – HSQE Advisor – 078 3474 6793	
Labour No of Operatives up to 40 incl.: Demolition Foreman NFDC/CCDO/CSCS Demolition Operatives NFDC/CCDO/CSCS Machine Operatives NFDC/CPCS General Operatives/ NFDC/CSCS Slinger/Banksman NFDC/CPCS Traffic Marshall NFDC/CPCS Stores NFDC/CSCS Tool Box talks to be carried out on a regular basis. First Aid cover will be provided. As a site rule everyone carrying out works on site will have asbestos awareness training A copy of the first aiders and fire coordinators are located on the site notice board in canteen	Plant & Equipment All plant /equipment delivered to site will include all necessary certification, copies will be held in the Keltbray site office: Oxygen / propane cutting equipment (with return check valves) Other general hand tools Mobile alloy towers Mobile podium towers Mobile/Crawler cranes – various 20 ton excavators with demolition attachments 0.75t – 13 ton excavators with demolition attachments 2-3 ton skid steer loaders Brokk plant Transformers Diesel bunded tanks Safety & Task lighting Full Body Harnesses Relevant plant and equipment will have testing as follows, copies to be maintained in Keltbray offices and maintained during the works: Lifting Equipment– Certification to be maintained on site.

	Electrical equipment – 3 monthly PAT testing Plant & equipment - daily / weekly inspection Mobile towers – erected and inspected by PASMA trained operatives
Materials Oxygen Propane Diesel fuel Hydraulic Oil Grinding discs and general sundries Spill Kits P.P.E First Aid Kits Note: COSHH and manual handling assessments to be maintained on site	

Training & Supervision					
Training Certificates Required					
	Yes	No		Yes	No
Scaffold	X		Mobile Elevating Platform	X	
Skidsteer	X		Ride on roller	X	
Dumper	X		Banksman/Traffic Marshall	X	
Slinger/Signaller	X		Tractor		X
Asbestos Awareness	X		Burning	X	
Excavator	X		Abrasive Wheels	X	
Others (Please state):	SMSTS or IOSH (Management) and First Aid (average ratio of 1:13) CCDO operatives an CCDO management training will be implemented throughout the project All Operatives to be inducted into the Site Health & Safety induction. All Operatives inducted into the site-specific method statement. Records of all training to be held on file at site offices. All operatives to be suitably trained for the operation being undertaken, and evidence of certificates to be held on file at site offices. All plant will hold appropriate certification for lifting. Weekly registers for plant i.e. F91 will be updated and kept in the site offices for inspection				
Overall Assessment of Risk after the Implementation of Control Measures (tick one)					
Low	Moderate		Substantial		High
	X				

Emergency Arrangements	
First Aid	
First Aider on Site: Shane Grealy	
Trained first aiders will be noticeable via a sticker (white cross on a green background) attached to the operatives helmet	
Nominated First Aider to be on site at all times First Aid kit to be kept at the site office A safe means of access to and egress from excavations will be provided, along with a means of escape in the event of an emergency. This will generally be by means of an earth ramp or safety ladders.	

Emergency Contact List

Contacts	Phone
External Contacts	
Local Police	101
Emergency Services	999
Environmental Regulator Incident Hotline	0800 80 70 60
British Waterways Board	0800 47 999 47
Thames Water	0845 9200 800
Emergency Electricity UKPN	0800 783 8866
National Gas Emergency Service	0800 111 999
Internal Contacts	
Project Director: Andy McClafferty	07711 888870
Site Manager: Shane Greal	07966 694581
Demolition Manager: TBC	07973 772205
Environmental Manager: Altin Lleshi	07734 286462
Health and Safety Advisor: Martin Sprange	07834 746793

The possible causes of an on-site emergency arising from this job are;

- Falling from Height
- Falling Objects
- Slips, trips and falls
- Manual Handling

Emergency Procedures

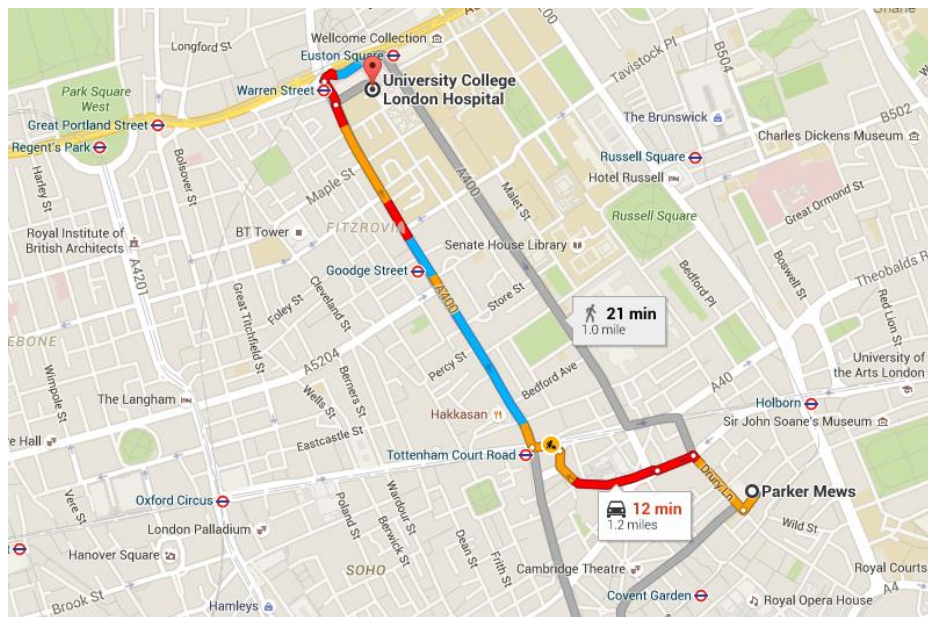
It is the responsibility of the first person on the scene of an incident or emergency to take positive action to address the situation without endangering their life or that of another. This person must raise the alarm. All operatives on site on hearing the alarm will proceed to the Muster Point. This person must then inform the Keltbray and Client Manager to investigate this Emergency Call-out.

In the event of any emergency on site requiring the attendance of the ambulance or firefighting services, once services have been informed, the Site Supervisor or Keltbray first aid personnel must take the appropriate action such as applying first aid and/or temporary evacuation of the area if necessary. Site Supervisor will be appointed to guide emergency services to the incident and inform the Client's staff. See list

When calling emergency services remember to:

- 1) Give location of the incident.
- 2) State nature of the incident and nature of any injury (if possible).
- 3) Give number of persons involved.

First Aid Measures required	Rescue / Security Measures required
First aid and eye wash dispenser kits to be located in the site office and positioned in key locations on site.	<p>First Aiders, appointed Persons and First Aid kit(s) commensurate with the total number of site personnel will to be maintained on site.</p> <p>The names and contact details of First Aiders will be displayed in a prominent location such as the Project Offices.</p> <p>In the event of an emergency, first aid to be given to the injured person. In the event of serious injury, personal to be taken to the nearest A&E hospital. All accidents to be recorded in the accident book.</p>



Map to Nearest Accident and Emergency (Walk in)

Report all incidents, near misses & hazards to Keltbray SOS line: **078 4121 2286**

Action on Discovering an incident

All incidents occurring on, or associated to the works site must be reported to the Site Supervisor and the Client. Emergency contact information is communicated during induction process and displayed in Keltbray welfare areas. Air horn Notification – During the induction process operatives will be briefed on the different methods of raising alarm.

Site Induction

All operatives on site will be instructed in Emergency procedures during the Site Induction. The location of Emergency contact numbers will be highlighted.

Removal of Injured Person

In the event of an emergency or incident, where persons have been injured and incapacitated, no attempt is to be made to remove those persons, unless directed by, or with the authority of a person medically qualified to undertake such a removal. **EXCEPT** where there is immediate danger of further serious injury, which cannot otherwise be removed, the injured persons should only be moved the minimum distance to a place of safety. The person discovering an injured person shall:

- Not endanger their life or those of others.
- Ensure that the injured person will come to no further harm.

Contractor Monitoring & Compliance				
Who is accountable for monitoring compliance with the method statement?	Monitoring & Compliance Keltbray site management on site responsible for monitoring and compliance is: Site Manager Shane Grealy Safety Adviser Martin Sprange Keltbray management will carry out any amendments to the method statement			
	Will any test / sampling requirements impose compliance standards?	Yes	X	No
If yes, who will carry them out and with what equipment?	TBC			

MS/RA No	Date	Title	Site Name	Talk given by

I hereby acknowledge that I have attended, received and understood the above mentioned Method Statement and Risk Assessment talk. I have been briefed on (either by reading it myself or having it read to me) and I have understood the Risk Assessments & Method Statement. I will undertake the works outlined in it according to the sequence of work detailed in the method statement. If the work cannot be conducted in accordance with this Method Statement, or there is a new hazard or increase in a risk, I will cease work and notify Keltbray. I understand that Keltbray are happy for me to stop work where there is any ambiguity about any hazard or risk.

[illegible]

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Appendix A (Hard copies located in site office)

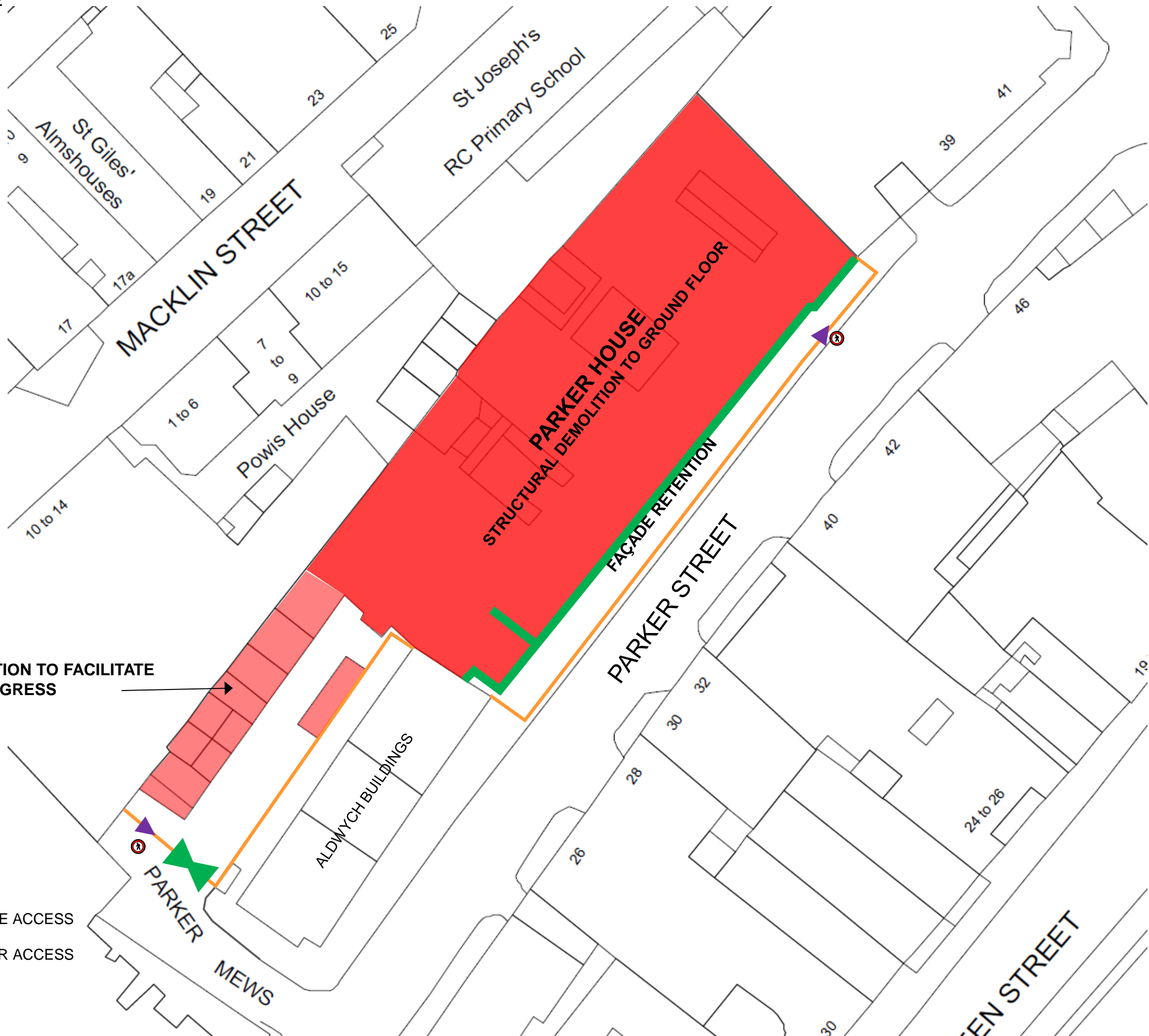
- Risk Assessments




Appendix B (Hard copies located in site office)

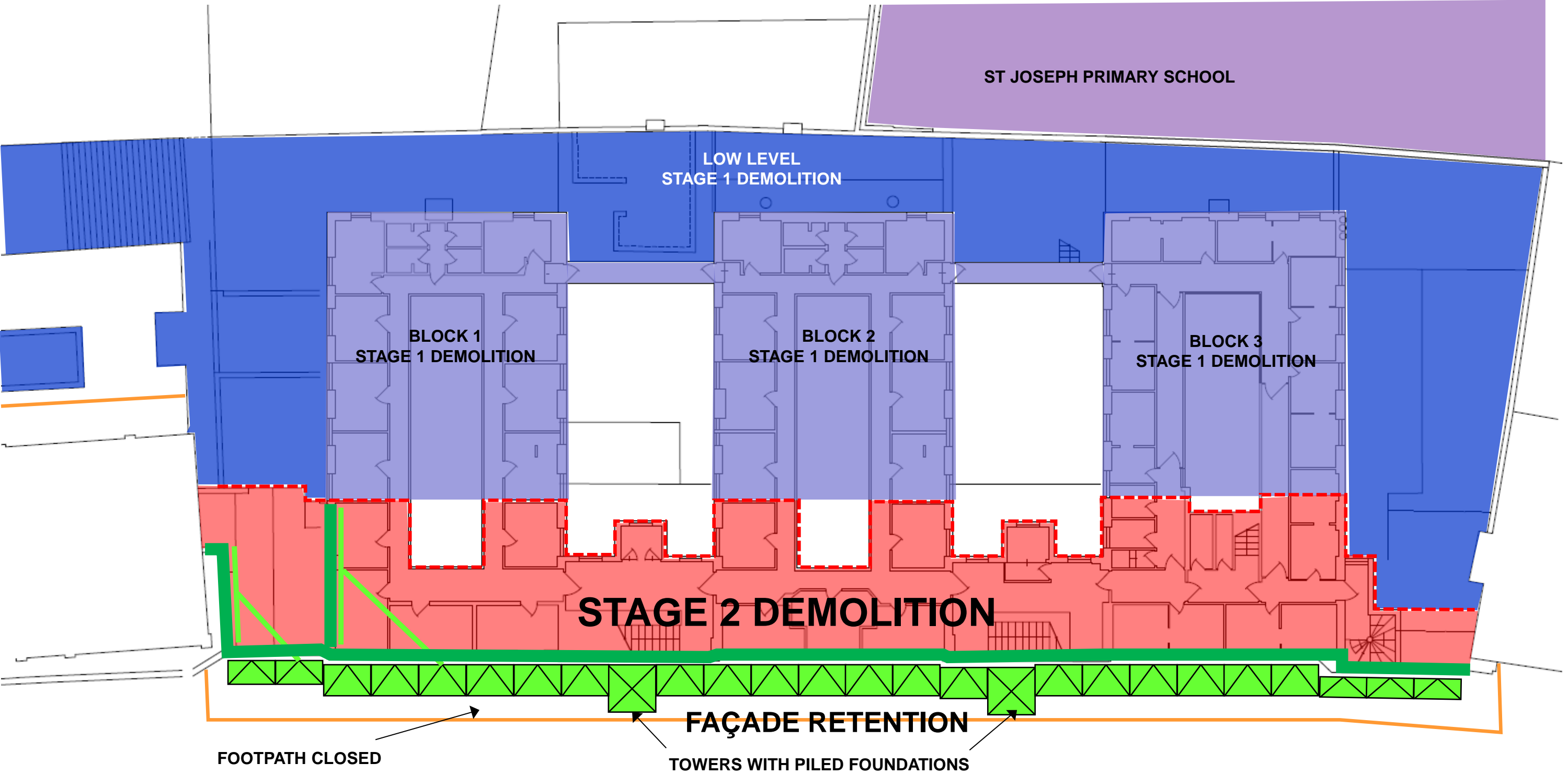
- COSHH Sheets

Appendix C

- Logistics and Outline Sequence

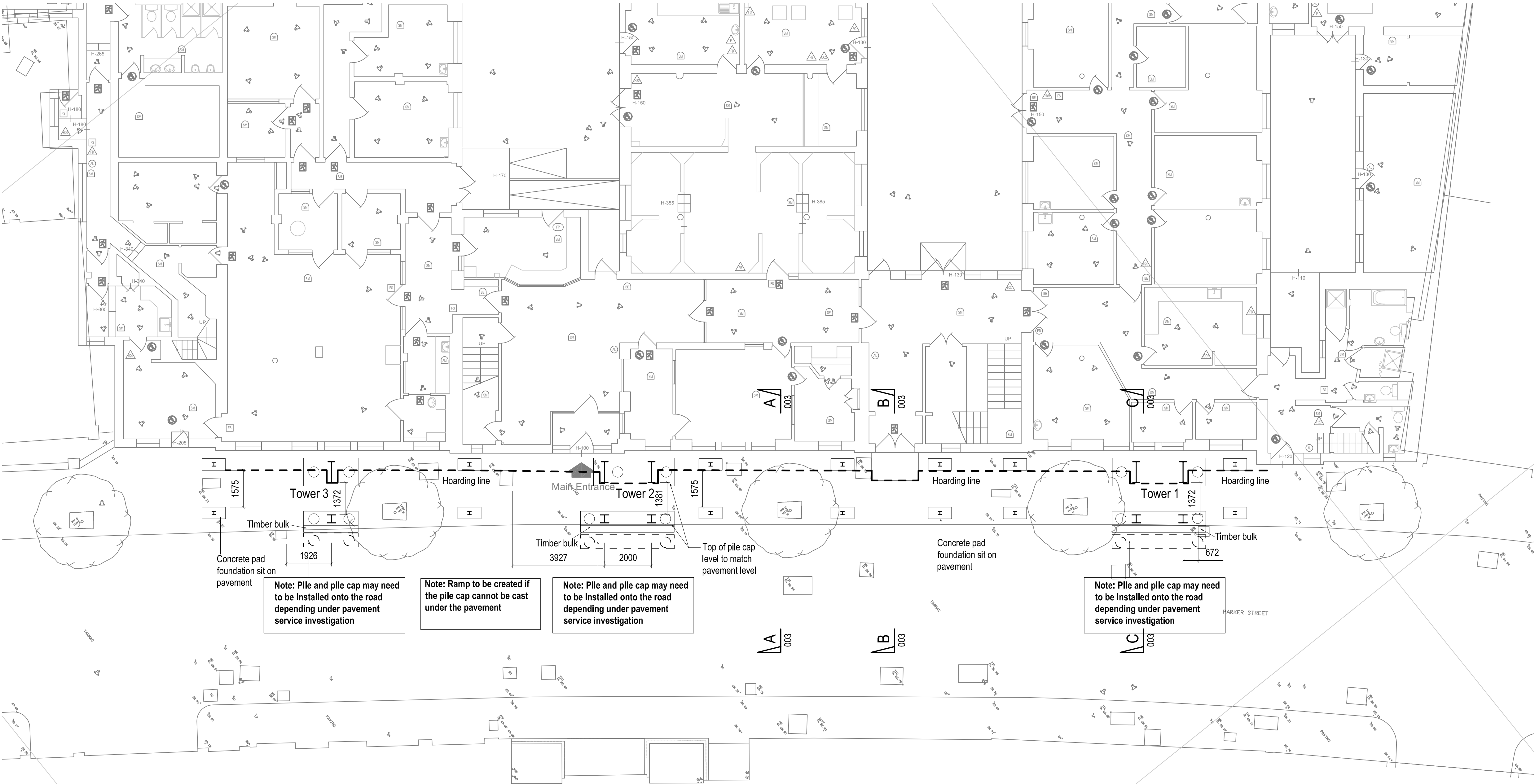


-  SITE OPERATIVE ACCESS
-  SITE VEHICULAR ACCESS
-  HOARDING



Appendix D

- Façade Retention Scheme



NOTES

- 1) RISK ASSESSMENT
 - a) It is assumed that these works are to be carried out by a competent contractor
- 2) This drawing is based upon the Engineers/Survey/Architects drawing reference.....Rev.....dated.....

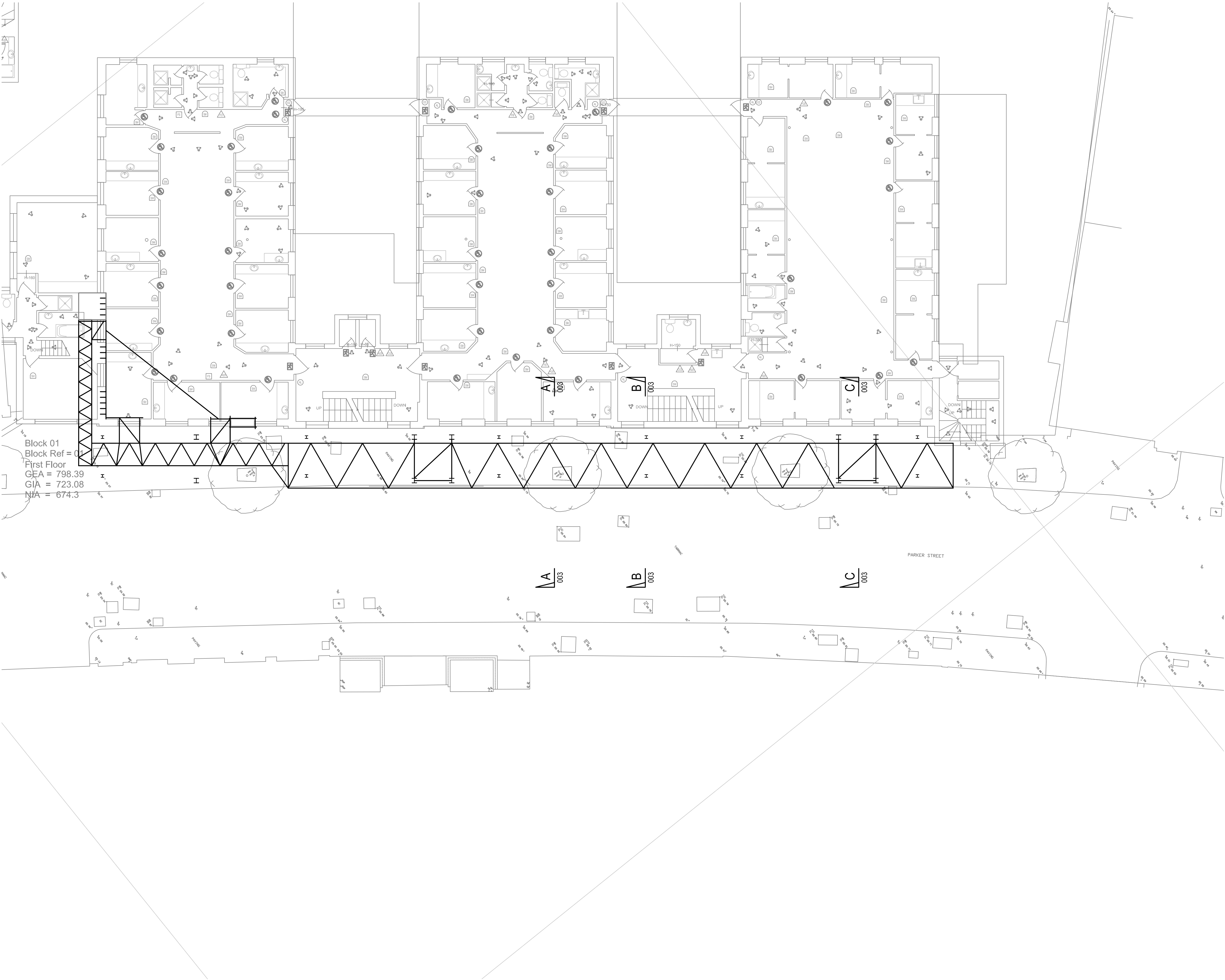
-	05/04/16	First Issue	KX	KX	
Rev	Date		Dm	Dsn	App



Consulting Engineers
St. Andrew's House, Esher, Surrey, KT10 9TA
Telephone 020 7643 1050 Web: www.wentworth-house.co.uk
Email director@wentworth-house.co.uk

Job Title	Parker Street
Client	Keltbray
Contractor	Keltbray
Drawing Title	Facade retention system Option 1 Street level Layout

Drawing Status	FOR DISCUSSION			
Job No.	Scale at A1	Date		
2110	1:100@A1	05/04/2016		
Web.no.	Drg.no.	Rev.		
	001	-		



Block 01
Block Ref = 01
First Floor
GEA = 798.39
GIA = 723.08
N/A = 674.3

NOTES

- 1) RISK ASSESSMENT
 - a) It is assumed that these works are to be carried out by a competent contractor
- 2) This drawing is based upon the Engineers/Survey/Architects drawing reference.....Rev.....dated.....

-	05/04/16	First Issue	KX	KX	
Rev	Date		Dm	Dsn	App



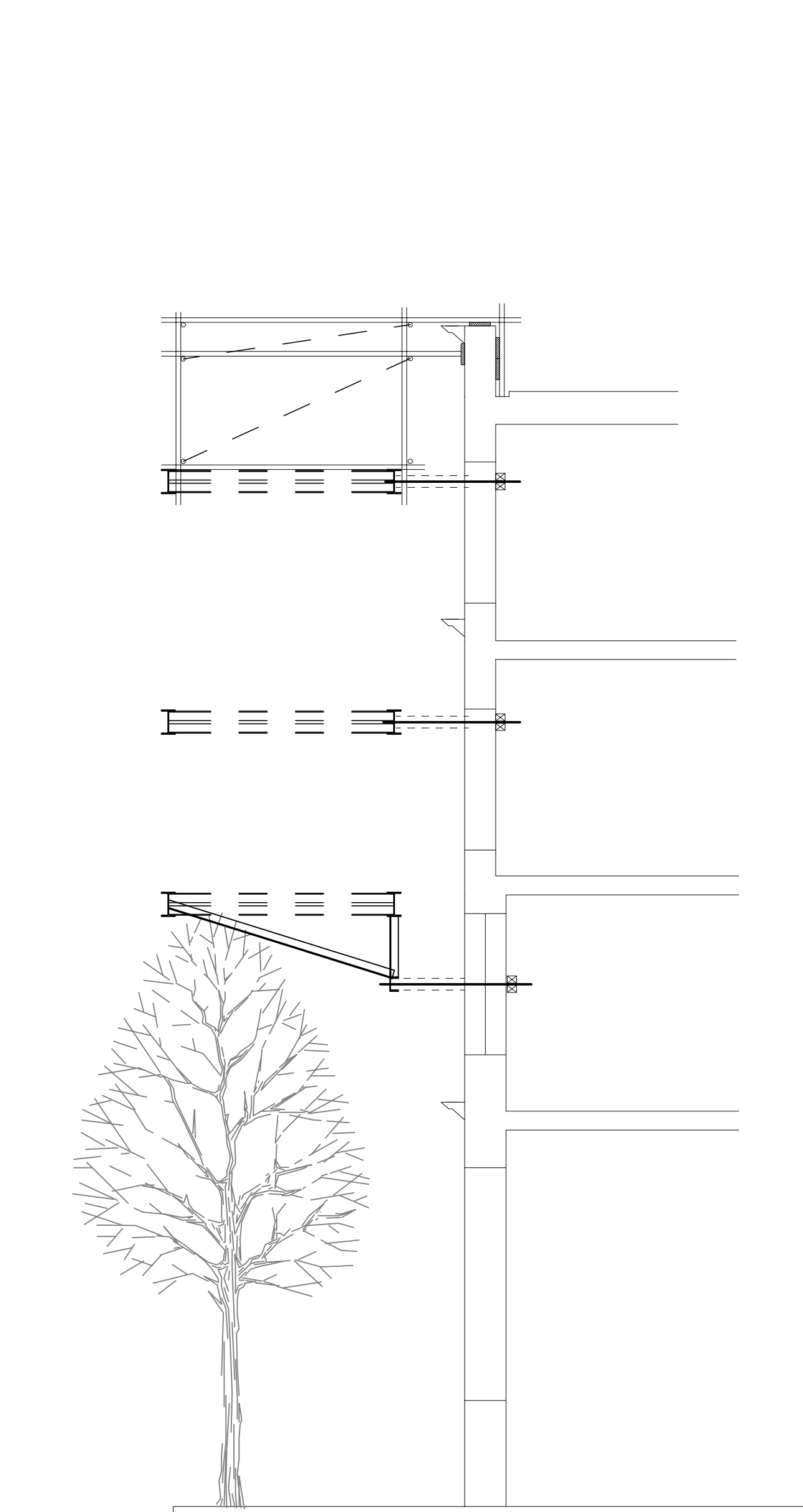
Consulting Engineers
St. Andrew's House, Esher, Surrey, KT10 9TA
Telephone 020 7643 1050 Web: www.wentworth-house.co.uk
Email director@wentworth-house.co.uk

Job Title
Parker Street
Client
Keltbray
Contractor
Keltbray
Drawing Title
Facade retention system
Option 1 Typical Truss level Layout

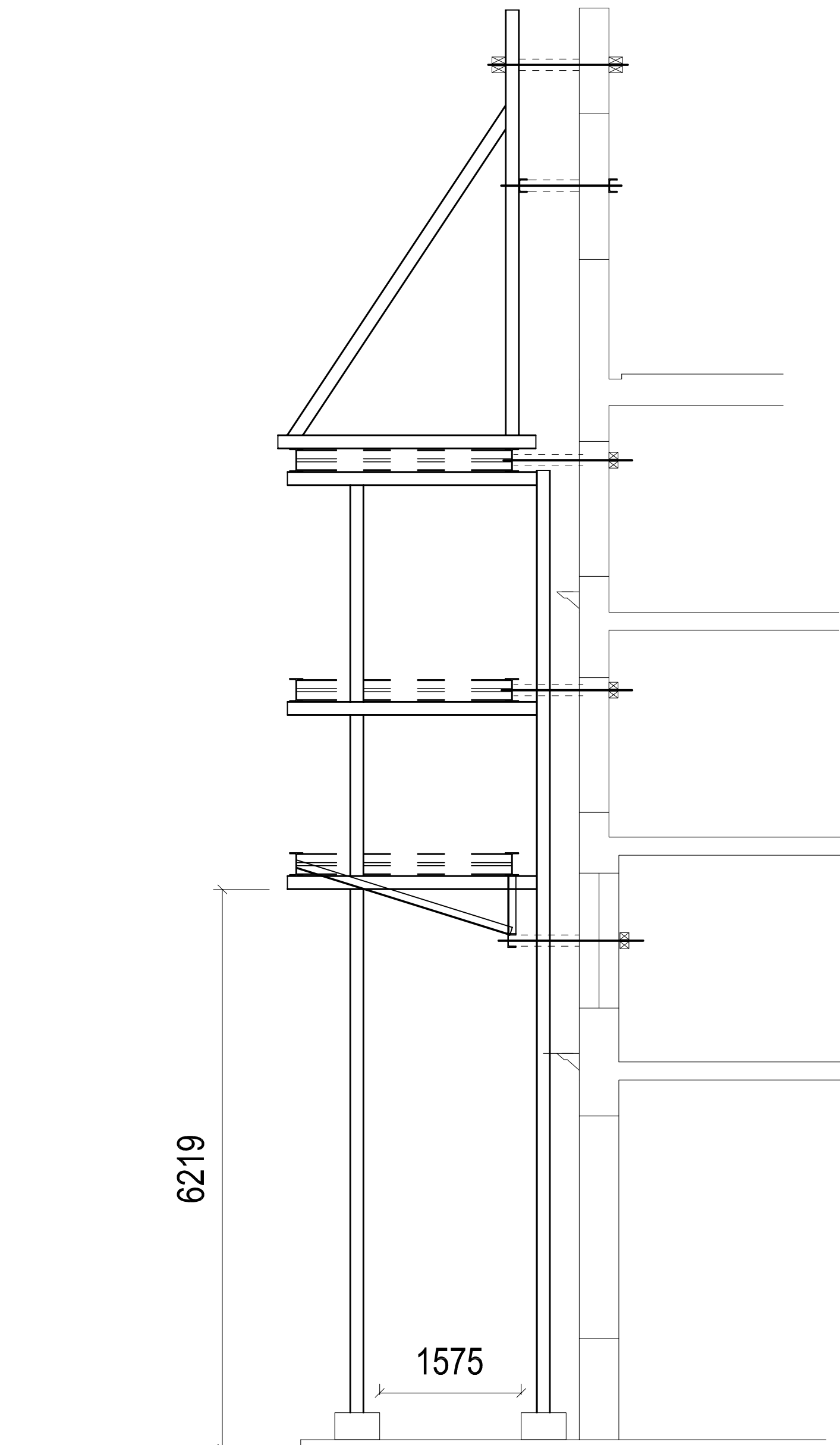
Drawing Status	FOR DISCUSSION		
Job No.	Scale at A1	Date	
2110	1:100@A1	05/04/2016	
Web.no.	Drg.no.	Rev.	
	002	-	

NOTES

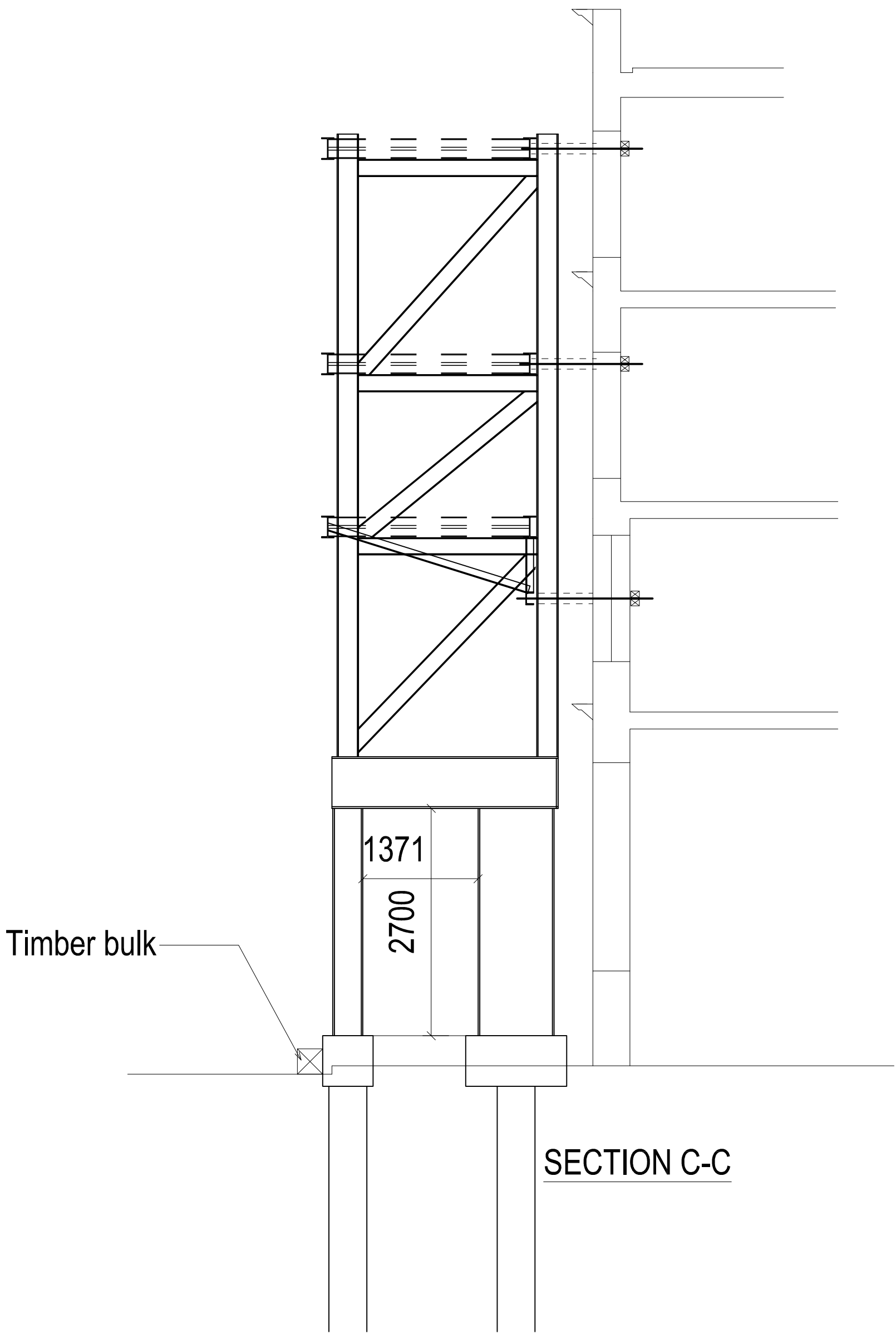
- 1) RISK ASSESSMENT
a) It is assumed that these works are to be carried out by a competent contractor
- 2) This drawing is based upon the
Engineers/Survey/Architects drawing
reference.....Rev.....dated.....



SECTION A-A



SECTION B-B



SECTION C-C

-	05/04/16	First Issue	KX	KX	
Rev	Date		Dm	Dsn	App



Consulting Engineers
St. Andrew's House, Esher, Surrey, KT10 9TA
Telephone 020 7643 1050 Web: www.wentworth-house.co.uk
Email director@wentworth-house.co.uk

Job Title	Parker Street
Client	Keltbray
Contractor	Keltbray
Drawing Title	Facade retention system Option 1 Sections

Drawing Status		FOR DISCUSSION	
Job No.	Scale at A1	Date	
2110	1:50@A1	05/04/2016	
Web.no.		Drg.no.	Rev.
		003	-